

**Over Alderley Neighbourhood Development Plan
Consultation Statement
February 2024**



Over Alderley Parish Council
With assistance from



Map 1: Over Alderley Designated Neighbourhood Area and Parish

Over Alderley, Cheshire

Figure 1 Parish Boundary



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1. Introduction and Background

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. Over Alderley Parish Council has been very 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 Over Alderley NDP. The work on the NDP has taken place over a couple of years and public consultation at key stages has been key to the Plan’s preparation throughout.

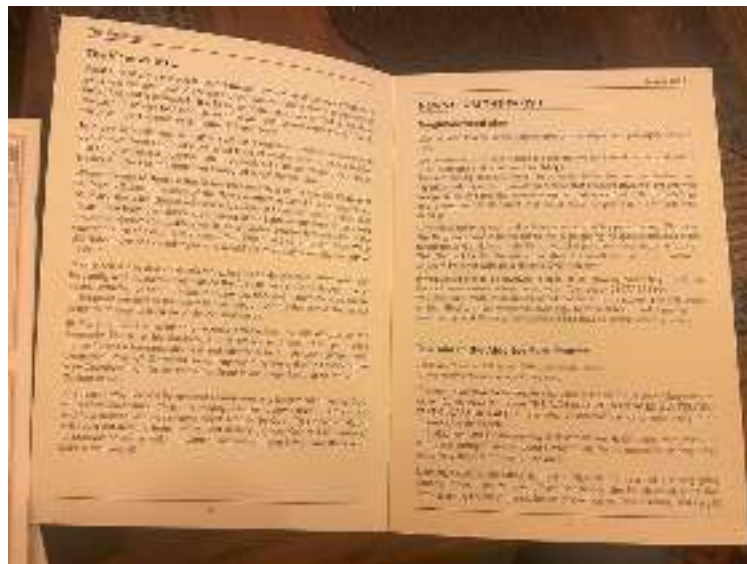
¹ <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

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

2. First Steps

1. The Parish Council decided to prepare a Neighbourhood Plan in June 2020 and the Over Alderley NDP neighbourhood area was designated on 7th June 2021 – see Map 1. This area is important as the Plan policies can only apply to development within the designated Neighbourhood Plan Area (Over Alderley Parish).
2. A steering group of local people and parish councillors was formed in summer 2021 and has met regularly to oversee the Plan's preparation. The meetings were held in the Reading Room, St Catherine's Church and online, and occasionally working meetings were held in individual's homes when public rooms were not available.
3. All documents were placed on the Neighbourhood Plan pages of the Parish Council website <https://overalderleypc.weebly.com/neighbourhood-plan.html> .

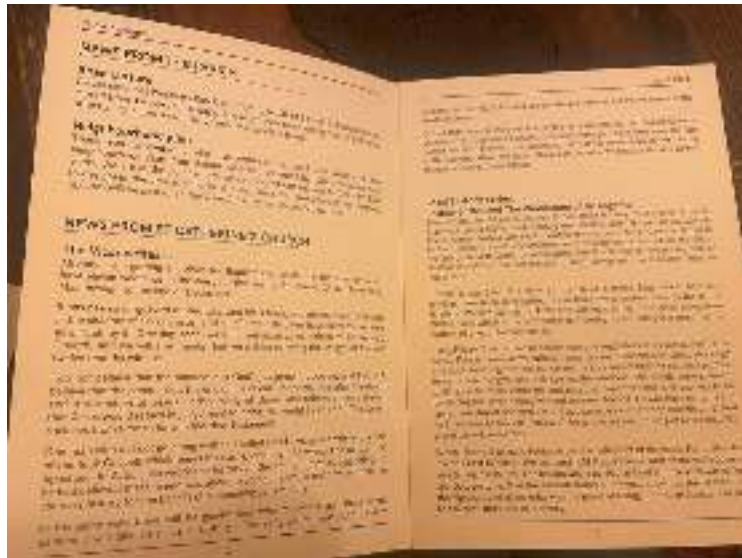
Early publicity - Copies of Articles in The Messenger



March 2020

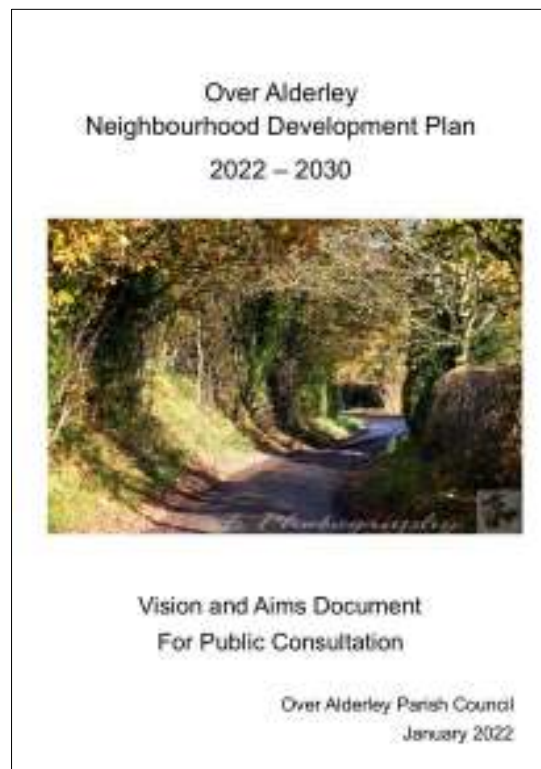


March 2021



April 2021

3. Vision and Aims Consultation



1. In early 2022 the steering group published a **Vision and Aims**³ document for public consultation. The document included a draft Vision, a set of Aims and some possible key planning themes which the NDP could address.
2. The document was promoted on the Parish Council website, in the December edition of the local newsletter The Messenger, and at a brass band concert event in the Reading Room on 4th of December 2021. Copies of publicity documents are provided in **Appendix 1**.
3. A short questionnaire was provided at the back of the document and stakeholders could also use an online questionnaire (**see Appendix 2**).
4. A copy of the report of the consultation **Over Alderley NDP Vision and Aims Consultation, January - February 2022 Consultation Responses** was published on the NDP pages of the Parish Council website.
5. The report is set out below:

'Background

1. *As a first step in preparing the Neighbourhood Plan, the NDP Steering Group prepared a Vision and Aims document for informal public consultation.*

³https://overalderleypc.weebly.com/uploads/7/1/7/1/71711117/vision_and_aims_final_version_7_january_2022.pdf

2. *This document explained briefly what NDPs are and how they are used and described the process with an estimated timescale for preparing the Over Alderley Neighborhood Plan. The document then set out a proposed Draft Vision for the NDP and 6 Draft Aims.*
3. *The Vision document also identified proposed a number of key planning themes for the Over Alderley NDP, based on discussions at Steering Group meetings and local knowledge of the Parish and relevant planning issues.*
4. *These were:*
 - *Community, Health and Local Infrastructure*
 - *Heritage*
 - *Landscape and Wildlife*
 - *Development and Design and*
 - *Economy.*
5. *A short questionnaire was included with the document inviting local people and stakeholders to respond with any comments, to say whether they supported the proposed vision, aims and identified planning issues and whether anything important had been missed.*

Consultation Process

6. *A drop-in session to promote the Plan and forthcoming informal consultation was held on Saturday 4th December 2021 from 6pm – 7pm in the Reading Room (directly before a band concert).*
7. *The NDP Vision document and consultation process were publicised in The Messenger (the parish newsletter which is distributed monthly to local households) in December 2021.*
8. *Copies of the Vision and Aims document and questionnaire were distributed to all local households.*
9. *The document and the questionnaire were published on the parish council website: <https://overalderleypc.weebly.com> in early 2022.*
10. *Questionnaires could be detached, completed, and returned to a local parish councillor or to the Parish Clerk. Photographs of completed surveys could be emailed to clerk.overalderleypc@gmail.com or the survey could be completed online at <https://overalderleypc.weebly.com/>.*

Summary of Responses

11. *9 completed forms were returned, with some providing joint responses from more than 1 individual.*
12. *The responses are set out in Table 1 below.*
13. *Respondents were also asked if they would like to be kept informed about the Plan's progress and future consultations and a number asked to be contacted.*
14. *Overall, the responses demonstrated general support for the proposed approach in the NDP and provided more detail about local peoples' concerns in particular in relation to issues such as traffic and road safety, poor design and impacts of local businesses on the rural area. Some of the 'non planning policy' issues may be addressed through proposed future actions for the parish council and other bodies such as Cheshire East Council, working with residents.*

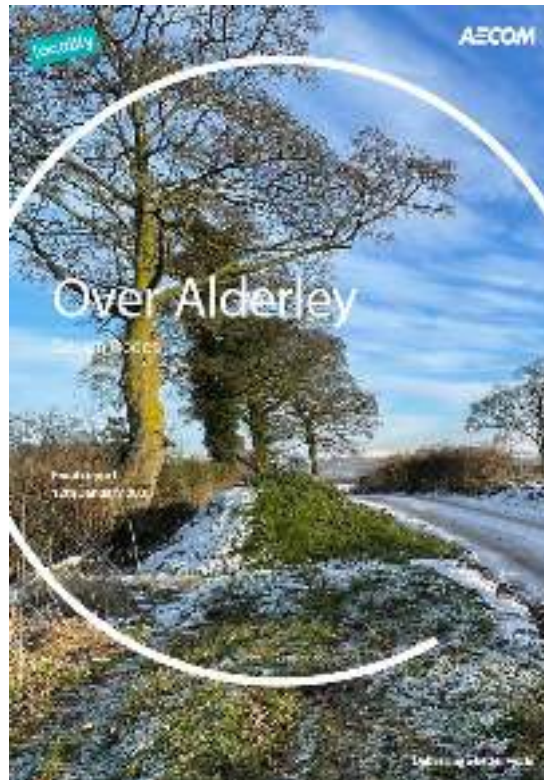
Next Steps

15. *The Steering Group will use the responses to help shape the policies and proposals in the Draft NDP.*
 16. *There will be further opportunities for residents and stakeholders to comment as work is progressed on the draft planning policies and future actions.*
 17. *The Parish Council and NDP Steering Group are very grateful to all those who submitted responses and provided ideas about how the parish could be protected and improved.'*
6. The complete responses are provided in **Appendix 3** of the Consultation Statement.
 7. Although only nine completed questionnaires were returned, the consultation was useful in raising local awareness about the NDP and showed that the proposed approach was supported by respondents. In addition, the responses generated a number of comments which were used to help shape the supporting text and justification, draft NDP policy wording and proposed actions for the Parish Council working with other organisations.
 8. The consultation responses have been used to inform the policies and proposals in the Draft Plan.

4. Informal Consultation on Non Designated Heritage Assets

1. In early 2023 the NDP Steering Group prepared a list of proposed Non designated Heritage Assets as part of the work on the Draft Plan.
2. An initial list of local buildings and features of architectural and historical interest with justifications was published on the NDP pages of the Parish Council website and comments were invited.
3. Hand delivered letters were provided to the building owners / occupiers and the proposed list was promoted in the parish newsletter.
4. Copies of the letter and screenshots from the Parish Council website are provided in **Appendix 4**.

5. Informal Consultation on Over Alderley Design Codes



1. Design Codes were prepared for the Parish Council by consultants AECOM to inform NDP policies on design. The Design Codes form an important part of the Plan's evidence base and were prepared with the close involvement of the NDP steering group.
2. In March 2023 the draft Design Codes were placed on the NDP pages of the Parish Council websites and comments invited - see **Appendix 5**.
3. The informal consultation was also promoted in the parish newsletter The Messenger – see **Appendix 5**.

6. Regulation 14 Consultation – Monday 8th May 2023 until 5pm
Friday 21st July 2023



Drop In event, 19th May 2023

1. The public consultation on the Over 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. Following advice from Cheshire East Council, the consultation period was extended from the minimum 6 week period to allow for the completion of the 5 week consultation period for the 3 consultation bodies in relation to the SEA and HRA Screening.
3. The Regulation 14 consultation was publicised in the following ways (see **Appendix 6**):
 - Notices on Parish Council noticeboards;
 - The Parish Council website;
 - Notices in the Parish Council newsletter (The Messenger) which is delivered to most households in the Parish; and
 - Hand delivery of letters to those households in Alderley Park which do not receive The Messenger.
4. The Draft Plan, response forms and other background documents were published on the Neighbourhood Plan website: <https://overalderleypc.weebly.com/>.
5. Hard copies of the NDP and other background documents were provided in the church porch of St Catherine's and in the Reading Room and could be borrowed on request from the Clerk to the Parish Council. They were also available to view at the public drop in event.
6. A public drop-in event was held in the Reading Room on Friday 19th May 6.00pm to 8.00pm and all were welcome to come along and find out more about the NDP.



Photos of Drop In event

7. The event was attended by about 18 local residents and stakeholders. Hard copies of the Draft Plan, Design Codes document and response forms were provided and members of the steering group and a representative of Kirkwells planning consultants were on hand to answer any questions and explain the policies in the Plan.
8. A list of consultation bodies and their contact details was kindly provided by Cheshire East Council. Emails were sent out to these and other local organisations on the Parish Council's and Reading Room's database. The list of organisations and a copy of the email is provided in **Appendix 7**.

9. Responses were invited in writing:
 - By email to clerk.overalderleypc@gmail.com, or
 - Post to The Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 2LB, or
 - Hand delivering them to the return boxes in the Reading Room or church porch.Respondents could also bring their written responses to the drop in event.
10. An online response form was also provided on the website <https://overalderleypc.weebly.com/neighbourhood-plan.html> (see Appendix 6)



Response Box in the Reading Room Copies of documents in St Catherine's Church

Summary of Responses

11. The complete responses to the Regulation 14 public consultation are provided in Appendix 9. These are:
 - Table 1 Cheshire East Council
 - Table 2 Consultation Bodies and Groups
 - Table 3 Residents and
 - Table 4 Landowners and Developers
12. Cheshire East Council (CEC) recommended further consideration of all OANDP policies against policies in the two Local Plan documents to reduce duplication. The NDP steering group undertook this exercise and agreed to various changes to policies as suggested. However, the group did not accept that the landscape policy largely duplicated the local plan policies; it was felt that it did provide more detail about local characteristics and the policy was retained. Other changes included moving policies and parts of policies to different sections of the Plan and amendments to policy wording to improve clarity. The Council offered to provide several additional maps which the group welcomed.
13. CEC also suggested that the Design Codes should just be provided as a separate document on the website rather than extracts copied into an Appendix of the Plan and the group accepted that this was an appropriate change.
14. Responses were submitted by several consultation bodies including:
 - Sport England which provided a standard response.

- National Grid and National Gas Transmission both noted they have no record of electricity assets within the Neighbourhood Plan area.
 - Historic England which noted that Over Alderley Neighbourhood Plan area contains a number of designated heritage assets including listed buildings and scheduled monuments and the plan area is also likely to contain many other features of local historic, architectural or archaeological value. HE recommended the Parish Council consult with planning and conservation staff at CEC and provided some general advice.
 - United Utilities proposed a number of changes to policy wording for policies related to sustainable design and wildlife. The recommendations included detailed technical standards for water management and drainage which the Parish Council considered were not appropriate to OANDP, but this information has been added to an Appendix and is referred to in the relevant policy on sustainable design.
 - Local interest group Cheshire Gardens Trust provided some very interesting and detailed information about historic landscapes, parks and gardens. The Parish Council decided to consider the relevant areas within the parish for possible inclusion in the local list of non-designated heritage assets, subject to discussions with officers at CEC.
15. Only a handful of residents provided written comments. They were generally supportive but there were also objections to some of the proposed Non-designated Heritage Assets. The group took further advice from CEC and decided to refer to the NdHAs as a 'candidate list' until such time as CEC could review the proposed list and determine which assets to designate.
16. Detailed responses were submitted by consultants on behalf of several landowners. Again, there were some concerns about the proposed local list of non-designated heritage assets and the comments were considered as part of the review of the complete list. A couple of amendments were made to the NDP's objectives following comments about wording and the need to clarify references to the Green Belt.
17. Representatives of Alderley Park were concerned that the OANDP paid little attention to the Park's significant wider community and economic benefits. The Parish Council considered that as only a very small area fell within the neighbourhood plan area and Parish there was no need to include large sections of text describing development outside the area and so only a minor change was made to the supporting text.

7. Conclusion

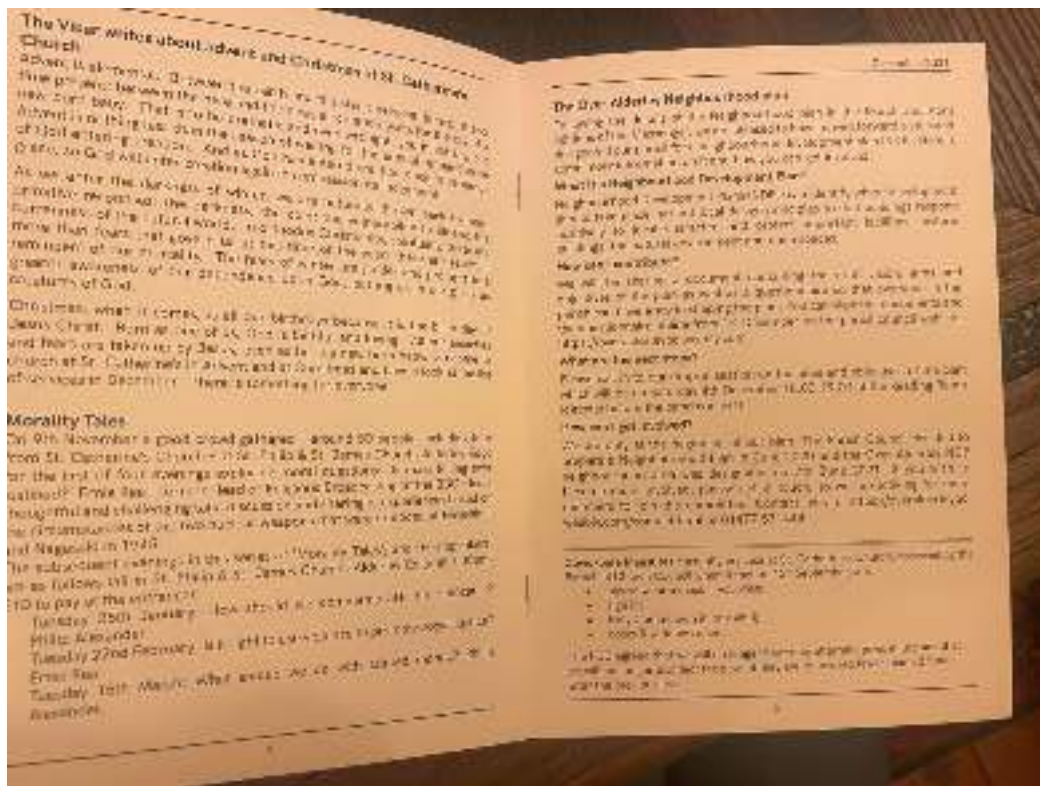
1. This Consultation Statement for the OANDP sets out the informal and formal consultation processes which have been undertaken throughout the preparation of the NDP.
2. It demonstrates that the Parish Council has been inclusive and open in the preparation of its Neighbourhood Development Plan and that the wider community has been kept fully informed of what has been proposed, has been able to make their views known throughout the process, has had opportunities to be actively involved in shaping the

emerging Neighbourhood Plan and has been made aware of how their views have informed the Draft and Submission versions of the Neighbourhood Plan.

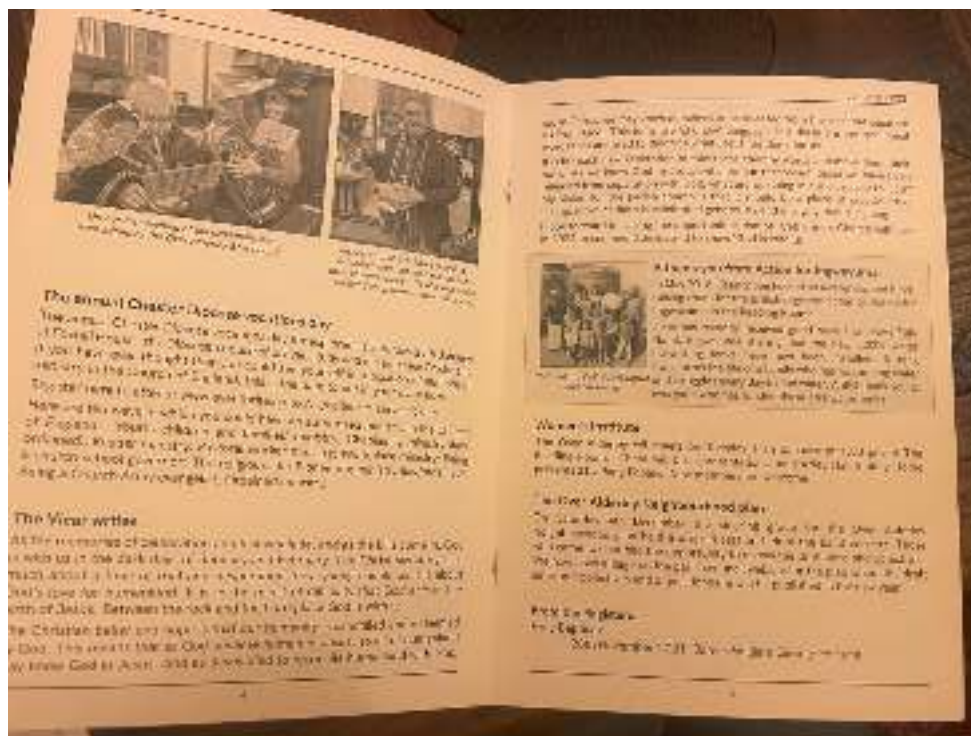
3. The OANDP has given the local community the power to develop a shared vision for their area. It provides a local planning framework which has been truly community led, and which should help to protect and enhance those assets which are highly valued by residents, whilst supporting appropriate sensitive and sustainable development in the future.

Appendix 1: Vision and Aims Consultation Publicity

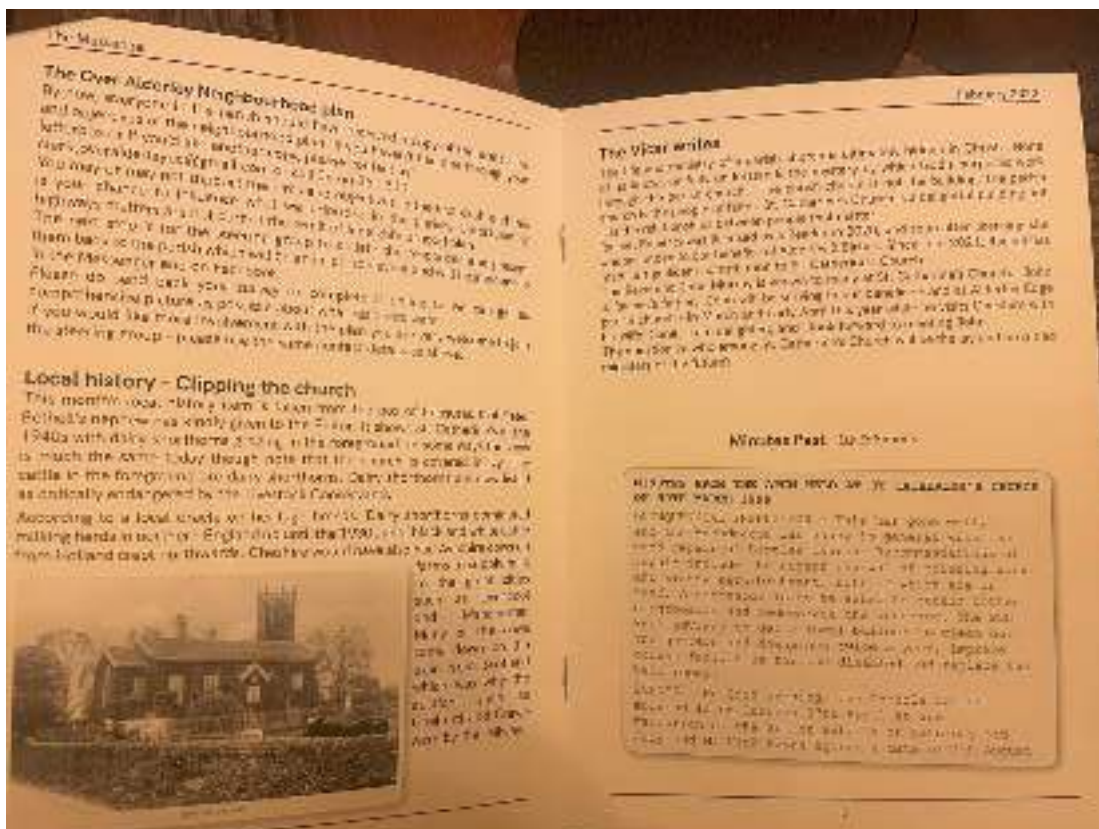
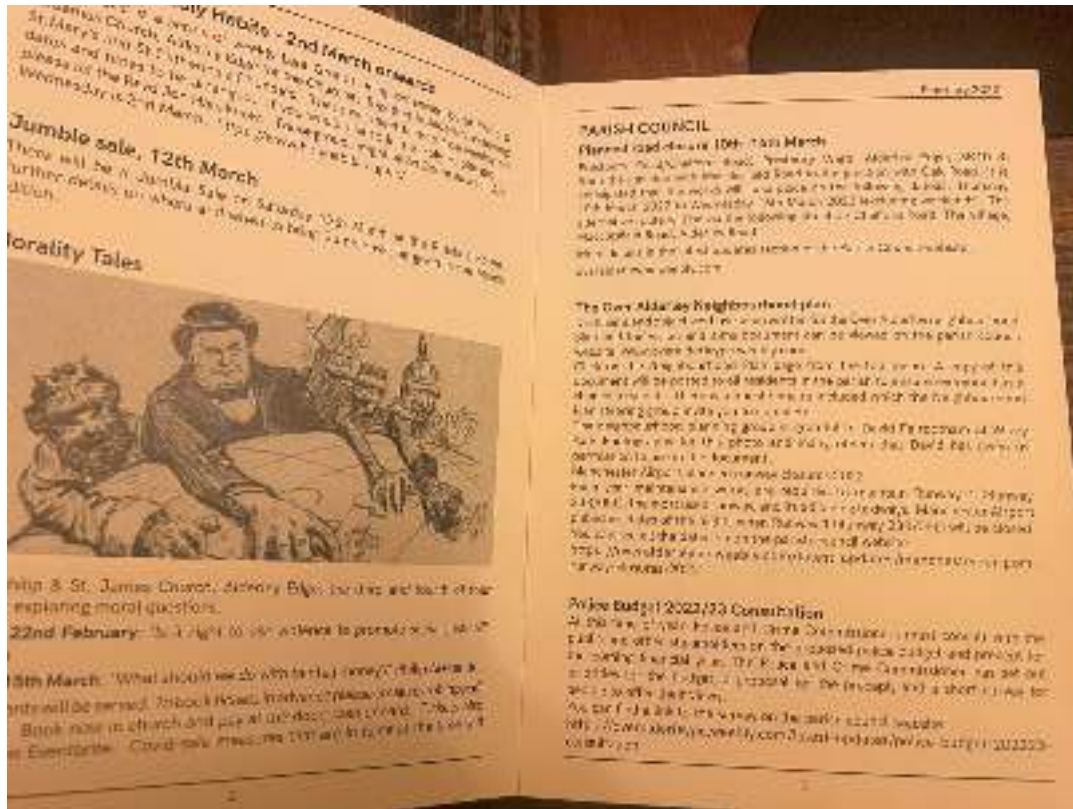
Article in The Messenger, December 2021



Article in The Messenger, January 2022



Articles in The Messenger, February 2022



Appendix 2: Copy of Vision and Aims Questionnaire

Over Alderley NDP - Vision and Aims Questionnaire

Thank you for reading the Visions and Aims Document. Please complete this short questionnaire.

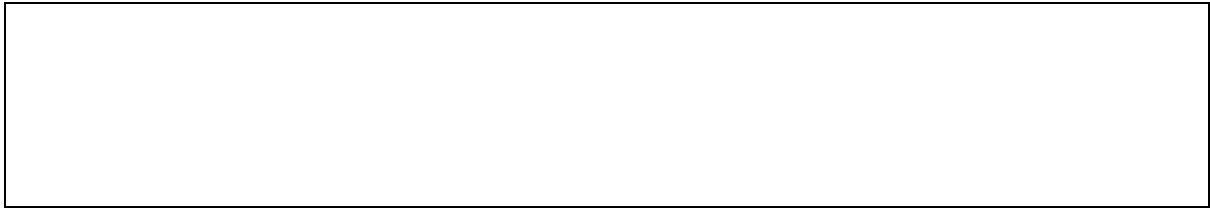
You can return your completed survey by either posting it to Councillor Wilson at 2 Birtles Hall Cottages, Birtles Hall Estate, Birtles Lane, Over Alderley SK10 4RU, or to The Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 2LB.

You can also take a photograph of your completed survey and email it to clerk.overalderleyipc@gmail.com or you can complete this survey online at <https://overalderleyipc.weebly.com/>.

When you attend a consultation event or return a survey or consultation document, the information you provide (personal information such as name, address, email address, phone number) will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information relating to the Neighbourhood Plan. Any comments submitted may be made publicly available on the Over Alderley Parish Council website, or through other local publications, however, all comments will be anonymised prior to publication. Further information relating to privacy and data processing is available on the Over Alderley Parish Council website (<https://overalderleyipc.weebly.com/policies.html>) or by contacting the Clerk & Responsible Financial Officer.

Name:
Do you want to be kept informed about the NDP and any future public consultations? Yes No
If so, please provide contact details:
Q1 Do you support the Draft Vision? Yes No
Please provide any comments about how it could be improved.
Q2 Do you support the Draft Aims? Yes No
Please provide any comments about how they could be improved.
Q3 Do you support the proposed Key Planning Themes and Possible Policies and Actions for Over Alderley Neighbourhood Plan, as set out below?

Q 3.1 Community Health and Local Infrastructure Yes No
Comments
Q3.2 Heritage Yes No
Comments
Q3.3 Landscape and Wildlife Yes No
Comments
Q3.4 Development and Design Yes No
Comments
Q3.5 Economy Yes No
Comments
Q4 Please let us know if you disagree with anything or think we have missed anything important.
Q5 Please use the space below to provide us with any further comments about the NDP for Over Alderley.



Thank you for your time and interest.

Appendix 3: Vision and Aims Consultation Responses

Table 1 Consultation Responses

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
Draft Vision	Yes		In paragraph 13 you state "there is no main settlement." I consider this as inaccurate. I live on Ashbrook Road. The Festival Drive and Ashbrook Road area has 20 houses and 34 adults and 4 young children. I would have thought that we were the "heart" of the village and the main settlement	Amend supporting text to include description of this area.	Yes
	Yes		SSSI for more of it. Suitable restrictions in place for use.	Ensure wildlife protection and enhancement is addressed in policies.	Policy OA3
	Yes			Retain Vision	Yes
	Yes			Retain Vision	Yes
	Yes		But how is Vision going to be monitored and who will be able to take action when the vision is broken.	Explain in NDP that Vision sets the overarching framework for NDP policies and proposals.	Yes
	Yes		Yes indeed if you keep it – see letter	Retain Vision	Yes
	Yes			Retain Vision	Yes
	Yes			Retain Vision	Yes
Draft Aims	Yes		In encouraging the active use of community assets maybe the playground on Ashbrook Road playing fields could be improved as currently the swings do not swing	Include issue in supporting text and	Yes Policy OA1

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
			and the see saw neither sees nor saws. Maybe a climbing frame could be installed? Also, a regular litter pick could be organised to discourage the use of the playing field for cans of alcohol and drug use.	possible PC action to improve play area.	and PC Actions
	Yes		The mixture of pedestrians, cyclists and horse riders creates a lot of 'traffic'.	Retain Aims	Yes
	Yes			Retain Aims	Yes
	Yes			Retain Aims	Yes
	Yes		As above.	Retain Aims	Yes
	Yes		Yes indeed if you keep it – see letter	Retain Aims	Yes
	Yes			Retain Aims	Yes
	Yes			Retain Aims	Yes
Community Health and Local Infrastructure	Yes		Maybe the signage for the footpath leading off School Lane back to the Edge car park could be improved as walkers often miss it and end up on the main road. The footpath down Prestbury Road towards Hare Hill is often overgrown, causing walkers to use the road which is extremely dangerous. At weekends, we often find private cars of visitors to the edge parked on Festival Drive and Ashbrook Road. Maybe a sign could be provided saying " residents parking only"	Consider as possible action for PC	Yes PC Actions
	Yes		Please don't promote cycling. More speed restrictions please.	NDP should refer to need to shift travel behaviour and include travel hierarchy whereby cyclists have a higher priority than cars.	Yes Policy OA2 and PC Actions

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
				Consider speed restrictions as possible action for PC	
	Yes			Retain theme	Yes
	Yes		Walking is currently unsafe in many areas of the parish. There are no proper pavements on Prestbury Road to along London Road towards the Wizard The speed limit on London Road is too fast and there have been many fatal accidents. The speed limit on Macclesfield Road to Knutsford Road is 50mph then when you turn onto Birtles Road it is 60mph!! There is no speed limit through Over Alderley village.	NDP should refer to need to shift travel behaviour and include travel hierarchy whereby pedestrians have a higher priority than cars. Consider speed restrictions as possible action for PC	Yes PC Actions
	Yes			Retain theme	Yes
	Yes		Dunge? Farm had to pay considerable cost to get fibre optic broadband installed to 7 dwellings. We need much better mobile phone signal to cover all the area.	Consider policy which supports improvements in rural broadband / telecommunications infrastructure.	Yes Policy OA8.
	Yes			Retain theme	Yes
	Yes		Roads in Over Alderley are terrible and must be improved. Footpaths need to be better maintained and integrated.	Consider as actions for PC.	Yes PC Actions
Heritage	Yes		Could a small exhibition of the history of the listed buildings be organised?	Consider as action for PC or include heritage information in next NDP consultation	Yes PC Actions

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
	Yes		Perhaps you could explore the industries that went on here.	SG to consider additional text in NDP describing local industrial heritage.	Refer to SG to action
	Yes		This I feel is crucial	Retain theme	Yes
	Yes		But development may be required to fund the maintenance of such buildings. Eg St Catherines consider additional use of building to raise funds for upkeep. Library facilities. Coffee and snacks on predetermined days for motorists, cyclists, walkers. Meetings facilities. Consider car parking off road etc	Consider as possible future actions for PC.	Yes Policies OA1, OA8 and PC Actions
	Yes		Terrible planning permission grants. Beautiful Cheshire Farmhouses demolished and hideous new buildings fenced like prisons.	Design codes and NDP policies should provide a positive framework to help ensure future changes are well designed and sympathetic to local character.	Yes
	Yes		Vital to preserve our heritage and celebrate the endeavours of our ancestors.	Retain theme	Yes
	Yes			Retain theme	Yes
Landscape and Wildlife	Yes		With the recent changes to farming subsidies and government encouragement of organic farming and biodiversity, how will the parish council assist the rural farming community?	Consider possible actions for PC to support farming community.	Yes PC Actions
	Yes		More biodiversity. More tree planting.	Include in policy.	Yes
	Yes		This I feel is crucial	Retain theme.	Yes

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
	Yes		A group could volunteer to chart trees of importance and local significance and TPOs could be applied for if not already in existence. Planning controls need to be firmly upheld to prevent greenfield sites being encroached upon for buildings and development purposes.	Consider as possible action for PC.	Yes PC Actions
	Yes			Retain theme.	Yes
	Yes		Land opposite Dunge Farm (south). Horrendous development. Not sufficient power and effort to stop it. When will strong action be taken?	Refer to CEC.	PC to action
	Yes		Traffic is so great and so fast. Wildlife is killed off. Horses sped past. Walkers ignored. Bikes driven off the road.	NDP to include actions to reduce traffic speed and encourage better driver behaviour.	Yes Policy OA2 and PC Actions
	Yes		Critical to mention conservation and agricultural ties(?) and support efforts to encourage natural habitats.	Include in policy.	Yes
	Yes			Retain theme.	Yes
Development and Design	Yes		Given the hideous design of some of the new properties in the parish, the parish council needs to be more robust in adhering to this policy.	Retain theme.	Yes NDP Policies OA3, OA6, OA7
	Yes		Cheshire red brick is hard to come by isn't it?	Mention in supporting text?	Yes
	Yes		This I feel is crucial	Retain theme.	Yes
	Yes			Retain theme.	Yes
			Macclesfield Road from Alderley Edge up to at least the Greyhound S bend. Reduction of pollution. Noise levels. Road safety required urgently. 40mph limit as has been done elsewhere in Cheshire. Footpath from Slade Lane to Greyhound S bend for safety and links to other walks.	NDP to include actions to reduce traffic speed and encourage better driver behaviour.	Yes – PC Actions

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
			Speed limits needed. Better design and good development.	Retain theme.	Yes – PC Actions
	Yes			Retain theme.	Yes
	Yes			Retain theme.	Yes
Economy	Yes		Maybe more use could be made of the reading room at weekends with the large influx of walkers. I, and I am sure many others, would certainly be willing to make and sell teas and cakes. (similar to High Leigh cream Teas).	Consider as possible action for PC and others.	Yes NDP Policy OA1
	Yes		Balance is required as you say.	Retain theme	Yes
	Yes		However I think the Parish has to be very careful of potential impact of certain businesses	Retain theme and include in supporting text need for business uses to be appropriate to rural area.	Yes
	Yes			Retain theme.	Yes
	Yes		As above develop uses of St Catherine's	Consider as possible action for PC and others	Yes Policy OA1
			Rural life means the residents must work for the community or it will die. Splendid isolation is not an option.	Retain theme.	Yes
	Yes			Retain theme	Yes
	Yes			Retain theme	Yes
Other comments / missed anything			You have missed details about the main settlement in the parish. Maybe the parish councillors would like to visit us and ask all the residents of Ashbrook Road and Festival Drive for our views.	Note settlement in NDP and work to ensure residents are engaged in the	Yes

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done? (Note - Policy numbers refer to emerging draft plan v1)
			We look forward to the parish councillors improving the facilities in the main settlement of the parish.	process going forwards.	
			There should be better understanding on the water flow down the hill, speed limits imposed and I do not want to encourage cyclists, scramble bikes or quad bikes. So far so good is a start. Please see attached. (Refer to Copy in Further comments below)	Refer to surface water issues / flood risk in NDP. NDP should promote walking and cycling and aim to reduce reliance on cars for travel.	Yes
			Very well presented. However – how will ideas be actioned? The authorities seem to have no power. Eg land south of Dunge Farm. The landowner has developed a very substantial business and causing havoc to land and roads with very heavy vehicles. And yet nobody is stopping this. A and I for 3 or 4 years have been in regular contact with planners and enforcement to avail.	The NDP policies and PC actions can only be used in future decisions on planning etc.	N/A
			Care and responsibility is required by all residents and respect for the countryside. See my letter attached. Thank you.	Noted. These matters largely fall outside the NDP.	N/A
			Excellent document. Thank you for all you do for the parish.	Noted.	N/A
			Extending the National Trust land. There are many public footpaths which are almost inaccessible as there are no suitable parking facilities and the footpaths should be integrated with the provision at laybys to prevent dangerous parking.	Include improvements to footpaths and parking as actions for PC.	Yes

Further comments / Letters – Referred to Parish Council

As residents of Hocker Lane we are disappointed that no mention has been made in your NDP of the sorry state of Hocker Lane. Tons and tons of 'rubble' is poured into the potholes which sometimes lasts as little as two weeks and then the process is repeated. What nobody seems to address is the idea that if the drainage was effectively sorted and excess water could then drain into the numerous ponds, waterways and ditches that were once connected and commonplace there would be a lot less work – and cost.

Could we have a better map? The current one is not fit for purpose as there are no reference points on it and it is so small – how can we see what's what?

'Washed over' – what does this mean?

Please could you apply to extend the SSSI – surely this is the best way to protect our environment for everyone. This would be my number one priority.

Walkers, cyclists, and riders are lumped together but they have different needs and have a potential to create different problems. Where we live which provides a fast downhill run cyclists seem to take a great delight in hurtling silently and dangerously past. Could we please not have cyclists, scramblers or quad bikes. Walkers however are no trouble, and we are more than happy to share the pleasure of the area with visitors.

Please do not promote this area as a playground or allow it to become one.

We would be horrified if you allowed parking on Hocker Lane especially as the speed limit, which registers on my car, is 60mph. How is this ok – surely you could sort this for us before you make any changes? The whole area of Over Alderley is made up of mostly narrow and twisty lanes and surely a safe speed limit could be put in place for the benefit of everyone.

'Tudor revival style'? might apply to the Reading Room but I think the owners of Hayman's House Farm

would be rightly very concerned by this as the house was built between 1485 – 1603; nothing 'revival' about those dates.

That brings me to 'Design Codes'. We are not quite sure what you all personally think is acceptable for this but if it means a pastiche i.e. 'black and white' or 'tudor' maybe? or perhaps even like the monstrous modern pile near Findlow Hill that seems to look more like a cruise ship; neither of these examples would or do add positively to the area. There shouldn't be a need to copy old styles but quality modern architecture and build would be the best route. In a landscape like this height, scale and as you mention roof pitch are crucial. We are not so sure about the necessity for red brick – nice but expensive and there are a good range of other options. We don't think that red brick needs to be a necessity. Housing should reflect the time in which it is built but also doesn't need to look uncomfortably like a suburban mansion in this most rural of landscapes which comprises mostly farms and farm buildings.

Finlow Hill – the name suggests a medieval burial ground – has this ever been investigated?

And a final note re planning consent for all properties as existing owners need to be able to upgrade their houses for the 21st century and not be restricted too much by planners, particularly with regard to improvements that will make houses more environmentally friendly such as double glazing.

We are in favour in general terms of what you are considering and understand, applaud, and support the idea of innovations but also urge you all to establish suitable and important structures to restrict commercialism of the area.

We appreciate and thank you for your efforts

Dear Elizabeth.

I enclose my reply to the Development plan.

I have many observations – which agree with your Father about the lack of respect for Country life.

‘New comers’, need education. They are destroying the very village life they come to enjoy.

Rural life demands Rural Responsibility!

Examples:-

- (1) They complain about Rural Sounds and Rural way.
- (2) They isolate themselves and do not get involved.
- (3) They destroy good farm houses and build houses – prisons.
With electric locked gates.
- (4) They speed on the Road and disturb and Kill with life.
- (5) They destroy the Road verges by failing to pass at correct places.

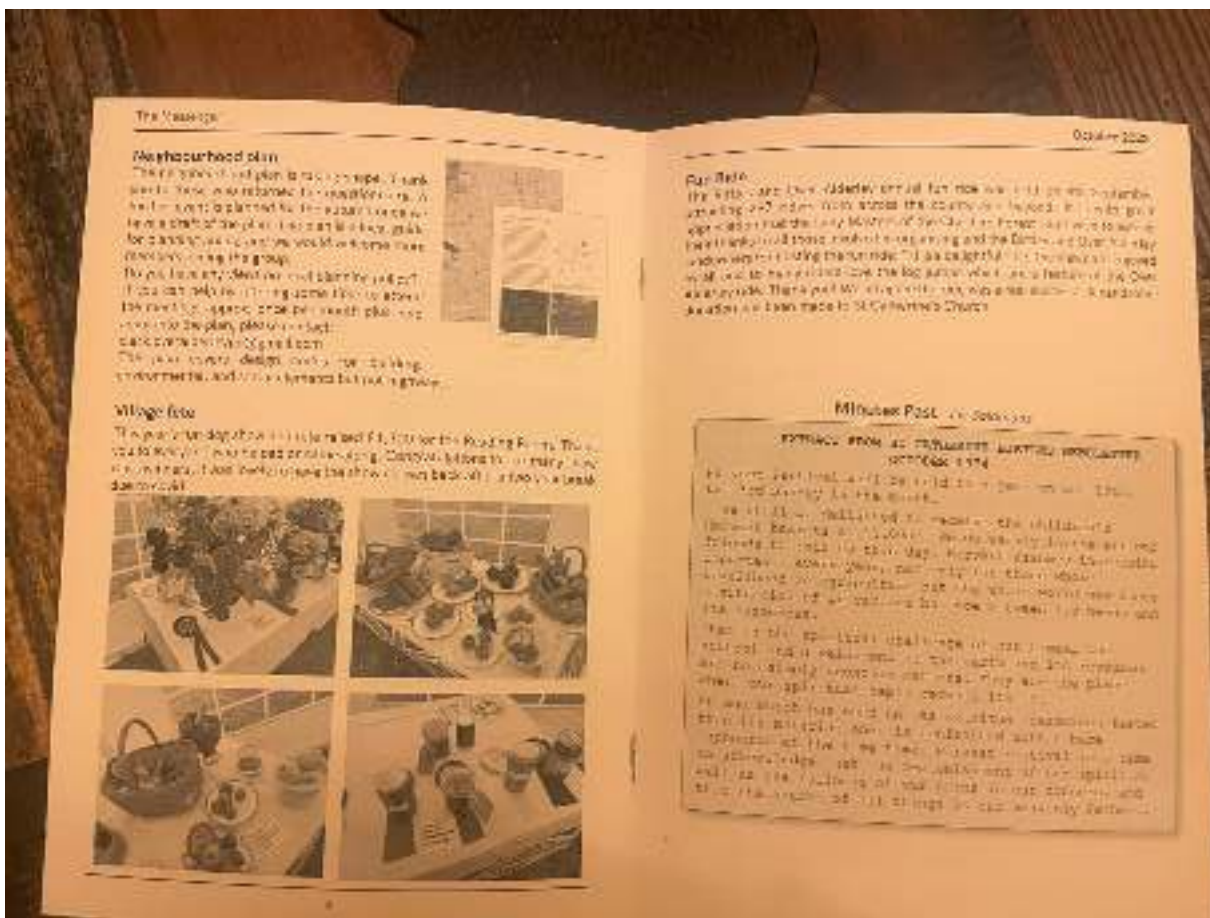
(31)

4 They have little respect for Farmers and the Farming way of life.

7/ They seem to think the countryside is a park to go where they like and do not keep their dogs under control.

8 There is too much fly tipping and road crime.

You have a hard job!



Neighborhood plan

The neighborhood plan is a blueprint for a community that will be built on the principles of the Bible and the Word of God. It is a plan that is designed to meet the needs of the people of the neighborhood and to provide a framework for the future. The plan is a living document that will be updated and revised as the community grows and changes.



Wings take

The wings of the church are spread wide, and the message of the Gospel is being preached to all who will hear. The church is growing in numbers and in the love and fellowship of its members. The church is a place where people come to worship and to grow in their faith.



Our life

The life of the church is a life of service and sacrifice. It is a life that is lived in the power of the Holy Spirit. The church is a place where people come to worship and to grow in their faith. The church is a place where people come to love one another and to love the world.

Milestone Post

This is a milestone in the history of the church. It is a day that will be remembered for many years to come. The church has taken a significant step towards fulfilling its mission in the world. The church is a place where people come to worship and to grow in their faith. The church is a place where people come to love one another and to love the world.

Appendix 4: Non designated Heritage Assets

Copy of letter to landowners

Dear Householder / Property Owner

As you may be aware Over Alderley Parish Council is preparing a neighbourhood development plan (NDP) for the Parish.

The NDP will contain locally prepared planning policies to guide decisions about development in the Parish up to 2030. It will have a strong emphasis on design and heritage to help ensure future development and changes in the Parish are sympathetic to our beautiful rural environment and built heritage.

As part of the NDP process the Parish Council has been compiling a short list of candidates for local listing. These ‘non-designated heritage assets’ (NDHAs) are buildings and structures of local architectural and heritage significance. NDHAs do not meet the strict requirements for designation in the same way as Listed Buildings.

They do still however make an important contribution to the local distinctiveness and historic character of the area and as such can be merited consideration through planning decisions. National and local planning policies recognise this contribution to local character.

This letter is to inform you that your property: ***Insert address*** has been identified as a NDHA because it is: A traditional Cheshire farmhouse and outbuildings, white with stone roof. Subserviant to its setting, positioned below the level of Birtles Lane at the entrance to the parish.

A full list of all buildings and structures identified in the Parish can be found on the Parish Council website <https://overalderleypc.weebly.com/neighbourhood-plan.html> .

The Parish Council would welcome any comments you wish to make about this and would be grateful for any further information about your property which may be relevant. There will also be a chance to comment formally when the Draft Plan is published for formal consultation in May 2023.

For further information please contact:

Dr Elizabeth Maddock, Clerk of Over Alderley Parish Council

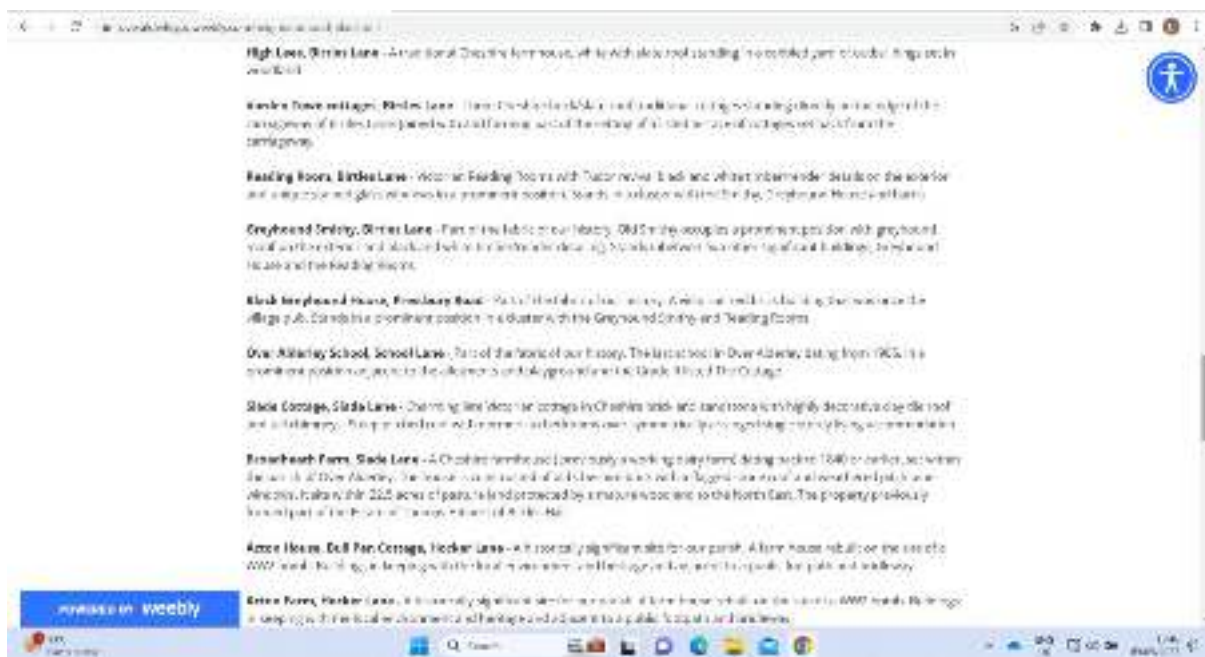
01477 571444

clerk.overalderleypc@gmail.com

Yours faithfully

Over Alderley NDP Steering Group

Screenshots of Over Alderley Parish Council website



The screenshot shows a web browser displaying a Weebly website. The page title is "Over Alderley NDP – Consultation Statement". The content is organized into several sections, each with a heading and a paragraph of text. The headings are: "Knee-Holes, Bull Pen Cottage, Hocker Lane", "Knee Forms, Hocker Lane", "Well House, Hocker Lane", "Shed area, Hocker Lane", "Higher-Rank Cottage Units, Church Lane, off Hocker Lane", "New Trees, Hocker Lane", "New Tree Hedges, Hocker Lane", and "Download and describe all associated documents in full below". Below these sections is a blue banner that says "Access in Weebly". Underneath the banner is the heading "D100/23: Draft Design Code" followed by a paragraph of text. The browser's address bar shows the URL "https://www.weebly.com/over-alderley-ndp-consultation-statement.html". The Windows taskbar is visible at the bottom of the screen, showing the Start button, search bar, and several application icons. The system tray shows the date and time as "2:01 PM 08/02/2024".

Knee-Holes, Bull Pen Cottage, Hocker Lane - A 19th-century agricultural site for our parish. A farm house, relic of the site of a WWII bomb. It is significant for its role in the local history and its connection to the parish's agricultural heritage.

Knee Forms, Hocker Lane - A 19th-century agricultural site for our parish. A farm house, relic of the site of a WWII bomb. Building on top of a stone foundation, it is a significant relic of the parish's agricultural heritage.

Well House, Hocker Lane - This well is a significant relic of the parish's agricultural heritage. It is a well-preserved example of a well house, a relic of the parish's agricultural heritage.

Shed area, Hocker Lane - Substantial 19th-century building with stone roof and multiple gables. Formed primarily of weathered stone, it is a significant relic of the parish's agricultural heritage.

Higher-Rank Cottage Units, Church Lane, off Hocker Lane - Two mid-19th-century cottages of 1.5 storeys each with stone roofs. Aligned to create the street, they stand as a pair of significant buildings.

New Trees, Hocker Lane - New trees located at the New Tree Farm and New Tree Cottage, which were planted in 1948. It is a significant relic of the parish's agricultural heritage. The trees are planted in a row and are a significant relic of the parish's agricultural heritage. The trees are planted in a row and are a significant relic of the parish's agricultural heritage.

New Tree Hedges, Hocker Lane - A row of hedges that apply the local character. The hedges are a significant relic of the parish's agricultural heritage. The hedges are a significant relic of the parish's agricultural heritage. The hedges are a significant relic of the parish's agricultural heritage.

Download and describe all associated documents in full below.

D100/23: Draft Design Code

The Parish Council will start by developing a series of draft design codes for the parish. The codes will be a series of rules for new development, including buildings, which are specific to the Parish. The codes will be a series of rules for new development, including buildings, which are specific to the Parish. The codes will be a series of rules for new development, including buildings, which are specific to the Parish.

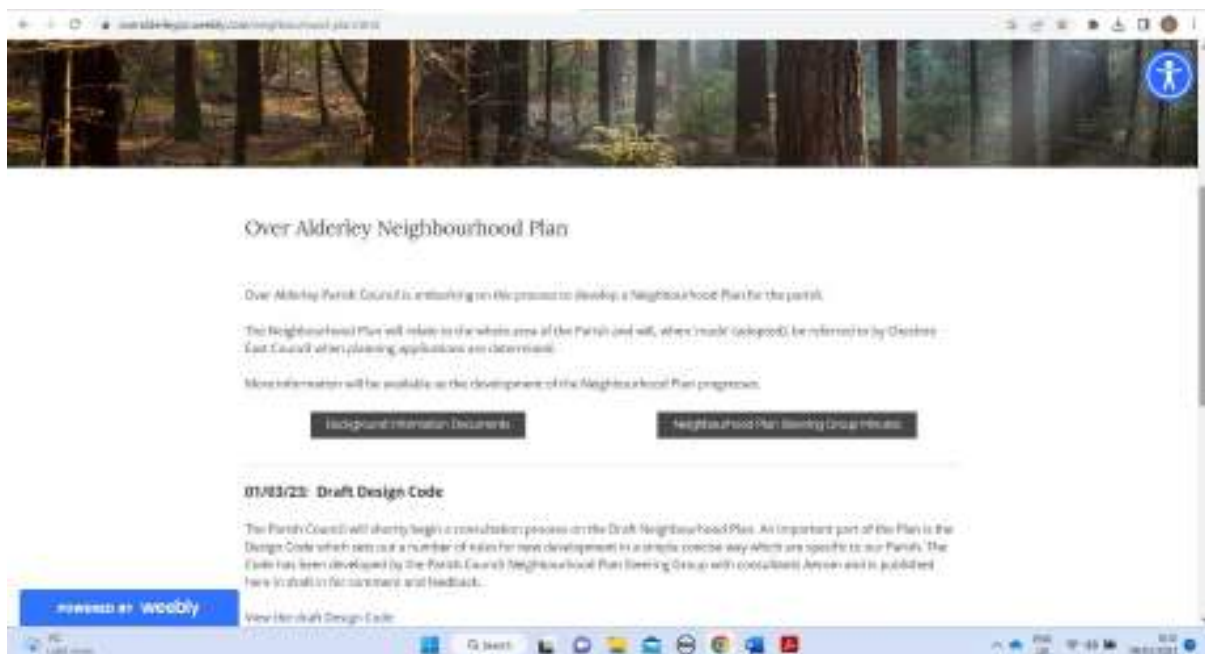
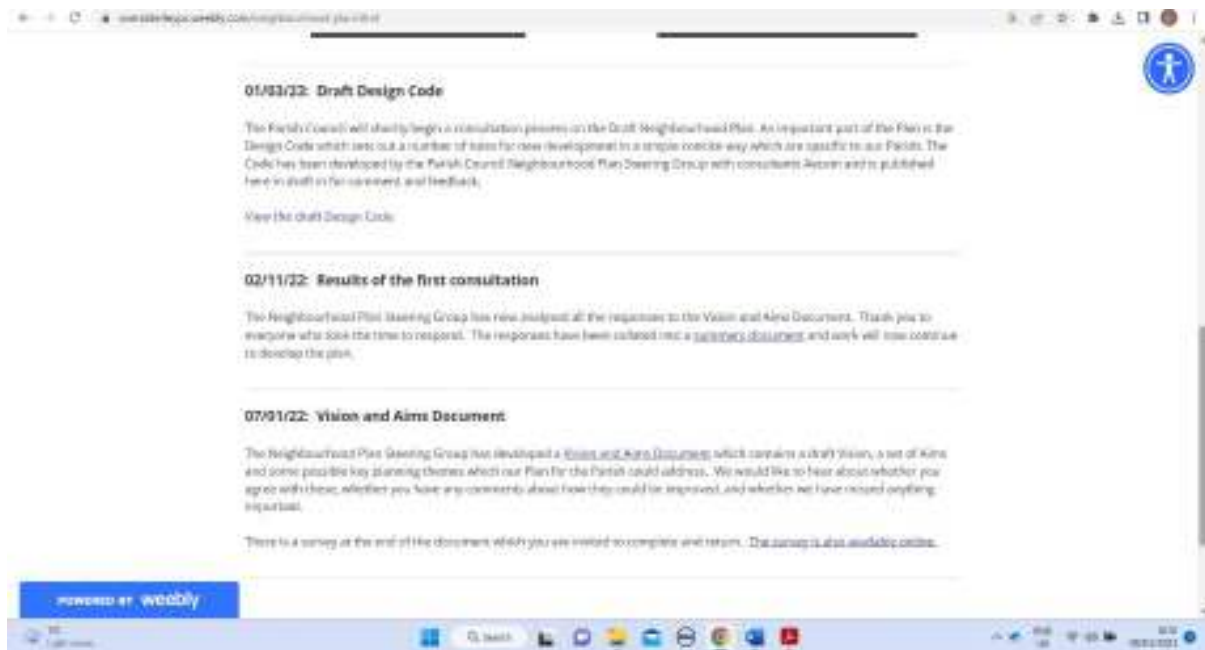
**List and description of Non designated Heritage Assets on Over Alderley Parish
Council website**

Non-designated heritage assets	Description
Smithy Cottage, Birtles Lane	A traditional Cheshire farmhouse and outbuildings, white with stone roof. Subservient to its setting, positioned below the level of Birtles Lane at the entrance to the parish.
The Old Mill, Birtles Lane	A historic sandstone water mill sensitively restored and in keeping with its beautiful surroundings.
The Vicarage, Birtles Lane	A three storey cheshire brick/slate roof Victorian building with decorative brick banding, decorative overhanging eaves and verges and substantial chimneys. Elements of symmetry in the facades with bay and casement windows. Significant stone and hedge boundary enclosure forming the setting with the adjacent Grade II listed St Catherine's Church.
Church Cottage, Birtles Lane	Late 19thC Cheshire brick/slate roof cottage formed of three wings with varying roof levels, set below the level of Birtles Lane behind a significant continuous stone boundary wall
High Lees, Birtles Lane	A traditional Cheshire farmhouse, white with slate roof standing in a cobbled yard of outbuildings set in woodland
Varden Town cottages, Birtles Lane	Three Cheshire brick/slate roof traditional cottages standing directly on the edge of the carriageway of Birtles Lane. Joined with and forming part of the setting of a listed terrace of cottages set back from the carriageway.
Reading Room, Birtles Lane	Victorian Reading Rooms with Tudor revival black and white timber/render details on the exterior and unique stained-glass windows in a prominent position. Stands in a cluster with the Smithy, Greyhound House and barns
Greyhound Smithy, Birtles Lane	Part of the fabric of our history. Old Smithy occupies a prominent position with greyhound motif on the exterior and black and white timber/render detailing. Stands in between two other significant buildings, Greyhound House and the Reading Rooms
Black Greyhound House, Prestbury road	Part of the fabric of our history. A Victorian red brick building that was once the village pub. Stands in a prominent position in a cluster with the Greyhound Smithy and Reading Rooms
Over Alderley School, School Lane	Part of the fabric of our history. The last school in Over Alderley dating from 1905. In a prominent position adjacent to the allotments and playground and the Grade II listed The Cottage
Slade Cottage, Slade Lane	Charming late Victorian cottage in Cheshire brick and sandstone with highly decorative clay tile roof and tall chimneys. Steep pitched roof with dormers to bedrooms over symmetrically arranged single storey living accommodation
Broadheath Farm, Slade Lane	A Cheshire farmhouse (previously a working dairy farm) dating back to 1840 or earlier, set within the parish of Over Alderley. The house is constructed of old Cheshire brick with a flagged stone roof and weathered pitch pine windows. It sits within 22.5 acres of pastureland protected by a

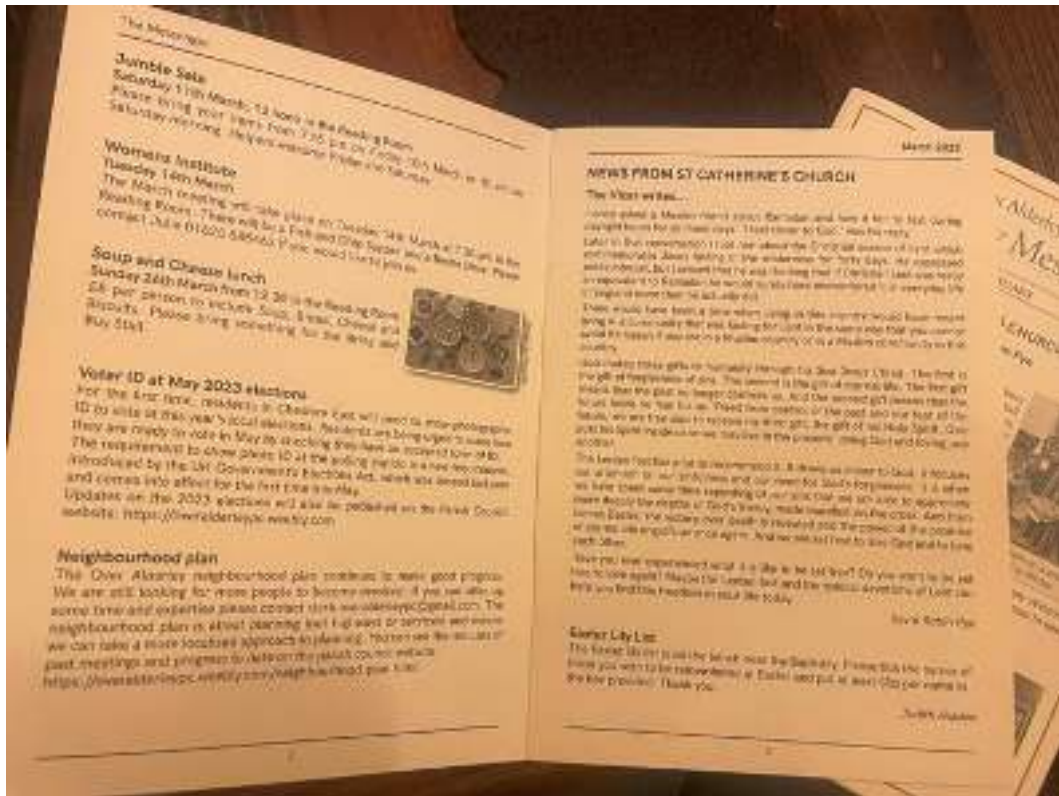
	mature woodland to the North East. The property previously formed part of the Estate of Thomas Hibbert of Birtles Hall.
Acton House, Bull Pen Cottage, Hocker Lane	A historically significant site for our parish. A farmhouse rebuilt on the site of a WW2 bomb. Buildings in keeping with the local environment and heritage and adjacent to a public footpath and bridleway.
Acton Farm, Hocker Lane	A historically significant site for our parish. A farmhouse rebuilt on the site of a WW2 bomb. Buildings in keeping with the local environment and heritage and adjacent to a public footpath and bridleway.
Well house, Hocker Lane	Brick and slate historical well house in open field adjacent to the public footpath and bridleway.
Shawcross, Hocker Lane	Substantial Cheshire brick house with stone roof and multiple gables. Formed primarily of two wings in elevated setting with masonry and hedge boundary treatment
Higher Park Cottage South, Cheshires Lane, off Hocker Lane	Two mid 19thC farm workers cottages of Cheshire brick with stone roof. Altered to create one dwelling, now standing as a palimpsest adjacent to the bridleway
Yew Tree, Hocker Lane	Yew Tree (also known as Yew Tree Farm and Yew Tree cottage) was built circa 1930 in traditional farmhouse style with Cheshire brick, stone tiles and leaded windows. The house blends into the local countryside and over the years the owners have maintained the historical integrity. The home is in a prominent position adjacent to a PROW in the form of a single-track lane. There is a stream, woods and fields surrounding.
Yew Tree Stables, Hocker Lane	A rural set of buildings that typify the local community. The stables are the only known non-livery stabling in the area. The stables, barns and adjoining fields are home to a variety of native wildlife. The land and location have been used for community interests.

Appendix 5 Design Codes Consultation

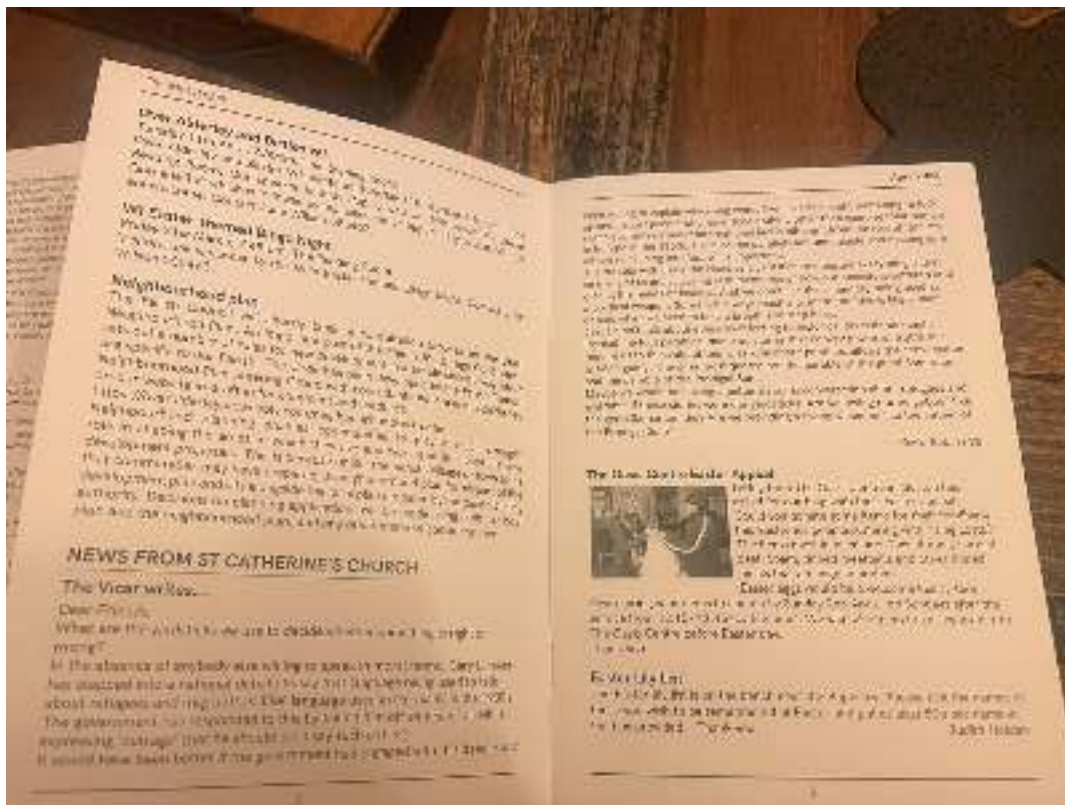
Screenshots of Parish Council Website



Articles in The Messenger



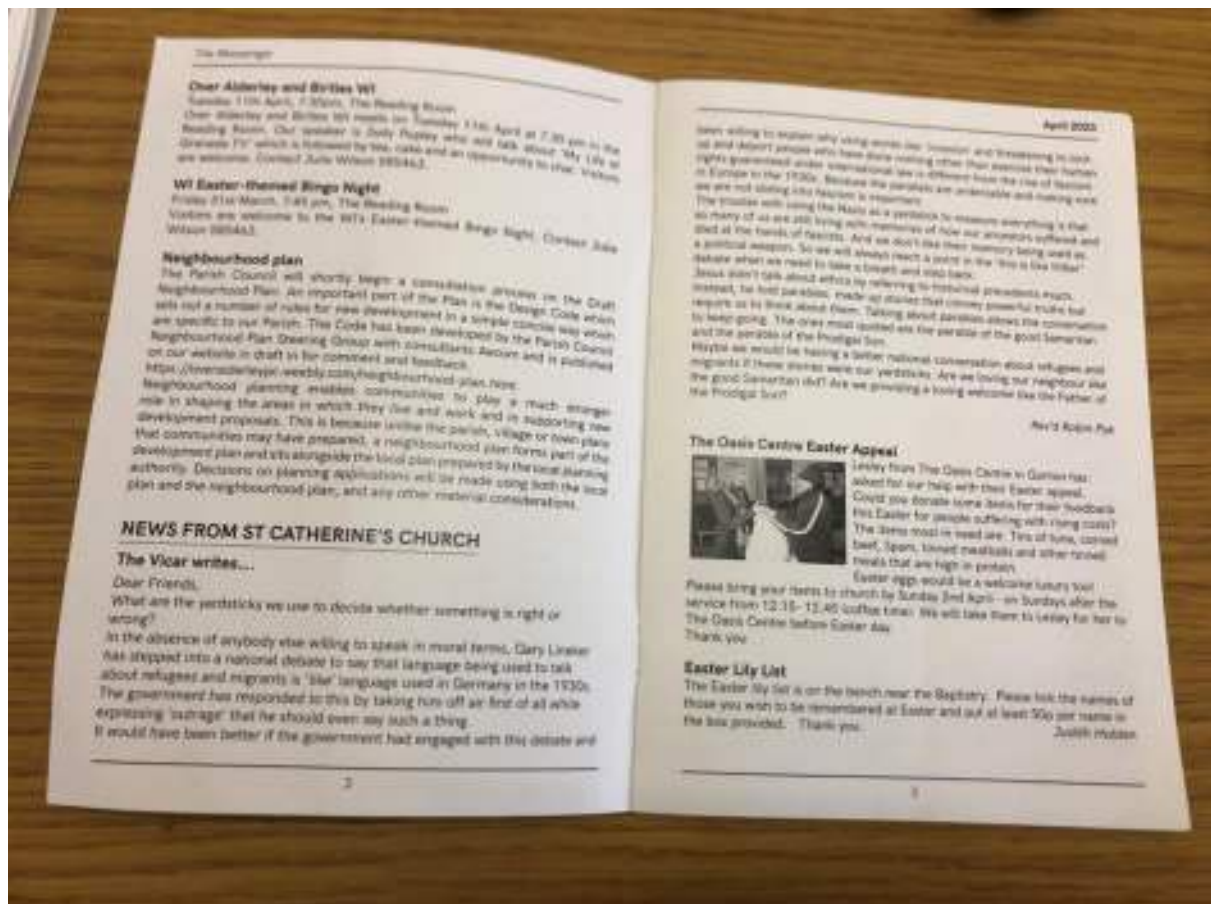
March 2023

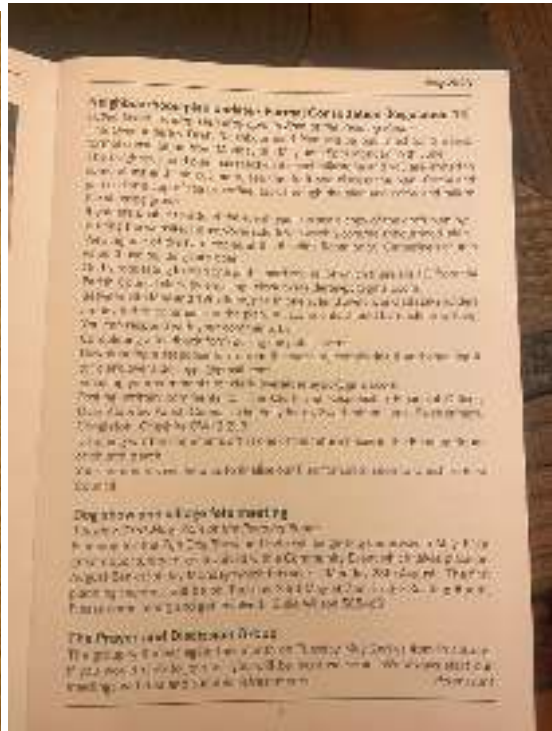


April 2023

Appendix 6 Regulation 14 Consultation – Publicity

Articles and Notices in The Messenger





Copies of Notices on 3 Parish Council Notice Boards: Reading Rooms, the entrance to Festival Drive and in the church porch.

Neighbourhood plan update - Formal Consultation (Regulation 14)

Public Event - Friday 19th May 6pm to 8pm at the Reading Room

The Over Alderley Draft Neighbourhood Plan will be published for formal consultation from Monday 8th May 2023 until 5pm Friday 21st July (please note extension to this period beyond what was previously published).

The neighbourhood plan has reached its next milestone and you are invited to come along and find out more, see the draft and discuss the plan. Come and join us for a cup of tea or coffee, look through the plan and come and talk to the steering group.

Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the local plan and the neighbourhood plan, and any other material considerations.

If you are unable to attend the event, you can see a copy of the draft plan by:

- Visiting the website: <https://overalderley.pc.weebly.com/neighbourhood-plan.html>
- Viewing one of the hard copies at the Reading Room or St. Catherine's church when those buildings are open.
- Or, by requesting to loan one of the hard copies (of which there are 10) from the Parish Council clerk by emailing: clerk.overalderley.pc@gmail.com.

Between 8th May and 21st July, parishioners, land owners and all stakeholders are invited to comment on the plan. All comments should be made in writing. You can respond with your comments by:

- Completing a feedback form during the public event
- Downloading a response form from the website, completing it and emailing it to: clerk.overalderley.pc@gmail.com
- Emailing your comments to: clerk.overalderley.pc@gmail.com.
- Posting written comments to: The Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 2LB
- Dropping written comments off at one of the return boxes in the Reading Room or church porch.

Your comments will help us to finalise our Plan for submission to Cheshire East Council.

Notices on Notice Board at Reading Room



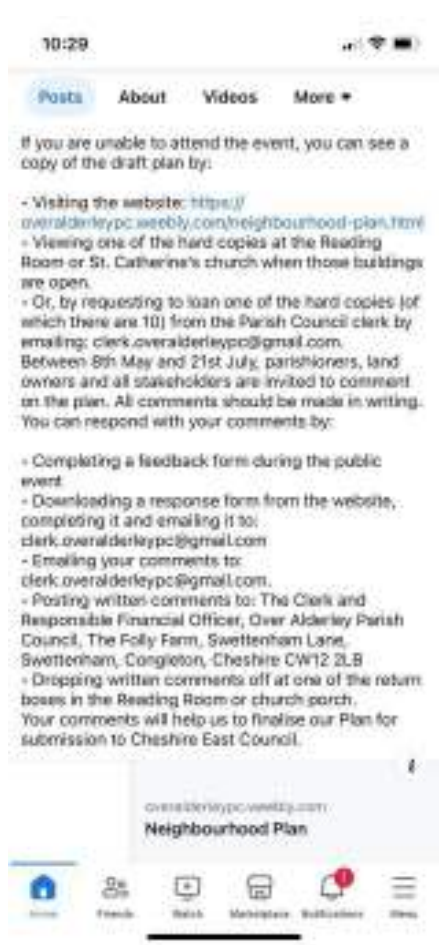
Notices on Notice Board at Festival Drive entrance



Notice in St Catherine’s Church



Facebook Posts



Posts on Over Alderley and Birtles WhatsApp Groups



Copy of Letter hand delivered to residents in Alderley Park

(Broadstone Close, Nether Alderley, SK10 4YX – Nos. 1, 2, 3, 4
Morris Drive, Nether Alderley, SK10 4YX – Evens only, 2-32
Pitfield Way, Nether Alderley, SK10 4YW – Odds: 1-35; Evens: 2-22)

OVER ALDERLEY PARISH COUNCIL

Clerk & Responsible Financial Officer: Dr. Elizabeth M. Maddock PSLCC
The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire. CW12 2LB
Tel: 01477 571444 Email: clerk.overalderleypc@gmail.com

Dear Consultee

Notification of Formal Public Consultation on the Over Alderley Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended))

I am writing to advise you that the Over Alderley Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Over Alderley Parish Council.

The Draft Neighbourhood Development Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Over Alderley Parish Council. The Draft Vision, Objectives, Policies and Proposals are all informed by the responses to the informal public consultation on the Vision and Aims which took place in the winter of 2021 / 2022.

The Draft Plan is also supported by the Over Alderley Design Codes document, which were prepared by consultants AECOM from 2022 - 2023 under the Locality Technical Support programme.

The consultation period runs from Monday 8th May 2023 until 5pm Friday 21st July.

The Draft Plan, evidence base and other supporting documents can be viewed and downloaded from the Over Alderley Parish Council Neighbourhood Plan website page:

<https://overalderleypc.weebly.com/neighbourhood-plan.html>

Hard copies of the Neighbourhood Plan can be viewed in the following locations when those buildings are open.

- The Reading Room, Birtles Lane
- St. Catherine's church, Birtles Lane

Hard copies of the Draft Plan (of which there are 10) can be loaned on request from the Parish Council clerk by emailing: clerk.overalderleypc@gmail.com.

Public Event - Friday 19th May 6pm to 8pm at the Reading Room

There will be a public drop-in event on Friday 19th May at the Reading Room, Birtles Lane. Hard copies of the Neighbourhood Plan, Design Codes and response forms will be available.

A Response Form is provided for comments, but the Parish Council also welcomes comments by email or in writing to clerk.overalderleypc@gmail.com.

Please submit all comments on the Draft Neighbourhood Development Plan by 5pm Friday 21st July by:

- Completing a feedback form during the public event
- Downloading a response form from the website, completing it and emailing it to: clerk.overalderleypc@gmail.com
- Emailing your comments to: clerk.overalderleypc@gmail.com.
- Posting written comments to: The Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 2LB
- Dropping written comments off at one of the return boxes in the Reading Room or church porch.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Cheshire East Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Cheshire East Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Cheshire East Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with Cheshire East Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Cheshire East Council.

If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter, please indicate that you consent for your personal details being provided to Cheshire East Council to enable them to perform their duties.

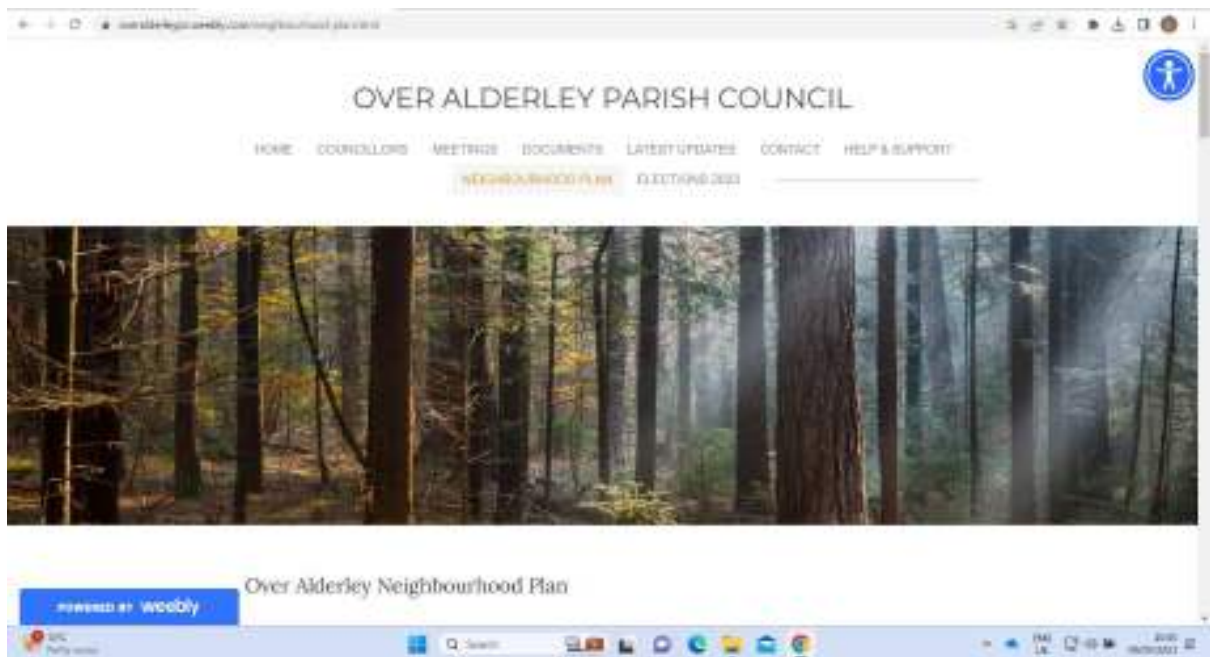
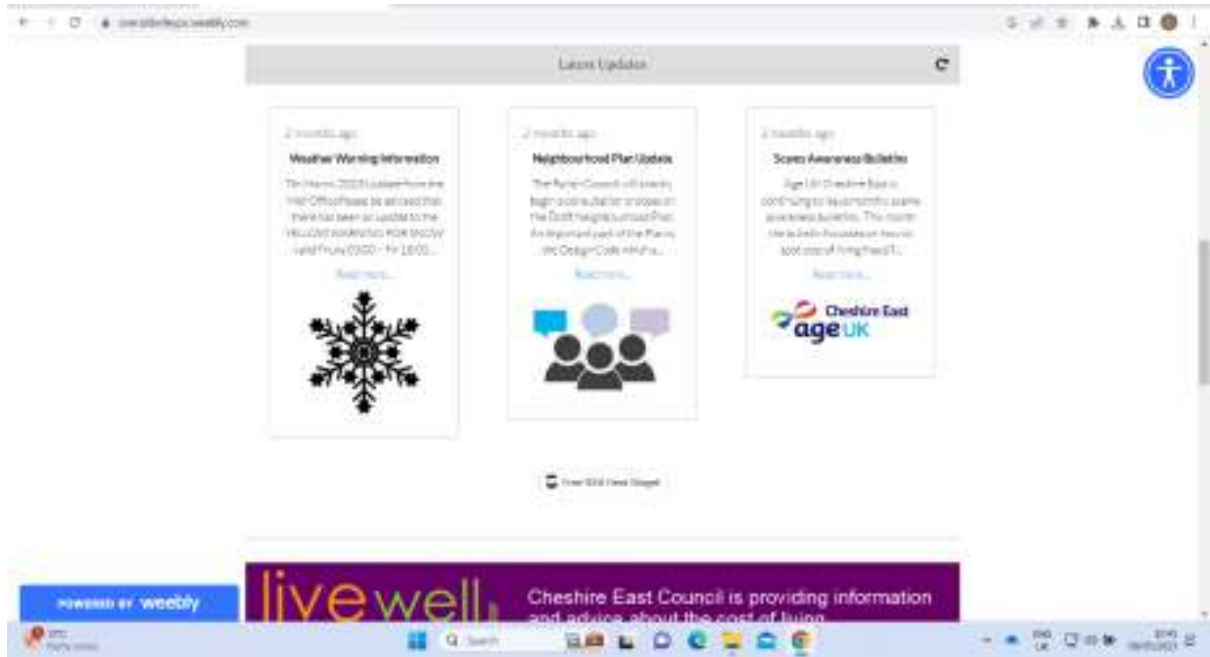
If you require any further information, please contact The Clerk and Responsible Financial Officer, Over Alderley Parish Council, at the address provided above.

Yours Sincerely

The Over Alderley Neighbourhood Plan Steering Committee

Screenshots of Over Alderley Parish Council website







Please respond to this consultation by completing a response form or submitting comments by email or in writing or online.

Response forms can be downloaded from the Neighbourhood Plan website in MS Word format or PDF format.

Hard copies of the response form and the NDP are available on request from the Clerk and copies can be found in the church porch and Reading Room.

Completed response forms and other responses by email or in writing should be submitted by:

- Email to clerk@overalderley.org, or
- From the Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 3LE, or
- Hand delivered items to the return boxes in the Reading Room or church porch.

An online response form is also provided at <https://www.alderley.gov.uk/ndp>

Drop in Events

A public drop in event will be held in the Reading Room on Friday 7th May 2.00pm to 8.00pm and all are welcome to come along and find out more about the NDP.

Overall, we hope you will support our approach to guide new development in a positive way, so that changes are sensitive to Over Alderley's unique character and built and natural heritage.

Next Steps

After this initial consultation we will consider all submitted responses and revise the NDP and then submit it to Cheshire East Council. We hope to do this later in 2023. The NDP will then be published for a further 6 weeks consultation before progressing to an independent examination and, hopefully, then a local referendum.

overalderley.org.uk 05/04/23: Non-designated Heritage Assets

Appendix 7 Consultees and Notification

**List of Consultation Bodies and Other Groups notified of Regulation 14 consultation
(provided by Cheshire East Council)**

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
local.plan@stockport.gov.uk
strategic.assessment@cyfoethnaturiolcymru.gov.uk
customer.services@southderbyshire.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.keelepc@gmail.com
townclerk@kidsgrovetowncouncil.gov.uk
loggerheadspc@btconnect.com
parish.clerk@madeley.staffslc.gov.uk
office@biddulph-tc.gov.uk
towncouncil@whaleybridge.com
clerk@newmillstowncouncil.gov.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

The Coal Authority

planningconsultation@coal.gov.uk

The Homes and Communities Agency (AKA Homes England)

enquiries@homesengland.gov.uk

Natural England

consultations@naturalengland.org.uk

The Environment Agency

spplanning.rfh@environment-agency.gov.uk

The Historic Buildings and Monuments Commission for England (AKA English Heritage)

customers@english-heritage.org.uk

Network Rail Infrastructure Limited (company number 2904587);

TownPlanning.LNW@networkrail.co.uk

The Highways Agency;

info@highwaysengland.co.uk

The Marine Management Organisation

consultations.mmo@marinemanagement.org.uk

preston@marinemanagement.org.uk

National Trust

enquiries@nationaltrust.org.uk

Highways England

info@nationalhighways.co.uk

Amec

n.grid@amec.com

Historic England

e-nwest@historicengland.org.uk

Historic Environment Record

robert.edwards@cheshirewestandchester.gov.uk

moya.watson@cheshirewestandchester.gov.uk

jane.monk@cheshirewestandchester.gov.uk

The Garden Trust

consult@thegardenstrust.org

To whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and

O2cellshelpdesk@O2.com

Who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

Gettingconnected@scottishpower.com

A Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section;

TO BE COMPLETED BY THE QUALIFYING BODY

Lancashire and GM Offices NHS

nhsi.gmhscpbusinesssupportteam@nhs.net

Eastern Cheshire NHS Clinical Group ECCCG.primarycare@nhs.net

Cheshire and Merseyside NHS workingtogetherascheshire@nhs.net

A person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b); enquiries@enwl.co.uk

A sewerage undertaker; and Planning.liaison@uuplc.co.uk

A water undertaker;

Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area

TO BE COMPLETED BY THE QUALIFYING BODY

Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area

TO BE COMPLETED BY THE QUALIFYING BODY

Bodies which represent the interests of different religious groups in the neighbourhood area

TO BE COMPLETED BY THE QUALIFYING BODY

Bodies which represent the interests of persons carrying on business in the neighbourhood

TO BE COMPLETED BY THE QUALIFYING BODY

South Cheshire Chamber info@sccci.co.uk

North Cheshire Chamber info@northcheshirechamber.co.uk

info@wcnwchamber.org.uk

East Cheshire Chamber liz.longmore@eastcheshirechamber.co.uk

Cheshire and Warrington Growth Hub support@candwgrowthhub.co.uk

Stoke and Staffs LEP contactus@stokestaffslep.org.uk

Cheshire and Warrington LEP info@cheshireandwarrington.com

**Bodies which represent the interests of disabled persons in the neighbourhood area
TO BE COMPLETED BY THE QUALIFYING BODY**

Copy of Letter

OVER ALDERLEY PARISH COUNCIL

Clerk & Responsible Financial Officer: Dr. Elizabeth M. Maddock PSLCC
The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire. CW12 2LB
Tel: 01477 571444 Email: clerk.overalderleypc@gmail.com

Dear Consultee

Notification of Formal Public Consultation on the Over Alderley Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended))

I am writing to advise you that the Over Alderley Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Over Alderley Parish Council.

The Draft Neighbourhood Development Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Over Alderley Parish Council. The Draft Vision, Objectives, Policies and Proposals are all informed by the responses to the informal public consultation on the Vision and Aims which took place in the winter of 2021 / 2022.

The Draft Plan is also supported by the Over Alderley Design Codes document, which were prepared by consultants AECOM from 2022 - 2023 under the Locality Technical Support programme.

The consultation period runs from Monday 8th May 2023 until 5pm Friday 21st July.

The Draft Plan, evidence base and other supporting documents can be viewed and downloaded from the Over Alderley Parish Council Neighbourhood Plan website page:

<https://overalderleypc.weebly.com/neighbourhood-plan.html>

Hard copies of the Neighbourhood Plan can be viewed in the following locations when those buildings are open.

- The Reading Room, Birtles Lane
- St. Catherine's church, Birtles Lane

Hard copies of the Draft Plan (of which there are 10) can be loaned on request from the Parish Council clerk by emailing: clerk.overalderleypc@gmail.com.

Public Event - Friday 19th May 6pm to 8pm at the Reading Room

There will be a public drop-in event on Friday 19th May at the Reading Room, Birtles Lane. Hard copies of the Neighbourhood Plan, Design Codes and response forms will be available.

A Response Form is provided for comments, but the Parish Council also welcomes comments by email or in writing to clerk.veralderleypc@gmail.com.

Please submit all comments on the Draft Neighbourhood Development Plan by 5pm Friday 21st July by:

- Completing a feedback form during the public event
- Downloading a response form from the website, completing it and emailing it to: clerk.veralderleypc@gmail.com
- Emailing your comments to: clerk.veralderleypc@gmail.com.
- Posting written comments to: The Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 2LB
- Dropping written comments off at one of the return boxes in the Reading Room or church porch.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Cheshire East Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Cheshire East Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Cheshire East Council and used to help determine planning applications in the Parish.

When we submit the plan, personal information, including your name, address and email may be shared with Cheshire East Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Cheshire East Council.

If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter, please indicate that you consent for your personal details being provided to Cheshire East Council to enable them to perform their duties.

If you require any further information, please contact The Clerk and Responsible Financial Officer, Over Alderley Parish Council, at the address provided above.

Yours Sincerely

The Over Alderley Neighbourhood Plan Steering Committee

Other local organisations and businesses notified by the Parish Council (By email or hand delivered letter)

- Macclesfield Physio Pilates
- Keep Fit
- Clever Clogs Canine Training
- Person who manages the Reading Rooms bookings
- Person who organises the Over Alderley & Birtles Dog Show and Fete and is Secretary for the local Women's Institute
- Over Alderley Brass Band
- Mellor Speakman
- Eden Planning
- William Beech Skip Hire
- Representative of Over Alderley School Trust
- Oldhamswood Livery
- Finlow Hill Stables
- Alderley Park Ltd
- Bruntwood
- Arthur Burns & Son

Appendix 8 Copy of Response Form

Over Alderley Draft Neighbourhood Development Plan (NDP)**Regulation 14 Public Consultation****Monday 8th May 2023 until 5pm Friday 21st July****Response Form**

Name	
Organisation	
Address	
Email	
Tel. No.	

Data Protection - please indicate your choice with a tick v .

I do consent to my contact details being provided to Cheshire East Council so that they can keep me informed about the next stages in the NDP process.	
I do not consent to my contact details being provided to Cheshire East Council	

Please indicate whether you support or object each of the following and provide any comments or suggestions to explain how you think the NDP may be improved.

Policy Number	Support (Please Tick v)	Object (Please Tick v)	Comment
Draft Vision			
Draft Objective 1.			
Draft Objective 2.			
Draft Objective 3.			
Draft Objective 4.			
Draft Objective 5.			
Draft Objective 6.			
Draft Policy OA1 Community Facilities			
Draft Policy OA2 Local Green Spaces			
Draft Policy OA3 Activity and Accessibility			
Draft Policy OA4 Responding to Over Alderley's Built Heritage			

Draft Policy OA5 Responding to Local Character			
Draft Policy OA6 Landscape Character			
Draft Policy OA7 Dark Skies and Lighting			
Draft Policy OA8 Wildlife			
Draft Policy OA9 Sustainable Design Guidance			
Draft Policy OA10 Agricultural and Equestrian Development and Conversion			
Draft Policy OA11 Protecting Over Alderley’s Peace and Tranquility			

Please use the box below for any further comments.

Thank you for your time and interest.

Please return this form by 5pm on Friday 21st July by:

- Dropping the form off during the public event on Friday 19th May
- Emailing it to: clerk.overalderleyipc@gmail.com
- Posting it to: The Clerk and Responsible Financial Officer, Over Alderley Parish Council, The Folly Farm, Swettenham Lane, Swettenham, Congleton, Cheshire CW12 2LB
- Dropping it off at one of the return boxes in the Reading Room or church porch.

Copy of Online Response Form (Screenshots)

The screenshot shows the top portion of a web browser window displaying an online response form. The browser's address bar shows a URL starting with 'http://www.southtyneside.gov.uk'. The form title is 'Over Alderley Draft Neighbourhood Development Plan'. Below the title, it says 'Response form for the Regulation 14 Public Consultation'. The user's email address is 'jessie.kirkwell@gmail.com' and their account name is 'jessie.kirkwell'. There is a 'Not shown' icon next to the email. A red link for 'Feedback on your questions' is visible. The form contains three input fields: 'What is your name?', 'What organisation are you representing? (If you are answering as an individual please leave blank)', and 'What is your address?'. Each field has a 'Your answer' label and a text input area. The Windows taskbar is visible at the bottom of the browser window.

The screenshot shows the bottom portion of the online response form. It contains three input fields: 'What is your address?', 'What is your email address?', and 'What is your telephone number?'. Each field has a 'Your answer' label and a text input area. Below these is a 'Data Protection' section with the text 'Please tell your preferences. (Select one answer only)'. There are two radio button options: 'I do consent to my contact details being provided to Cheshire East Council so that they can keep me informed about the next stages in the NDP process.' and 'I do not consent to my contact details being provided to Cheshire East Council'. At the bottom, there is a section titled 'Please indicate whether you support or object to each of the following'.

Please indicate whether you support or object to each of the following

	Support	Object
Draft vision	<input type="checkbox"/>	<input type="checkbox"/>
Draft Objective 1	<input type="checkbox"/>	<input type="checkbox"/>
Draft Objective 2	<input type="checkbox"/>	<input type="checkbox"/>
Draft Objective 3	<input type="checkbox"/>	<input type="checkbox"/>
Draft Objective 4	<input type="checkbox"/>	<input type="checkbox"/>
Draft Objective 5	<input type="checkbox"/>	<input type="checkbox"/>
Draft Objective 6	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&1: Connectivity Facilities	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&2: Local Green Spaces	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&3: Activity and Accessibility	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&4: Responding to Over	<input type="checkbox"/>	<input type="checkbox"/>

Draft Policy D&3: Activity and Accessibility	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&4: Responding to Over Alderley's Built Heritage	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&5: Responding to Local Character	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&6: Landscape Character	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&7: Dark Skies and Lighting	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&8: Wildlife	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&9: Sustainable Design Solutions	<input type="checkbox"/>	<input type="checkbox"/>
Policy D&10: Agricultural and Equine Development and Character	<input type="checkbox"/>	<input type="checkbox"/>
Draft Policy D&11: Promoting Over Alderley's Peace and Tranquility	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any comments or suggestions to explain how you think the NDP
Overshould be improved

The image shows a Google Forms survey interface. At the top, the title is "Over Alderley NDP - Resolving Over Alderley Peace and Tranquillity". Below the title, there are two empty text input fields. The first field is preceded by the text "Please provide any comments or suggestions to explain how you think the NDP Review may be improved." The second field is preceded by "Please provide any further comments that you may have about the NDP". At the bottom of the form, there is a purple "Submit" button and a "Clear form" link. Below the form, there is a footer that reads "Google Forms". The browser's address bar shows a long URL starting with "https://docs.google.com/forms/d/1A6CE47...". The Windows taskbar is visible at the bottom of the screen, showing the time as 10:27 on 02/09/2024.

Appendix 9 Regulation 14 Response Tables

Table 1 Cheshire East Council

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.			All	Comment / General	<p>Introduction Cheshire East Council (CEC) would like to commend the steering group for progressing your Neighbourhood Development Plan (NDP) to its first draft consultation of the plan. The following response is a formal reply to the Regulation 14 draft plan consultation. Please do not hesitate to contact the Neighbourhood Planning Team with any issues or queries regarding your plan or the process. Telephone – 0300 123 5014 (please ask for Strategic Planning) Email – X Purpose of Comments The Development Plan is a family of plans that apply within Cheshire East comprising of the Local Plan Strategy (LPS), the Site Allocations and Development</p>	<p>Noted.</p> <p>SG see Table 'NDP Policies and Local Plan Policies'.</p> <p>Review the OANDP against the existing development plan and identify where duplication may have occurred – see separate Table. Insert any proposed changes.</p>	<p>No further changes in addition to those set out relating to each Policy below.</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Policies Document (SADPD), saved policies from the Cheshire Waste Plan and saved policies from the Cheshire Minerals Plan. The purpose of the development plan is for documents within it to work together providing a policy framework that shapes decision making on planning matters in Cheshire East. Once completed, the Over Alderley Neighbourhood Development Plan (OANDP) will become part of the development plan and should seek to provide clear and specific guidance on important local matters, whilst avoiding duplicating policies contained elsewhere in the development plan.</p> <p>At paragraph 16 the National Planning Policy Framework (NPPF) sets out a series of requirements for development plans, including that they should <i>'serve a clear purpose, avoiding unnecessary duplication of</i></p>		

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>policies that apply to a particular area (including policies in this Framework, where relevant).</i> Similarly, the National Planning Practice Guidance states that planning policy should not be duplicated.</p> <p>Whilst there are many policies that do serve a clear purpose in the draft OANDP, 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.</p> <p>Therefore, the core recommendation here is to thoroughly review the OANDP against the existing development plan and identify where duplication may have occurred.</p> <p>We do of course understand that your community may wish to address important local issues that are also covered by the local plan so where relevant, OANDP policies have been mapped to similar policies already held in the</p>		

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					LPS or SADPD to show that read across and help you demonstrated that the topic is covered. It is important for the steering group to consider to what extent duplication is necessary and whether those policies that do duplicate could be made more locally specific.		
2.				Comment	<p>General Comments</p> <p>The plan is organised using suitable referencing numbers and abbreviations, an interactive contents page and list of policies helps for easy navigation of the document.</p> <p>To better present the document, its suggested the text be justified.</p> <p>The Regulation 14 section is informative and a useful inclusion at this stage. It is suggested that for the submission version of the plan, this be removed or relocated to the "Preparing the Over Alderley NDP" section.</p>	Accepted. Amend Submission NDP.	<p>Insert interactive contents page and list of policies.</p> <p>Justify text.</p> <p>Delete Regulation 14 section and update to refer to Submission Plan.</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					There is an appropriate use of maps and imagery.		
3.				Comment	Map 1 – on an initial view it appears there have been no Parish boundary changes resulting from the Local Governance Review that effect the accuracy of this map. For certainty, it is suggested the group request an updated map from CEC.	Noted. PC to request updated map from CEC and check no changes.	Insert new map of parish boundary.
4.			App 4	Comment	Appendix 4 – it is recommended the design code be published in full alongside the OANDP, as appose to extracts as an appendix. The Design Code will need to be submitted as part of the NDP's Regulation 15 submission.	Accepted.	Delete extracts from Appendix 4 and refer to complete document on website. Include Design Code document as one of submission documents.
5.			Vision and Objectives		Comments on the Vision and Objectives 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	Noted and accepted.	Delete 'In 2030' from Vision. Delete 'Draft' from Vision and Objectives. Update NDP cover to 'Submission Draft Plan'.

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>initial vision to the objectives and finally the policies.</p> <p>The vision and objectives are appropriate and include relevant themes planning policy can address.</p> <p>It is suggested “in 2030” be removed from the start of the vision.</p> <p>It is suggested “draft” be removed from before the vision and objectives.</p> <p>Including “draft” on the cover of the document at the beginning is sufficient; or “submission draft” when the group submit the NDP to CEC.</p>		
6.			All policies	Comment	<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</p>	<p>Noted.</p> <p>See separate Table reviewing amended Policy wording with Local Plan Policies.</p>	<p>Review all policies against Local Plan policies to reduce duplication. If policies are substantially amended or deleted note that the issue is already dealt with in the Local Plan.</p> <p>Make editorial changes so that references to Local Plan policies and</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>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>We do recognise that many of the issues that will be raised by the community during the preparation of the plan will inevitably be addressed by existing policy and therefore have included reference to those local policies that most closely correspond to the NDP policy. We advise to highlight this issue in the plan itself (in the supporting text) letting your community know that whilst important locally, the issue is addressed elsewhere.</p> <p>Accompanying our specific comments on the policies within the OANDP are bullet point lists detailing the relevant</p>		<p>NPPF are included in a new 'Justification' section after each policy.</p> <p>Add colour to policy boxes (subject to Accessibility check).</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>existing Local Plan policy from the LPS (2017) and the SADPD (2022).</p> <p>It is recommended that when reviewing your NDP policies, that you do so in conjunction with the existing local plan policy listed alongside our comments, as well as the NPPF (2021).</p> <p>The LPS and SADPD can be viewed on our website.</p> <p>The NPPF can be viewed here.</p> <p>The inclusion of relevant local and national planning policy following the NDP policies is useful and informative.</p> <p>However, instead of directly referencing this policy, it is recommended this be adapted and made more concise; this should take form as “justification” or “supporting information” headings following each NDP policy. It is noted</p>		

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>that the supporting information is presented within the introduction preceding each policy; the reference to existing Local Plan policy would be better suited within this text.</p> <p>Placing the policies within boxes does help to provide emphasis to them, though some faint colour would also assist with making them more prominent within the document.</p>		
7.			Design policies	Comment	<p>Suggested Policy Theme</p> <p>Several policies within the plan reference the Over Alderley design guide, which has been produced alongside the NDP. It is recommended these policies be consolidated into 1 "Design" policy that requires development proposals to demonstrate consideration for the design guide in full and respect of the areas currently separately identified. Or the specific areas/references could</p>	Accepted.	Consolidate policies related to design into 1 single policy.

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					be included within the supporting text for each policy.		
8.			Policy OA1	Comment	<p>OA1 Community Facilities</p> <p>The community facility references “OA1/1” and “OA1/2” are slightly confusing, especially in combination with the following Local Green Spaces policy; changing these references to be more unique is recommended.</p> <p>It is suggested that the final paragraph be moved to supporting text and clarified that ‘food and drink / catering provision’ would be considered as ‘enhancement’ regarding criteria 1. of REC 5 of the SADPD.</p> <p>CEC recommend the following rewording: <i>“Policy REC 5 of the Site Allocations and Development Policies Document (2022) will apply to development proposals that affect the following designated</i></p>	<p>Noted and partially accepted.</p> <p>The PC would prefer not to delete the last paragraph of Policy OA1 as it provides important local detail.</p>	<p>Amend numbering in Policy as suggested.</p> <p>Amend Policy OA1 to:</p> <p><u>‘Policy REC 5 of the Site Allocations and Development Policies Document (2022) will apply to development proposals that affect the following designated community facilities identified on Map 2:</u></p> <ul style="list-style-type: none"> <u>• CF 1: The Reading Room and car park; and</u> <u>• CF 2: St Catherine’s Church.’</u> <p>Add new text to justification referring to relevant Local Plan policies.</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>community facilities identified on Map 2:</i></p> <ul style="list-style-type: none"> • CF 1: <i>The Reading Room and car park; and</i> • CF 2: <i>St Catherine's Church."</i> <p>Existing Local Plan policy LPS:</p> <ul style="list-style-type: none"> • SD 1 Sustainable Development in Cheshire East • IN 1 Infrastructure • SC 3 Health and Well-Being <p>SADPD:</p> <ul style="list-style-type: none"> • REC 5 Community facilities 		
9.			Policy OA2 Local Green Spaces	Comment	<p>OA2 Local Green Spaces</p> <p>The LGS designations are justified within a table directly referencing the NPPF criteria. CEC believe the LGS justifications against the NPPF criteria to be relevant and appropriate.</p> <p>The LGS references "OA2/1" and "OA2/2" are slightly confusing, especially in combination with the previous policy; changing these references to be more unique is recommended.</p>	<p>Noted and partially accepted.</p> <p>The PC would prefer to keep references to the Green Belt in the Policy.</p>	<p>Amend numbering in Policy as suggested.</p> <p>The PC agreed to the following amended wording:</p> <p><u>OA2 Local Green Spaces</u></p> <p><u>'The whole parish is designated Green Belt, which aims to keep land around built-up areas undeveloped and protect it from inappropriate development.</u></p> <p><u>The following areas are designated as Local Green Spaces (Figure 3):</u></p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>The final paragraph repeats the NPPF guidance provided on LGS designation and does not stipulate an actual test for development proposals; this text should be removed.</p> <p>The following rewording of the policy is suggested: “The following areas are designated as Local Green Spaces (Map 3): • LGS 1: The Playing Field and Children’s Play Area off Ashbrook Road; and • LGS 2: Allotments off Ashbrook Road. Other than proposals that support the role and function of the designated Local Green Spaces, development will only be permitted unless very special circumstances can be demonstrated.”</p> <p>Existing Local Plan policy LPS: • PG 3 Green Belt SADPD:</p>		<ul style="list-style-type: none"> • <u>LGS 1: The Playing Field and Children’s Play Area off Ashbrook Road; and</u> • <u>LGS 2: Allotments off Ashbrook Road.</u> <p><u>Other than proposals that support the role and function of the designated Local Green Spaces, development will not be permitted unless very special circumstances can be demonstrated.</u></p> <p><u>Inappropriate development and the exceptions to this are defined in Local Plan Policy PG3: Green Belt but is reiterated in the neighbourhood plan to reinforce the importance of this designation.’</u></p> <p>Add new text to justification referring to relevant Local Plan policies.</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					• REC 1 Open space protection		
10.			Policy OA3	Comment	<p>OA3 Activity and Accessibility</p> <p>The first 2 paragraphs of this policy should be removed, as this is already covered by existing Local Plan 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. The following policy wording is advised:</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>Noted and partially accepted.</p> <p>The SG tried to identify important routes and gateways in the Parish and any proposed new footpaths / PROW but the important connections lie outside the parish boundary.</p>	<p>Amend Policy OA3 to:</p> <p><u>‘Where possible, development proposals should be designed to include easily accessible linkages 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 4.</u></p> <p><u>Any development that leads to the loss or degradation of any PROW will not be permitted in other than exceptional circumstances, and then only if a suitable alternative can be provided. Development proposals that involve the diversion of footpaths or bridleways will only be permitted where the diversion is no less convenient than the existing route.’</u></p> <p>Insert new Map to include important routes, gateways for walking, cycling, riding etc. (Consultants epd provided this)</p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>The other matters raised in this policy would be covered by a more general design guide focussed policy, suggested under the policy comments section of this document. However, directed to specific parts of the design code within supporting text is useful.</p> <p>Existing Local Plan policy LPS: • CO 1 Sustainable Travel and Transport SADPD: • INF 1 Cycleways, bridleways, and footpaths</p>		<p>Incorporate 3rd paragraph in new general policy on Design.</p> <p>Add new text to justification referring to relevant Local Plan policies.</p>
11.			Policy OA4 Policy OA5	Comment	<p>OA4 Responding to Over Alderley's Built Heritage and OA5 Responding to Local Character</p> <p>Most of this policy content is covered by existing Local Plan policy. It is noted that non-designated heritage assets are mentioned throughout the NDP, though not included within any policy. It is suggested these 2 policies</p>	<p>Noted and accepted.</p> <p>CEC subsequently advised that although they cannot offer the PC / SG support to review the proposed local list they are in the process of reviewing NdHAs generally and the proposed list could be considered as 'candidate' NDHAs until the final list is</p>	<p>Delete Policies OA4 and OA5 and replace with 1 single policy:</p> <p><u>'OAX Locally Listed Heritage Assets</u></p> <p><u>A candidate list of Locally Listed Non designated Heritage Assets has been prepared for Over Alderley Parish by Over Alderley Parish Council. These are identified on Figure 5, alongside the designated heritage assets and are listed in Appendix 2.</u></p>

Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>by consolidated and revised to focus on locally listing the non-designated heritage assets identified in appendix 2. CEC recommend the following wording:</p> <p>“OA4 Locally Listed Heritage Assets Policy HER 7 of the Site Allocations and Development Policies Document (2022) will apply to development proposals that affect the following designated locally listed heritage assets (Map X):</p> <ul style="list-style-type: none"> • *LIST ASSETS*” <p>This policy should be accompanied by a map displaying the designations. CEC can assist with any mapping requirements.</p> <p>Appendix 2 provides appropriate and relevant justifications for designating these assets; more reasoning and details, as well as imagery would be welcome.</p>	<p>designated by the Council. Therefore the Policy wording should be amended to reflect this.</p> <p>Insert map showing location of non-designated heritage assets.</p> <p>Also map historic landscape features – could be 2 maps or combined?</p> <p>(Note - further policy wording changes were subsequently agreed by the Steering Group).</p>	<p><u>Policy HER 7 of the Site Allocations and Development Policies Document (2022) will apply to development proposals that affect the locally listed heritage assets in Over Alderley once they have been designated.</u></p> <p><u>Planning applications will be required to demonstrate how development proposals impact on the significance of a heritage asset (whether scheduled or considered locally significant) and their setting. Proposals for new development must take into account the scale of any possible harm or loss. Measures should be put in place to avoid or minimise the harm or loss to such assets.</u></p> <p><u>New development should take account of the locally important landscape features. In particular, new development should not cause any unacceptable loss or reduction of the attractiveness and aspect of the distinctive key views in the neighbourhood area as identified on Figure 5, as supported by the Over Alderley Design Code.</u></p>

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					<p>The other matters raised in this policy would be covered by a more general design guide focussed policy, suggested under the policy comments section of this document. However, directed to specific parts of the design code within supporting text is useful.</p> <p>Existing Local Plan policy LPS:</p> <ul style="list-style-type: none"> • SE 7 The Historic Environment <p>SADPD:</p> <ul style="list-style-type: none"> • HER 1 Heritage assets • HER 2 Heritage at risk • HER 3 Conservation areas • HER 4 Listed buildings • HER 5 Registered parks and gardens • HER 6 Historic battlefields • HER 7 Non-designated heritage assets • HER 8 Archaeology • HER 9 Jodrell Bank World Heritage Site 		<p><u>Any proposal that threatens the heritage landscape of Over Alderley will not be supported.</u></p> <p>Insert new map showing location of all non-designated heritage assets.</p> <p>Insert photos of non-designated heritage assets in Appendix 2. Review table and insert further reasoning / detail if available.</p> <p>Refer other design related parts of the Policy to a new Policy OAX Design.</p> <p>Suggested wording for new Policy OAX Design:</p> <p><u>Policy OAX Design</u></p> <p><u>'All development proposals will be expected to be of a high quality and sensitive design which responds positively to Over Alderley's beautiful rural character and its many built and natural heritage assets.'</u></p> <p>1. <u>Roads and Movement</u></p>

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							<p><u>Highways schemes should respect the street hierarchy in accordance with the Over Alderley Design Codes set out in 4.12 General Principles: Respecting the street hierarchy (see Appendix 4).</u></p> <p>Hedgerows and green verges should be conserved and on secondary and tertiary routes pedestrians, cyclists and horse riders should be prioritised. Proposals which reduce the impacts of roadside parking on rural lanes will be supported</p> <p><u>'Pedestrians, cyclists and horse riders should be prioritised on secondary and tertiary routes.'</u></p> <p><u>Hedgerows and green verges should be conserved, and proposals which reduce the impacts of roadside parking on rural lanes will be supported.'</u></p> <p>2. <u>Protecting Heritage Assets</u></p> <p><u>Development should enhance the character and appearance of heritage assets in accordance with the</u></p>

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							<p><u>following guidance in the Over Alderley Design Codes (see Appendix 4):</u></p> <ul style="list-style-type: none"> • <u>4.9 General Principles: Relationship to heritage assets;</u> • <u>4.10 Design detail: Understanding and interpreting typical design features for heritage assets; and</u> • <u>4.11 Design detail: Typical materials for consideration.</u> <p>1. Due consideration must be given in planning and design to the historic environment within which development is located. Designs should take their cues from and be in harmony with nearby buildings and structures.</p> <p>2. New buildings and extensions including those that are ancillary to heritage assets should not harm the significance of the asset itself, its setting nor the wider character of the area.</p> <p>3. Alterations to openings should retain the character and design of the existing profile. Where the original property has a symmetrical form, the size and shape of new windows and</p>

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							<p><u>openings may vary in shape but should remain symmetrical and retain elements of the existing property. Exceptions may be made where fully justified and where high-quality contemporary designs are delivered which respect the context.</u></p> <p>4. Schemes which conserve and restore buildings and features at risk will be supported provided designs address the above key principles.</p> <p><u>3. Local Character</u></p> <p><u>Development proposals should ensure that the sparsely settled and rural character of Over Alderley is preserved.</u></p> <p><u>All development proposals should demonstrate how they have complied with the following guidance set out in the Over Alderley Design Codes where they apply to the development concerned (see Appendix 4):</u></p> <ul style="list-style-type: none"> <u>• 4.6 Design detail: Development in an open setting;</u> <u>• 4.7 General Principles: Respecting the enclosed setting;</u>

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							<u>4.8 Design detail: Development enclosed by the landscape including Parkland settings;</u> <ul style="list-style-type: none"> • <u>4.11 Design detail: Typical materials for consideration; and</u> • <u>4.12 General Principles: Respecting the street hierarchy.</u>
12.			Policy OA6	Comment	<p>OA6 Landscape Character</p> <p>Much of this policy content is covered by existing Local Plan policy.</p> <p>The matters raised in this policy would be covered by a more general design guide focussed policy, suggested under the policy comments section of this document. However, directed to specific parts of the design code within supporting text is useful.</p> <p>Existing Local Plan policy LPS: <ul style="list-style-type: none"> • SE 4 The Landscape SADPD: <ul style="list-style-type: none"> • ENV 3 Landscape character • ENV 5 Landscaping </p>	<p>Not accepted.</p> <p>The NDP Policy lists aspects of local landscape character in the policy which are important, thereby including important local detail.</p> <p>The Policy should be retained as a separate policy as it refers to the natural environment. It should not be included in a general policy on Design (new Policy OA5).</p>	No change.

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13.			OA7 Dark Skies and Lighting	Comment	<p>OA7 Dark Skies and Lighting</p> <p>Existing Local Plan policy does mostly cover this issue.</p> <p>The second paragraph should be reviewed; “to be seen” should be removed. External lighting could most likely be “seen” from a greater distance at night-time and is therefore restrictive test to place on proposals. Also, “significant openings” should be reworded as this narrows the circumstance to which this policy may apply. The following worded is suggested:</p> <p>“Where development proposals include external lighting or by virtue of design would result in internal lighting to be projected externally, the proposed lighting should be the minimum required, and appropriate to its purpose, use and location.”</p> <p>The final paragraph should be expanded upon, how can</p>	<p>Accepted.</p> <p>Amend Policy as suggested.</p> <p>Include a map showing street lighting. (Note further minor wording changes were subsequently agreed by the Steering Group)</p>	<p>Amend Policy to:</p> <p><u>Draft Policy OAX Dark Skies and Lighting</u></p> <p><u>The design and use of external lighting schemes should be sensitive to Over Alderley’s dark skies and protect wildlife and biodiversity.</u></p> <p>Where development proposals include external lighting or have significant openings that would allow internal lighting to be seen externally, the proposed lighting should be the minimum required, and appropriate to its purpose, use and location.</p> <p><u>‘Where development proposals include external lighting or by virtue of design would result in internal lighting to be projected externally, the proposed lighting should be the minimum required, and appropriate to its purpose, use and location.</u></p> <p><u>All external lighting schemes should:</u></p> <ol style="list-style-type: none"> <u>1. Minimise energy consumption by using low energy bulbs;</u> <u>2. Minimise light spillage into adjoining areas and the sky by directing lighting</u>

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					<p>street lighting be sympathetic in luminosity within an area of dark skies? It is suggested this relate to the principle of being permitted due to public safety. Should the street lighting be sparse and therefore strategic placed?</p> <p>A map showing street lighting in Over Alderley may be a beneficial inclusion within the supporting text of this policy to further justify and provide context.</p> <p>CEC can assist with any mapping requirements.</p> <p>Policy ENV 14 of the SADPD provides provision regarding light pollution.</p> <p>Existing Local Plan policy LPS:</p> <ul style="list-style-type: none"> • SE 12 Pollution, Land Contamination and Land Instability <p>SADPD:</p> <ul style="list-style-type: none"> • ENV 14 Light pollution • HOU 12 Amenity 		<p><u>downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage;</u></p> <p><u>3. Utilise motion sensors to avoid permanently lit outside lights and design security lighting to be appropriate to the setting, unobtrusive and to have consideration for neighbouring amenity.</u></p> <p><u>The use of street lighting is not supported unless it is deemed necessary for reasons of public safety, in which case it should be 'sparse and only provided on routes frequently used by pedestrians, cyclists and horse riders and / or in areas close to local community facilities. All schemes will be expected to comply with the requirements for street lighting set out in The Cheshire East Borough Design Guide A Supplementary Planning Document Adopted 2nd May 2017 Volume 2: Residential Guidance - Creating Quality and be' sympathetic in design and luminosity to the surrounding area and local wildlife, in particular bats.</u></p>

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							Include a map showing streetlights (Note - epd subsequently provided a map showing light pollution).
14.			OA8 Wildlife	Comment	<p>OA8 Wildlife</p> <p>Some of the content in this policy is addressed in existing Local Plan policy.</p> <p>This policy benefits from identifying areas for improvement, though it is recommended this be more specific for some of the criteria.</p> <p>A map detailing locations could support the policy, CEC can assist with any mapping requirements.</p> <p>It is noted that a wildlife survey produced by the Cheshire Wildlife Trust is mentioned (paragraph 4.3.15). The key findings of this survey should</p>	<p>Noted.</p> <p>The PC has commissioned a wildlife survey which could provide more specific information for inclusion in the submission plan.</p>	<p>The Policy has been revised in consultation with epd consultants.</p>

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					<p>be published within the plan to justify this policy, especially any mapped information, which should be directly referenced within the policy. Doing so would also benefit decision-making within the context of the environmental network policies present in the SADPD.</p> <p>Existing Local Plan policy LPS:</p> <ul style="list-style-type: none"> • SE 3 Biodiversity and Geodiversity <p>SADPD:</p> <ul style="list-style-type: none"> • ENV 1 Ecological network • ENV 2 Ecological implementation 		
15.			Policy OA9	Comment	<p>OA9 Sustainable Design Guidance</p> <p>The matters raised in this policy would be covered by a more general design guide focussed policy, suggested under the policy comments section of this document. However, directed to specific</p>	<p>Partially accepted.</p> <p>Refer to Table 2 United Utilities comments. The PC would prefer to retain a standalone policy on Sustainable Design, as the Policy will include additional text and criteria following recommended</p>	<p>Amend Policy as suggested and move Policy and supporting text to follow on from new Policy OAX Design.</p> <p>OAX Sustainable Design Guidance</p> <p>Amend final paragraph to:</p> <p>Eco-housing and innovative designs that result in appropriate certification,</p>

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					<p>parts of the design code within supporting text is useful.</p> <p>The final paragraph should be rephrased: “Development proposals should seek to incorporate innovative design solutions related to eco-housing principles, which would seek to exceed Part L of the building regulations and/or result in appropriate certification, such as Passivhaus.”</p> <p>Existing Local Plan policy LPS:</p> <ul style="list-style-type: none"> • SD 1 Sustainable Development in Cheshire East • SD 2 Sustainable Development Principles • SE 8 Renewable and Low Carbon Energy • SE 9 Energy Efficient Development <p>SADPD:</p> <ul style="list-style-type: none"> • ENV 7 Climate change • ENV 16 Surface water management and flood risk 	<p>changes referring to water and drainage.</p> <p>Amend Policy.</p> <p>The Policy and supporting text could be moved to follow on from new Policy OA5 Design.</p>	<p>such as Passivhaus, will be supported.</p> <p><u>‘Development proposals should seek to incorporate innovative design solutions related to eco-housing principles, which would seek to exceed Part L of the building regulations and/or result in appropriate certification, such as Passivhaus.’</u></p> <p>Renumber other policies as appropriate.</p>

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16.			Policy OA10	Comment	<p>OA10 Agricultural and Equestrian Development and Conversions</p> <p>Remove “Where planning consent is required,”. The policy will only be considered where planning permission is required, so this is not necessary.</p> <p>The theme and most of the matters covered in this policy are covered within RUR 7 and 14 of the SADPD, this policy should be reviewed in conjunction with these policies and any duplication should be avoided.</p> <p>Any matters specific to Over Alderley relating to this issue should be included.</p> <p>The purpose of the second to last paragraph needs to be clarified. Is this intended to be a condition imposed on new development? If this policy wording is to safeguard against Class Q conversions,</p>	<p>Accepted.</p> <p>Amend Policy as suggested.</p>	<p><u>Policy OAX Agricultural and Equestrian Development and Conversions</u></p> <p><u>(Amended policy wording)</u></p> <p>Where planning consent is required, Proposals for new agricultural or equestrian buildings including barns, stables, shelters or other accommodation to provide storage or to house animals in the open countryside will be expected to:</p> <ol style="list-style-type: none"> 1. Be clearly designed and suitable for the agricultural or equestrian purposes proposed. Features generally associated with residential uses such as windows, front door openings, rooflights and substantial loft space will not be acceptable. 2. Use appropriate and temporary materials such as timber mounted on low brick plinths, and avoid extensive use of more permanent materials such as brick or stone. 3. Use siting and design which is sensitive to the landscape setting and does not disrupt the openness of the countryside. Buildings should not be in an open or prominent position and, if possible, should be close to existing

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					<p>Permitted Development rights are usually removed as a condition of approval regarding development of this context.</p> <p>Existing Local Plan policy SADPD:</p> <ul style="list-style-type: none"> • RUR 7 Equestrian development outside of settlement boundaries • RUR 14 Re-use of rural buildings for residential use 		<p>buildings. Built form should be blended into the landscape or, on sloping sites, set into the slope to reduce visual impact. Siting of buildings adjacent to existing woods, walls or hedgerows also may help to assimilate them into the landscape. Locally appropriate species should be used in screening.</p> <p>When such buildings and structures are no longer needed, the area occupied will be returned to open land or uses considered not inappropriate in the Green Belt.</p> <p>Conversions of agricultural buildings to residential uses should be sensitive to historic form and character and avoid intrusive and urbanising designs. Any characteristic features of traditional agricultural buildings <u>in conversions</u> should be retained and integrated within the design of the development and previous footprints should be maintained.</p>

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17			Policy OA11	Comment	<p>OA11 Protecting Over Alderley's Peace and Tranquillity</p> <p>Paragraphs 102 and 185 of the NPPF refer to tranquillity. Paragraph 102 mentions tranquillity in the context of criteria for designating Local Green Space. Paragraph 185 mentions identifying and protecting tranquil areas.</p> <p>Can the supporting text provide justification for identifying Over Alderley as a tranquil area? For example, reference to its vastly covered by Green Belt, and although not within the Parish boundary, employment use is largely confined to Alderley Park (or other areas?).</p> <p>The following policy wording is suggested:</p> <p>“Development proposals for business related use should firstly avoid the creation of audible and visual harm,</p>	<p>Accepted.</p> <p>Insert additional supporting text and amend policy as suggested.</p>	<p>Insert additional supporting text justifying Over Alderley as a tranquil area eg</p> <p><u>‘The neighbourhood plan area is entirely washed over in the Green Belt, and its character is predominately rural and natural with rolling agricultural land and woodlands. The area is sparsely populated and with no main village settlement, development is largely scattered. The area of the parish within Alderley Park is the only part of the neighbourhood area where employment and housing development intrude on the overall sense of peace and tranquillity.’</u></p> <p><u>Amend Policy to:</u></p> <p><u>Policy OAX Protecting Over Alderley's Peace and Tranquillity</u></p> <p><u>‘Development proposals for business related use should firstly avoid the creation of audible and visual harm, where this is not possible, suitable acoustic and visual screening and soft landscaping should be integrated into design proposals to minimise noise</u></p>

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					<p>where this is not possible, suitable acoustic and visual screening and soft landscaping should be integrated into design proposals to minimise noise impact and for the purpose of promoting and protecting tranquillity.”</p> <p>Existing Local Plan policy SADPD: <ul style="list-style-type: none"> • RUR 10 Employment development in the open countryside </p>		<p><u>impact and for the purpose of promoting and protecting tranquillity.’</u></p> <p>Further wording was subsequently added by the Steering Group:</p> <p><u>‘Development proposals will only be supported where they conserve and enhance peace and tranquility, this includes protecting the experience for PRow users and local residents.’</u></p>

Table 2 Consultation Bodies and Other Groups

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1. (A) South Derbyshire District Council			All	No comment	Hello Dr Maddock We have received your email down here at South Derbyshire District Council, and I am not sure why. Can you please advise if this has been sent to us in error. Many thanks	Noted. Good afternoon, Many thanks for your email. Cheshire East Council provided a list of email addresses to which we were instructed to issue the consultation notice. Your email address was included in this list. I appreciate, however, that given South Derbyshire is quite far from Over Alderley that you may not have many comments!	No change.
2. (C) Peak District National Park				No comment	Many thanks for the consultation on this document. Due to the distance from our boundary the Peak District National Park do not have any comments on your Neighbourhood Plan, but appreciate being consulted.	Noted.	No change..
3. (D) Sport England				Comment	Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can	Noted. The NDP protects a local play area and encourages active lifestyles by recognising the area's role	No change.

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					<p>play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p>	<p>as a walking, cycling and horse-riding destination. The Plan supports connections and improvements to existing PROW and identifies where improvements may be made.</p>	

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					<p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering</p>		

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					<p>their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p>		

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					<p>http://www.sportengland.org/planningtoolsandguidance If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section),</p>		

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					<p>links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved. NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p>		

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					<p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign (Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.) If you need any further advice, please do not hesitate to contact Sport England using the contact details below. Yours sincerely Planning Technical Team</p>		
4. (G) National Grid	All			General comment	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the</p>	<p>Noted.</p> <p>The NDP does not include any site allocations for new development and National Grid would be consulted on proposals as part of the development management process.</p>	No change.

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					<p>electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p>		

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					<p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to NGET infrastructure. If you require any further information in respect of this letter, then please contact us.</p> <p>Yours faithfully</p>		
5. (H) National Gas Transmission	All			General comment	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p>	<p>Noted.</p> <p>The NDP does not include any site allocations for new development and National Grid would be consulted on proposals as part of the development management process.</p>	No change.

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					<p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p> <p>Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect</p>		

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					our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included: If you require any further information in respect of this letter, then please contact us. Yours faithfully,		
6. (J) Coal Authority	All			General comment.	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.	Noted.	No change.
7. (K) Historic England	All			General comment.	As the public body that advises on England's historic environment, we are pleased to offer our comments on the pre-submission draft of Over Alderley Neighbourhood Plan. The Over Alderley Neighbourhood Plan area contains a number of designated heritage assets including listed buildings and scheduled monuments. The plan area is also likely to contain	Noted. The OANDP takes a very positive approach to built heritage. Policies include reference to non designated built heritage assets in the Parish identified as part of the NDP process. Design policies are informed by Design Codes and have a strong focus on ensuring	No change.

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					<p>many other features of local historic, architectural or archaeological value.</p> <p>The planning and conservation staff at Cheshire East Council are best placed to assist with the development and refinement of your plan in relation to the historic environment. However, we do offer our general advice below.</p> <p>If you have not already done so, we also recommend that you also speak to the staff at Cheshire Archaeology Planning Advisory Service who manage the Historic Environment Record (HER, formerly SMR).</p> <p>They should be able to provide details of locally important buildings, archaeological remains and landscapes as well as designated heritage assets.</p> <p>To ensure that the protection and enhancement of the historic environment is fully embedded within Over Alderley Neighbourhood Plan, we recommend that you refer to our advice on 'Neighbourhood Planning and the Historic Environment' and particular our Advice Note No.11 (HEAN11), which is available on our website here:</p>	<p>development is well designed and sympathetic to built and landscape heritage.</p>	

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					<p>historicengland.org.uk/advice/planning/improve-your-neighbourhood/ <https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/></p> <p>This should be the first port of call for advice on heritage in neighbourhood plans, being written specifically for those, such as yourselves, preparing plans.</p> <p>Other Historic England advice and guidance that may find useful include:</p> <ul style="list-style-type: none"> • HE Advice Note 2 - Making Changes to Heritage Assets (HEAN2): historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/ <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/> • HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets (GPA3): historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> • HE Advice Note 7 - Local Heritage Listing (HEAN7): 		

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					<p> historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7 historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7 • HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment (HEAN8): historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/ historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/ The National Planning Policy Framework (NPPF) indicates that plans should set out a positive strategy for the conservation and enjoyment of the historic environment (para 190) and can include detailed policies on conserving and enhancing the historic environment and establishing design principles (para 28). It is important that your plan identifies heritage assets in the area and includes a positive strategy to safeguard those elements that contribute to their </p>		

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					<p>significance. This will ensure they can be appropriately conserved and enjoyed now and in the future. The plan might, for example, address the following:</p> <ul style="list-style-type: none"> • Consider how the plan's objectives can be achieved by maximising the wider social, cultural, economic and environmental benefits of the area's heritage, e.g. regeneration, tourism, learning, leisure, wellbeing and enjoyment. • Locate new development to protect the significance of heritage assets and their settings. • Give detail on the expected scale, density, massing, height, landscape, layout, materials and access of new development. • Offer solutions to heritage assets that are at risk from their condition or vacancy; or are vulnerable to becoming so during the life of the plan. The national register does not ordinarily cover Grade II listed buildings or non-designated heritage assets, so your plan could usefully consider whether there are any are at risk. • Consider how the significance of heritage assets can be enhanced. 		

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					<p>As well as designated heritage assets (such as listed buildings, scheduled monuments, conservation areas, and registered parks and gardens), your plan presents an opportunity to include a positive strategy for local heritage assets (these may include buildings, monuments, sites, places, areas, landscapes or views that are important to the local community for their heritage value). Government's National Planning Practice Guidance (PPG) is clear that neighbourhood plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale.</p> <p>The strategy and policies in your plan should be based on proportionate, robust evidence. For heritage, this might include a characterisation study, historic area assessment or archaeological appraisal, for example. Rather than just the presence or absence of heritage assets, evidence should focus on what makes them significant and, where relevant, vulnerable.</p>		

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					<p>In terms of the plan’s policies, rather than re-writing higher-level policy, we suggest that neighbourhood plan policies add local depth to their application. For example, setting out specific themes, characteristics or features to be protected, or what measures would be acceptable to mitigate the impact of development that higher-level policy might allow. Policies can set out good design principles, local characteristics and appropriate materials to which new development will be required to respond. Paragraph 127 of the NPPF supports this, saying that neighbourhood planning groups can play an important role in identifying the special qualities of the area and explain how this should be reflected in development.</p> <p>We also recommend that you familiarise yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF, and ensure that your plan maintains consistency with the terminology used in the NPPF. We also suggest copying these and other</p>		

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					<p>terms across to your plan's own glossary. You can also familiarise yourself with, and include within your plan, the basic legislative and policy protections that heritage assets in England enjoy by browsing our online Heritage Protection Guide at historicengland.org.uk/advice/hpg <https://historicengland.org.uk/advice/hpg></p> <p>Finally, we should like to stress that this advice is based on the information provided by Over Alderley Parish Council on 17 May 2023. To avoid any doubt, this does not reflect our obligation to provide further advice on, or potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment. Thank you for providing Historic England with the opportunity to comment.</p>		
8. (L) Natural England	All			General comment	<p>Thank you for your consultation on the above dated 17 May 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for</p>	<p>Noted.</p> <p>The OANDP takes a positive approach to protecting and enhancing the natural environment.</p>	No change

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					<p>the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Over Alderley Neighbourhood Plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk. Yours sincerely</p>	<p>The Plan describes local landscape character and includes a policy to protect and enhance it. The OANDP also notes the many important wildlife areas in the Parish and includes a policy which supports BNG.</p> <p>A wildlife and landscape survey has been commissioned to provide important background information.</p>	
9.1 (N) United Utilities	All			General Comment	<p>OVER ALDERLEY PARISH COUNCIL – OVER ALDERLEY DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>Thank you for your consultation seeking the views of United Utilities Water Limited (UUW) as part of the Neighbourhood Plan (NP) for Over Alderley. UUW wishes to build a strong</p>	<p>Noted.</p> <p>The NDP does not include any site allocations for new development and United Utilities would be consulted on proposals as part of the development management process.</p>	No change.

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					<p>partnership with neighbourhood groups to aid sustainable development and growth</p> <p>Allocations for New Development Following our review of the NP, we note that there are no site-specific allocations for new development above and beyond those already identified in the wider development plan for Cheshire East. If this were to change, we would request early dialogue so that we can inform the site selection process and ensure any issues that are a concern to us are highlighted to you as early as possible.</p>		
9.2 (N) United Utilities	All			General comment	<p>Our Assets It is important to outline the need for our assets to be fully considered in any proposals in the NP Area. UW will not allow building over or in close proximity to a water main. UW will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.</p> <p>Site promoters should not assume that our assets can be diverted.</p>	<p>Noted.</p> <p>The NDP does not include any site allocations for new development and United Utilities would be consulted on proposals as part of the development management process.</p>	No change.

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					<p>On occasion, an asset protection matter within a site can preclude delivery of a proposed development. It is critical that site promoters / applicants engage with UUW on the detail of their design and the proposed construction works. All UUW assets will need to be afforded due regard in the masterplanning process for a site.</p> <p>This should include careful consideration of landscaping and biodiversity proposals in the vicinity of our assets and any changes in levels and proposed crossing points (access points and services).</p> <p>We strongly recommend that the LPA advises future applicants / promoters of the importance of fully understanding site constraints as soon as possible, ideally before any land transaction is negotiated, so that the implications of our assets on development can be fully understood. We ask site promoters to contact UUW to understand any implications using the below details: Developer Services – Wastewater Tel: 03456 723 723 Email: SewerAdoptions@uuplc.co.uk</p>		

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					Developer Services – Water Tel: 0345 072 6067 Email: DeveloperServicesWater@uuplc.co.uk		
9.3 (N) United Utilities			OA8 Wildlife	Comment	<p>Draft Policy OA8 Wildlife</p> <p>We note that this policy states: 'As a principle, there should be a measurable net gain enhancement of biodiversity assets, with a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain should be provided on site, unless it is not technically possible, in which case off-site contributions will be sought within the Over Alderley neighbourhood area and parish.'</p> <p>As an infrastructure provider, we request that the reference to 'unless it is not technically possible' is amended. On-site provision may not be the most appropriate long term solution for the delivery of BNG when investing in key infrastructure such as water and wastewater assets. It is critical that land at and around our key infrastructure sites is not sterilised to ensure that we are able to flexibly and most</p>	<p>Partially accepted.</p> <p>Amend Policy OA8 Wildlife as suggested.</p>	<p>Amend Policy OA8.</p> <p>Amend Paragraph 3 to:</p> <p>As a principle, there should be a measurable net gain enhancement of biodiversity assets, with a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain should be provided on site, unless it is not technically possible, <u>'unless evidence is presented to demonstrate that an off-site proposal would be a more beneficial solution for the Parish'</u> in which case off-site contributions will be sought within the Over</p>

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					<p>appropriately respond to future growth and environmental drivers. This approach is supported by the planning practice guidance which states that the approach to BNG should be resilient to future pressures from further development. It states: 'When assessing opportunities and proposals to secure biodiversity net gain, the local planning authority will need to have regard to all relevant policies, especially those on open space, health, green infrastructure, Green Belt and landscape. It will also be important to consider whether provisions for biodiversity net gain will be resilient to future pressures from further development or climate change, and supported by appropriate maintenance arrangements. Paragraph: 023 Reference ID: 8-023-20190721 Revision date: 21 07 2019'</p> <p>In this context, whilst an on-site solution may be technically possible, it may not be the most resilient to future pressures from development or climate change. We therefore recommend that 'unless it is not technically possible' is replaced with 'unless evidence is presented to</p>		<p>Alderley neighbourhood area and parish. The developer will be responsible for maintaining and ensuring the net gain over 30 years. These requirements will be secured through a S106 planning obligation, biodiversity gain plan or other mechanism required by legislation or regulation.</p> <p>Add further text to the end of the Policy:</p> <p><u>'In order to protect local assets, biodiversity mitigation / enhancement should not be located directly over existing water and wastewater assets or where excavation onto the asset would require removal of the biodiversity.'</u></p>

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					<p>demonstrate that an off-site proposal would be a more appropriate solution for BNG.'</p> <p>We also request that the policy should also allow for provision outside the boundary of the NP Area even though there may be a preference to locate any BNG within the NP boundary. This reflects the fact that the most effective solution for ecological enhancement may not be located within the NP Area. Indeed an area on the boundary of the NP Area may more appropriately locate BNG near to the site but outside the NP Area. We therefore suggest the following amendment to the proposed policy wording:</p> <p>'2. Where this is not possible, securing local off-site habitat management to provide an overall benefit with the neighbourhood area and parish unless evidence is presented to demonstrate that a solution outside the neighbourhood / parish area would be a more appropriate solution for BNG.'</p> <p>Finally we wish to note that biodiversity mitigation / enhancement should not be located directly over water and</p>		

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					wastewater assets or where excavation onto the asset would require removal of the biodiversity.		
9.4 (N) United Utilities			Policy OA9	Comment	Sustainable Design UJW notes the importance of climate change and the wider issues associated with the climate emergency that are outlined in the NP. A critical element of the response to climate change is sustainable surface water management and the efficient use of clean water supply. We wish to ensure that the NP gives appropriate emphasis to designing new development so that it is resilient to the challenges of future climate change, such as, multi-functional sustainable drainage, avoidance of flood risk, natural flood management techniques and the incorporation of water supply efficiency measures.	Noted. The OANDP notes the climate emergency and the need for development to incorporate principles of sustainability.	No change – see proposed detailed changes below.
9.5 (N) United Utilities			Policy OA9	Comment	Policy OA9 Sustainable Design Guidance UJW recommends the following additional wording as part of Policy OA9 Sustainable Design Guidance. 'In addition, developments should:	Accepted. Amend Policy OA9 as suggested.	Amend Policy OA9. In addition, developments should: 1. Maximise water efficiency through storage and re-use of

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					<ul style="list-style-type: none"> • Apply the surface water hierarchy and incorporate sustainable drainage which is multi-functional, in preference to underground piped and tanked storage systems, unless, there is clear evidence why such techniques are not possible. • Ensure landscaping proposals are integrated with the strategy for sustainable water management.' <p>We also wish to suggest the following additional paragraphs to the Justification section of Policy OA9 Sustainable Design Guidance:</p> <p>Sustainable surface water management and the efficient use of water are critical elements of the design and development process. Sustainable surface water management should be at the forefront of the design process and linked to green/blue infrastructure, landscape design and biodiversity. Green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and reduce flood risk. Green / blue infrastructure and landscape provision play an important role in managing water close to its source.</p>		<p>grey water and using appropriate climate resilient planting in landscaping schemes;</p> <p>2. Use sustainable drainage schemes where appropriate to manage surface water on site and enhance local wetland habitats; and</p> <p><u>2. Apply the surface water hierarchy and incorporate sustainable drainage which is multi-functional, in preference to underground piped and tanked storage systems, unless, there is clear evidence why such techniques are not possible;</u></p> <p><u>3. Ensure landscaping proposals are integrated with the strategy for sustainable water management; and</u></p> <p>4. Provide sufficient garden areas to provide</p>

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							<p>space for food growing and wildlife.</p> <p>Add further text to justification for the Policy:</p> <p><u>'In addition sustainable surface water management and the efficient use of water are critical elements of the design and development process. Sustainable surface water management should be at the forefront of the design process and linked to green/blue infrastructure, landscape design and biodiversity. Green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and</u></p>

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							<u>reduce flood risk. Green / blue infrastructure and landscape provision play an important role in managing water close to its source.'</u>
9.6 (N) United Utilities			Policy OA9 or new Policy	Comment	<p>Water Efficiency</p> <p>Building Regulations Part G includes an optional standard for water efficiency of 110 litres per person per day (l/p/day) for new residential development which can be implemented through local planning policy where there is a clear need based on evidence. In this regard, we have enclosed evidence prepared by Water Resources West to support the adoption of the Building Regulations optional requirement for local authorities in North West England and the Midlands. We therefore recommend the inclusion of the following additional wording in the emerging NP regarding water efficiency. This could be included as an additional criterion to Policy OA9 Sustainable Design Guidance or as a separate new policy:</p> <p>'All new residential developments must achieve, as a minimum, the optional</p>	Not accepted.	No change.

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					<p>requirement set through Building Regulations Requirement G2: Water Efficiency or any future updates. All major non-residential development shall incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM 'Excellent' standard. Where the 'Excellent' Standard cannot be achieved, evidence must be submitted with an application to the satisfaction of the local planning authority. The BREEAM 'Very Good' standard must be met as a minimum.'</p> <p>We wish to highlight that improving water efficiency makes a valuable contribution to water reduction as well as carbon reduction noting that water and energy efficiency are linked. We also wish to note the associated societal benefits by helping to reduce customer bills.</p>		
9.7 (N) United Utilities			New Policy	Comment	<p>Sustainable Drainage – Foul Water and Surface Water</p> <p>In addition to the recommended changes to Policy OA9 Sustainable Design Guidance set out above, we recommend that the NP includes a</p>	<p>Not accepted.</p> <p>The steering group agreed that the suggested changes would involve the addition of significant technical detail which would not sit well with</p>	No change.

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					<p>comprehensive policy on foul and surface water management. This is because control over the management of surface water is a critical response to the challenge of climate change. Sustainable surface water management helps to control the flows and volumes of surface water that enter the public sewer and therefore are an inherent component of reducing the likelihood of discharges into the regions watercourses from sewer overflows. Our example sustainable drainage policy is set out below and we recommend that you include this in your NP.</p> <p>'Sustainable Drainage – Foul and Surface Water All applications must be supported by a strategy for foul and surface water management. Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> i. An adequate soakaway or some other form of infiltration system. ii. An attenuated discharge to a surface water body. iii. An attenuated discharge to public surface water sewer, highway drain or another drainage system. 	<p>the rest of the Plan. Water management is already covered in higher level strategic policies in the CEC Local Plan and it is understood that an SPD on SuDS will shortly be adopted by CEC.</p>	

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					<p>iv. An attenuated discharge to public combined sewer. Proposals should be designed to maximise the retention of surface water on-site and minimise the volume, and rate of, surface water discharge off-site. On greenfield sites, any rate of discharge shall be restricted to a greenfield run-off rate. On previously developed land, applicants must also follow the hierarchy for surface water management and target a reduction to a greenfield rate of run-off. Proposals on previously developed land must achieve a minimum reduction in the rate of surface water discharge of 30% rising to a minimum of 50% in any critical drainage area identified by the SFRA. To demonstrate any reduction, applicants must submit clear evidence of existing operational connections from the site with associated calculations on rates of discharge. Where clear evidence of existing connections is not provided, applicants will be required to discharge at a greenfield rate of run-off.</p> <p>The design of proposals must assess and respond to the existing hydrological characteristics of a site to ensure a flood resilient design is achieved and</p>		

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					<p>water / flooding is not deflected or constricted.</p> <p>Applications for major development will be required to incorporate sustainable drainage which is multi-functional, in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless, there is clear evidence why such techniques are not possible. The sustainable drainage should be integrated with the landscaped environment and the strategy for biodiversity net gain.</p> <p>For any development proposal which is part of a wider development / allocation, foul and surface water strategies must be part of a holistic site-wide strategy. Pumped drainage systems must be minimised and a proliferation of pumping stations on a phased development will not be acceptable. Applications must be accompanied by drainage management and maintenance plans including a plan for any watercourse within the application site or an adjacent watercourse where the application site is afforded riparian rights.</p> <p>Explanatory Text</p>		

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					<p>Application of the hierarchy for managing surface water is a key requirement for all development sites to reduce flood risk and the impact on the environment. Clear evidence must be submitted to demonstrate why alternative preferable options in the surface water hierarchy are not available before discharging surface water to the public sewer.</p> <p>Foul and surface water drainage must be considered early in the design process. Sustainable drainage should be integrated with the landscaped environment and designed in accordance with the four pillars of sustainable drainage (water quantity, water quality, amenity and biodiversity). It should identify SuDS opportunities, including retrofit SuDS opportunities, such as green roofs; permeable surfacing; soakaways; filter drainage; swales; bioretention tree pits; rain gardens; basins; ponds; reedbeds and wetlands. Any drainage should be designed in accordance with 'Ciria C753 The SuDS Manual', sewerage sector guidance, or any subsequent replacement guidance.</p>		

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					<p>The hydrological assessment of the site must consider site topography, naturally occurring flow paths, ephemeral watercourses and any low lying areas where water naturally accumulates. Resultant layouts must take account of such circumstances. Applications will be required to consider exceedance / overland flow paths from existing and proposed drainage features and confirm ground levels, finished floor levels and drainage details. Drainage details, ground levels and finished floor levels are critical to ensure the proposal is resilient to flood risk and climate change. It is good practice to ensure the external levels fall away from the ground floor level of the proposed buildings (following any regrade), to allow for safe overland flow routes within the development and minimise any associated flood risk from overland flows. In addition, where the ground level of the site is below the ground level at the point where the drainage connects to the public sewer, care must be taken to ensure that the proposed development is not at an increased risk of sewer surcharge. It is good practice for the finished floor</p>		

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					<p>levels and manhole cover levels (including those that serve private drainage runs) to be higher than the manhole cover level at the point of connection to the receiving sewer.</p> <p>Holistic site-wide drainage strategies will be required to ensure a coordinated approach to drainage between phase and between developers. Applicants must demonstrate how the approach to drainage on any phase of development has regard to interconnecting phases within a larger site with infrastructure sized to accommodate interconnecting phases. When necessary, the holistic drainage strategy must be updated to reflect any changing circumstances between each phase(s). The strategy shall demonstrate communication with infrastructure providers and outline how each phase interacts with other phases.</p>		
9.8 (N) United Utilities			OA9	Comment	<p>Flood Risk</p> <p>In accordance with the definition of flood risk in the National Planning Practice Guidance and the need to ensure new development is resilient and responsive to the challenge of climate change, we continue to</p>	<p>Not accepted.</p> <p>The steering group agreed that the suggested changes would involve the addition of significant technical detail which would not sit well with the rest of the Plan. Water management is already</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>recommend the inclusion of the following wording relating to flood risk.</p> <p>'The risk of flooding from any source must be considered. Applicants will be required to consult with the water and sewerage undertaker to confirm the nature and extent of any flood risk from sewers and reservoirs.</p> <p>For sewers, the consultation should confirm:</p> <p>a) if there are any sewer surcharge levels at the point of connection that could influence site design;</p> <p>b) whether there is an incident of sewer flooding at, or in the vicinity of, the proposed development site; and</p> <p>c) if sewer modelling data indicates that existing sewers that pass through or near to the site present a modelled risk of sewer flooding.</p> <p>This information will inform whether to apply the sequential approach. Development should not be located in an area at risk of flooding. Applicants must demonstrate that proposals do not increase flood risk and are safe. Applicants should not assume that changes in levels or that changes to the public sewer (including diversion), will</p>	<p>covered in higher level strategic policies in the CEC Local Plan and it is understood that an SPD on SuDS will shortly be adopted by CEC.</p>	

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					be acceptable as such proposals could increase / displace flood risk.'		
9.9 (N) United Utilities			New Policy	Comment	<p>New Policy – Supporting Utility Infrastructure</p> <p>U UW wishes to highlight that it owns assets adjacent to the settlement boundary in an area of open countryside and within the green belt. This includes Lowerhouse Water Treatment Works. Upgrades to such assets may be required in the near future, and it is important to ensure that any required upgrades and expansions to these sites can be made in order for us to meet the infrastructure requirements of proposed future development in the borough and future environmental drivers. U UW requests support for any investment in our assets. It is therefore requested that a policy is included in the NP to recognise that investment in water and wastewater infrastructure, including infrastructure located outside the settlement boundary, is appropriate for development for operational infrastructure purposes. Our recommended wording is:</p>	<p>Accepted.</p> <p>Insert new Policy supporting investment in infrastructure as suggested.</p> <p>UU should note however that NDP policies can only relate to development proposals within the designated neighbourhood plan area / parish boundary.</p>	<p>Insert new NDP Policy after sustainable design section:</p> <p><u>'Policy OAX Infrastructure:</u></p> <p><u>Proposals for water and wastewater infrastructure investment will be supported where they facilitate the delivery of wider sustainable development and meet the environmental objectives of water and sewerage undertakers. This includes development proposals for water and wastewater infrastructure in protected areas such as the Green Belt, open countryside or in existing green spaces, where the investment is needed to respond to future growth</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>'We will support water and wastewater infrastructure investment which facilitates the delivery of wider sustainable development and the meeting of environmental objectives of water and sewerage undertakers including development proposals for water and wastewater infrastructure in protected areas such as the Green Belt, open countryside or in existing green spaces, where the investment is needed to respond to future growth and environmental needs.'</p>		<p><u>and environmental needs.'</u></p> <p><u>Insert additional supporting text:</u></p> <p><u>Policy OAX has been added to the submission plan following representations from UU in response to the Regulation 14 consultation.</u></p> <p><u>UU set out that it owns assets in an area of open countryside and within the Green Belt. This includes Lowerhouse Water Treatment Works. Upgrades to such assets may be required in the near future, and it is important to ensure that any required upgrades and expansions to these sites can be made in order to meet the infrastructure requirements of proposed future</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
							<p><u>development in the borough and future environmental drivers.</u></p> <p><u>Policy OAX recognises that investment in water and wastewater infrastructure, including infrastructure located outside the settlement boundary, is appropriate for development for operational infrastructure purposes</u></p>
9.10 (N) United Utilities			New Policy	Comment	<p>.New Policy – Groundwater Source Protection Zone</p> <p>The Environment Agency has defined Groundwater Source Protection Zones (SPZs) for groundwater sources, which are often used for public drinking water supply purposes. The prevention of pollution to drinking water supplies is critical. The SPZs signify where there may be a particular risk from activities on or below the land surface. Such activities include construction. The details of SPZs can be viewed on the website of the Environment Agency. There is a SPZ located within the NP Area.</p>	<p>Not accepted.</p> <p>The steering group agreed that the suggested changes would involve the addition of significant technical detail which would not sit well with the rest of the Plan. Water management is already covered in higher level strategic policies in the CEC Local Plan and it is understood that an SPD on SuDS will shortly be adopted by CEC.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>We wish to highlight that new development sites are more appropriately located away from locations which are identified as sensitive groundwater protection areas especially land within and adjacent to Groundwater Source Protection Zone 1 (SPZ1) which is closest to the water abstraction point and the most sensitive.</p> <p>We recommend the inclusion of a separate policy relating to groundwater source protection zones. Our recommended policy is below.</p> <p>'Development proposals must accord with the latest national guidance on Groundwater Protection. Where necessary, applicants will be required to undertake a risk assessment (quantitative and qualitative) of the impact on the groundwater environment and public water supply. Development will only be acceptable where it is demonstrated to the Local Planning Authority that there will be no unacceptable impact on the groundwater environment and public water supply'.</p>		

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Summary</p> <p>If you have any queries or would like to discuss this representation, please do not hesitate to contact me at planning.liaison@uuplc.co.uk.</p> <p>See attachment as appendix screenshots</p>		
10.1 (P) Cheshire Gardens Trust		4.3	Policy OA6 Landscap e Character	Comment	<p>Thank you for the opportunity to comment on the Over Alderley Neighbourhood Development Plan. We are responding on behalf of Cheshire Gardens Trust (CGT), which exists to promote awareness, understanding and conservation of historic parks and gardens, which in planning terms are 'heritage assets'.</p> <p>Cheshire Gardens Trust (CGT) works with The Gardens Trust as the National Statutory Consultee. For further information see The Planning System in England and the Protection of Parks and Gardens available at http://thegardenstrust.org/wp-content/uploads/2019/09/PLANNING-DOC-Final-interactive-4_7_19-2.pdf</p> <p>Registered parks and gardens</p>	Accepted. Add further text to the NDP noting the importance of local unregistered parks and gardens.	<p>Refer to the comments in the supporting text / justification for revised policy on non designated heritage assets.</p> <p>Insert the following text:</p> <p><u>'In response to the Regulation 14 public consultation on the Draft Plan, Cheshire Gardens Trust submitted comments and information relating to unregistered parks and gardens in the neighbourhood plan area.</u></p> <p><u>The Historic Environment Record and Cheshire Archives and Local Studies hold the group's</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Historic England maintains the Register of Parks and Gardens of Special Historic Interest; these are historic designed landscapes in England and Wales of national importance. We understand that there are no Registered Parks and Gardens in the area of the OANP.</p> <p>Unregistered parks and gardens CGT volunteers have researched many sites in Cheshire East. The Historic Environment Record and Cheshire Archives and Local Studies hold our research and recording reports and our draft lists are available on Cheshire Gardens Trust website www.cheshire-gardens-trust.org.uk/</p> <p>The Conservation Officers in Cheshire East are also aware of this work.</p> <p>We have completed research reports on Birtles Hall and Alderley Park, both of which in whole or in part fall with the parish of Over Alderley. In addition, the historic landscape of Hare Hill managed by the National Trust and described by them as 'A tranquil wooded garden, surrounded by historic parkland, with a delightful walled garden' also lies with the parish.</p>		<p><u>research and recording reports and draft lists are available on the Cheshire Gardens Trust website www.cheshire-gardens-trust.org.uk/ . Research reports have been completed on Birtles Hall and Alderley Park, both of which in whole or in part fall with the parish of Over Alderley. In addition, the historic landscape of Hare Hill managed by the National Trust and described by them as 'A tranquil wooded garden, surrounded by historic parkland, with a delightful walled garden' also lies with the parish.</u></p>

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
10.2 (P) Cheshire Gardens Trust			4.3	Comment	<p>We have considered the Over Alderley Neighbourhood Plan (OANP) and our comments are as follows:</p> <p>We appreciate that the portrait of Over Alderley, the draft vision and objectives mention historic parkland and 'high quality landscape'. We consider that the topography and designed landscapes create the distinctive character of Over Alderley but that this is not brought out sufficiently within the OANP. Built heritage is described (4.2), and historic parkland and landscape character are mentioned under Landscape Wildlife and Sustainability (4.5) but the designed woodlands, tree groups, gardens, drives and associated features are not mentioned. These are heritage assets and should be included in Appendix 2, Non designated Heritage Assets</p> <p>We attach our reports on Alderley Park and Birtles Hall for information.</p> <p>If you have any further queries, please contact the undersigned.</p>	<p>Accepted.</p> <p>Add further text to the NDP as suggested.</p> <p>Steering Group to consider whether the features identified should be included in the list of local heritage assets in Appendix 2.ie Alderley Park (area within NDP area) and Birtles Hall gardens. The organisation will be contacted and asked to identify those assets that lie within the parish boundary.</p> <p>(Steering Group also contacted CEC Conservation Officer to request advice and support).</p>	<p>Add further text before paragraph above:</p> <p><u>'Therefore, in addition to the built heritage non designated heritage assets identified in Appendix 2, the local list has been amended to include a number of historic landscape features associated with the designed woodlands, tree groups, gardens, drives and associated features. These are identified in NDP Policy OAX Locally Listed Heritage Assets'</u></p>

Appendix 1 - Copy of Natural England Attachment

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic¹](https://www.magic.gov.uk/) website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here²](https://www.magic.gov.uk/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here³](https://www.magic.gov.uk/). Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 130 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here⁴](https://www.magic.gov.uk/).

There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the [Magic⁵](https://www.magic.gov.uk/) website and also from the [Landscape website⁶](https://www.magic.gov.uk/), which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework⁷](https://www.magic.gov.uk/) sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance⁸](https://www.magic.gov.uk/) sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <https://www.magic.gov.uk/>
² <https://www.magic.gov.uk/>
³ <https://www.magic.gov.uk/>
⁴ <https://www.magic.gov.uk/>
⁵ <https://www.magic.gov.uk/>
⁶ <https://www.magic.gov.uk/>
⁷ <https://www.magic.gov.uk/>
⁸ <https://www.magic.gov.uk/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here⁹](https://www.magic.gov.uk/)), such as Sites of Special Scientific Interest or [Ancient woodlands¹⁰](https://www.magic.gov.uk/). If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here¹¹](https://www.magic.gov.uk/)) or protected species. To help you do this, Natural England has produced advice [here¹²](https://www.magic.gov.uk/), to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 175. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land¹³](https://www.magic.gov.uk/).

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you wish to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating built boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹ <https://www.magic.gov.uk/>
¹⁰ <https://www.magic.gov.uk/>
¹¹ <https://www.magic.gov.uk/>
¹² <https://www.magic.gov.uk/>
¹³ <https://www.magic.gov.uk/>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)).¹⁴
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <https://www.gov.uk/guidance/planning-practice-guidance-on-local-green-spaces>

Appendix 2 - Copy of United Utilities Attachment



WATER EFFICIENCY IN NEW HOMES

Evidence to support adoption of the Building Regulations Optional Requirement for local authorities in North West England and the Midlands

Background

Water is essential for life - yet here in the UK (as in many regions across the world) the future availability of water is a concern. The area covered by Water Resources West is an area the Environment Agency has described as having 'moderate water stress'; water scarcity/stress occurs when demand is high compared to the water that is available.

Population growth, climate change and environmental protection measures all put pressure on water resources and contribute to water scarcity in our regions. On top of this, housing shortages mean that lots more housing is needed today and in the future. Hence, planning policy is a vital tool to help ensure long term sustainable management of water supplies, as well as helping protect our local rivers and wildlife. Achieving a balance between these conflicting demands is a challenge for us all.

Water Efficiency Standards for New Homes

The Code for Sustainable Homes was launched in 2006 to help reduce UK carbon emissions and create more sustainable homes; it was the national standard for use in the design and construction of new homes in the UK and is still referred to in older Local Plans. In 2015 it was withdrawn and some of its standards were consolidated into Building Regulations including the requirement for all new dwellings to achieve a water efficiency standard of 105 litres of water per person per day (l/p/d). In the same year, the Government updated Building Regulations Part G, introducing an 'optional' requirement of 80 l/p/d for new residential development, which should be implemented through local policy where there is a clear need based on evidence. (See [Appendix 1](#).)

In 2016, Welsh Government amended building regulations so that new builds are built to a standard of 80 l/p/d. In England however the standard of 80 l/p/d needs to be adopted as a local policy by each planning authority in its local plan before it can take effect.

In 2022, the government published a White Paper on future planning¹ in England. The focus is on clear requirements and standard approaches. It clear that water will remain an important consideration and that "sustainable development"² will be a key test.

The Need for Water Efficiency in New Homes

The Water Framework Directive (WFD) was adopted into UK law in 2003. It was designed to change water management for the better by putting aquatic ecology at the heart of all management decisions. One of the most important features of the WFD is that it encourages public consultation, meaning everyone can have a say in what is needed to protect our water resources. It also takes into account the environmental, economic and social implications of any such water strategy decisions.

Delivery of the WFD objectives in our region is set out in River Basin Management Plans for the Solway Tweed, North West, Dee, Severn and Humber River Basins. These documents highlight a number of issues that are affecting the achievement of the WFD objectives, one of these is the pressures from water supply. Thus, there are a variety of reasons why water efficiency is important for Local Authorities.

¹ [Water strategy areas - final consultation](#), Environment Agency and Natural Resources Wales, July 2013

² [The Building \(Approved Document G\) Regulations 2016](#)

³ [Planning for the Future](#), Ministry of Housing, Communities and Local Government, August 2022

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Local Authorities have a duty of care for communities and the environment and the reduction in water use can help to minimise the quantity of water taken from the environment as well as helping to control customer bills. There are some important factors to consider in this regard:

- The general 'Duty to Co-operate'⁴ can also apply to water efficiency and, across the region, there are several examples of exemplar project partnerships between Local Authorities and water companies.
- The National Planning Policy Framework⁵ Section 2 requires strategic policies to make sufficient provision for water supplies. Section 14 of the NPPF concerns "Meeting the challenge of climate change, flooding and coastal change" and paragraph 149 make specific reference to water supply within this context. Paragraph 176 goes on to set out that planning policies and decisions should contribute to and enhance the natural and local environment including water. For reference we have included specific government guidance in relation to the optional standard in [Appendix 2](#).
- Local Authorities must "have regard to the River Basin Management Plans and any supplementary plans in exercising their functions" and this includes taking action on water efficiency.
- The production of mains water requires significant energy and chemical inputs and hence reducing demand for water can contribute significantly to reducing carbon emissions, especially where those savings are of hot water.

Why do we need to save water?

The areas covered by Water Resources West are classed as an area under 'water stress' by the Environment Agency (Table 1). While local planning authorities are encouraged to draw on this existing evidence to establish the need for possible action government makes clear that this should not be the only consideration⁶ – not least because current maps were not developed to establish areas where additional controls were required on new homes. A requirement for a higher water efficiency standard within a local plan should also follow on from consultation with the local water supplier and the Environment Agency. Additional reasons for the local need for action highlighted by the Environment Agency and the local water suppliers are set out below.

Table 1. Water Stress Classification for current and future scenarios⁷ (low stress to moderate stress) (Sustainable stress). The four scenarios represent the range of pressures on water resources from climate change and future demands.

Water Company Area	Current Stress	Future Scenario 1	Future Scenario 2	Future Scenario 3	Future Scenario 4
Dee Cymru Welsh Water	M	M	M	M	M
Severn Trent	M	M	M	M	M
South Staffs Water	M	M	M	M	M
United Utilities	M	M	M	M	M

⁴ [Section 106 of the Localism Act](#) sets out the 'Duty to Co-operate'. It requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. Even if the formal duty is removed in future legislation, the August 2020 White Paper¹ makes it clear that strategic, cross-boundary issues should still be considered in the context of sustainable development.

⁵ [National Planning Policy Framework](#), Ministry of Housing, Communities & Local Government, February 2019

⁶ [Planning for the Future](#), Department for Communities and Local Government, August 2022

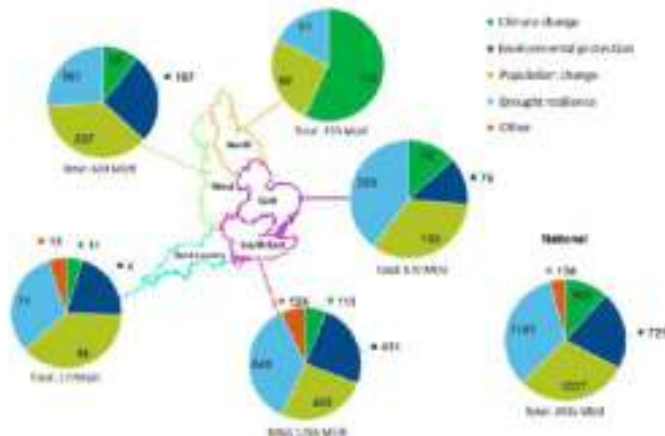
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In March 2020, the Environment Agency published the National Framework for Water Resources¹. This identifies strategic water needs for England and its regions across all sectors up to and beyond 2050. The National Framework identifies that our region faces the second highest pressures on Water Resources. Significantly, the National Framework identifies that increased consumption, driven by population increases, is the largest driver of additional water need in the region. Increased public water supply drought resilience, increased protection for the environment and the impact of climate change reducing water availability of existing supplies also have impacts on water availability (Figure 1).

Based on the best available evidence the National Framework adopted a planning assumption of reducing average per capita consumption (PCC) to 110 l/p/d by 2050 nationally. Water Resources West's projections are broadly consistent with that, with average per capita consumption reducing to 111 l/p/d by 2050². These projections are based on forecasts made for the water companies' 2019 WRMPs.

Even with these reductions in consumption, parts of our region will need new water resources to be developed³. If the planned reductions are not achieved then more significant and more costly water resources will need to be developed. It is therefore important the measures are taken across the region to support the achievement of the lower per capita consumption.

Figure 1. Extract from the National Framework¹ showing how population growth results in Water Resources West facing the second highest pressures on water resources in England. Numbers in the pie charts show the additional water needed by 2050 due to a driver (in Mm3).



¹ [Identifying our future water needs: a national framework for water resources](#), Environment Agency, March 2020.

² [Local Demand Profiles](#), Water Resources West, March 2020
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Public concern also highlights the need to support water saving. Surveys⁴ of water users in North West England and the Midlands have shown that, while there is little general awareness of the issues, once informed 70% are concerned about water scarcity. In addition to running out of water, customers are worried about the potential impact on water bills, restrictions and wastage.

Water Framework Directive requirements are set out in River Basin Management Plans. Water efficiency measures have a direct effect in reducing the abstraction from water bodies assessed in those plans. Abstraction in turn affects the hydrological regime of those water bodies. River Basin Management Plans for the Solway Tweed, North West, Dee, Severn and Humber River Basins identify that there are waterbodies within all those areas for which the hydrological regime does not support good status. In turn the hydrological regime can affect water quality, species and habitats.

Changes to the natural flow and level of water is identified as a significant water management issue. Reduced flow and water levels in rivers and groundwater caused by human activity (such as abstraction) can mean that there is not enough water for people to use and wildlife might not be able to survive. Reduced flow affects the health of fish and exacerbates the impacts of barriers such as weirs.

Table 1. MFD classification of waterbodies in 2015 River Basin Management Plans

River Basin District	Percentage of surface water bodies not achieving good ecological status or potential	Percentage of groundwater bodies not achieving good quantitative status
Solway Tweed ⁵	54% (205 out of 380)	28% (18 out of 64)
North West ⁶	78% (481 out of 613)	1% (2 out of 18)
Humber ⁷	86% (829 out of 967)	25% (13 out of 51)
Severn ⁸	80% (604 out of 755)	21% (9 out of 42)
Dee ⁹	75% (68 out of 91)	0% (0 out of 5)

Summary of evidence on the need for the optional water efficiency standard

As we have seen above, there is a range of evidence on the water stress across the North West and the Midlands. This means there is a clear need for the 110 l/p/d water efficiency standard.

For inclusion in a local plan a local planning authority must be able to demonstrate at examination of the plan that the standard is required to address a clear need and as part of an approach to water efficiency that is consistent with a wider approach to water efficiency as set out in the local water undertaker's water resources management plan. We recommend that the following evidence is cited:

- The classification of moderate water stress for the water supplier in your area (Table 1).
- The National Framework for water resources noting that Water Resources West faces the second highest pressures on water resources in England due largely to population growth.
- The National Framework for water resources planning assumption of 110 l/p/d.
- The consistency between these planned reductions in consumption between the National Framework, Water Resources West's plans and your water supplier's WRMP¹⁰.

⁴ [Customer Survey for Severn Trent, Thames Water and United Utilities](#), Verve, July 2018

⁵ [River basin management plan for the Solway-Tweed river basin district 2015-2020](#), Environment Agency and Natural Scotland, 21 December 2015

⁶ [River basin management plan, Part 1: North West river basin district](#), Environment Agency, December 2015

⁷ [River basin management plan, Part 1: Humber river basin district](#), Environment Agency, December 2015

⁸ [River basin management plan, Part 2: Severn river basin district](#), Environment Agency, December 2015

⁹ [Dee River Basin Management Plan 2015 – 2021, Proposed Strategy](#), Natural Resources Wales and Environment Agency, October 2015

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- High levels of public concern (70%) in the region, when informed about issues of water scarcity.
- Reference to the WFD ecological status of water bodies in your River Basin District, with changes to flow and level recognised as a significant water management issue in the River Basin Management Plan (Table 2).

Water Companies

A consequence of the population and housing growth in our region has meant that water companies have been asked to accommodate the new growth, yet at the same time their abstraction licenses are being reduced. Therefore it is vital that water companies support and are supported in initiatives to help get to 10 lpd in planning policies across local authorities in the region, to help meet their requirement to supply their customers. The water companies in Water Resources West are Dwr Cymru, Welsh Water, Severn Trent, South Staffs and United Utilities.

In preparing your local plan you should consult with your local water supply company on specific local issues.

New Homes

The scale of new development that is needed across our region is immense – the Government aiming for delivery of 250,000 new homes a year across England⁵. Within Water Resources West's region we estimate that there will be 1.6 million new properties by 2030. Yet at the same time there is need to share the already scarce water resources – therefore the need for implementing at least 10 lpd into local plans and policies is apparent.

Impact on viability

The cost of installing water-efficient fittings to target a per capita consumption of 110 l/d has been estimated as a one-off cost of £9 for a four bedroom house⁶. Research undertaken for the Welsh Government indicated potential annual savings on water and energy bills for householders of £24 per year as a result of such water efficiency measures⁷.

The Consumer Council for Water notes that the discretionary, tighter (building) standard of 10 lpd is something that should be pursued, also bearing in mind that saving water is not the only driver of water efficiency⁸. This is because water efficiency could also have a positive effect on reducing energy bills, water bills of metered customers and carbon emissions.

The Greater London Authority carried out a survey of developers to test the viability of the 10 lpd standard. The results of this survey⁹ made it clear that those associated with the development industry did not consider that the proposed changes would have any impact on building.

Viability is also evidenced by the examples from other local authorities who have adopted the standard. South Worcestershire adopted the 10 lpd standard in its February 2016 local plan. This standard remains the preferred option for next local plan. See the case study below. Bromsgrove and Redditch councils cooperated to require the 10 lpd standard for certain developments in their plans which were adopted in January 2017. Another example is Nottingham City Council who adopted the 10 lpd standard for all new dwellings in January 2016.

⁵ [Planning for the future](#), Ministry of Housing, Communities and Local Government, March 2020

⁶ [Housing Materials Survey Case Studies](#), Department for Communities and Local Government, September 2014

⁷ [Advice on water efficient new homes for England](#), Waterwise, September 2016

⁸ [Response to DfE consultation on measures to reduce personal water use](#), Consumer Council for Water, October 2017

⁹ [Greater London Authority Housing Standards Review Evidence Of Need](#), David Lock Associates, May 2015

Water efficiency is therefore not only viable but of positive economic benefit to both private homeowners and tenants.

Water Calculator

The Water Calculator was developed to help provide a working example of the calculator used for part G of the building regulations. It uses the method set out in the "Water Efficiency Calculator for New Dwellings"¹⁹. The Water Calculator contains information on water consumption for hundreds of products, enabling quick and easy specification, without the hassle of gathering data from several product manufacturers. To access the water calculator visit: www.thewatercalculator.org.uk

Case study

South Worcestershire's current local plan was adopted, following examination, in February 2017. It is a major sub-regional land use plan, prepared jointly by the three South Worcestershire Councils: Malvern Hills, Worcester City and Wykehaven working together. Within the local plan, policy SWDFP01 states that "for housing proposals, it must be demonstrated that the daily non-recycled water use per person will not exceed 110 l/p/d". The reasoned justification for this policy highlights the following factors:

- This policy is central to the council's response to the Framework, which advocates that local plans incorporate strategies to mitigate and adapt to climate change, in line with the objectives and provisions of the Climate Change Act 2006 over the longer term. This includes factors such as flood risk, water supply and changes to biodiversity.
- Without effective local planning and risk management, the consequences of climate change may also have significant detrimental impact on budgets and service delivery. It may also compromise the Government's ability to meet the statutory requirements under the Climate Change Act 2006.
- Local planning authorities have a general responsibility not to compromise the achievement of United Kingdom compliance with the Water Framework Directive (WFD(60)) (Directive 2000/60/EC). More specifically, the local plan has to take into account the River Sever Basin Basin Management Plan, which in itself is a requirement of the WFD. All surface water bodies need to achieve "good ecological status" by 2015.
- The Localism Act 2011 enables the UK government to require local authorities to pay if their inaction results in a failure to meet WFD requirements.
- The Localism Act 2011 also requires local planning authorities to co-operate on strategic cross-boundary matters, for example the provision of water supply infrastructure, water quality, water supply and enhancement of the natural environment. Consequently, there is a need for developers to engage positively with the local water supplier to ensure that all the necessary infrastructure is secured, so as to ensure that there is no deterioration in the quality or quantity of water of the receiving water body(s) and to avoid delays in the delivery of development.
- The 2006 Natural Environment and Rural Communities (NERC) Act imposes a duty on local planning authorities to have regard to conserving biodiversity in carrying out all of their functions.
- The South Worcestershire Water Cycle Study looks at the level of planned growth and the ability of the infrastructure (i.e. water supply and waste water treatment) to accommodate it without adversely affecting the natural water cycle. It identifies an overall shortage in future water supplies that necessitates the delivery of minimum water efficiency targets.
- The effective management of water is considered critical in the pursuit of sustainable development and communities. It reduces the impact flooding can have on the community, maintains water quality and quantity and helps to enhance local amenity, property value and biodiversity through the provision of green infrastructure. Effective water management also reduces the movement of water and sewage, thereby reducing energy requirements. Development proposals incorporating grey

¹⁹ Appendix A of www.thewatercalculator.org.uk, HM Government 2016, updated with 2016 amendments.

²⁰ South Worcestershire Development Plan, Adopted, February 2017, Page | 6

water recycling will therefore be supported and opportunities for the retrofitting of water efficiency measures will be encouraged.

The South Worcestershire Councils are currently preparing the next local plan. Following consultation its Preferred Options report²⁰ was published in November 2019. In relation to water efficiency the preferred option is to require new dwellings to meet the tighter Building Regulations optional requirement of 110 l/p/d as per the adopted policy.

Recommendations

There is firm evidence in across the North West and the Midlands that clearly justifies the need for more stringent water efficiency targets for new residential development. Local Authorities should consider all the factors in their local plans and we strongly recommend they adopt 110 l/p/d for water efficiency using the suggested wording below:

All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

Past experience has shown that successful adoption of 110l/p/d in local plans requires the following:

1. Significant engagement and consultation is required in developing local plans, including engagement with key stakeholders and public sector partners, responsible for delivering a range of services and infrastructure.
2. Recommend local plans are subject to public consultations (many people are concerned about water) and that where appropriate, comments from the public help shape the contents of the plan and helps with public buy-in.
3. Local plans should actively encourage the design of new buildings that minimise the need for energy and water consumption, use renewable energy sources, provide for sustainable drainage, support water re-use and incorporate facilities to recycling of waste and resources.
4. Local plans should have a positive approach to the adaptation of climate change -
 - o by avoiding development in areas at greatest risk of flooding, and
 - o promoting sustainable drainage, and
 - o challenging water efficiency standards.

²⁰ South Worcestershire Development Plan Review Preferred Options Consultation, November 2019.

Appendix c. Extract from Part G of the Building Regulations

Extract from Part G of Building Regulations

Optional requirement

2.8 The optional requirement only applies where a condition that the dwelling should meet the optional requirement is imposed as part of the process of granting planning permission. Where it applies, the minimum consumption of wholesome water calculated in accordance with the methodology in the water efficiency calculator should not exceed 110 litres/person/day.

2.9 The person carrying out the work must inform the BCB when the optional requirement applies.

2.10 As an alternative to calculating the water consumption in paragraph 2.8, a fittings approach that is based on the water efficiency calculator methodology may be used.

2.11 Where the fittings approach is used, the water consumption of the fittings provided does not exceed the value in Table 2.2. Where the water efficiency calculator result is multiplied to demonstrate compliance. Similarly, where a shower is not to be provided or where a toilet disposal unit, a water softener or water re-use is to be provided the water efficiency calculator must be completed.

2.12 Where the fittings approach is used, the notice given under regulation 17 should state "I am over 110 litres/person/day using fittings approach".

Table 2.2 Maximum fittings consumption against requirement level

Water fitting	Maximum consumption
WC	4.0 litres flush/flush
Shower	0.050
Bath	0.050 litres
Bath/shower	0.050
Washing machine	1.00 litres/laundry
Washing machine	0.07 fittings



Appendix d NPPF Planning Practice Guidance
Housing: optional technical standards, Water efficiency standards¹¹

Can local planning authorities require a tighter water efficiency standard in new dwellings? In setting out how the planning system should contribute to the achievement of sustainable development, the National Planning Policy Framework and guidance makes clear this includes planning to provide the high quality housing required to meet the needs of present and future generations, and helping to use natural resources prudently. The Framework's policies expect local planning authorities to adopt proactive strategies to adapt to climate change that take full account of water supply and demand considerations. Early engagement between local planning authorities and water companies can help ensure the necessary water infrastructure is put in place to support new development. See [water supply guidance](#). The local planning authority may also consider whether a tighter water efficiency requirement for new homes is justified to help manage demand.

Paragraph 013 Reference ID: 58-013-20190327

Revision date: 27 03 2019

What standard should be applied to new homes?

All new homes already have to meet the mandatory national standard set out in the Building Regulations (of 115 litres/person/day). Where there is a clear local need, local planning authorities can set out [Local Plan](#) policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

Paragraph 014 Reference ID: 58-014-20190327

Revision date: 27 03 2019

How should local planning authorities establish a clear need?

It will be for a local planning authority to establish a clear need based on:

- existing sources of evidence,
- consultations with the local water and sewerage company, the Environment Agency and catchment partnerships. See [paragraph 003 of the water supply guidance](#).
- consideration of the impact on viability and housing supply of such a requirement.

Paragraph 015 Reference ID: 58-015-20190327

Revision date: 27 03 2019

What are the existing sources of evidence?

Primary sources of evidence which might support a tighter water efficiency standard for new dwellings are:

- The Environment Agency [Water Stressed Areas Classification \(2013\)](#) which identifies areas of serious water stress where household demand for water is (or is likely to be) a high proportion of the current effective rainfall available to meet that demand.
- Water resource management plans produced by water companies.
- [River Basin Management Plans](#) which describe the river basin district and the pressure that the water environment faces. These include information on where water resources are contributing to a water body

¹¹ <https://www.gov.uk/guidance/housing-optional-technical-standards#water-efficiency-standards>

Water Resources West | Water Efficiency in New Homes | v1.0

being classified as 'at risk' or 'probably at risk' of failing to achieve good ecological status, due to low flows or reduced water availability.

In addition to these primary data sources, locally specific evidence may also be available, for example collaborative 'water cycle studies' may have been carried out in areas of high growth.

Paragraph: 06 Reference ID: 5f-06-206027

Revision date: 27.03.2015

Where can I find out more about the water efficiency standard?

See further information on the [water efficiency standard](#).

Paragraph: 07 Reference ID: 5f-07-106027

Revision date: 27.03.2015

Appendix 3 - Copy of Cheshire Gardens Part 2 Documents

Part 2



SITE NAME	Alderley Park				
Address	Nether Alderley, Cheshire East, SK10 4TW				
Unitary Authority	Cheshire East				
Parish	Nether Alderley				
Location	Congleton Road (A34) between Macclesfield and Knutsford				
Grid Ref	OS map sheet no 100 Grid Ref SJ 847 706 Lat: 53.2772, Long: -2.20091				
Owner:	Manchester Science Park Ltd, Kilburn House, Lloyd Street North, Manchester, M15 6SE, UK Key Contact: AstraZeneca				
Recorder	JW, DM	Date of Site Visit	25/02/15 26/05/15 29/05/15	Date of Report	09/12/2015

Note: Maps, historic images, and site photographs are in accompanying documents. References to maps are prefixed M, historic images are lettered alphabetically, and numbers in refer to site photographs.

Summary

A medieval deer park where streams were diverted and a mere developed to supply the 15th century water mill at Nether Alderley. The mill ponds were extended to provide an ornamental setting for Alderley Old Hall. The Hall and park, which had become ornamental parkland by the 17th century, became the home of the Stanley family.

In 1779 the Alderley Old Hall was largely destroyed by fire and the Stanley family moved to Park House situated in the south of the park. Late 18th century enclosure and road improvements confirmed the Stanley's rights to land, stone and minerals, and enabled the realignment of Congleton Road to the west so enclosing fields within the park. Park House was rebuilt as Alderley House, with pleasure grounds, additional woodland walks, a water garden and a walled kitchen garden.

The Hall and park were situated at the heart of a large estate encompassing farms, moors and Alderley Edge, estate management heavily influencing the form of the parkland landscape. In 1931 Alderley house was destroyed by fire. The Stanley estate was put up for sale in 1936. Alderley Park (400 acres) was not sold until 1950 when it was purchased by Imperial Chemical Industries (ICI) for the development of research laboratories and commercial headquarters of what was to become ICI Pharmaceuticals Division. ICI undertook extensive development, restoration and planting of the park.

AstraZeneca became the owners of the site in 1999. In March 2013, AstraZeneca announced plans to create Research and Development work at Alderley Park and in March 2014 the site was bought by Manchester Science Parks (MSP), with AstraZeneca remaining as the key tenant.

Principal remaining features

The following structures are all Grade II listed.

DOH475 TRAINING CENTRE AND STORES AT ALDERLEY PARK

Listed Building 113256 SJ 8451 7498

DOH475 TENANTS' HALL AT ALDERLEY PARK
Listed Building 113657 SJ 8456 7407

DOH488 GATE PIERS AND GATES, CENTRE OF EAST WALL OF GARDEN AT ALDERLEY PARK
Listed Building 113959 SJ 8456 7493

DOH655 GATE PIERS AND GATES BY TENANTS' HALL AT ALDERLEY PARK
Listed Building 121272 SJ 8424 7438

DOH456 DOVECOTE AT ALDERLEY PARK
Listed Building 121289 SJ 8452 7452

DOH457 ENTRANCE ARCH AT SOUTH EAST CORNER OF THE WALLED GARDEN AT ALDERLEY PARK
Listed Building 121291 SJ 8457 7439

DOH656 GATE PIERS, WING WALLS AND GATES TO SOUTH EAST OF MATTHEWS NURSERY
Listed Building 123036 SJ 8440 7411

DOH515 THE STANLEY OBLISK
Listed Building 123521 SJ 8460 7421

DOH196 CHURCH LODGE
Listed Building 123623 SJ 8432 7358

DOH520 ICEHOUSE OUTSIDE WEST WALL OF GARDEN AT ALDERLEY PARK
Listed Building 123622 SJ 8443 7432

In addition:

Parkland - medieval deer park and late 18th/early 19th c landscape park
Managed Woodland on rising ground east of Radnor Mere and in south east of the park
Tree Belt forming west boundary along A34 Congleton Road, late 18th/early 19th c and 20th c planting
Tree Avenue of horse chestnut and lime following line of old road through park
Tree clumps situated on hillocks within the parkland
Veteran trees situated within the parkland (sweet chestnut) and north east of Radnor Mere (beech)
Alderbeam with some 19th c planting but most specimens dating from 1960s
Ponds within the parkland (originally as marl pits and brick pits) and within the woodland as part of the water system serving the mill, now cleared for fishing and wildlife.
Radnor Mere a glacial mere extended to 19th c.
Stable at north end of Radnor Mere
Courtyards to Alderley House with 1960s landscaping
Stable courtyards largely paved, enclosed by 19th c stable blocks, barns and 20th c buildings
Walled former kitchen garden now converted to tennis courts and sports pitches
Water garden early 19th c with 1960s restoration and replanting
Serpentine Lake early 19th c
Loggia 19th/early 20th c
Walks primarily 17th-20th c in woodland, 20th c in parkland

Page 2 of 20 Alderley Park

History

1887 **Wessex Road** - The main northern part of the estate, including land adjacent to Rotton Moor, was held by a Sussex freeholder called Godwin. Godwin's lands passed through many hands over the next few hundred years. However, the land on which Alderley House now stands was, for centuries, one of many properties owned by the wealthy nobility of Deiraconal Leek. The original road through the park was a section of the Manchester to London Road calculated in Sussex and possibly in Roman times.

1220 Land of Rotton Nocton granted to Sir John de Nocton¹

1290 First record of a deer park at Alderley though there is no record of a license to create the park²

1391 **Milne Alderley Mill first recorded** - In the 13th century the mill pond was given two arms to form a decorative moat to the Old Hall³. Later the moat formed part of a 1st and 12th century garden with a line of trees instead of a moat⁴. Rotton Mill was developed to provide fuel for the mill pond, the water draining via Stubbled Ford to the mill pond.

Sir John Stanley, (1486-1489) became the founder of the Alderley line of the Stanley family. He married Elizabeth Wewe, (c1470-1471) daughter and heiress of Thomas de Wewe of Wewe and Alderley⁵. It was Elizabeth Wewe who brought Alderley into the Stanley family, but the family settled at Wewe for several generations.

1485 **Version of Rotton Nocton forfeited to the Crown** after Sir William Stanley's conviction and execution for supporting Perkin Warbeck, the failed pretender to the English throne.

1572 **Sir John's great grandson, Sir Thomas Stanley (1532-1604)** High Sheriff of Cheshire, made Alderley the main family seat. He rebuilt the old halls both at Wewe and Alderley.

1595 Thomas Stanley (1567-1625) married Elizabeth, daughter and heiress of Sir Peter Warburton of Gorton.

1600 Some young mulberry trees were sent to Alderley Park in the early 1600s by King James I, who was trying to establish a silk industry in England. The trees grew for only a few years on a site now occupied by Alderley Park's modern staff sports centre called Mulberry 1⁶

1602 Thomas Stanley family bought the estate at Milne Alderley from Sir Edward Fyffe⁷

1607 Thomas Stanley knighted by James I

1609 Thomas' son, another Thomas Stanley (1597-1642), inherited the family estates which he navigated poorly. He became High Sheriff of Cheshire. On the outbreak of the Civil War, he supported the Royalist parliament but near the end of Oliver Cromwell's protectorate he offered his support to the exiled Charles II, for which he was created a baronet after the restoration of the monarchy. Sir Thomas purchased Chantry Hall in Wilmslow in 1640. He spent a great deal on a series of improvements to Alderley Old Hall in c1650, building a stone-walled gateway in front of the hall, a stone bridge crossing the moat, a new stone bridge, extensive walled gardens, and a pigeon house, now known as the Apple Tree house.

1621 Sir Thomas planted the 'beech woods'⁸ and developed Rotton Moor to supplement the stability of the mill pond at Rotton Nocton, which is today a small stream from Nocton bog.

His father was Sir Peter Stanley, (1625 - 1652) the second baronet, who was appointed High Sheriff of Cheshire in 1674. He was succeeded by his eldest son Sir Thomas Stanley, who sold off Wewe Hall.

1721 Sir Thomas Stanley died leaving 2 sons, James and Edward, who inherited the title in turn.

1747 Sir James Stanley died, and his younger son Edward became 5th baronet. Sir Edward Stanley married Mary, the daughter of Thomas Wain, a wealthy London banker. Mary may have been swayed to marry through the marriage that enabled him to undertake work of Alderley.

1758 Sir Edward Stanley erected the clock tower west of the Old Hall, with a tall and spired roof⁹.

1764 Major construction work undertaken to the Old Hall by Sir Edward Stanley including the addition of a Baroque front. He may have also been responsible for constructing the c.18th c deer house with corbelled walls. The building served as an ewe catcher stable from the Old Hall. It was demolished in the 21st century¹⁰. (see MP and F)

1765 Sir Edward Stanley died and was succeeded by his son, John Thomas Stanley, aged 21.

1775 further Alderley enclosure. Dees proposed to divide common and waste ground into parks and farms¹¹. The Lord created Sir J. Stanley 11th¹² of Cheshire and wrote grounds: "lower and above and a distance of five acres and a half or more" and gave him the moat, moat wall and quarry stone. Each party "shall make their own fences respectively near or near to the paper lines shown the several parcels or quantities of ground to him or them respectively enclosed"¹³. The highway referred to in the Dees is the old route of the Congleton Road through the park.

1777 Peter Barlett's County Map first indicates a path defining the southern edge of the park¹⁴ (M1)

1778 The Old Hall was destroyed by fire, and since the time the family have resided at the Park House, situated on the southern edge of the park at Alderley.¹⁵

1784 Charles I wrote Tompkins Act described the walk from Wilmslow to Cheshire water as "a common highway and in many places very deep and narrow, and in several places so narrow that horse and carriage cannot pass through the same with safety, and the said road cannot be conveniently repaired, widened and kept in repair by the ordinary court of law. The Trustees ... are fully empowered to do, make and alter the Course ... of the said Road"¹⁶

1787 The Grosvenor estate map shows the path with Rotton Moor, the deer house, gate and garden layout as indicated on the 1786 plan¹⁷

1788 John Thomas Stanley (1725-1807) married Lady Maria Josepha Ingey (1774-1803) widow daughter of John, 1st Earl of Shaftesbury¹⁸. In 1787 was recorded in a letter "and plenty of employment there is, for it would not anybody be so silly of the most beautiful ground possible in a state of wildness beyond anything you can conceive."¹⁹

1788 John Thomas Stanley (1725-1807) the 9th baronet, is thought to have drawn the map of the park on page 2 of an Estate Account Book August 1788 - April 1800²⁰ (see F2). The map shows the Old Hall at the north end of the park and Park House as a collection of farm buildings around a gate with a pond, but never fully accounts of the considerable work being carried out in the "beech garden" which may be the walled garden west of the Old Hall. It also shows the "new garden" which appear to be the gardens of Park House. The water table search was created about the time according to tradition²¹. It is believed to have been designed by Lady Margaret Stanley after a tour of France with Sir J. T. Stanley²².

Extracts from the account book include:

Aug. 25th Filling beds for the Lodee – the first of many records of brick making
 Oct 1st Weeding in the new gardens and cutting apple trees
 Oct 5th Making the border in the new gardens.....leveling the edge bank in the new gardens
 Oct 8th Making pleasure ground
 Nov 9th Laying gravel about the pond
 Nov 21st Making the sink fence
 Nov 26th making the sink fence below the house
 Dec. 10th making a path in the pleasure grounds
 Dec. 27th making the fence about the house, making the hot bed frame
 Dec. 27th reference to work at the Golden's house

1788 Jan 10th getting seeds for the garden
 Jan 24th getting pipes and rolls for before the house
 Feb 11th making pipes, putting the windows in the garden house, dressing oak rolls and coils
 and making pickades. Flung lock up on Garner House door
 Feb 28th Making the summer house
 March 1st Making beds and shrubs and making fence
 March 4th making the walk and paving shrubs
 March 22nd making the pipe in the new garden
 March 25th making her path, making a drain below the house, fencing in the new road
 April 7th planting trees in the garden
 April 8th planting quackbeds in the new road
 April 12th bending in the temple tree
 May 2nd making seed for the garden
 May 6th laying the cock-pits
 May 7th laying the grass plots and making the new bath
 May 24th making the path in the Dean Field meadow (location of pleasure grounds and
 serpentine lake)
 May 29th digging at the Dean Field
 June 17th weeding in the house garden
 June 25th leveling path about the trees in the Dean Field
 Sept 11th leveling the edge bank between the Dean Field and Gorsey Croft
 Nov 18th planting trees on Alderley Edge
 Dec 2nd pulling up the timber Ware
 Dec 3rd banking up the timber Ware
 Dec. 31st drinking in wood

1799 John Thomas Stanley enclosed Alderley Edge, an area of uncultivated and bare heath that was subsequently planted with trees.

The family decided to stay at Park House and in the early 18th c began a series of improvements which included construction of extensive stabling¹⁰ and a dovecote¹¹ completed by 1812.

1800 Jan 25th making a walk in the Dean Field and digging
 Jan 24th planting trees in the Dean Field
 Feb 3rd making a path in the Dean Field
 Feb 24th paving the kitchen garden
 April 1st laying seeds about the Dean in Dean Field
 April 2nd planting quackbeds etc at the new plantation; the sink fence in the Dean Field
 Plantation Croft
 April 7th laying seeds upon the pleasure grounds
 April 9th making a sink fence in the Gorsey Croft
 April 15th planting and staking young trees, leveling pleasure grounds

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Alderley Hall

1802 A great storm uprooted 29 beech trees¹²

1808 Warrington Estate becomes the property of Sir J. T. Stanley¹³

1809 Decatur (alderwood) iron gates by Samuel Wyatt taken from the Hurlay House at Warrington, (all and iron set in the east wall of the water garden where they are sometimes known as the Adam Gate)

1810 Lady Catherine Stanley refers to a dovecote on the New¹⁴

1815 Celebrations were held to mark the victory at Waterloo with a grand party and the firing of artillery in the park. The Waterloo Bath in the western courtyard may date from this time.

1817 Construction of Church Lodge at the north entrance to the park¹⁵, for many years the home of the gamekeeper¹⁶

1818 A new mansion, 'Alderley Park', was built west of the stables, to replace Park House. The mansion originally had 42 private bedrooms and 5 large reception rooms. Additional stables were added to serve the house. Some changes to the garden may have followed the development of the house. These included the north east entrance to the garden from the mansion, with Uxley path¹⁷ and the new house west of the Water Garden¹⁸.

1819 A new bathroom was added, later to become the tennis hall.

1819 Christopher Greenwell's County Map records the extension of Completion Road to the west¹⁹ (see W3).

1820 Construction of gate piers, wing walls and gates to the entrance by Eagle Lodge²⁰

1820 Edward John Stanley²¹, son of Sir John Stanley, married Harrietta Maria Dixon (1807-1885), the daughter of Viscount Dillon²²

1828 Hattie Ware - washhouse, roof-covered with cast-iron, built by Sir J. T. Stanley²³ adjoining the bathhouse erected in 1810

1834 Plants ordered by Sir J. T. Stanley from Colwell's Nurseries include: 2000 Scotch Fir, 1000 Larch, 500 Spruce Fir, 8 apricots, 8 plums and 6 Windsor plums, 10 chest cherries, 8 peaches and 12 apple trees, as well as flowers, Italian and large quantities of vegetable seed²⁴.

1835 Plants ordered by Sir J. T. Stanley from Colwell's Nurseries include 200 Rhododendron, 100 yew, 100 common hazel, 7 China Arisee Wink, 2 Rhododendron Maximilian, 6 Arbutus, 6 Arbutus andromeda, 12 mixed roses, 25 double white roses, 25 Royal Elton Rose, 30 Maida Bush Rose, 10 New Maida Bush Rose, 10 Elton Moss Rose and 25 Black Provence Rose, as well as more trees and vegetable seeds²⁵

1839 Sir John Stanley, seventh Baronet, was created the 1st Baron Stanley of Alderley

1840 Cake Thresh and Cake constructed by Thomas Hall²⁶

1842 Remer Abbey Tithing Map²⁷ (W3)

1849 First recorded plantings of Rhododendron in Beech Wood²⁸.

1850 Henry Edward John Stanley, (1827 - 1903), became the 3rd Lord Stanley of Alderley and 2nd Baron of Alderley²⁹.

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Alderley Park

1883 As he had no issue, and his next brother had died in 1873, the title passed to the third brother, Edward Lyulph Stanley (1839-1925) a barrister, who also inherited the barony of Sheffield, which had become extinct in the male line¹¹ (from the fourth) and Stanley, Alderley House became a meeting place of politicians, including Prime Minister Herbert Asquith who stayed there every Christmas. He sometimes brought members of his Government including the young Winston (later Sir Winston) Churchill who planted the stumpy sweet chestnut standing by the approach.

1884 Tenants Hall rebuilt for the 4th Baron to designs of Paul Philippe of London. Together with the adjoining Green House the site is the only remaining part of the house.

1888 Cotnam's Survey (see NP) indicates the deer house occupied an enclosure north east of the mansion is called the 'deer park' and a covered tank and filter tank lie within the present north of the mansion.

1914 In November Lady Mary Katherine Stanley (1849 – 1924), wife of Edward Lyulph Stanley, had the Tenants Hall at Alderley Park fitted up as a hospital for wounded soldiers.

1915 By December, 20 patients had been treated at Alderley Park including several overseas soldiers from both Australia and New Zealand and by August 1916, due to the large numbers of wounded soldiers being sent to Alderley Park, the hospital was enlarged and for that purpose several of the private rooms were used.

1916 Alderley Park Hospital closed in February¹²

1926s Baiting permits issued to local people for swimming in Raine's Mere in warm summers¹³

1925 Sir Arthur Lyulph Stanley (1876-1941) succeeded with Baron Stanley of Alderley and 5th Baron Sheffield¹⁴. He married Margaret Evelyn, daughter of Henry Gordon.

1931 Edward John (1907-1971) 6th Baron Stanley of Alderley and 6th Baron Sheffield succeeded and was known as Lord Sheffield. The date of the last ownership, Lord Sheffield had a licence for gardening, wine and marriage. He married four times¹⁵.

1931 A few decayed parts of the house which were becoming too large and costly to maintain.

1933 Alderley Park House was demolished.

1936 The 6th Baron, whose finances had been crippled by two expensive divorces together with gambling debts and death duties, sold the Alderley Park estate (previously comprising of 4,634 acres of land, 77 farms and 100 other dwellings over a 4-day auction. The sale was of the 22-acre courtyard and water garden included in the sale catalogue indicate that the park and gardens were well maintained at the time of sale (see¹⁶).

It was the largest real estate sale ever held in Cheshire and was a great local success, many of the tenants being left homeless as homes held for generations went for prices far beyond their means so many of the older tenants were forced to leave the village. Additionally due to the economic Europe (1933) this was not surprising since the people to make an investment. Many lots were unsold and remained in the hands of the agent for some time. No bid at all was made for Alderley Park itself, said to be used for a country club or a golf course. Eventually the 400-acre park was bought by the London property developers Hambling Curdall and Co for half a million pounds and left to fall into disrepair as the developer failed to gain consent for housing.

1939-1945 During the war the park was used for battle stores and parts of the park were brought under cultivation.

Notes: Cheshire Towns and the unbroken paintings of the trees and wildlife

1946 Fred Matthews, nurserman trading as B. E. Matthews, took a lease on a portion of the grounds that included the water garden and walled kitchen garden. He lived in the garden's house and used the glasshouse as a greenhouse. The garden which was loaded with casks, had daisy paths on the walls and included a variety of pineapple pits. The walled garden included an ancient mulberry tree and a dog's cemetery. The water garden with its terraces was overgrown and the pool was used for fishing.

1948 Post war aerial images of the Park indicate that an enclosure shown on the 1913 Ordnance Survey called the Deer Park, had been ploughed.

1950 Alderley Park was purchased by Imperial Chemical Industries for £55,000 for the development of research laboratories and commercial headquarters of what was to become ICI Pharmaceuticals Division.

The Times reported "Of the total area of 350 acres (since enlarged twice, over the last 15 years, to its present 410 acres (166 hectares)), some 150 consist of woodland and water, and will be left undisturbed. Of the remaining 200 acres of pasture, only a small proportion will be allocated to buildings¹⁷."

A huge restoration task was undertaken on the woodland, gardens and particularly the surviving old buildings of the former mansion a small self-contained home farm with stables and cowshed.

1953 Programme of tree planting began¹⁸

1955 Demolition of Deer House¹⁹

1957 ICI Pharmaceuticals Division established at Alderley Park with 650 staff²⁰. Mr Matthews formally employed to maintain the "gardens and lawn"²¹. It appears that he was already engaged in gardening work on site.

1957 The first research and development laboratories called the Mereside Laboratories opened. Designed by Harry S. Fairhead and Sons, they were built on the site of the Deer House²².

1960s last doat house demolished for fire access²³

1967 Around the time ICI requested a land swap with Matthews for the ICI credit division work associated with the water garden, Matthews relinquished the water garden and walled garden with greenhouses, and took over ground south and west of the walled garden. Harry Fairhead, architect, brought in Matthews on a professional basis to undertake restoration of the water garden. Fred Matthews worked closely with landscape architect David Tolson of The Woods. Only a few of the original plants survived following wartime neglect. The lake, which contained freshwater cyprinids, was partially drained allowing for a new sluice to be constructed beside the summerhouse. This drained towards the mill via a culvert beside the Church Lodge security loop. The Serpentine Lake was cleared out but no longer worked to supply the water garden fountain which was fed by a 2 inch pipe from a spring in the woodland powered by an electric pump. It was David Tolson's idea to re-level the ground as a bowl, removing the terrace. Jack Bostock of Matthews levelled the slope by hand raking out the contours. Fred Matthews undertook all the planting with nothing more than a sexton on a cycloptic pocket. Fred Matthews worked closely with ICI site manager Peter Bent.

A contractor was brought in to demolish the glasshouse in the walled kitchen garden and Matthews decided to construct a walled path. This involved backing up the entrance from the Gordon's House and raising the adjacent ground level by about 3 feet.²⁴

1963 Fred Matthews the complete rearing over of Raine's Mere was recorded²⁵

1983/4 construction of the present Abbey House around an existing cedar tree in the south of the Park on the site of Abbey Park mansion, subsequently renamed with main cladding and additions of 1971 and 1998¹¹

1964 Water Garden Restaurant by Harry S. Falthurst and Sons¹² housed the Manchester region Hotel and Catering Institute annual dinner, *Cheese and I* (steward magazine)¹³ and it was here that, if not the most beautiful silver chandeliers hanging in the country, In addition to the main dining room, the former sun loggia has been converted into a small private visitor's suite.¹⁴

1971 The 6th Baron died without male issue¹⁵.

By the mid-1970s the total staff on site had reached 7159, the car park approx. 1700 and 150,000 trees had been planted.

1973 restoration of ice house by site staff¹⁶

1977 The former ballroom, which had been used for the annual estate Tenants' Christmas Party, later as a common room and during WW2 as a hospital (see 1914) was converted to a Conference Centre.

1980 100 tons of soil removed from Coach Pasture Pond to provide a facility for anglers¹⁷

1988 When the current Lord Stanley visited the Park in September 1988, he declared that it had "done a superb job with the estate."

1989 Tenants Hall/conference centre renamed the Sir James Black Conference Centre after the Nobel Prize winning scientist¹⁸

1989a Larchwood Field and another field by Hooker Lane acquired by AstraZeneca¹⁹

1997 Park Road pond cleared of silt and willow scrub²⁰

1999 In April the newly merged company of AstraZeneca became the owner of the site.

2002 New farm buildings needed to replace old farm buildings on site of proposed The Links office block²¹

2003 The Links²², designed by Liverpool Mitchell Partners²³, was constructed within the parkland

2004/5 Landward Field Pond widened²⁴

2005 S E Matthews lease ends leading to closure of the garden centre and the whole business moving to their new site at Tannery Farm near Salford²⁵

2005 A new spillway is constructed to carry water from Rodnor Mere in case of emergency²⁶

2009 Matthews Landscaping ceases maintenance of Abbey Park, the work now being undertaken by Scotney²⁷

2014 In March Abbey Park was bought by Manchester Science Parks (MSP), MSP is a public private partnership between Manchester's main academic centre and local council and Eastwood, a family owned property company.

2015 April Abbey Park Development Framework Consultation
June renamed Abbey Park Development Framework adopted

Description

Context

The topography is undulating, rising on the sandstone edge in 190m AOD. The landscape has a high level of woodland cover, particularly on the steeper slopes east of Rodnor Mere, a closed river that has been dammed and widened. Estate management has heavily enhanced the form of the parkland landscape. Alderley Park is one of a number of historic estates in the local area. "The collective landscape value of these ornamental estates cannot be overstated."²⁸

Boundaries

See M16 for ownership boundary of Abbey Park and elsewhere areas

Entrances and Access

There are three entrances to Alderley Park from the A34. From the north these are:

- The north entrance beside Church Lodge leading to the main spine road through the site. Church Lodge appears to be occupied but most of the windows on the roadside are blind. (A & B) There is a manned security lodge with barriers approximately 100m into the park.
- The southern entrance to the spine road beside Hollington Lodge (occupied) and with a garden and closed to the side of the Hall and parkland. (C & D) The entrance has broad timber gates. A security lodge with barriers, currently unmanned, is situated approximately 100m into the Park. Access via this entrance is controlled by traffic lights on the A34.
- An entrance to the sports complex on the southern boundary beside Eagle Lodge (unoccupied). Access via this entrance is also controlled by traffic lights on the A34. (E&F)

In addition to these entrances there is a gated access to the woodland from Hooker Lane on the western boundary. (G&H)

Hall and gardens M16

The site of the Hall and gardens occupy the southern part of the site. The former Hall, of which only the 1904 Tenants Hall remains, was situated in an elevated location, with rolling parkland to the north and to the west the ground falling gently across the stable courtyard towards the main road (A34). The site of the Hall is occupied by Abbey House, a 1980s office block. Northern views in spring and summer are contained by trees along the brook with only glimpses through to the laboratory and office complex at Riverside and the football development. To the west these new listed views to the road lead to the south and west views are contained by trees and woodland along the southern park boundary.

The area can be subdivided as follows:

1. Stable courtyard
2. Water garden
3. Ice House woodland
4. Former walled kitchen gardens and sports complex
5. Abbey House
6. Arboretum
7. Serpentine woodland

1. Stable Courtyards M16

The two paved courtyards formed of stables and outbuildings are used as a training centre and store. The L shaped stable block enclosing the north and west sides of the eastern courtyard is listed Grade II (7) together with the gate piers and gates between the stables (8) and the Grade II listed Tenants Hall (8). Enclosure on the eastern side of the courtyard is provided by the Green House and Abbey House. To the south is a two-gated driveway, situated Grade II, situated within a small grassed area (see 1a).

water level (10). East of the driveway is a stone-roofed lean building (unlabelled) with a projecting lower section operated as the Stanley Arms pub but is now divided (11). It has a yard enclosed by a curved brick wall on the north side, and to the south a space enclosed by plankwork posts supporting metal columns and a gate (north-south of set back sign) (12).

The lower western courtyard is enclosed on the south side by a stone wall, a stone-roofed lean (presumably rebuilt) (13) and a park room (14), set back behind the lean. Another L-shaped stone block forms the west end part of the north side, where the enclosure is completed by a late 20th c single-story block with an open garage entrance between the buildings (15). Both courtyards are largely surfaced with tarmac, with parking bays defined by stone posts in the western courtyard and a soft surfaced track between the western endways of the two courtyards (16 & 17).

2. Water Garden and Restaurant

The water garden with restaurant lies between the courtyards and the former walled kitchen garden (17). The garden focuses on a pool, square in shape with rounded corners, with the ground sloping down to the water level, most notably from south and east with sloping lawns and retaining walls. The sloping lawns appear to date to the 1920s. The restaurant building has been inserted into the walled garden, the ground on top first story projecting over the north edge of the pool (17, P. 676). A section of the north wall runs west east of the restaurant. In front of this is a bench set on a stepped path with a stone roof and white pillars (18 & 19). The loggia contains a later timber building inserted to provide additional accommodation when the restaurant was built. Though the loggia has been altered it is substantially as illustrated in a photograph c.1925. A broad concrete path parallel to the loggia leads to the side of the restaurant where there is a rear entrance well below the general level of the eastern courtyard. In front of the loggia is a grass terrace with shrub borders and a small central planting bed with a small circular fountain (not operating). South of the terrace a flight of steps with hand railing and stone-walled handrails lead down to the restaurant (18). West of the restaurant are steps and ramps of similar materials providing access round the corner of the restaurant to the western stable complex.

There are several other entrances into the garden. In the north east corner there is an arched entrance through a small square building with a slate roof. It has a Doric porch with a triangular pediment facing the garden and a simple semi-circular headed arch. From entrance into the eastern courtyard (labelled) (21 & 22). This entrance leads to a straight upper walk along the entire eastern boundary of the garden (23 & 2, 6), ending through a simple entrance in the south east corner with a stone lintel and a masonry quoin beside a curved corner in the wall (24). The walk is paved with red brick and is supported by a masonry retaining wall in the west side which rises above path level. It provides a low wall (25). Along this walk an entrance has been created in the wall to provide direct access to the stepped path to the restaurant. An entrance that connects with a 'smoking area' outside the walk.

Midway along the western wall is a gravel set of entrance steps leading to Lady Margaret's Walk, a path which at right angles to the straight walk and leads down to the pool. The entrance has a central pair of gates and two side screens set between rusticated stone pillars with projecting capitals. The low masonry screen between the pillars provides a delicate, permeable screen (labelled) (26). There are the gates that come from Warrington Hill in 1909. Smooth concrete steps provide an outer threshold. From the upper walk a flight of steps descends to a middle walk, parallel to the upper walk. The steps have a simple masonry wall terminating in a cove (26). From here is Lady Margaret's Walk on a steeply sloping path between dark blue-green Lady's and Lavender Cypress trees to another short flight of steps flanked by two cypress trees. Join the path round the pool. There have been some of the planting underlain by Fred Matthews (27).

3.0 The steep path, middle path and pool side path are all surfaced with red binding gravel, graded in the steeper sections, with concrete pin kerbs.

Towards the southern end of the rear wall is an entrance that has been blocked in. On the south wall there is another simple entrance leading to the tennis courts situated in the former walled garden. On the west wall there is a broad opening leading to a path in the kitchen.

Directly opposite the granite column entrance is a small brick summerhouse with a lattice window in the rear boundary wall and a millstone in the floor paving (28 & 29). A lined fountain in the middle of the pool falls on the same axis as the gate. Lady Margaret's Walk and the summerhouse and a small stone pier, opposite the summerhouse on the edge of the lake, is slightly offset.

The middle path continues round the south side of the pool. On the north and east sides the poolside path is bordered by a sandstone retaining wall approximately 1m high with sandstone coping flags, most laid sloping towards the pool but some stand up as if to serve as platforms, perhaps for planted containers (29). Above the walk are stone tiers with some specimen trees and on the south side a group of cypresses (30). The cypresses have grown to obscure the view from the middle path where a plaque to show the initial figure of an eagle commemorates the re-landscaping of the garden by Matthews in 1902-1917 (31). From the south west corner the path, slightly eroded, descends to join the poolside path (32 & 2, 1). Along the western edge of the pool the poolside path is separated from the water by a border planted with rocks, Rhododendrons and shrubs. Much of the planting in the garden – rhododendrons, azaleas, magnolias and Japanese maples is from this period but there are some older trees that appear to be from the 19th c garden. These include a large oak beside the east wall and a lime, yew and holly in the south west corner.

3. Ice House Woodland

West of the water garden is a narrow belt of woodland bordered by a north-south track and a lower line (33). Within the woodland, and directly south of the path from the water garden is an outhouse (34), the brick entrance restored or rebuilt¹, with a dark passageway set against a mound. The ground slopes away to the north where there is a depression lined with lush herbaceous vegetation. This is the location of a former pond situated to take the outflow from the walled garden (35). There are two mature healthy sycamores in the vicinity of the pond.

West of the wood is a newly planted copse of deciduous trees including oak, beech and cherry planted in 2007 in mark 50 years of plant research and development at Alderley Park (36). The trees stand in rows of meadow grass with some grass seed sown adjacent to the road being close mown. A line of old trees situated nearby in close mown grass may remain from a field boundary that existed prior to this and being incorporated into the park.

4. Former walled kitchen garden and sports complex

The walls of the former walled kitchen garden were intact and in good repair though within the walls there is no trace of their former use. On the north-west corner of the southern wall there are several low brick panels proud of the main surface of the wall, remnants of corner structures shown on the 1910 Ordnance Survey whose function is unknown (37). The outer side of this wall contains a great many nails in the mortar, evidence of wattle that growing and a doorway, now closed, that led to the 18th century Carters' house. The house with a taller tower, similar to that of the former Stanley Arms in the courtyard, is demolished and succeeded by a house (terrace), the garden is overgrown (38). A large timber gate in the south east corner appears to have been inserted for vehicular access to the walled garden prior to the development of the sports centre (39).

The walled garden extends across three levels (42), a raised gravel, a raised brick-edged position with brick (41), brick steps and a small oval football pitch, all on slightly varying levels to accommodate the fall of the ground. It is understood that in converting this area to sports use the ground was raised by 2 feet at the southern end resulting in the flooding at the doorway⁷⁷. To the south, within the angle created by the walls, a bile 20th century pavilion has been constructed which projects west of the southern wall. West of this is a gravel and cricket pitch between the walled garden and main plantation and that was formerly occupied by S.F. Matthews, namely (62). East of the sports pavilion is a football pitch (63) and additional parking with an entrance into the arboretum (64).

9. Alderley House

Alderley House is a 1960's office building which has been abandoned for some years and is contained in a landscaped site (45). The main entrance leads north over the parkland (46) with a specimen tree and a narrow grassy avenue. The principal access road (47). Along the road is a country school chestnut said to have been planted by William Chubb (48). Between the two front wings and the rear block are open-sided courtyards (49). These contain mature ornamental trees and shrubs which include golden cypress on the west side (50). The planting is both rough quality stone. To the east of the building is a flat planted courtyard open to the south and dominated by a multi-stemmed beech tree (51). This courtyard is enclosed on a circular space paved with 400mm concrete flags surrounded by a course of stone and of white with shrub planting and main axes around the perimeter. From the entrance a path crosses the courtyard diagonally leading to a further circular space with large plants of greenish color set on a base in a radial pattern and cypresses and smaller shrubs (52). A path of stone steps leads into the north east corner of the courtyard (53). The associated planting includes small trees, multi-stemmed shrubs, acornwood, maples, ferns, grasses, and ground cover plants that suggest a Japanese style (54).

9. Arboretum

The arboretum south of Alderley House has been developed in a grassed area between the walled garden, sports pitch and main access road (see table). With the exception of the Lawson Cypress and Quercus oak, all the planting including the redwinged was undertaken by Fred Matthews.

9. Serpentine Woodland

Immediately south west of the arboretum is the western end of a canal like water body known as the Serpentine lake. It continues south of a car park and playing field site woodland. Long grass with small ornamental trees occupies ground between the car park and the water. There is a narrow belt of woodland containing mature trees and ivy between the lake and site boundary (55). The lake is accompanied by a narrow path initially on the west side but which crosses over to the north side of the first crossing over a timber bridge at a point approximately parallel with the end of the car park (57). The Serpentine extends east and northwards it curves following the contours.

Continuing east and upstream the Serpentine widens briefly before turning north easterly. The vegetation on the south side being replaced by a line of alders at the water's edge whose foliage permits filtered views of the meadow beyond the point (58). To the north a bank up to a stone football pitch (59). At the western end of the football pitch (60) and other wild flowers alongside as the main path passes through a copse of mature coppiced trees. As the lake curves northeast it narrows and the banks steepen. There is a narrow belt of trees along the boundary and nearby scattered mixed woodland with a dense ground flora dominated by ray grasses to the west (61). Upstream from a crossing point the lake narrows to a very narrow and steep (62). The wide leafy tree space is a broad stream at the west end being by vegetation with the

main course passing via a piped culvert beneath a track with drystone walls (63, 64) with side into a pond with an island, the source of the Serpentine Lake (65).

North of the pond the ground falls and to the north east within a natural bowl of open grass is another small largely flood filled pond (66). The land rises west of the pond to mature predominantly *Calluna vulgaris* woodland. The pond drains north to the Bentley Brook. Along the banks of the brook are a number of mature trees, rhododendron and the remains of clumps of bamboo suggesting that this area was once part of the ornamental gardens associated with the AHS. The normal level of mixed woodland extends to be replaced by the spine road (67).

Parkland

The parkland lies at the heart of Alderley Park, bounded to the west by the tree belt along the A34 with the curve of spine road delineating most of the remaining boundary but also separating an area north of Bentley from the rest of the parkland. Two developments lie within the parkland, Alderley Park Farm to the north and comprising large mature cattle sheds and access from near Church Lodge (68) and 'Pondlands' a 2nd century office block with associated brick storey building, car parking and underground in the south east (70). The 'Pondlands development' to the east of the spine road on today ground, the large blocks lowering over the parkland and in which completely dominating the open parkland landscape (71).

The parkland is typical of the landscape around Alderley Edge and the Penning fringe comprising gently rolling topography with mature hedges, some covered by clumps of trees (72). The Bentley Brook, crosses the park and its course fringed by mature oak and Hawthorn with more recent plantings of willow, the trees emphasizing the watercourse and creating a physical and visual division of the space. The stream lies in a gutter beneath an avenue (73) and path which cross the park and from north to south following the line of the old road southwards from Alderley Edge and the old Mill (74). The avenue comprises mature hornbeam, *Alnus glutinosa* and some young trees of the same species, with more recent plantings of Lime. This is (75). The avenue is fenced and the path surfaced up to the farm, beyond which the water continues between irregular lines of more chestnut with low canopy. The parkland contains several small ponds (76), the remains of historic tree groups and newly established broadleaf trees, shrubs and shrubs. There is one large tree group road of the avenue covering a modest orchard (77). The parkland is grazed by cows and a herd of white cattle. There is evidence of past ground disturbance caused by the laying of services, and a line of mature oaks east of the avenue (78, 79).

Small ponds within the park probably originated as water or water table, most spreading and brick making being recorded from only in the estate books 1798-1800. One pool beside Bollington Lodge appears to have been formed from two pits (80) and lies beside an area of low lying dense ground (81), the damp conditions probably a result of road construction.

At the north end of the parkland, near Church Lodge, are two oaks chestnut. *Castanea sativa*, trees of considerable girth and age (82). The parkland extends north of the spine road and round to Radnor Men (83, 84).

Messico

Spaces within the Messico development of laboratories and offices were not visited and recorded. Many of the buildings at the southern end of the development appear to be empty (85). The northern end of the complex (86) includes the principal entrance, conference centre (87) and two storey car park with contemporary landscaping of concrete paving, multi-stemmed birch, maple, oak, maple, ferns and ground cover plants (88). The narrow area of grass space between the two storey car parks and lodges is punctuated by an access road to a surface car park north of Messico beside Radnor Men. The access road, on made up ground, rises through young woodland (89) with a concrete fence enclosing the road to the north. Between the

car park (97) and Merewick is a good raised footpath from the 1796 estate map (97, 91). The path lies below the level of the meow with a spillway from the meow into the pond at the east end (92).

From the south-west corner of the car park a better walking route will reach over the spillway to the lake edge, giving access to the water front, alongside the buildings and to a path northwards beside the meow (93). There are views south of the Merewick buildings looking onto the Meow and across to the wooded hillside east of the Meow (94). The paving is aided by the slope of Canada Goose.

Railton Meow

Walking north from the spillway, the path is raised above the Meow, elevated on the dam (95). On the outer side of the path is a ditch and bank along the edge of the car park. There is evidence of stone edging in the meow, with some blocks clearly exposed but in other areas limestone chippings from the path and a fringe of stone blocks obscure the edging. The trees offer largely obscure views to a small stand at the Meow (96). At the north-west end of the car park the path is linked to the car park by a track (97). At the north-west corner of the meow the ground slopes away from the path through trees and brambles to a field boundary. From here there are glimpses of the pond by the Old Hall.

The path continues along the north bank of the meow. Along the outer edge of the path and old boundary is a high, dense natural hedge (98). With a rising ground underneath by yellow and grey soil, open meow is seen to the left of the path and views of the Meow and Merewick are largely obscured (99). About midway along the northern bank are the remains of a stone stile with steps for a stone step or natural levels (100). The last third of the path is an bedded walking way beneath mature oaks, across a bed of heath like character, uneven with clumps of ferns and rhododendron, to the memorial access erected in 1990 (101) and to the pool by the old Hall (102).

The eastern edge of Factor Meow is not accessible, all former paths being overgrown with a dense growth of rhododendron lining much of the water's edge.

Woodland

As the path rounds the north-east corner of the meow past two veteran beech trees (103), it leaves the water's edge rising above the dense growth of rhododendron and past a former sand quarry containing young trees (104). The path continues uphill and then starts the path boundary from which there are views over the site and over open ground which has the remainder of beech trees (105 & 106). The Woodland Pond lies in the road, northern portion of the woodland, an open body of water with lily pads and submerged by naturalistic planting (107). South of the pond the path passes a plantation of young sweet chestnut (108) but elsewhere the woodland character is much more diverse in age and species.

The path connects with a track to Hocker Lane, where a gated entrance is bounded by drystone walls (109). From the entrance a broad track leads south-east (110) following the upper ground to Coach Pasture Pond (111). This is a large bog-finged pool held by a dam crossed by the track from which there are views across rising ground towards Factor Meow (112). Crossing the Sawmill Pond Area (113), a glade with a single sycamore shelter, the path continues south undulating through mixed woodland with hazels (114) to reach Ted Pond by the boundary wall (115).

Larchwood Field Pond lies outside the historic walled boundary within open grassland (114). From the meow grass path around the pond there are wide reaching views over the open landscape and views look to the woodland edge (115). The path re-enters the woodland via a gate in the stone boundary wall (116) passing through a double sycamore plantation to reach the south-western corner of Merewick (117 & 118).

Appendix information: additional notes

See separate Appendix 1 for copy of 'The Water Garden throughout the year' listing plants

Stanley Descendants of Alderley (1811-1850)

- + Sir Thomas Stanley, 1st Baronet (1759-1821)
- + Sir Peter Stanley, 2nd Baronet (1825-1890)
- + Sir Thomas Stanley, 3rd Baronet (1822-1921)
- + Sir James Stanley, 4th Baronet (died 1947)
- + Sir Edward Stanley, 5th Baronet (died 1959)
- + Sir John Thomas Stanley, 6th Baronet (1825-1887)
- + Sir John Thomas Stanley, 7th Baronet (1856-1931) (created Baron Stanley of Alderley in 1931)

Barons Stanley of Alderley (1831)

- + John Thomas Stanley, 1st Baron Stanley of Alderley (1796-1852)
- + Edward John Stanley, 2nd Baron Stanley of Alderley (1802-1898) (created Baron Fitzbary in 1845)
- + Henry Edward John Stanley, 3rd Baron Stanley of Alderley and 2nd Baron Edgbury (1827-1909)
- + Edward Lytton Stanley, 4th Baron Sheffield, 4th Baron Stanley of Alderley and 3rd Baron Edgbury (1828-1925) (known as Lord Stanley of Alderley)
- + Arthur Lytton Stanley, 5th Baron Sheffield, 5th Baron Stanley of Alderley and 4th Baron Edgbury (1827-1931) (known as Lord Stanley of Alderley)
- + Edward John Stanley, 6th Baron Sheffield, 6th Baron Stanley of Alderley and 5th Baron Edgbury (1861-1941) (known as Lord Stanley of Alderley)
- + Lytton Henry Water Owen Stanley, 7th Baron Sheffield, 7th Baron Stanley of Alderley and 6th Baron Edgbury (1915-1971) (known as Lord Sheffield)
- + Thomas Henry Owen Stanley, 8th Baron Sheffield, 8th Baron Stanley of Alderley and 7th Baron Edgbury (1907-2013) (known as Lord Stanley of Alderley)
- + Richard Olive Stanley, 9th Baron Sheffield, 9th Baron Stanley of Alderley and 8th Baron Edgbury (born 1931)

The heir presumptive to the peer title is his brother, Hon Charles Edward Stanley, b. 1940. He is married but will be a bachelor. There is a younger brother, Harry John (b. 1982) who is married with a son, Gideon Tom, b.2007.

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¹ Atria Zenica, Mereside Trail (east), Green Road, Parkland and Woodland

² Historic Alderley Parish Plan 2014 <http://www.cheshire.gov.uk/council-and-politics/parish-plans/aldersley-parish-plan-2014-2021-433.pdf>

³ Monument 143460 Medieval Deer Park

⁴ Listed Grade II, UID 110890 Nether Alderley Mill and Dove Walk, Monument OADR 143460; since 1980 in the care of the National Trust who have undertaken restoration.

⁵ Monument OADR 143410

⁶ Monument OADR 143420

⁷ Anne de la Roche married Sir Thomas Stanley, who owned land in New Eaton Park, and whose first wife was Lady Margaret Bourchier, mother of Henry VIII.

⁸ <http://www.nationaltrust.gov.uk/over-aldersley-park>

⁹ de Praetere, P. and Trueman, J. (Eds), 1978. Cheshire Garden History. (Historic & Co. Ltd)

¹⁰ Walsley Park also includes Walsley the beach tree, owned by the son of an Admiralty officer of your name Richard Walsley. From 2000, it had no parkland. In 1942 by Sir Thomas Stanley the first baronet, very large trees from about 12 to 14 feet and continue of nearly the same girth to the height of 20 feet. The largest reaches 160 feet in girth at the butt and 125 ft in diameter.

¹¹ Leyland, 1810. The County Palatine of Chester Vol 2, of Magna Britannia, T. Cadell and W. Devereux

¹² Listed Grade II, UID 121521 The Stanley Obelisk

¹³ Monument OADR 140450 Deer House

¹⁴ Photo ID: 1010 194309724, File 1, copy of former railway closure (see 17 Jan 1975)

¹⁵ <http://www.aldersley.org.uk/over-aldersley-park/>

¹⁶ Ormsay Vol. II, 507

¹⁷ Ibid

¹⁸ OADR 1148741

¹⁹ Sir John Thomas Stanley lived in Walsley, and was also an author. In 1790 he published "A Voyage to the Obelisk" which "Takes their appearance" "A Journey from the Obelisk" - it is equipped in question for the purpose of making a study of natural and political topography in the baronies of the Royal Society of Edinburgh on "The Hot Springs of Ireland." He was a Fellow of the Royal Society (of London).

¹ <http://www.nationaltrust.gov.uk/over-aldersley-park/over-aldersley-park>

² OADR 2643414

³ Hurst, C. Hyde, M. History, Field Studies, 1971. The Heritage of English Gardens: New (Downland) edition. Yale University Press, 597, 598

⁴ Atria Zenica, Mereside Trail (east), Oak Road, Red Road and Green Road

⁵ Listed Grade II, UID 111884 (Group) Green and Stone at Alderley Park, formerly lower station and Outbuildings of Alderley Park

⁶ Listed Grade II, UID 1221289 Dovecot at Alderley Park

⁷ Moss, F. 1200. Pilgrimage to Old Homes, Osborn, the Author

⁸ Meadows Archive

⁹ Atria Zenica, Mereside Trail (east), Green Road, Parkland and Woodland

¹⁰ Listed Grade II, UID 132650 Church Lodge

¹¹ Atria Zenica, Mereside Trail (east), Green Road, Parkland and Woodland

¹² Listed Grade II, UID 1221291 Blenheim Arch at South East corner of Palace Gardens Alderley Park. Note: It is located partially in the wall of the garden.

¹³ Listed Grade II, UID 132022 Icehouse outside West Wall of Garden at Alderley Park. The icehouse had a brick base, square passage and a domed roof, with a window near the top. The entrance was both sides.

¹⁴ <http://www.cheshire.gov.uk/council-and-politics/parish-plans/aldersley-parish-plan-2014-2021-433.pdf>

¹⁵ Listed Grade II, UID 1216036 Gateway, wing wall and pier in south east of Blenheim Quarry

¹⁶ Stanley entered the House of Commons as Whig Member of Parliament (MP) for London in 1631 and was MP for Walsley for both counties between 1631 and 1637, and between 1651 and 1653. He served under Lord Albemarle as Treasurer, Secretary to the Treasury from 1695 to 1697, as Under-Secretary of State for the Colonies Department in 1697 and as Receiver General in 1697 and under Lord John Russell as Under-Secretary of State for Foreign Affairs between 1696 and 1697. He was sworn of the Privy Council in 1697 and in 1698, but years before he was appointed to the office of Steward, he was created Baron Edisbury of Warrington in the County Palatine of Chester. He was later President of the Board of Trade under Parliament from 1695 to 1696 and Receiver General under Parliament and the Russell from 1692 to 1698. In 1681 he established the Post Office Savings Bank. <http://www.aldersley.org.uk/over-aldersley-park/>

¹⁷ Recently Miss Stanley's only involvement in the campaign for the relaxation of women's work is a champion of the rights of women and founded Girton College, Cambridge.

¹⁸ Atria Zenica, Mereside Trail (east), Oak Road, Red Road and Green Road

¹⁹ <http://www.aldersley.org.uk/over-aldersley-park/>

²⁰ Ibid

²¹ Listed Grade II, UID 1221272 Gate Piers and Gates by Terrace Hall at Alderley Park. Listed for group with

²² OADR 2011730

¹ [Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood](#)

² Henry Edward John Stanley (a young lieutenant) with the Buffs, was noted to have in 1882 and married Patricia, daughter of Sandage Products, San Martin of Sevilla. He became the first Marquis number of the House of York. An account in generaly published in Spain, he ordered the closure of all public houses on his estate in Alderley including the Windmill. Upon his death, Francis Henry Stanley was respectfully granted a traditional Islamic funeral and buried at home, in the garden of his estate. [BBC News magazine online](#)

³ He was a Captain in the Cheshire Yeomanry during the Boer War, High Sheriff of Anglesey in 1913 and the MP for Mereside from 1906-11.

⁴ <http://www.astrazentec.com/news/rd/06/Downroad-and-radnor-wood-circuits-opens-again>

⁵ Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood

⁶ Edward Lyulph Stanley was Governor General of Victoria February 1914 – 1920.

⁷ Lord Sheffield, above water 1. Lady Victoria Stanley Radnor Cheryard Talbot printed 3 March 1903 -divorced 1908 with reference to her daughter, the Hon Evelyn Maxine Stanley, 2. 1891 Louise Sylvia Radnor who was married 5 times (known as Sylvia, she was a model, actress and socialite)

- a) [Major Anthony Ashley-Cooper, Lord Ashley](#) (married 3 February 1927 – 26 November 1934)
- b) [Gracila Galbrink, Sr.](#), American actress (married 7 March 1936 – 17 December 1936)
- c) [Edward Stanley, 6th Baron Stanley of Alderley](#) (married 10 January 1944 – 1945)
- d) [Cath Gandy](#), American actor (married 20 December 1943 – 21 April 1952)
- e) [Henry Charles Woodcock](#), hotel executive and race-horse driver (married 1954 until his death)
- f) [Miriam Frances](#) (married 8 April 1957 -divorced 1960)
- g) [Kathleen Margaret Clark](#) (daughter of Cecil Marry Wright and widow of Sir Edmund Frank Clark, 7th) (married 15 September 1967 – dissolved 1971)

⁸ Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood

⁹ [Harwell, C. Hyde, M. Hubbard, E and Pevsner, N. 2011. The Buildings of England, Cheshire, New Haven and London. Yale University Press, 225, 236.](#)

¹⁰ Astra Zentec, Mereside Trail circuit Green Route, Radford and Woodford

¹¹ Letter 10th May 1957 from Henry S Palfreutal to John Long and Son Ltd

¹² Ibid

¹³ Astra Zentec, Mereside Trail circuit Green Route, Radford and Woodford

¹⁴ Oral information from Margaret Mathews, Fred Mathews' daughter, and Ian Urquart, married to Wanda Mathews, Fred's other daughter.

¹⁵ Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood

¹⁶ Ibid

¹⁷ H. S. Evans and now operate as Evans and Deakin Group. Richard Taylor of Evans and Deakin Group has confirmed that the company archives were mostly lost in a fire '60 or seven years ago.

¹⁸ [Coburn and Holtkepeck inquiries October 1 1963, 11](#)

¹⁹ After the 2nd Baron's death, the title went to his younger brother, Lyulph Henry Stanley, 7th Baron, who died only three months later. As a result, the title went to a cousin of the 6th and 7th Barons, Henry Thomas Henry Oliver Stanley, a grandson of the 4th Baron through his third son, Lieutenant Colonel Oliver Hugh Stanley. Thomas Henry Oliver Stanley, 8th Baron Stanley of Alderley died 10 Nov 2013. The heir presumptive to the new Baron is his brother, Charles Ernest, b. 1900. He is married but with children. He has a young daughter, Emily Julia (b. 1989) who is married with a son, Robert (b. 11. 10. 2007).

²⁰ Astra Zentec, Mereside Trail circuit, Red Route Radford and Old Duffings

²¹ Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood

²² Astra Zentec, Mereside Trail circuit, Red Route Radford and Old Duffings

²³ Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood

²⁴ Ibid

²⁵ Astra Zentec, Mereside Trail circuit, Red Route Radford and Old Duffings

²⁶ [Harwell, C. Hyde, M. Hubbard, E and Pevsner, N. 2011. The Buildings of England, Cheshire, New Haven and London. Yale University Press, 505-506.](#)

²⁷ Astra Zentec, Mereside Trail circuit, Red Route Radnor Mere and Deech Wood

²⁸ Ibid

²⁹ Oral information - Ian Urquart, Mathews Landscaping

³⁰ [Landscape, Charlotte Tyon 5, Eakins, Howard and Mori. Cheshire Historic Landscapes Discussion paper](#)

³¹ Probably owned by Lovell, an old connection for ICI - according to Ian Urquart

³² Oral information - Ian Urquart

Part 3



SITE NAME	Alderley Park				
Address	Nether Alderley, Cheshire East, SK10 4TW				
Unitary Authority	Cheshire East				
Parish	Nether Alderley				
Location	Congleton Road (A34) between Macclesfield and Knutsford				
Grid Ref:	OS map sheet no 109, Grid Ref SJ 847 755 Lat: 53.2772, Long: -2.23991				
Owner:	Manchester Science Park Ltd, Kilburn House, Lloyd Street North, Manchester, M15 6SE, UK Key tenant: AstraZeneca				
Recorders	JW, BM	Date of Site Visit	25/02/15 26/05/15 29/05/15	Date of Report	09/12/2015

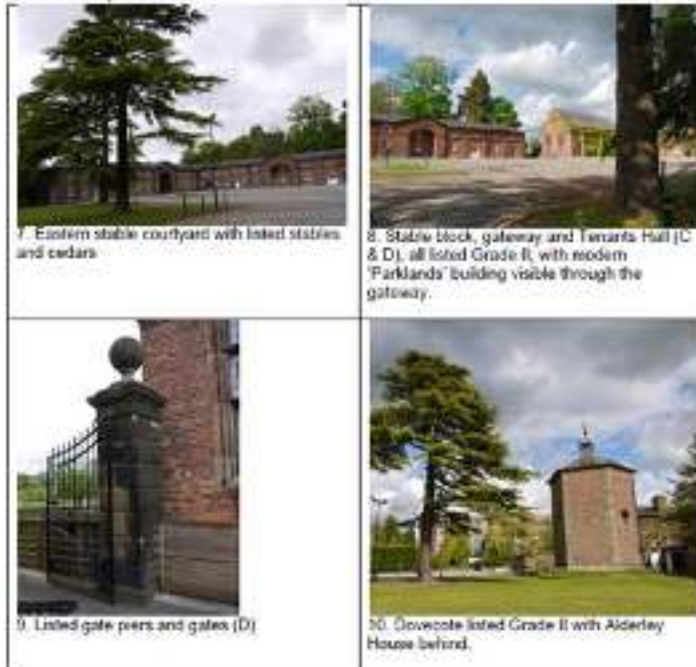
Site photographs

Letters in brackets indicate related photographs in historic images document

Entrances and Access



Hall and Gardens
Stable Courtyards







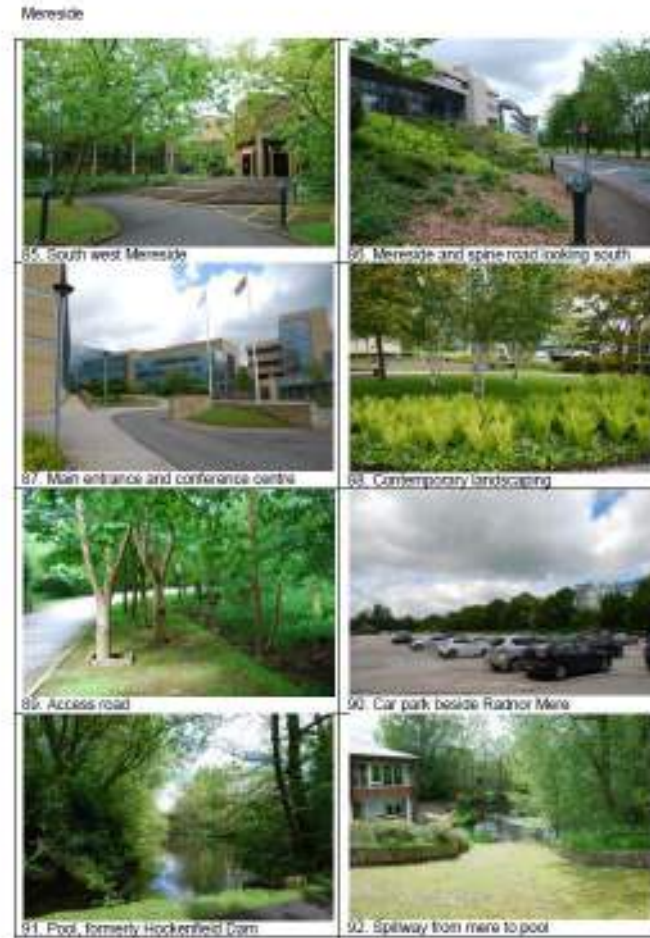


Former walled kitchen gardens and sports complex











Radnor Mere



Woodland






Disclaimer: that this report contains the research and recording information available to Cheshire Gardens Trust at the time. It does not purport to be the definitive knowledge about the site as new information is always being discovered and does change.

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Part 4




SITE NAME:	Alderley Park				
Address:	Nether Alderley, Cheshire East, SK10 4TJ				
Unitary Authority:	Cheshire East				
Parish:	Nether Alderley				
Location:	Congleton Road (A54) between Macclesfield and Knutsford				
OS Grid Ref.:	OS Grid sheet no 109. OS Grid Ref SJ 847 756 Lat: 53.2772, Long: -2.23001				
Owner:	Manchester Science Park Ltd. Rilburn House, Lloyd Street North, Manchester, M15 6SE, UK Key Contact: Asha Zameeta				
Recorder:	JW BM	Date of Site Visit:	25/05/15 26/05/15 26/05/15	Date of Report:	08/12/2015

Map:



M1. Peter Bundred's County Map 1777
<http://www.cheshirehistory.com/aldersley/index.php?id=11>
 The Old Hall, water mill, and park pale are all clearly shown.

Page 1 of 18
Alderley Park



Park extends S from stoney (at Hall and mill)

Unfenced extent of Pasture West

Deer house

Congleton Road lies along the route of the present avenue and leads to the west outside the park.

Farm buildings (and Park House) with pool

M2. John Thomas Stanley's Estate Map of Alderley Park 1798
 from the Estate Account Book August 1798 - April 1800 : OSA 2451A
 Courtesy of Cheshire Archives and Local Studies

Page 2 of 18
Alderley Park



The Congleton Road now follows a more westerly route away from Park House with plantations along the new boundary. Enclosures south of the farm may indicate gardens.

N3, Christopher Greenwood's County Map of 1819
<https://www.britainhistory.org/abstract/abstract.php?id=33>



Rivett's map indicates an extensive series of walks in the woodland, named Sheffield Wood, presumably in honour of Sir J. T. Sheffield's father-in-law, the first Earl of Sheffield. An island is shown in Radnor Wood.

The Water Garden and walled kitchen garden are clearly shown together with the Serpentine Lake.

N4, Ashurst, 1831
<https://www.britainhistory.org/abstract/abstract.php?id=40>



M5, Nether Alderley Tithe Map 1842
 CALS EDT 1793

The Tithe Map clearly indicates the diversion of the Congleton Road westwards enabling additional land to be taken into the park and the new mansion to have a parkland setting. The roadside boundary is lined with plantations while the old road forms a drive through the park.

The development of the water garden, kitchen garden and Serpentine Lake are all shown.

Many field names on the tithe map apportionments coincide with those on the Estate Map of 1798.



M6. First edition Ordnance Survey c.1875, 6\"/>

Parkland is shown extending north and south beyond the current land ownership by MSP. There are below at the three entrances on the Congleton Road which is edged by narrow plantations. Woodlands extend east from Alderley Park mansion up to the eastern boundary and ground level of Alderley Mere. Halfway trees, ponds and the deer fence are shown within the parkland. A boat house is shown on the western edge of the Mere.



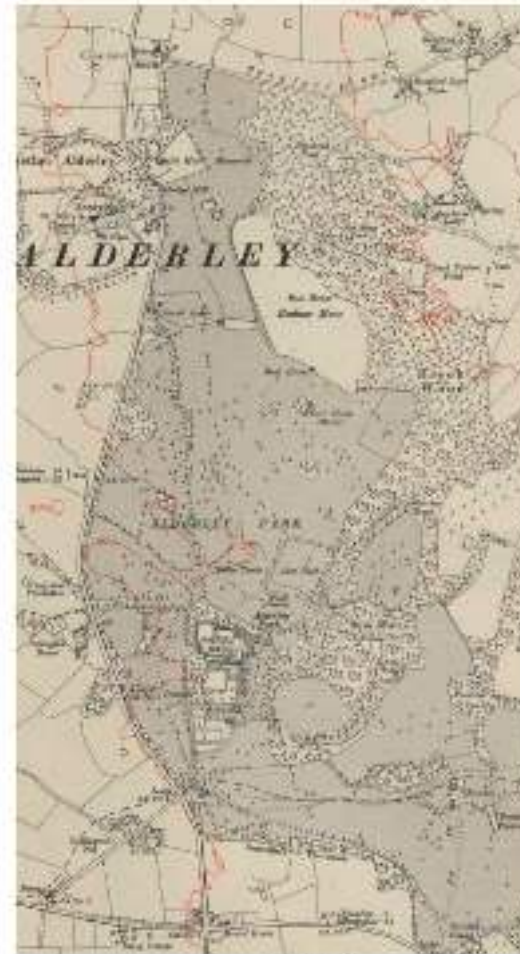
M7. First Edition Ordnance Survey c.1875, 25\"/>

The double bay north front of Alderley Park mansion is clearly shown with the stable coach and driveway to the west. The ornamental gardens west of the mansion are extensively shown, clearly separated from the parkland to the north. South of the mansion is an area of mixed tree planting, the location of the present Arboretum. The Water Garden has a central basin with regular water to make the water level just above ground level. The south facing wall, and fence or glasshouse cover the site to the north. The walled kitchen garden contains more glasshouses, sheds or barns, a stepping pond and orchard. The Gardeners House is situated south of the walled kitchen garden.

The Serpentine Lake provided a head of water to operate the fountain in the centre of the Water Garden.



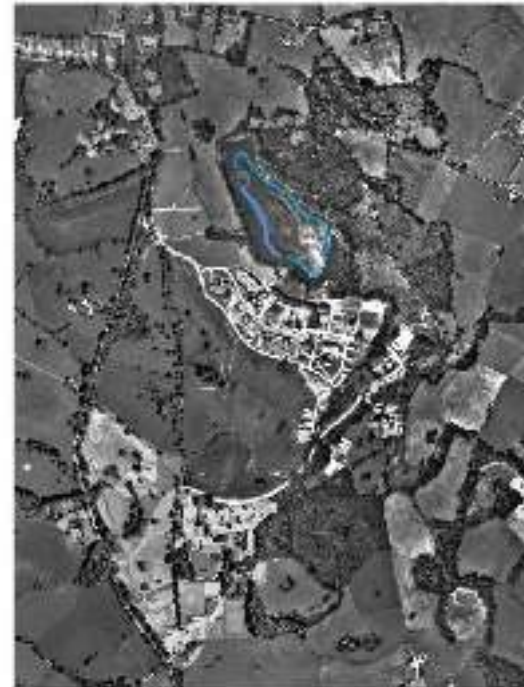
MS. 2nd Edition
Ordnance Survey,
1856, 6" to 1 mile
Additional features
identified include a
doehouse on the
southern edge of
Hatchers Mead
enclosures within the
park and by Church
Lodge and road east
of Alderley Park
manor, and the
kathouse.



MS. 1910 Edition
Ordnance Survey,
6" to 1 mile
The doehouse is
shaded and the
enclosure north west
of the manor called
the 'deer park'. A
covered lane and
other buildings
and paved paths of the
manor.



M10, 1938 Sale Plan from sale catalogue
 Willow Library Local Studies 230246



M11, 1977 Aerial photograph
 Courtesy CH&C 1971-1973 County Survey, Scale: 1:10,000 - 1:12,000, Hartings Surveys Ltd.

- Approximate line of 167m datum (datum height)
- Approximate line of 160m shore

The photograph shows the extent of 160m Mean Sea Level (datum) around 1977. The image includes the evidence of development south of Palace Meadow within the woodland to the east and in the eastern corner of the parkland, all enclosed by a new site road linking the existing entrances by Church and Bellington Lodges. The site of the mansion has been developed - 'Nestley House' - and a building added to the south within the wall bounded by the 160m datum line. The extent west of the estate road (parkland) appears to be cultivated with S.F. Matthews' nursery established north of Eagle Lodge. The wooded kitchen garden is no longer cultivated but given over to sports pitches. The plantation beside the road north of Eagle Lodge has been extended with new planting undertaken by S. E. Matthews.



M12, 1990's Aerial
 Courtesy CH2M, 1983-1989 County Survey (Tisbury), Scale: 1:8,000 Approximately, Source: Ariva Ltd
 The image indicates increased development within the woodland, some access to the south, and cultivation of some areas of the park. The additional roadside planting is well established.



M15, 1966's Aerial
 Courtesy CH2M, 1963-1969 County Survey, Scale: 1:10,000, Source: MHC2 - National Historic Grids, Centre Ltd

The roadside development extends up north to Stoddard's Pool and east into the woodland (car parking). Most of the oak estate by the Scordene Lake has been taken over for development. The park and appears to have all been returned to pasture and sections of the avenue have been replanted. A line across the parkland suggests the installation of a pipeline.



M14. Site map - character areas

This contemporary aerial (2015) indicates development north of Stockfield Pond with a surface car park beside Radnor Mere, more large buildings in the woodland, further car parking near the Serpentine Lake, and new farm buildings and the 'Parklands' office building in the parkland. S.E. Matthews nursery has gone.



M15. Hall and gardens

1. Stable courtyards
2. Water garden
3. Ice House woodland
4. Former walled kitchen gardens and sports complex
5. Alderley House
6. Arboretum
7. Serpentine woodland



M16. Hall and Gardens, Buildings and structures

- █ Listed buildings - Stable block, Gateway, Tenants Hall, Dovecote, Dark porch, custom gateway to Water Garden
- █ Other buildings - Stanley Arms pub (S), Loggia (L), Summerhouse (S), Gardener's house (H)



M17. Plan of Orientation

Alderley Park, Ice house and Tree Walk, Golf House



M18. Parkland

- █ Parkland boundary
- █ Spine road
- █ Streams
- █ Avenue following course of old road from Alderley Edge and Alderley Old Hall



M19, Newbold, Radnor Mere and Woodland



N20 Alderley House and Great Garden showing location of features in woodland

Figure 106, this document contains the research and recording information available to Cheshire Gardens Trust at the time. It does not purport to be the false state of knowledge about the site as new information is always being discovered and sites change.

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Part 5





SITE NAME: Alderley Park	
Address: Alderley, Cheshire East, SK10 4TW	
Unitary Authority: Cheshire East	
Parish: Alderley	
Location: Congleton Road (A53) between Macclesfield and Knutsford	
Grid Ref: OS map sheet no 125, Grid Ref SJ 847 758 Lat: 53.2772, Long: -2.29091	
Owner: Manchester Science Park Ltd Kilburn House, Lloyd Street North, Manchester, M15 6GE, UK Key tenant: AstraZeneca	
Recorder: JWL/EM	Date of Site Visit: 25/12/15 25/12/15 26/12/15
Date of Report: 09/12/2015	

Historic images
Numbers in brackets indicate related photographs in site photographs document; numbers prefixed M refer to maps in map document





Images A - F courtesy of Matthew Hyde

 <p>A. Church Lodge (14)</p>	 <p>B. Park House, E elevation</p>
 <p>C. Tenants Hall (left) (8)</p>	 <p>D. Tenants Hall and entrance gate (8)</p>

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 <p>E. Entrance gates to Lady Margaret's Walk (25 & 26)</p>	 <p>F. Deer House (shown on maps MQ, ML, ME, M10)</p>
--	--

Photograph Album c. 1925 DS4517PM courtesy of Cheshire Archives and Local Studies

 <p>G. Main entrance to Park House, N elevation (M7)</p>	 <p>H. N and E elevations of Park House (M7)</p>
 <p>I. Entrance to western stable court</p>	 <p>J. View W across water garden from Lady Margaret's Walk (2.8 & 27)</p>


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K. Aerial view of water garden (Z4 & Z6)



L. Loggia view of water garden (R8)




M. Loggia from upper walk




N. Looking NE across water garden towards terraces and Loggia


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O. Intermediate level glass walk on E side of water garden looking N towards Loggia, glasshouse and house on farm Building (aka Stinky Arms)



P. Nook of water garden with terracing area on roof and glass house against wall. (17) (location of restaurant)



Q. Parkland looking N towards Hallcroft

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R. Island in Radnor Mere from NW (96)



S. Beech woods



J. 1936 Sale catalogue, oblique aerial southwards of farm buildings, water garden and walled gardens

SCHEDULE		
Plot No.	Description	Area
21	House, Barn, and 1/2 acre	14,000
22	1/2 acre	1,000
23	1/2 acre	1,000
24	1/2 acre	1,000
25	1/2 acre	1,000
26	1/2 acre	1,000
27	1/2 acre	1,000
28	1/2 acre	1,000
29	1/2 acre	1,000
30	1/2 acre	1,000
31	1/2 acre	1,000
32	1/2 acre	1,000
33	1/2 acre	1,000
34	1/2 acre	1,000
35	1/2 acre	1,000
36	1/2 acre	1,000
37	1/2 acre	1,000
38	1/2 acre	1,000
39	1/2 acre	1,000
40	1/2 acre	1,000
41	1/2 acre	1,000
42	1/2 acre	1,000
43	1/2 acre	1,000
44	1/2 acre	1,000
45	1/2 acre	1,000
46	1/2 acre	1,000
47	1/2 acre	1,000
48	1/2 acre	1,000
49	1/2 acre	1,000
50	1/2 acre	1,000
51	1/2 acre	1,000
52	1/2 acre	1,000
53	1/2 acre	1,000
54	1/2 acre	1,000
55	1/2 acre	1,000
56	1/2 acre	1,000
57	1/2 acre	1,000
58	1/2 acre	1,000
59	1/2 acre	1,000
60	1/2 acre	1,000
61	1/2 acre	1,000
62	1/2 acre	1,000
63	1/2 acre	1,000
64	1/2 acre	1,000
65	1/2 acre	1,000
66	1/2 acre	1,000
67	1/2 acre	1,000
68	1/2 acre	1,000
69	1/2 acre	1,000
70	1/2 acre	1,000
71	1/2 acre	1,000
72	1/2 acre	1,000
73	1/2 acre	1,000
74	1/2 acre	1,000
75	1/2 acre	1,000
76	1/2 acre	1,000
77	1/2 acre	1,000
78	1/2 acre	1,000
79	1/2 acre	1,000
80	1/2 acre	1,000
81	1/2 acre	1,000
82	1/2 acre	1,000
83	1/2 acre	1,000
84	1/2 acre	1,000
85	1/2 acre	1,000
86	1/2 acre	1,000
87	1/2 acre	1,000
88	1/2 acre	1,000
89	1/2 acre	1,000
90	1/2 acre	1,000
91	1/2 acre	1,000
92	1/2 acre	1,000
93	1/2 acre	1,000
94	1/2 acre	1,000
95	1/2 acre	1,000
96	1/2 acre	1,000
97	1/2 acre	1,000
98	1/2 acre	1,000
99	1/2 acre	1,000
100	1/2 acre	1,000
Total		26,791

H. Schedule from 1936 Sale catalogue

W. Aerial view of water and walled kitchen garden between 1940 and 1950
 Hill, G. D. Stafford, L & Timmons, D. J. and The Water Garden throughout the year. Astra Zeneca,
 courtesy of Matthews Landscaping.



The formal row of trees between the pool and greenhouse but much of the other planting appears to have been lost.

W. Fairhurst's Water Garden (document 1004 (17))



READER REF NO: B24/013
 ARCHITECT/DESIGNER: Harry S. Fairhurst & Son
 ARCHITECT/PHOTOGRAPHER: Clares Mann & Cooper
 COUNTRY: UK (England)
 CITY: Alderley Park
 COUNTY: Cheshire
 DATE: 1941
 IMAGE DATE: 1941
 VIEW: Exterior
 STYLE: Modern Movement
 MEDIUM: Photograph
 LIBRARY REFERENCE: B24/013/10
 ORIENTATION: Landscape
 COLLECTION: H&S and wife
 CREDIT: B24 Collection
 NOTES: The Water Garden document and a new
 building for building work added to the ICI
 complex from 1941-42

<https://www.architecture.com/image-library/entry/1004.html>

X. View of Summerhouse from Fairbairn's Water Garden Restaurant 1964



REMARK REF NO
ARCHITECT/DESIGNER
ARCHITECT/CRAFTER/ENGINEER
COUNTRY
CITY
SUBJECT DATE
IMAGE DATE
VIEW
STYLE
MEDIUM
LIBRARY REFERENCE
ORIENTATION
COLOUR / B&W
CRAFTER
NOTES

DESIGNER
Harry S. Fairbairn & Son
Riverside Works & Offices
UK, England
Alderley Park
1964
Interior
Modern Movement
Photograph
Black and white
RHS, Chesham
NOTES: The Water Garden restaurant and a new development building were added to the ICI complex from 1954-67.

<https://www.architectural.com/image/fairbairns-water-garden-1964>

Y. Black and white photograph of water garden, looking north, c.1963



Courtesy of Mulberry Landscaping

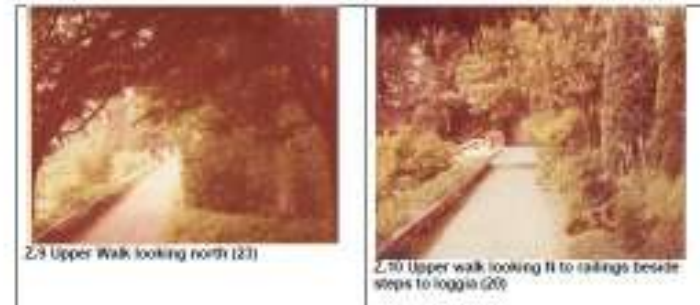
Water Garden, Photographs from Maxwell Family album



Z.1 Planting in south west corner



Z.2 Young conifers and water garden (17)




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Part 6



SITE NAME: Alderley Park	
Address: Nether Alderley, Cheshire East, SK10 4TW	
Unitary: Cheshire East	
Parish: Nether Alderley	
Location: Congleton Road (A34) between Macclesfield and Knutsford	
Grid Ref: OS map sheet no 100 Grid Ref SJ 847 756 Lat. 53.2772 Long. -2.23001	
Owner: Manchester Science Park Ltd Kilburn House, Lloyd Street North, Manchester, M15 6SE, UK Key person: Anna Demeca	
Recorder	JW, BM
Date of Site Visit	25/12/15 25/12/15 26/12/15
Date of Report	09/12/2015

Appendix 1 'The Water Garden throughout the year' listing plants





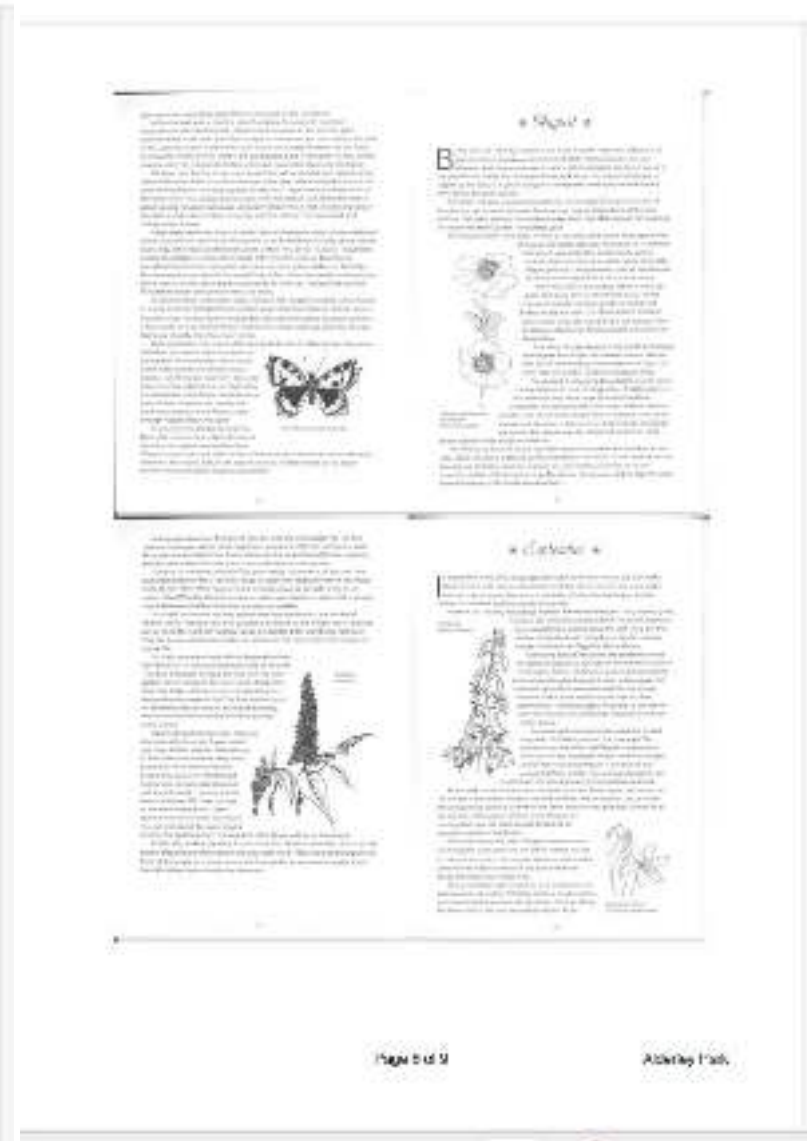
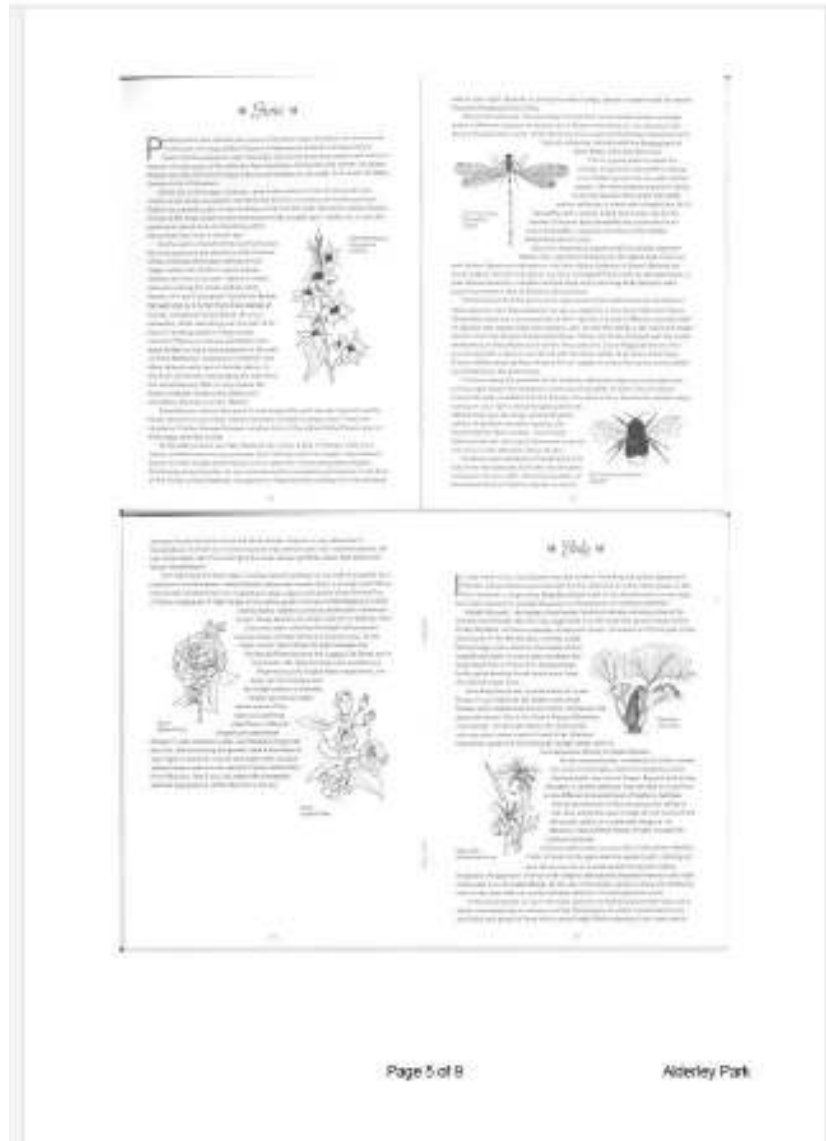
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Alderley Park

Page 2 of 9

Alderley Park

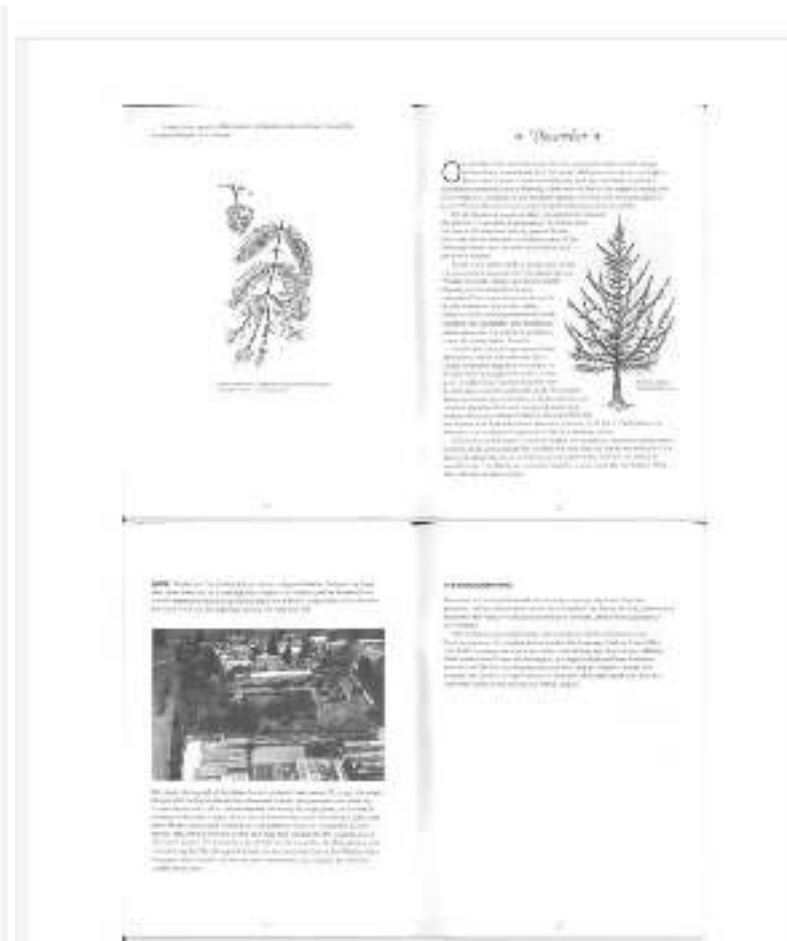






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Alderley Hall



Page 9 of 10

Alderley Park




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Part 7



SITE NAME	Birles Hall				
Address	Over Alderley, Cheshire SK10 4RU				
Local Authority	Cheshire East (formerly Macclesfield Borough Council)				
Parish	Alderley				
Location	4th west of Macclesfield				
Grid Ref	SJ 859 745				
Owner	Birles Management Company Ltd				
Recorder	BM	Date of Site Visit	04.05.12 12.05.13 25.05.13 PRD	Date of Report	03.09.2013

Summary

An early 19th century hall with pleasure grounds and park remarkably intact though in divided ownership, the immediate environs of the hall characterised by formal ground modelling in contrast to the parkland. In the late 20th century the hall and associated buildings were converted to six apartments, six cottages and two houses.

Principal remaining features:

1. Birles Hall - listed building Grade II, English Heritage UID: 58324
2. South and east terrace walls - listed building Grade II, English Heritage UID: 58325
3. Stable block - listed building Grade II, English Heritage UID: 361248
4. Former haybarn - listed building Grade II, English Heritage UID: 58326
5. Tunnel - bowl barrow - scheduled monument, English Heritage UID: 22577
6. Gate piers - at entrance on A537 and on Birles Lane beside Vicarage
7. Gate Lodge - unlisted but thought to be contemporary with the hall
8. Tree belts - along A537
9. Plantations - west of hall
10. Icehouse
11. Walks - principal walk in garden
12. Lawns - east of hall
13. Rustic summerhouse beside croquet lawn
14. Steps - flights of stone steps
15. Rill
16. Cascades - three - a, b and c
17. Japanese style garden - perhaps originally simply a Victorian rockery
18. Specimen trees - oaks in the park and exotic trees in the gardens

History (Illustrations referred to - maps A-G, historic images 1-11, photographs 12-41)

Note: the original Birles Hall lay close to the road between Chelford and Macclesfield. The hall no longer survives but the site is known as Birles Old Hall, Birles New Hall, the subject of this

Page 1 of 5 Birles Hall

report, was constructed on land known as the Pasture north-west of the old hall after both estates came under single ownership.

Birles is not mentioned in the Domesday Book¹. It is a township in the parish of Over Alderley. The origin of the name is unclear but the name was taken by local families and spell Birbles, Birle, Brytwood² until the late 19th century. In 1514 William Byrteles, grants to trustees of his messuages, lands ... in Birteles, Farnhill (Femhill) over Alderley and Hartbury³. In 1602 John Byrles of Byrles daughter and co heir Mary married Thomas Swetenham of Swetenham⁴. The Swetenham family made Birles one of their chief places of residence, first at Birles Higher Hall (Whitby Hall) and then at Birles (Old) Hall⁵ which they built in the early 1700^s. In 1703 Thomas Swetenham Wille Esq. sold Birles estate to Mr Joseph Fowden who in turn sold them in 1731 to Robert Hibbert Esq⁶.

West of Birles Lane was land known as the Pasture Estate, the location of Birles (new) Hall. This land passed remained in the Grovesnor family for some generations before passing, by marriage, to the Leycesters of Tabley. In 1562 John Leycester sold part of the estate comprising Hulke House, 25 acres of meadow, 40 acres of pasture, 3 acres of gorse and heath and 3 acres of moor to Nicholas Holson. From descendants of Nicholas Holson the property passed to the Downes family c.1758, then to Joseph Fowden in 1794, and was purchased in 1796 by Robert Hibbert Esq. of Birles⁷.

So by 1796 Robert Hibbert had acquired at least two adjoining estates, Birles (Old) Hall and the Pasture, and in June 1797 was still buying land, purchasing six lots for the sum of 58,545 from Sir John Leycester of Tabley⁸. In c.1819⁹ Robert Hibbert removed his residence to a spacious mansion (now known as Birles Hall) which he has erected on the Pasture estate in Over Alderley adjacent¹⁰. It was Robert Hibbert's fortune from Jamaican sugar plantations and the slave trade which allowed him to purchase the estates and build Birles Hall¹¹.

The old hall, possibly following a fire, was partially demolished and converted to cottages but other outbuildings and the walled garden c.1700 remained. Evidence from Caldwell and Sons, nurserymen of Knutsford, customer ledger, 1769-1796¹² indicate that Robert Hibbert was purchasing considerable numbers of trees in 1791, suggesting that he was improving the Birles estate at this time (see Appendix 1). The orders also include a large number of vegetable seeds, probably for the walled garden of Birles Old Hall¹³.

It is understood that the new Birles Hall was constructed in the vicinity of existing farm buildings. An early painting of the hall c.1822¹⁴ shows what appears to be a farm building (see 1) below the five bay stuccoed hall which has curved bays on the eastern elevation and an ornamental first storey canopy above a port cloche. The hall is set in parkland overlooking a lake. The county maps of Cheshire and Bryant, 1819 and 1831, (see maps ASD) show the hall with a lake in the valley below, confirming the evidence of the painting. That the hall was originally stuccoed is supported by the reflections of Michael Howarth¹⁵ (Appendix 2 and see image 3). The hall faced south over undulating ground falling to the road between Macclesfield and Chelford¹⁶. To the south east the ground rose to form small hillocks marked as tumuli on the Ordnance Survey map but which are in fact the site of at least one late Bronze Age barrow, a scheduled monument (16). The topography was ideal for laying out a park.

Robert Hibbert died in 1835 leaving the Birles estate, his Jamaica estates and slaves, and a considerable fortune¹⁷ to his eldest son Thomas. It seems likely to have been Thomas who was responsible for changing the hall¹⁸ to a severe neo classical style with ashlar front, Ionic porch,

Page 2 of 5 Birles Hall

cornice and balustrade²¹. Carved panels, integral with the ashlar facing as indicated by the joining (15), depict various elements related to the land, perhaps incorporated to affirm the Hibbert's solid respectability and status as landed gentlemen. The curved eastern bays became angular and a heavy balustrade was added to the parapet. Thomas Hibbert also had the resources to build the St Catherine's church in 1840²².

It seems likely that with the restyling of the hall, the surrounding landscape was also reconfigured to create a formal terrace and setting. A plan of the 'Birles Estates in the Townships of Birles, Alderley, Harbury and Macclesfield, the property of Thomas Hibbert Esq' dated 1837 records the property at this time²³ (C). The plan indicates changes to the landscape with the loss of the lake and apparent straightening of the water course: a direct tree-lined approach to the Hall from Birles Lane to the east²⁴ as well as a drive south through the parkland to Birles Lane and the main Macclesfield - Chelford Road.

The Title map of 1842 indicates limited change though possibly the removal of some boundaries west of the hall to incorporate more ground within the park (see map D). In 1850 the hall was described as being 'situate in a fine park of about 50 acres, ornamented with a fine sheet of water and diversified with sylvan beauty'²⁵. The Hibbert family reputedly constructed the lake (on the original Birles estate) as a means of alleviating unemployment after the Crimean War²⁶ (post 1856), and it is understood that the ribs in the brook were created by the same means.²⁷ The 'fine sheet of water' would (in the past) have been visible from the front of the hall.

The 1872 Ordnance Survey indicates the extension of the grounds north of the hall and development of the gardens to the east along the brook (see map E).

In 1879 Thomas Hibbert died and the property passed to his son Colonel Hugh Robert Hibbert of the 1st Fusiliers. Hugh Hibbert had financial difficulties, possibly due to death duties, and took out mortgages on 1880, 1881 and 1882²⁸. In 1884 some lands were sold to Lord Stanley of Alderley. In subsequent years further mortgage agreements were entered into and then Lord Stanley purchased the whole property in 1890²⁹. It is understood that the Close Brooks family intended to purchase Birles Hall but somehow Lord Stanley, a Whig who disapproved of the Hibberts, their slavery connections, wealth and land ownership, purchased the property from under them³⁰. By 1897 the Birles Old Hall, still part of the estate, had been remodelled as a small house and was known as Birles Old Hall³¹.

It seems likely that the development of the Edwardian style gardens (see map E and 3, 4, 5, 6, and 7) was carried out by the Close Brooks family. Photographs from a Hibbert family album show a rockery (enveloped by evergreen shrubbery at the time the photograph was taken). The rockery may have developed subsequently as a Japanese style garden by the Close Brooks family c1910³².

In 1914 the property is recorded as belonging to Lord Stanley KCMG of Government House, Melbourne and being occupied by Mrs Brooks Close-Brooks³³. During the First World War Birles Hall and grounds were used as a military hospital and in 1917 became a specialist venereal disease hospital for 50 officers³⁴. It is possible that photographs taken of the gardens were published as postcards primarily for patient use.

In 1928 the property was sold to Frank Abraham Howarth. The family used it as a country house enjoying fishing rights on the lake, hosting tennis parties and having vegetables delivered

from the walled garden³⁵. Between 1920 and 1937 the estate remained intact except for a plot conveyed to the Vicar of St Catherine Birles as an extension to the churchyard³⁶.

In 1937 the estate was sold for £11,500 with fishing and boating rights and a tenant in the Home Farm. It was purchased by the Norton family³⁷ who owned Sir James Farmer Norton textile engineers of Salford. Before moving in the Nortons demolished the west wing, which linked the south portion of the hall to the barn and other service buildings north of the hall. In September 1938 there was a major fire which destroyed the interior³⁸. Mr and Mrs D. G. Norton engaged the Manchester Arts and Crafts architect Henry Sellars to prepare designs for reconstruction. Sellars remodelled the interior of the house but retained the relationship of the principal rooms to the grounds. During the Second World War Mrs Norton prevented military requisitioning of her new home by employing local women to sew uniforms at the hall³⁹.

Mr and Mrs Norton took a keen and active interest in their garden and opened it for the National Garden's Scheme in April 1958. It was they who planted the cherry glade⁴⁰, probably in the 1950s, replacing the flower garden shown on one of the postcards (6). Mr Norton died in 1970 but his wife remained at the Hall until her death in 1993. By 1994 the estate had grown from 119 acres to 200 acres due to purchase of adjoining land by the Norton family. The estate was split between two sons with one owning the buildings and the other the land around them. One of the two inheriting brothers died in 1994 which meant even further complications in ownership (and further death duties).

In May 1994 the contents of the Hall were sold by Sothebys at auction and the Hall and main part of the outillage, excluding the home farm, put up for sale. In 1995 agreement was reached on a 12 month option to sell to Birles Hall Properties Ltd (a company formed by Chris Bauer and John Andrews and now dissolved), subject to them obtaining planning and Listed Building Consent. Bauer and Andrews developed the current estate with 6 apartments in the hall, 6 cottages and 2 houses. By 1994 the access from Birles Lane was draised, but its reopening was negotiated with the vendors as highway engineers would not allow increased use of access from A537 for turning in. To fulfil a planning condition a management plan for the grounds was prepared in the 1990s and approved by the then Macclesfield BC⁴¹.

The reed bed was installed in 1996 to prevent outflow from the sewage treatment plant causing algae bloom in the lake after the ground was found unsuitable for soakaways.

It is understood that the 14 properties, including private garden areas, were sold leasehold (999 years) to individual private purchasers. The remainder of the grounds were for communal use with maintenance (together with the hall exterior, sewage treatment plant etc) administered by a professional management company for an annual charge⁴².

In the early 2000's the owners got together to form Birles Hall Management Company Ltd to manage the communal areas. Andrew Norton owns the park and leases it to a farmer.

Description

The area occupied by Birles Hall and parkland is characterised as post medieval ornamental parkland by Cheshire's Historic Landscape Characterisation Project⁴³.

Access and entrances

There are three historic entrances to Birles Hall though only two of these now operate in relation to the hall itself. The third entrance beside the Vicarage on Birles Lane provides access to Birles Farm, now a private house (14). The Hall is approached from the south via a simple gateway on Birles Lane (13) leading to a single track drive through the parkland. The drive ascends and joins another drive which becomes two way with passing places as it approaches the hall. To exit the park the other drive is taken, descending southwards to the A537 where there is a semi circular recessed entrance with walls and railings, and a gate lodge set back west of the drive within the perimeter tree belt.

The drive enters the grounds to the hall over a cattle grid and between park railings, forking right (east) to the Hall forecourt, and left (west and north) through a woodland belt, past Birles Farm and then north and east across a field to reach Birles Lane beside the former Vicarage (14 and 15).

Park

The hall, park and farm are in separate ownership, with the park rented out to John Venables a local farmer²⁴. The park landscape is undulating and irregular in shape, bounded by tree belts and plantations, and punctuated by mature open grown oak trees. The park is grazed by cattle. West of the drive two tumuli form prominent hillocks, the more north westerly, a scheduled monument and bowl barrow, is crowned by a group of mature Scots pine trees (16).

The gardens

The Hall (17) commands an elevated position within the parkland, surrounded by clearly defined pleasure grounds that encompass former stables, cottages and outbuildings, as well as Birles Farm. The grounds are sheltered on the western side by a mature tree belt, their southern and western boundaries delineated by park railings replaced since 1995. The gardens around the hall are in the collective ownership of Birles Hall Management Company for use by all residents. The Birles Hall Management Company, formed by the residents, undertakes maintenance of the gardens, employing a contractor to cut the lawns and an arboriculturalist to inspect the trees and carry out tree surgery. There are late 20th century private enclosed gardens maintained by individual occupants, domestic in scale and with the exception of the cottage belonging to Mr and Mrs Sheldon which contains the remains of a former ice house, have not been visited or recorded. The entrance to the icehouse has been adapted to form a small ornamental pond which is backed by the mound of the icehouse roof.

Entrance forecourt

The gravelled entrance forecourt is laid out on a terrace with simple flower beds and a balustrade that defines the space. From the terrace there are broad southerly views over the park terminated by boundary plantations screening the A537 and trees fringing Birles Lake concealing the water from view (20 & 21). A line of pylons is visible beyond the park.

An opening in the east balustrade and short flight of stone steps give access to the lawns and a serpentine path leading to a rustic summer house (22) and down to the long walk beside the riil. The terrace and walk east of the hall have been curtailed due to the creation of basement level apartments. A detached section of balustrade has been moved out away from the hall to define the top of the slope, before the ground falls to the basement level (23). From this location there are fine views across the former eastern entrance drive towards the church, over the reed bed (24).

Croquet lawn

The croquet lawn, situated on the site of a former tennis court, sits below the entrance forecourt and approximately 1.5m above the level of the parkland (19). The rustic summerhouse is situated at the eastern end of the lawn (25).

The Riil

A small stream rising in Bugbury Wood to the north flows through the gardens and departs via a culvert (east) Birles Lane to feed Birles Lake in the grounds of Haller Old Hall. Within the Japanese style garden it divides and follows an irregular course, wherever it has been straightened into a straight line it is done in three evenly stepped cascades, one at the southern end near Birles Lane (26), one with over 30 steps between the formal lawns and the cherry orchard and one near the north end of the gardens. The riil bed is partly stone lined including the section at the southern end. The stone lining creates a stepped effect on the water.

Southern garden

The southern area of the garden is reached via the serpentine path from the forecourt. This path leads to the principal walk parallel to the riil which walk terminates at a pair of close boarded timber gates on Birles Lane (28). It is understood that these gates provide access for maintenance. West of the walk the ground rises up to the park. An edge of two tall round timbers retains the bank which is eroded in parts leaving tree roots exposed. Halfway along the bank stone steps (shown on the 1874 and 1910 Ordnance Survey) provide access to the upper level of the park. From the straight walk the ground falls gently to the riil with two narrow stone paved and edged paths leading down the bank in a "V" formation, a remnant of the Edwardian garden, near the junction of the walk with the serpentine path (27).

East of the riil at the southern end are the remains of an old orchard but other planting is largely of ornamental species including mature specimens of yew, a specimen Japanese Maple and Eukalyptus campanulata, rhododendron and laurel, a specimen holly with bronzed leaves and variegated creamy yellow margins, an old horn tree beside the stone paths and a mature pine.

Below the croquet lawn and across the terrace a broad flight of gravelled steps with bronze edgepots leads from the main walk to a simple crossing of the riil formed by timber planks. New specimen shrub planting has been undertaken in the surrounding area.

Upper lawns

The grassy area of the hall falls in three sections to the riil, the first section marked by a grass terrace replacing the path shown on the 1874 Ordnance Survey, the second section to the principal walk and the third section falling to the riil (28). The land rises on the other side of the riil with an emphasis on mature ornamental shrub planting (backed by tall bushes), the remnants of the formal garden (see 4 and 24). The exposure of lawn is framed by ornamental planting over the (local) cover. Some recent planting of specimen shrubs has been carried out alongside the walk.

The north end of the lawns is marked by mature trees including a fine Monkey Puzzle, Araucaria arborescens, Scots Pine, oak and Sweet chestnut (10 & 31).

Northern garden

The straight walk turns west through the mature trees and continues parallel to the western boundary where there are a number of large mature beech trees of considerable girth, and

mature ornamental holly flanking the path (32). From the path a shallow set of stone steps descend between two mature laurel bushes to a level area planted with pink cherries, almost like a pool of pink cherries beside the rill (34 & 35).

Japanese Style Garden

The walk continues parallel to the western boundary with a secondary path branching off and lying parallel at a lower level to the east. This leads to the Japanese style garden (36-37). Further north two other small paths give direct access to the Japanese garden leading through rockwork to the stream. The first of these paths leads to stepping stones and the second across a small Japanese style hump backed timber bridge with red railings (only installed in 2013) onto an island dividing the stream. This route leads to a second stone bridge with two seats in triangular formation creating the arch over the stream (38 & 39). This path leads to the eastern bank where there are stone steps and carefully placed rockwork.

The garden includes mature *Magnolia soulangeana*, *Magnolia stellata*, *Acer japonicum* and azaleas, and more recently established plantings of rhododendron, hosta and camellias.

North of the Japanese style garden the character of the shallow valley becomes one of an informal woodland garden with banks of bluebells beneath beech trees (40). The walk passes over a timber footbridge and ascends to a small gate providing access to the northern drive or footpath to Birles Church (41).

Acknowledgements

To Helen Thomas who kindly made her 1997 report available and has provided insightful comments on the report.

We are grateful to Ray Sheldon and Nt Dearden of Birles Hall Management Ltd for permission to visit the gardens and for their assistance in compiling this report.

We are also most grateful for information and the loan of historic postcards from Cath Sproston.

Please note that this report contains the research and recording information available to Cheshire Gardens Trust at the time. It does not purport to be the finite sum of knowledge about the site as new information is always being discovered and sites change.

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Endnotes

¹ It was part of the Capesborne chapelry and so was probably included under the entry for Capesborne or Hestery Cheshire Archives and Local Studies (CALS) Birles Township Pack 149.

² Ormerod, Vol 3, 710

³ Canvaker, JP. 1877 East Cheshire Past and Present, Vol 1. London, 327

⁴ Ormerod, Vol 3, 710

⁵ Birles Hall Estate, Cheshire. A Report on the Designed Landscape December 1997. Unpublished report prepared as coursework for the MA in Architectural Conservation at De Montfort University, Leicester 3.

⁶ Pygott, P and Trueman, J, 1988. Cheshire County History. Chichester, Phillimore & Co, 217

⁷ Birles Hall Estate, Cheshire. A Report on the Designed Landscape December 1997. Unpublished report prepared as coursework for the MA in Architectural Conservation at De Montfort University, Leicester 3.

⁸ Ibid 4

⁹ Ibid

¹⁰ Canvaker quote, a date of 1795 and (around 1810) for the building of Birles Hall

¹¹ Ormerod, Vol 3, 711

¹² <http://www.uk.genealogyonline.com/1801> Robert Hibbet (1764-1858) had been a partner in the slave Thomas' (1710-1780) slave brokerage business in Kingston alongside his brother Thomas Hibbet (1794-1819) and cousin Robert (1761-1827). The house had interests in slave factories and the supply of credit. Hibbet was also a slave and plantation owner with an estate called Albion located fifteen miles east of Kingston, Jamaica.

¹³ It appears that Robert Hibbet was the brother of George Hibbet (1737-1807) MP, a leading member of the pro-slavery lobby, member of a number of learned societies and clubs including the Freemasons, the Linnean Society, the Royal Society and the Society of Antiquaries, and a collector of books, prints and art. See <http://www.genealogyonline.com/1801> and Wilson, A, 2012-2013. The London Gazetteer, Vol 17, 40

¹⁴ OLS DOX 3668, 157

¹⁵ It is unclear when the kitchen spire at the old hall became detached from Birles Hall, but if not on the historic postcard then certainly during their ownership as by the 1980s there was a kitchen garden at Birles Hall to east of 183460 with glass houses. Some evidence of these and some fruit bushes and trees remained in the 1990s - Helen Thomas

¹⁶ Birles Hall, 1822, a watercolour hanging in the upstairs hall at Birles.

¹⁷ It was obviously brick, not stone, but it had the sort of plaster cover which made it more or less, tone in with the main building, and I think there were two stories in it. I can't remember ever going inside and do remember hearing it was due for demolition, but enough it was no use. Two storey building with landing and eary on ground floor and marked the doorway on 1957 plans - demolished c. 1957.

¹⁸ Singley, W. Birles Hall near Clevedon, Hall 1. County Life March 1988 refers to the hall being erected around an existing group of farm buildings.

¹⁹ Robert left the sum of £700 (£00 in personality as well as his ultimate estate with slaves, stocks etc.' <http://www.uk.genealogyonline.com/1801>

Hibbet involved in the slave trade were compensated as a result of the Slave Abolition Act of 1833. Dr Nick Cooper from University College London, who has studied the compensation papers, says as many as one-third of wealthy Victorian Britons derived all or part of their fortunes from the slave economy the Independent, Sunday 24 February 2013

²⁰ The change to the hall has not been identified by Pygott, P and Trueman or Howard whose descriptions suggest that the hall was originally constructed in the neo classical style. Comparison of the

early printing and county maps with later images suggest a considerable change of character, from something essentially Regency, soft and feminine, to a style that was crisp, strong and severe.

²¹ Figueiredo, P and Treacher, J, 1988. *Cheshire County Houses*. Chichester: Phillimore & Co, 217

²² Hartwell, C, Hyde, M, Hubbard, E and Pevsner, N. 2011. *The Buildings of England, Cheshire*. London: Yale University Press, 161

²³ CALS DSA 233

²⁴ In the 1990s there were some cast iron railings remaining as evidence of this approach - Helen Thomas

²⁵ Bagshaw's Directory 1950

²⁶ Singleton, W. Birles Hall near Chelford. Part 2. *Country Life* March 1958

²⁷ Oral information from Ray Sheldon

²⁸ Thomas, H. Birles Hall Estate report c. 1997, unpublished, 5.

²⁹ Short History of Birles Hall Estate provided by Management Company for garden opening in 2013.

³⁰ Information from Cath Sposton

³¹ In 1920 Hugh Thomas Hibbert of Birles Old Hall was one of the six parties named as vendor to Mr Howarth - information from Helen Thomas

³² Hartwell, C, Hyde, M, Hubbard, E and Pevsner, N. 2011. *The Buildings of England, Cheshire*. London: Yale University Press, 190

³³ Kelly's Directory 1914

³⁴ http://www.1914-1918.net/hospitals_UK.htm

³⁵ 'Birles Hall Estate, Cheshire. A Report on the Designed Landscape' December 1997. Unpublished report prepared as coursework for the MA in Architectural Conservation at De Montfort University, Leicester, 5.

³⁶ *Ibid*, 7

³⁷ Conveyance of Birles Hall from Sir Arthur Adlington Howarth and Another to David George Norton Esq dated 20th October 1937. Copied by Helen Thomas in 1997 from original on loan from solicitors to Birles Hall Properties Ltd

³⁸ Singleton, W. Birles Hall near Chelford. Part 1. *Country Life* March 1958

³⁹ 'Birles Hall Estate, Cheshire. A Report on the Designed Landscape' December 1997. Unpublished report prepared as coursework for the MA in Architectural Conservation at De Montfort University, Leicester, 7

⁴⁰ Trees shown in a photograph accompanying Singleton's *Country Life* article Part 2, March 1958


⁴¹ Information from Helen Thomas

⁴² *Ibid*

⁴³ <http://www.cheshirewestandcheshire.gov.uk/sites/default.aspx?Page=7996>


⁴⁴ Information from Cath Sposton at Birles Lodge

Part 8




SITE NAME: Birles Hall	
Address: Over Alderley, Cheshire SK10 4PL	
Unitary Authority: Cheshire East (formerly Macclesfield Borough Council)	
Parish: Alderley	
Location: 4m west of Macclesfield	
Grid Ref: SJ 856 745	
Owner: Birles Management Company Ltd	
Recorder: MJ	Date of Site Visit: 04.08.12 12.08.13 25.05.13 PMS
Date of Report: 09.05.2013	

Illustrations - Maps and Plans



A.
Greenwood's County Map 1859


The map shows the area known as 'The Pastures' within which the hall is shown with drives to east and south. A pool is shown in the stream valley south of the hall.



B.
A. Bryard's County Map 1831

The 'New Hall' and 'Birles Old Hall' are clearly distinguished, the New Hall with associated stables and barn or outbuildings, and the Old Hall with stables and walled garden.

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Birles Hall



C. A plan of the 'Birles Estates in the Township of Birles, Alderley, Henbury and Macclesfield, the property of Thomas Hibbert Esq' dated 1837
CAL5 05A 333

Key
Red - Hall and outlay
Purple - extension of garden? link to Birles Old Hall?
Yellow - Birles Old Hall
Orange - drives to Birles (New) Hall
Blue - lake within grounds of Birles Old Hall

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Birles Hall



D. An extract from the Over Alderley Tithe Map of 1842

CALS EDT 1794
<http://maps.shropshire.gov.uk/tithe.aspx>

- 140 Swine Meadow - arable and pasture
- 145 Park - pasture
- 151 Lodge and wood
- 154 Birles Hall Pleasure Grounds
- 155 Plantation - woodland
- 156 Great Pasture - meadow

Note - the long strip of ground linking the pleasure grounds with the lane is not shown.

E. First Edition Ordnance Survey 1872 Courtesy of CALS










- Plantations extended north-west of the hall providing shelter for the hall and gardens
- Removal of the eastern drive has enabled extension of the garden into the woodland, the historic division still marked by a fence or railing. A tree lined walk from the hall crosses the brook and exits the garden at the north-east and continues across the pasture to the church.
- A terrace with balustrade defines the forecourt and immediate perimeter of the hall.
- West and south of the hall the grounds are clearly defined by railings and a ha ha, with a sundial (SD) shown above the ha ha.
- East of the hall the ground appears to fall in a series of grassed terraces with walks and steps to the brook
- The formal paths and steps continue into the garden which has been extended south to Birles Lane and planted with trees and shrubs

F. Ordnance Survey 1872



Principal changes since 1872 appear to be:

-  The enclosure of part of the parkland below the hall for a tennis court.
-  Alteration of the custom boundary and extension of the garden into the pasture.
-  Creation of a new path line.
-  Loss of path (grazed over).
-  Greater definition of the northern garden area with fewer trees on the western side.
-  Addition of a small building in the northern garden.
-  Principal views.



G. Principal remaining features (as not above)

1. Dalry Hall - listed building Grade II, English Heritage ref. 20234
2. South and east former walls - listed building Grade II, English Heritage ref. 201240
3. Stone block - listed building Grade II, English Heritage ref. 201240
4. Tunnel system - listed building Grade II, English Heritage ref. 20206
5. Tunnel - listed building - scheduled monument English Heritage ref. 20277
6. Gate pillars - of red brick on A527 and on Dalry (see beside Victorian gate)
7. Gate Lodge - red brick but thought to be contemporary with the hall (ref)
8. Tree belts - along A527 (ref)
9. Plantations - west of hall
10. Loothouse
11. Walls - central wall in garden
12. Lanes - east of hall
13. Rustic summerhouse beside croquet lawn
14. Steps - fronts of stone steps
15. Hill
16. Cascades - three a, b and c
17. Japanese style garden - perhaps originally simply a Victorian conservatory
18. Specimen trees - oaks in the park and exotic trees in the gardens (ref)

Historic images



1. Birlee Hall, 1822 apparently stuccoed, with curved eastern bays, and an ornamental first storey canopy above a port cochere. The hall overlooks a lake and parkland.



2. Birlee Hall in a 19th century watercolour, the two storey wing on the far left and the domestic offices seen far right; between trees were demolished in 1937. The balustrade around the hall terrace is shown, and the steps on the grass terraces appear to be flanked by urns containing flowers.

Sotheby's Sale catalogue 1964, from Helen Thomas's report



3. Postcard of Birlee Hall (undated) showing the extension of the gardens into the park with some early re-planting. There are urns either side of the steps and arches for supporting climbing plants along the lower path.



4. Postcard of Birlee Hall (postmarked 2nd July 1915 (signed Gilbert) from the south east showing the balustrade (partially demolished) and steps with arches (planting)



5. Postcard of Birtles Hall postmarked 4th July 1915 (signed Gilbert) showing the eastern garden extending into the pasture and the arches with climbing plants. The flower garden set on the slope appears to have a formal circular layout and to be surrounded with trees and flowering shrubs. It appears to have been newly planted at the time the photograph was taken.



6. Postcard of Birtles Hall postmarked 12th January 1908. This photograph appears to show the northern garden separated from the original garden by railings. It is formally laid out with circular mounded beds for bedding, ornamented with urns and crossed by a line of arches with climbing plants. To the rear is a summerhouse or shelter, possibly circular and with a thatched roof, the small building shown on the 1910 Ordnance Survey.

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Birtles Hall



7. Northern garden with summerhouse. This view appears to be looking north with the mill on the right.

Images 7, 8 and 9 copied from images from Gilbert's photograph album, from Cliff Spradlin



8. Rockwork arch over mill, surrounded by shrubs. See 38.



9. Stone bridge over mill

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Birtles Hall



10. Postcard of Birles Hall postmarked 4th July 1915 (signed Gilbert) of the south elevation with the west wing that was demolished in 1937. It shows planting along the balustrade, a low stone retaining wall marking the line of a possible former ha ha, and the former tennis court now laid out for croquet.



11. Postcard of Birles Hall (undated), to the north a path leads off into the garden.

All these postcards and Hibbert album photographs come from the collection of Katherine Spratton who kindly allowed them to be copied for this report.

Photographs 2012 and 2013



12. Birles Hall from Birles Lane



13. Entrance from Birles Lane



14. Farm entrance beside Birles Vicarage



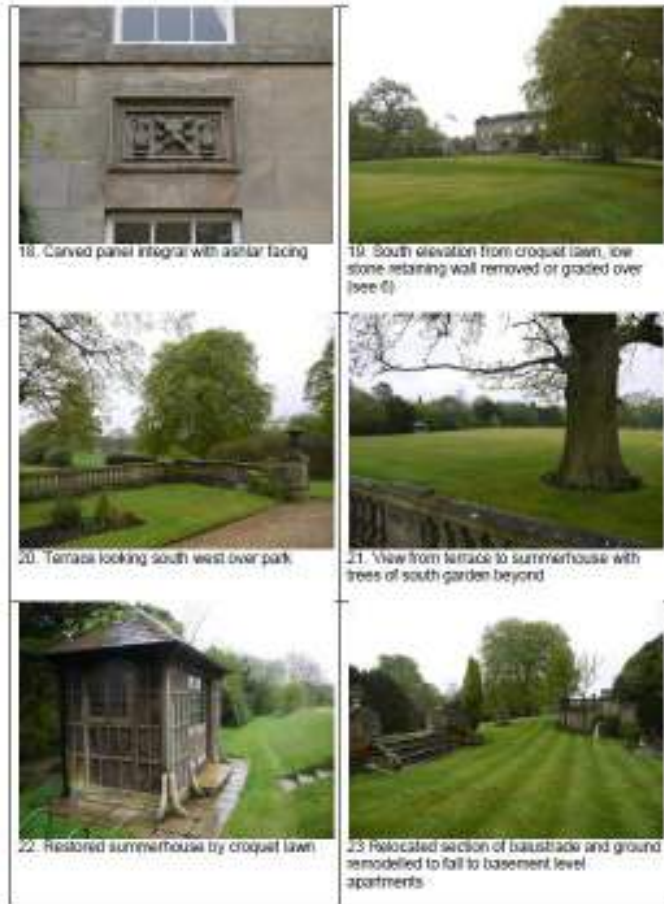
15. View to Birles Hall from farm entrance



16. Tumul (owl barrow) in the parkland



17. South elevation and main entrance





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Part 9




SITE NAME:	Balfour Hall		
Address:	Over Alderley, Cheshire SK10 4RL		
Utility Authority:	Cheshire East formerly Macclesfield Borough Council		
Nearest Location:	Alderley		
Grid Ref:	4m west of Macclesfield		
OS Grid Ref:	SJ 261 14b		
Owner:	Niche Management Company Ltd		
Recorder:	BRI	Date of Site Visit:	21.04.12 27.05.12 28.05.12 (MOC)
		Date of Report:	23.07.2012

Appendix 1



An order for Robert Hillier equal bills for November 18th 1791 from GARDNER and SONS, nurserymen of Kew-Street, customer ledger, 1790-1795. CALL D00355/6, 127

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The order continued for Robert Hillier equal bills for November 16th and 26th 1791 from GARDNER and SONS, nurserymen of Kew-Street, customer ledger, 1790-1795. CALL D00355/6, 128

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Part 10



SITE NAME:	Birles Hall				
Address:	Over Alderley, Cheshire SK10 4RL				
Unitary Authority:	Cheshire East (formerly Macclesfield Borough Council)				
Parish:	Alderley				
Location:	4m west of Macclesfield				
Grid Ref:	SJ 859 745				
Owner:	Birles Management Company Ltd				
Recorder:	BM	Date of Site Visit:	04.09.12 12.05.13 25.05.13 PRO	Date of Report:	23.07.2013

Appendix 2

Recollections of Birles 1929 - 1937 by Michael Haworth

Note

Dictated to tape for his cousin Carolyn, 1997, who had sent him copies of the 1937 plans and the current layout (I think) passed to her by Catherine Sproston, from Helen Thomas.

The Haworths bought Birles in 1929 and the family lived there until the death of Mr Haworth. The estate was sold in 1937 to the Nortons. Michael remembers the family's previous home in Holmes Chapel and the First World War and so is most probably now in his mid 80s.

The numbers and letters referred to are Michael Haworth's reference numbers marked on a tracing of the plans.

Items in brackets have been added by Helen Thomas for clarification and to identify the current use of the buildings.

Recollections of Michael Haworth

(The Outbuildings and who lived there)

... I suggest we go in through the entrance drive and go round the outbuildings starting at (cottage 2) number 2 which was where Houghton lived. Now Houghton wasn't a staff member, he was an exhibition. I think he had lived in that cottage all his life, and was certainly a connection with the Close-Srookes era, the only member of staff who was (the Close-Srookes family are believed to have rented Birles from the late 19th century up to the First World War).

He was the sort of major domo of the staff, what he did I can't really remember except that he polished shoes with great intensity and skill. The indoor staff would collect the various shoes from the bedrooms, and Mr Houghton have them in his polishing room and he'd brighten them up like nobody's business. The other great thing he did was to keep the generator going, of which more anon.

Move up to number 5 (cottage 5), now allegedly cottages, in fact they were two garages with lovely doors about eight foot high with curved tops so that carriages could go in there.

Number 3 (cottage 3) was Grimshaw's cottage. Grimshaw was the chauffeur and he would drive Mother round when she paid her calls with visiting cards and take us to evening engagements if there was no male issue old enough to drive us there. And he took Daddy to the station every day as he went into Manchester, five days a week, and met him in the evening and brought him back. Nice chap with a pocky Stockport sense of humour and accent.

Up to number 4 (cottage 4) that was Patterson who was the groom, who I think had a Leicester background, so he was on topine over horses, of which we had two and a pony?, or one and a pony?, no two I think. He also had a rather precocious daughter...

Then we go on to D and A is another passage (cottage 6 living room) with C in front of it. A wash place and there was plate glass roof over C (glazed canopy over full width of courtyard in front of cottage six, now removed).

If you go on to B that is where, possibly, the pony trap was kept (cottage 6 kitchen) and D was a sort of saddlery room (cottage 6 garden room).

E were two stables (cottage 7), for the aforementioned horses, it might have been three, we always had a Welsh pony called Bessie, she had been with us at Holmes Chapel, I remember Bessie during the War, World War One.

(She would?) join us in the trap and from Holmes Chapel to Middlewich, where we would go to Church sometimes, or Sunday School as the case may be.

(The Generator)

Go across the courtyard to F (the Barn House), that was a building which housed the dynamo for generating the current, on which the house was dependant. The building included a room for coal boilers to store the current.

Then back to E, and keep going clockwise, and you'll be very puzzled, by the sketch, which is the first floor of the West Wing (between the Hall and barn - demolished c. 1937).

(Outbuildings to North of the Hall)

Now you get to G, which was quite a solid building. It was obviously brick, not stone, but it had the sort of plaster cover which made it more, or less, tone in with the main building, and I think there were two storeys in it, I can't remember ever going inside and I do remember hearing it was due for demolition, fair enough it was no use. (two storey building with laundry and dairy on ground floor and marked the Heritage on 1937 plans - demolished c. 1937).

And then H was across a sort of cobbled yard and we always used to refer to that as the gymnasium (now part of Birles (Betty) House - raised in height with first floor bedrooms over living and morning room).

G incidentally was the Heritage.

H, the gym, was the place where we used to play indoor games, stump cricket and things, it also had a stage and was quite useful for amateur theatricals. My sister (Betty) was a great one for them, and as part of her outreach to the Parish she decided to organise some amateur theatricals....

(The kitchen garden)

Before we finish with the outbuildings, I would like to go right across to where the Old Hall is, 'cause that's where our kitchen gardens were, and I'm sure you know Colonel Sparrow who fills the patch that we used as a kitchen garden.

And in fact the head gardener had his cottage on the site of the house which the Colonel built for his family. There were no vegetable gardens attached to the main building, all our produce was grown there, and there were greenhouses.

The gardener was called Broom and he was quite skilful at keeping crops going and we had a team of four (?) for a sort of utility vehicle, amongst other things transporting vegetables to the kitchen door from the kitchen garden.

You already heard that that we had the outside staff, Houghton, Grimshaw, Pattinson

and there was Broom, the head gardener, and three others, we were fairly lavish in those days from the point of view of hired help.

(The Hall)

Well, now lets go into the main building (the Hall), you go in through the front door, now in the new (1937) West wing, take a left and you through H which was the billiard room I can't remember that it had any ornate ceiling but, as a small boy I wouldn't have noticed a thing like that, there was quite a nice fireplace there.

Then you go on to a room which was Daddy's study, via a corridor on the North side and next door to that is J which was a wash place where we also used to keep the guns. Leading off that was a loo, and then outside that was stairs, in two half flights to go up to the first floor, half way up was another loo, and then you get to the first floor.

The first room was Sandy's bedroom, the next was a bath, then my bedroom, then my sister Betty's bedroom, and she had a bath across the corridor at the back where there was also a room for the housekeeper.

Everything to the North of that was various staff bedrooms. The rest of the East wing I don't think has been altered, because I remember going round it and it all looked the same.

Now we're down to K which wasn't there at all in my time, (West wing rebuilt by the Nortons c 1937) that was built by the Nortons to rationalise the kitchen and general serving departments because we used to have a kitchen which was down five or six steps which was highly impractical for serving hot meals and how on earth they did it I can't remember. (3 steps shown on 1937 pre fire plans). I think they had a sort of hot trolley which had to be lifted up the stairs and Mrs Norton's arrangement was far superior.

The rest of that block L, going to the North (new 1937 wing; rebuilt 1967) I think is bears no relation to what it was ... boots were cleaned and various minions had their chance of doing there jobs. There was a Butler's pantry too... (shown in NE corner of Hall on 1937 plan)

(Birles Church)

Perhaps I could digress and say a word about Birles Church, which did play quite a part in our lives. Father was, in fact, a Congregationalist but I didn't stop him, and certainly my Mother, from occupying the Squirearchical pew in the C of E Church there, and we were always on very

good terms with the Rector. I went back there, at least twice, if not more, in connection with laying my brothers and sisters ashes to rest with their parents in the churchyard...

...I was able to appreciate that the inside of the Church was not changed by an iota, except for the thing you put the hymn numbers in, I call it a telltale, that was new and rather ornate, I don't think it fitted in terribly well. Otherwise the chapel was absolutely the same.

(View from Birles Lane)

Going down the side road, (Birles Lane), looking across the eastern elevation of the House, that was in no way changed, even to a gap in the wall which had crumbled and fallen in... so that was an indication of how there is unchangeability even as things are moving forward, with the new conception at least it will preserve the building for posterity.

There is a limit to the number of institutions that can take on a place like that. I think that Mother would, that Mother and Father would much rather that other people could come and share what they had made into a gracious home rather than it became a home for destitute prostitutes, or whatever.

(Life in the 1930s)

A few sketches that indicate our life to place the thing in perspective...

The general set up in the house, I've described how we were well staffed outside, we had equally comfortable arrangements for being looked after inside.

Starting, I suppose, with the Housekeeper who was a sort of companion help, a great friend, and was a link between my Mother and the rest of the staff.

And we had a cook who used to come in to lend on Mother, every so often with lists of menus which she was proposing for the forthcoming three or four days, or week. And a head housemaid, an under housemaid, a head parlour maid, an under parlour maid, a tweeny, gosh, there were all of eight normally on the payroll.

I don't think that my father was all that rich, he was jolly well off, undoubtedly, but he was no tycoon and there were plenty of other people who ran establishments as we did...

... Christmas and New Year we always had (family parties to stay in rotation by Father and his three brothers)... the New Year party was an absolute institution on my Mother's side...

Another annual social event was my brother's Cricket Week, he never played for the Varsity but he played for the sort of first reserves of the Varsity called the Oxford University Authentics. He organised two matches each August against the Cheshire Gentlemen, that was a two day event, and the Eaton Ramblers, another two day event, on the Chelford Ground, now a meat factory or storage or something. It was a very nice cricket ground in those days and many a local train stopped in the sidings to watch the proceedings.

Well that meant that if I was co-opted to play, with Christopher, we were already resident in the house, but we had to find accommodation for nine other earnest cricketers. That gave an idea of the scale of entertainment, and very enjoyable it was.

(Dinicos)

The sort of social life around Christmas would centre on the number of dances which, lovely things, they had programmes, each participant would have nice little folders pasted with an elegant pencil. The swains would ask the damsels for dances, can you imagine that now, instead of nowadays everybody goes as twos, or possibly a party.

These dances would take place occasionally in Birles, for Betty's coming out and Betty's 21st, otherwise some other big houses would give a dance. And there were things called Bowden Cindereilas, at the Bowden Assembly Rooms which were colourful and quite smart occasions.

(Tennis Parties)

I suppose that one of the activities which kept the staff busy was the tennis afternoons which would occur in the summer, we always had two courts marked out

A typical afternoon must include say twelve players to allow two sets of foursomes, with four sitting out to be able to ring the changes at the end of each set, and very enjoyable they were.

(Shooting)

A winter occupation was shooting, my Father was quite a keen shot. He started off by running the Birles shoot himself and then he made a syndicate of those and they shot over Alderley and Birles so there was a plentiful supply of pheasants on the table.

I don't think that we had such a thing as a deep freeze in those days, these things were hung and there was a game larder which would keep them going for quite a long time.

(The Dining Room)

I should definitely make a point of what went on in the dining room because that was unbelievably formalised compared to anything you could consider in social life today. We changed for dinner every night, except Sundays, it was considered appropriate to let the servants have a night off on Sundays when they wouldn't have to put out our evening raiment and so on.

The word black tie meant downgrading from white tie and tails to a dinner jacket, whereas nowadays it means upgrading from a scruffy suit.

We had dinner parties before balls and sometimes just friends in for dinner and bridge afterwards, full contract incidentally. . . . I never became a particularly good player. After dinner you would either play bridge or go and play billiards with Daddy in the billiards room.

Mummy and Daddy kept quite a good table. Mummy by her employing a good cook.

. . . and Daddy by jolly well stocking his cellars. . . . he had his own particular wine merchant, in Manchester, who would tell him when it was a good year to lay down port. He didn't just buy the odd dozen, he bought half a pipe at a time. I can't remember how many bottles there are in a half pipe but there are a heck of a lot. (a pipe is a 105 gallon wine cask)

Actually he laid down half a pipe, knowing that he would never seriously touch a drop of it, now that is a port drinker for you.

Transcribed, with apologies for errors to Michael Haworth, by Helen Thomas, December 1997

Table 3 Residents

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1. B			Appendix 2	Comment	After much consideration, Nicola and I would not like our house (Church Cottage, Birtles Lane) to be included in the list of NDHAs in the local plan. Please confirm the removal.	Refer to Table 1 ref 11. The Steering Group requested advice from CEC and it was decided to refer to the local list as a 'candidate list' until all proposed assets are reviewed and the final list is designated by the LPA. List to be referred to as a 'candidate list' in the NDP until all assets are reviewed and designated by CEC.	No change.
2.	N/A			Comment	Thank you for your email, I'm intending to attend the drop in session this evening and I would like to borrow a hard copy of the plan to take home for my husband to read.	Noted.	No change.
3. E	All			Comment	All very interesting. I hope that common sense will prevail.	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>No building of monstrosities that have no place in rural Cheshire.</p> <p>Those of us who have the privilege of living in the country must be aware of our responsibilities. We respect and support rural community life and the traditions, local customs and local events. We must be involved, open and share with our neighbours. We do not live in stockades but open houses where trust must rule. We realise that we do not live in park, on a dumping ground but in a living, working environment. We must treat the countryside with care. If we do not we kill off the very places and people we so enjoy.</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
4.			Appendix 2	Comment	Mount Farm as a non designated heritage asset?	SH to consider the proposed building for inclusion in the local list. Refer to Table 1 ref 11. The Steering Group requested advice from CEC and it was decided to refer to the local list as a 'candidate list' until all proposed assets are reviewed and the final list is designated by the LPA. List to be referred to as a 'candidate list' in the NDP until all assets are reviewed and designated by CEC.	No change.

Table 4 Landowners and Developers

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1. (F) Mellor Speakman			Appendix 2	Objection	<p>Please find attached a response form to the Over Alderley Draft Neighbourhood Development Plan on behalf of our client, XX . As you may be aware XX has substantial land holdings within Over Alderley which include the following properties:</p> <ul style="list-style-type: none"> · Fittontown Farmhouse · Harebarrow Farmhouse · Mount Pleasant Cottage · Lower Harebarrow · Black Greyhound House · Greyhound Smithy <p>Two of these properties have been identified in Appendix 2 of the draft plan as Non designated Heritage Assets – Greyhound Smithy and</p>	Refer to Table 1 ref 11. The Steering Group requested advice from CEC and it was decided to refer to the local list as a 'candidate list' until all proposed assets are reviewed and the final list is designated by the LPA.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					Black Greyhound House. We do not believe that these properties are worthy of such designation and therefore object to their inclusion on the list. Please could you confirm receipt of our comments. Kind regards		
1.2			Obj 1 and 3	Support		Noted.	No change.
1.3			Obj 3	Support	We support the principle of preservation and enhancement of heritage assets and their settings in order to protect the distinctive local built character of the area but not the designation of Black Greyhound House and Greyhound Smithy.	Not accepted.	No change.
1.4			Objs 4, 5, 6	Support		Noted.	No change.
1.5			OA1 OA2 OA3	Support		Noted.	No change.
1.6			OA4	Object	As agent for the owner of Black Greyhound House and Greyhound Smithy we were not consulted by the Parish Council with	Noted. The PC hand delivered letters to all properties on the proposed list and placed a notice on the	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					regards to inclusion of these properties on the non designated heritage assets list	NDP pages of the PC website. However it is possible that some landowners did not receive the letters as they do not lie at the properties.	
1.7			OA5 OA6 OA7 OA8 OA9	Support		Noted.	No change.
1.8			OA10	Support	We agree that conversion should be sensitive to form and character but not overly prescriptive so as to make it impossible or unviable to convert such properties, thus leading to vacant and unsightly buildings.	Noted.	No change.
1.9			4.2 Appendix 2	Comment	Over Alderley has 27 listed buildings and scheduled monuments and whilst we are supportive of policies and proposals to conserve and enhance built heritage we do not feel that the buildings identified in Appendix 2 (Non	Not accepted. The SG consider these buildings to have local heritage interest. Refer to Table 1 ref 11. The assets will be referred to as	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>designated Heritage Assets) within the ownership of our client Mrs Penny Guinness, are worthy of being locally listed.</p> <p>No evidence has been provided in relation to their local heritage and cultural significance. Given the age of the properties, whilst they may act as local landmarks due to their location, we do not believe that they hold local heritage and cultural significance and should not therefore be subject to the more prescriptive control proposed by Draft Policy OA4.</p>	'candidates' until CEC have reviewed the proposed assets and designated those considered to have local interest.	
2.1 M Alderley Park	All			Comment	<p>Observations on the Dra Over Alderley Neighbourhood Plan (Regulation 14 Public Consultation)</p> <p>This response is provided on behalf of Alderley Park Limited.</p>	<p>Partially accepted.</p> <p>The NDP should include more information about Alderley Park – that part within the parish and neighbourhood plan area.</p>	<p>Amend 4.3.5:</p> <p>Part of the neighbourhood area to the southwest falls within Alderley Park Opportunity Site.</p> <p><u>'A small area of Alderley Park Opportunity Site falls within Over Alderley neighbourhood plan area, but</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>Alderley Park Limited (APL) supports the Parish Council's objectives to adopt a Neighbourhood Plan for Over Alderley. APL does not have any substantive comments in respect of the draft Plan policies but wishes to raise 2 issues.</p> <p>The first relates to the limited references within the draft Plan in respect of Alderley Park. It is appreciated that the Park is only partly physically located within the Parish in geographical terms however the wider economic and community benefits of Alderley Park are significant and transcend local Parish boundaries.</p> <p>Through the ongoing redevelopment of the life sciences campus, several valuable assets have been delivered which provide</p>		<p><u>the wider environmental impacts are significant.'</u></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>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. These facilities are accessible to surrounding communities.</p> <p>Alderley Park by its nature is also now an open and inclusive facility (as opposed to being an enrely 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</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					(Cinema Under the Stars), use of the site for the weekly Alderley Park 'Parkrun' event and other scheduled trail running events. The Parish Council may wish to reflect the above in the contextual section of the Plan, for example in describing the makeup of the Parish and links to local facilities and employment opportunities.		
2.2 M Alderley Park		4.3.5 4.3.10		Comment	The second point we wish to raise relates to the following text at paragraph at paras 4.3.5 and 4.3.10 of the draft Plan: <i>'Part of the neighbourhood area to the southwest falls within Alderley Park Opportunity Site. Local Plan Strategy Site LPS 61 sets out that the Council supports development on this site to create a life science park with a focus</i>	Noted. The Parish Council recognises that development of Alderley Park has included schemes to mitigate impacts on local wildlife and to improve habitats. However the Park and numerous lighting schemes have an adverse impact on the rural landscape character of the wider	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>on human health science research and development, technologies, and processes subject to criteria. There is also housing development. The part of the site allocation within Over Alderley also includes part of a Local Wildlife Site (Local Plan Strategy Policy SE 3 Biodiversity and Geodiversity) and an ecological network (Local Plan SADPD Policy ENV 1 Ecological network). The Parish Council has concerns about the impacts of the development on local wildlife and landscape character in the neighbourhood area and in particular visual impacts and disturbance from light pollution associated with the development.'</i></p> <p><i>In most of the Parish the lack of street lighting and</i></p>	<p>parish and residents have expressed concerns about these impacts and particularly lighting. Therefore, no change is proposed to the Plan policy apart from the new wording provided by CEC – see Table 1.</p>	

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><i>built-up areas help to conserve the relatively dark night skies as an important and valued part of local character. However new developments can erode these qualities and there are concerns that the impact of new buildings at Alderley Park in particular are having an adverse impact on wildlife and landscape character.'</i></p> <p>APL understands that the Parish is keen to ensure that local character is preserved and to avoid adverse impacts on wildlife and landscape character. APL shares those objectives but does not agree that new buildings at Alderley Park have had an adverse impact on wildlife and landscape character.</p> <p>The repurposing of Alderley Park from a</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>closed private facility to an open and inclusive global centre of excellence for life sciences is a huge undertaking led by a long standing and highly experienced developer in Bruntwood. The vast majority of development at Alderley Park has been undertaken on previously developed land (as directed by the LPS61 Alderley Park Opportunity Area allocation in the Cheshire East Local Plan Strategy) which, by its very nature, is a sustainable practice. All development at Alderley Park is undertaken in accordance with a comprehensive Environment Impact Assessment which was prepared for the wider site masterplan in 2015. All developments at Alderley Park are required to accord with the Council's policies in respect of</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>ecology, the landscape, preserving amenity and lighting impacts, in addition to national planning policy. Alderley Park, as an exemplar development, goes significantly beyond adopted policy requirements however. As part of the 2016 site wide planning permission, the Park continues to implement an ambitious 25 year landscape and habitat management plan. Significant progress has been made in delivering the aims and objectives of the Plan through new tree planning, wildflower creation, enhancing the habitat of Radnor Mere, the removal of invasive species and promotion of indigenous flora and fauna, the creation and extension of publicly accessible footpaths and cycle routes, a wider programme of woodland</p>		

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					management and enhancement and other measures. The Park is also actively pursuing options for renewable energy to meet the demands of the site and to reduce its carbon footprint. Alderley Park employs a full me team to maintain and enhance the biodiversity and landscape value of the site. In summary it is evident that Alderley Park continues to have a significantly beneficial impact for biodiversity and the enhancement of the local landscape. We would respectfully request that this should be recognised in the Plan.		
2.3 M Alderley Park	All			Comment	This concludes APL's observations on the draft Neighbourhood Plan and we thank you for the opportunity to provide a response. We would be grateful to receive future	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					updates as the Plan progresses. CV Planning on behalf of Alderley Park Limited.		
2.1 (O) Eden Planning Part 1	All			Comment General	<p>I am emailing to formally submit representations to the Draft Over Alderley Neighbourhood Plan Document [OANDP] consultation. Please find attached:</p> <ul style="list-style-type: none"> · A completed copy of the Consultation Response Form; and · A supporting letter. <p>We are grateful for the opportunity to submit representations to the OANDP consultation, these having been prepared on behalf of the applicant of the pending application proposing redevelopment of an established brownfield / previously developed site at Hocker Lane (Ref: 22/4903M).</p> <p>We have provided comments to advise where</p>	Noted.	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>we have no further comment about draft policy and where we have particular concerns about draft wording which is deemed contrary to adopted Cheshire East Council policy and / or national planning policy and guidance. We seek to assist Over Alderley Parish Council in securing a NDP which is consistent with local and national planning policy and will facilitate development which can have a positive contribution to the vibrancy of the local community, as well as the character and setting of Over Alderley. We look forward to further opportunities to engage with Over Alderley Parish Council in subsequent stages of the emerging OANDP.</p>		
2.2			Vision	support	Please see supporting letter	Noted – see below.	No change

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
Pt 2 Eden Planning							
2.3			Obj 1 - 6	Comment / support	Please see supporting letter. Neutral. Eden Planning supports the ethos behind Draft Objectives 1 to 6, however, there is a concern that there is not an objective relating to 'Housing' or 'Residential Development' as this is considered fundamental to delivering a sustainable and vibrant community, as promoted by the Parish Council's Draft Vision. While the principles of the matters numbered 1-6 above are supported, Eden Planning recommends that the OANDP does not fall silent on the delivery of homes.	Noted. The NDP does not include objectives related to housing development as the NDP area is washed over by the Green Belt and there is no minimum housing requirement for the parish set out in the Local Plan. The focus of the Plan is to protect and enhance the beautiful rural environment and to ensure that where development takes place it is sensitive to this context.	No change
2.4			Objs 2,3,4		Neutral. Please see note above and supporting letter.	Noted.	No change.
2.5			Obj 5	Object	The draft objective of 'Development and Design' (Number 5) is specifically	Partially accepted.	Amend Objective 5 to:

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					'To protect the integrity of the Green Belt; and to promote sensitive and appropriate high-quality development which enhances the existing character of the built form and landscape setting and is sustainable and resource efficient.' This current wording suggests that the purpose of Green Belt as sited within the draft OANDP may not be consistent with the five purposes as confirmed within the National Planning Policy Framework. Eden Planning recommends that this is reviewed to ensure consistency with adopted local planning policy, and national planning policy.	Obj 5 could be reworded to remove the Green Belt element from the design part.	' To protect the integrity of the Green Belt and to To promote sensitive, and appropriate high-quality development which enhances the existing character of the built form and landscape setting, and is sustainable and resource efficient.' Could include new Overarching Objective: <u>'To provide a local planning policy framework which is appropriate to Over Alderley's location in the Green Belt.'</u>
2.6			Obj 6	Comment	Neutral. Please see note above and supporting letter.	Noted.	No change.
2.7			OA1	Comment	Neutral. Eden Planning nor our client have no comments on the proposed wording of this	Noted.	No change.

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					policy. There is a matter of relevance in terms of this policy and our client's property reason which is examined later within the letter which supplements this form.		
2.8			OA2 OA3	Comment	Neutral. Eden Planning nor our client have no comments on the proposed wording of this policy.	Noted.	No change.
2.9			OA4	Object	<p>The draft OANDP Policy OA4 does not include wording to reflect national and local policy (the former including NPPF Paragraph 203, and the latter including LSP Policy SE 7 and SADPD Policy HER 7) which acknowledge that a balanced judgement is required and any development should make a positive contribution to its surroundings.</p> <p>The draft wording of Policy OA4 does not outline the established approach of</p>	<p>Noted.</p> <p>Refer to Table 1 and proposed changes to this Policy following consideration of comments submitted by CEC.</p>	No further change.

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					affording proportionate assessment against a proposal and heritage assets. A further disconnect is present given that the OANDP seeks to designate properties as non-designated heritage assets where there is understood to be no pre-existing evidence to support their inclusion on such a list. This matter is examined in more detail later within our supporting letter.		
2.10			OA5	Object	The draft policy refers to Appendix 4, this being extracts of the Over Alderley Design Codes which are commissioned documents. It is understood that these documents will not comprise formal Development Plan documents and therefore, while they can be referred to within the NDP as material considerations, it	Not accepted. The Over Alderley Design Codes document will be included as an Appendix in the NDP in its entirety and OANDP policies have been drafted to refer to relevant parts of the Design Codes. This is in line with other NDPs which have been through examination and	No change.

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					<p>is considered inappropriate for extracts to be included within the NDP which will, if adopted, be a Development Plan document.</p> <p>The draft OANDP provides prescriptive guidance on the visual appearance of proposed new dwellings, particularly in Green Belt settings and / or open countryside. This is inconsistent with national planning policy. While it is acknowledged that development should be appropriate in terms of its setting, particularly in sensitive locations (i.e. in or near Conservation Areas or the setting of designated heritage assets), the wording precludes an opportunity for new homes to meet modern design expectations and applicant aspirations.</p>	<p>referenda. The PC commissioned the Design Codes through the Government's Locality Technical Support programme for NDPs and they form a key part of the NDP's evidence base.</p>	
2.11			OA6	Object	As with draft Policy OA5, draft Policy OA6 places	Not accepted.	No change.

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					great emphasis on the Over Alderley Design Code. The emphasis placed on the Over Alderley Design Guide is considered inappropriate within the NDP which will, if adopted, be a Development Plan document.	The Design Codes will be included in the OANDP as an Appendix, and it is appropriate that the NDP Policies refer to relevant Codes to assist in decision making. This approach has been agreed with CEC. Some further changes to design related policies will be made prior to submission and there will be a combined policy on Design (OA5) – see Table1.	
2.12			OA7	Comment	Neutral. Eden Planning nor our client have no comments on the proposed wording of this policy	Noted.	No change.
2.13			OA8	Support	Eden Planning and our client support the principle of draft Policy OA8 where a site is within an ecological designation or there is evidence of identified flora or fauna (underlining used by author for emphasis). The policy should not be used	Noted. The PC are commissioning a wildlife survey of the Parish and it is likely that will provide more detailed information about local wildlife and habitats. The Policy may be	No change.

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					as a barrier to preclude development where a site does not form part of an ecological designation and / or there is limited or no evidence that a development could be to the detriment of specific flora or fauna.	amended slightly in the light of more up to date information.	
2.14			OA9	Object	<p>The draft wording of Policy OA9 is heavily on the content of the Over Alderley Design Code. As confirmed within the supporting letter, the Over Alderley Design Code comprises a commissioned document.</p> <p>It has not undergone independent examination and it is understood that this will not comprise a formal Development Plan document. Accordingly, while it (and similar documents) can be referred to within the NDP as material considerations, it is considered inappropriate for extracts</p>	<p>Not accepted.</p> <p>The Design Codes will be included in the OANDP as an Appendix, and it is appropriate that the NDP Policies refer to relevant Codes to assist in decision making. This approach has been agreed with CEC.</p> <p>Refer to Table 1. Some amendments to the final paragraph are proposed in response to comments from CEC.</p>	No change.

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					<p>to be included within the NDP which will, if adopted, be a Development Plan document. The principles of the numbered list within draft Policy OA9 are supported (albeit individuals can use private amenity space in the manner they choose i.e. spaces for food growing and wildlife cannot be secured in perpetuity).</p> <p>Eden Planning supports the draft wording of Policy OA9 whereby it confirms 'Eco-housing and innovative designs that result in appropriate certification, such as Passivhaus, will be supported.'</p>		
2.15			OA10	Object	The draft wording of Policy OA10 is considered inappropriate as it is overly prescriptive and inconsistent with adopted local policy and national planning policy, namely the NPPF.	Noted. Refer to Table 1. Policy OA10 has been amended taking account of comments from CEC.	No further change.

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					Likewise, it is considered inappropriate for the wording to state that 'When such [agricultural or equestrian] buildings and structures are no longer needed, the area occupied will be returned to open land or uses considered not inappropriate in the Green Belt.' The notion for buildings or structures within the Green Belt to be removed or demolished when empty is not policy in adopted Cheshire East Council documentation nor national policy.		
2.16			OA11	Comment	Please see supporting letter. Neutral. Eden Planning nor our client have no comments on the proposed wording of this policy, particularly in the context of the existing buildings at the application site which could give rise to noise levels greater	Noted.	No change.

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					than that of a single dwelling.		
2.17 Eden Planning part 3			All	Comment	<p>Dear Sir / Madam We are writing on behalf of our client, Mr. T. Gardiner, to respond to the pending consultation exercise associated with the draft Over Alderley Neighbourhood Development Plan OAN D P ' or ' NDP')). The Over Alderley NDP Regulation 14 consultation began on the 8 May 2023, and will close on the 21 July 2023.</p> <p>Our client is the owner of a property referred to within the OANP , the property being referred to as 'Yew Tree Stables, Hocker Lane' Lane', herein referred to as 'The Site'.</p> <p>As confirmed on the Over Alderley Parish Council website, the OAN D P 'will</p>	<p>Noted.</p> <p>The planning application will be determined in due course by CEC through the development management process.</p> <p>The PC has commented on the proposal and questions the principle of the development – see https://planning.cheshire-east.gov.uk/applicationdetails.aspx?pr=22/4903M</p>	No change.

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					<p>relate to the whole area of the Parish and will, when 'made' (adopted), be referred to by Cheshire East when planning applications are determined.'</p> <p>Specifically, it will become a Cheshire East Council CEC Development Plan document. It is therefore imperative that the OANDP contains accurate information and consistent with wider CEC planning policy as well as national planning policy, namely the National Planning Policy Framework NPPF It also must meet the parameters and be in accordance with Planning Practice Guidance PPG</p> <p>The Site</p> <p>The Site is located north of and accessed via Hocker Lane, Over Alderley. The</p>		

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					<p>Site is in Flood Zone 1 (the lowest category at risk of flooding), and is not located with a Conservation Area nor contains or is within the vicinity of a Listed Building (The Site is located within the CEC Green Belt.</p> <p>The Site comprises four buildings which can be described as follows:</p> <ul style="list-style-type: none"> • Building B1: A single storey stable building constructed out of a horizontal timber cladding with a felt roof. • Building B2: A single storey stable building constructed out of a horizontal timber cladding with a felt roof. • Building B3: A single storey building constructed out of sheet cladding used for the storage of motor vehicles and a hobby workshop. 		

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					<p>• Building B4: A single storey building constructed out of sheet cladding used for the storage of motor vehicles.</p> <p>The existing buildings cover 383 sq.m of the Site . The buildings are positioned across the Site on a significant quantum of hard standing (503 sq.m) which enables access to and egress from the Site onto the public highway, and provides car parking and circulation space.</p> <p>The buildings were erected circa. 1980 , and are deemed of no architectural merit nor significance . The Site has been exclusively used for private purposes since their construction. The Site was formerly associated with Yew Tree Cottage to the south of Hocker Lane</p>		

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					<p>and sold to the applicant of the pending application in 2019.</p> <p>Photographs of the Site are provided at Figures 1 and 2 below: (photos)</p> <p>Planning History</p> <p>CEC is currently considering a pending planning application which proposes demolition of the existing buildings at the Site and erection of 1 no. dwelling, with landscaping and associated works (LPA Ref: 22/4903M).</p> <p>To date, no statutory consultees have raised any concerns associated with the proposed development including Cheshire East Council's Strategic Highways department (i.e. the Highways Authority), United Utilities nor the</p>		

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					<p>Council's Nature Conservation team. There are, therefore, no technical reasons to preclude the granting of planning permission for the proposed development. The pending planning application follows the positive determination of a Certificate of Lawfulness for Existing Use or Development CLEUD application on 15 September 2022 (LPA Ref: 21/3188M). The positive determination confirmed that the established use of the Site is stables, domestic ancillary storage and an associated hobby workshop uses which confirm that the Site constitutes Previously Development Land PDL), also known as a brownfield site. This is highly relevant when considering redevelopment</p>		

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					<p>opportunities which the Site presents, these opportunities having the potential to assist Cheshire East Council in securing new homes, including self build homes , and assisting Over Alderley in meeting its objective to be a sustainable and vibrant community.</p> <p>Over Alderley Neighbourhood Development Plan The draft OANDP advises that the main settlement of Over Alderley is concentrated in a cluster of 20 houses on Festival Drive and Ashbrook Road with approximately 40 residents in these homes.</p> <p>The draft OANDP continues to state that 'Elsewhere development is scattered across the area in small clusters of houses and farms, large country</p>		

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					<p>mansions, a reading room and parish church.'</p> <p>The Parish extends to approximately 900 hectares and is 'washed over by the Green Belt.'</p> <p>What are Neighbourhood Development Plans? As confirmed at Paragraph 1.1.2 of the draft OANDP , 'NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan unless material considerations indicate</p>		

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					<p>otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.'</p> <p>It is therefore fundamental that a NDP is accurate given the weight afforded to them in planning application decision making.</p> <p>Consistence with Policy The NDP continues to confirm at Paragraphs 1.1.4 and 1.15 that: 'NDP Policies should not conflict with nor duplicate national or strategic policies but should support these by providing more local detail which reflects the particular issues and local character of the parish (or 'neighbourhood area</p> <p>The Over Alderley Draft NDP takes into account the consultation responses</p>		

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					<p>to the Vision and Aims document, which proposed that the NDP has a strong focus on community facilities, access and design, reflecting the area's rural character and Green Belt location and its distinctive built heritage and landscape.'</p> <p>This is supplemented by NPPF Footnote 18 which confirms 'Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.'</p> <p>Likewise, the relevant Planning Practice Guidance PPG which specifically relates to 'Neighbourhood planning' confirms that 'A neighbourhood plan must be in general conformity</p>		

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					<p>with, and plan positively to support, the strategic policies of the development plan' (Paragraph 036, Reference ID: 41 036 20190509).</p> <p>The term 'general conformity' is described within PPG as matters including:</p> <ul style="list-style-type: none"> • 'whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with • The degree, if any, of conflict between the neighbourhood plan policy or development proposal and the strategic policy • Whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or distinct local 		

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					<p>approach to that set out in the strategic policy without undermining that policy</p> <ul style="list-style-type: none"> • The rationale for the approach taken in the draft neighborhood plan or Order and the evidence to justify that approach.’ (Paragraph 074, Reference ID : 41 074 20140306) <p>As confirmed above, NDPs should not duplicate nor conflict with local or national planning policy. It is considered significant that the draft OA NDP does not propose strategic policies relating to the delivery of new homes .</p> <p>As to be discussed within the letter, the draft OA NDP establishes various constraints to development, namely the Green Belt designation , landscape character and heritage assets the latter</p>		

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					<p>including reference to longstanding and established assets, as well as attributing heritage merit to buildings which are currently of no formal or informal designation. PPG confirms that 'A neighbourhood plan or Order must not constrain the delivery of important national policy objectives. The National Planning Policy Framework is the main document setting out the government's planning policies for England and how these are expected to be applied' (Paragraph 069, Reference ID: 4106920140306).</p> <p>Accordingly, a NDP must be consistent with already adopted Development Plan documents, in this case being the Cheshire East Local Plan Strategy LPS (adopted in July 2017) and the Site</p>		

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					<p>Allocations and Development Policies Document SADPD (adopted in December 2022), as well as national planning policy and guidance such as the NPPF.</p> <p>Proportionate and Robust PPG confirms that 'Proportionate and robust evidence should support the choices made and approach taken' and that 'The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighborhood plan or the proposals in an Order (Paragraph 040, Reference ID: 41 040 20160211).</p>		
2.18				Comment	<p>OANDP Policy Review</p> <p>Eden Planning has undertaken a review of</p>	Noted.	No change.

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					the NDP Draft Vision statement, draft objectives and draft policies. Our review of these considers local and national planning policy, as well as our client's development aspirations of the Site aspirations which are wholly compliant with the adopted CEC Development Plan and national planning policy, as confirmed within the Planning Statement that informs the pending planning application.		
2.19			Vision	Support	Draft Vision Eden Planning (and our client) concur with the principle of the OA NDP 'Draft Vision to support and nurture a high quality landscape and sustainable and vibrant community within the Parish.	Noted.	No change.
2.20			Objectives	Support / Comment	Draft Objectives	Noted – see response to comment 2.5 above.	No further change.

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					<p>Eden Planning supports the ethos behind Draft Objectives 1 to 6, these relating to the following matters:</p> <ol style="list-style-type: none"> 1. Community 2. Infrastructure 3. Heritage 4. Landscape and wildlife 5. Development and Design 6. Economy <p>There is a concern that there is not an objective relating to 'Housing' or 'Residential Development' as this is considered fundamental to delivering a sustainable and vibrant community, as promoted by the Parish Council's Draft Vision. While the principles of the matters numbered 1 6 above are supported, Eden Planning recommends that the OANDP does not fall silent on the delivery of homes.</p>		

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					The draft objective of 'Development and Design' (Number 5) is specifically 'To protect the integrity of the Green Belt; and to promote sensitive and appropriate high quality development which enhances the existing character of the built form and landscape setting and is sustainable and resource efficient.' This current wording suggests that the purpose of Green Belt as sited within the draft OANDP may not be consistent with the five purposes as confirmed within the National Planning Policy Framework.		
2.21			Policy OA1	No comment	Draft Policy OA1 Community Facilities The background to and wording of draft Policy OA1 confirms that The Reading Room and its car park, and St Catherine's Church comprise the	Noted.	No change.

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					<p>exclusive community facilities within the Neighbourhood Plan area and promotes development proposals which seek to secure their long term retention.</p> <p>Eden Planning nor our client have no comments on the proposed wording of this policy . There is a matter of relevance in terms of this policy and our client's property reason which is examined later within these representations.</p>		
2.22			Policy OA2	No comment	<p>Draft Policy OA2 Local Green Spaces</p> <p>Eden Planning nor our client have no comments on the proposed wording of this policy.</p>	Noted.	No change.
2.23			Policy OA3	No comment	<p>Draft Policy OA3 Activity and Accessibility</p> <p>Eden Planning nor our client have no comments</p>	Noted.	No change.

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					on the proposed wording of this policy		
2.24			Policy OA4	Comment / Objection	<p>Draft Policy OA4 Responding to Over Alderley's Built Heritage</p> <p>In advance of outlining draft Policy OA4, at Paragraph 4.2.5, the OANDP states the following:</p> <p>'The Parish Council considers that non designated heritage assets are given adequate protection already in the NPPF, Cheshire East Local Plan Strategy Policy SE 7 The Historic Environment, and SADPD Policy HER 7 Non designated heritage assets. The relevant policies apply to the assets and therefore it is not proposed to include a policy in the NDP.</p> <p>It is acknowledged that each case should be</p>	<p>Noted.</p> <p>Policy OA4 has been redrafted in the submission version of the NDP in line with advice from CEC – refer to Table 1.</p> <p>The amended Policy refers to the higher level Policy HER 7 of the adopted Site Allocations and Development Policies Document (2022) and contains appropriate wording in line with the NPPF.</p> <p>Refer to Table 2 comments from Historic England (Ref 7 page 14 of the Table). The comments set out: 'As well as designated heritage assets (such as listed buildings, scheduled monuments, conservation areas, and</p>	No further change.

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					<p>considered on its own merits and , as confirmed at Paragraph 194 of the when considering proposals affecting heritage assets, 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'</p> <p>The draft OANDP policy does not include wording to reflect national and local policy (the former including NPPF Paragraph 203, and the latter including LSP Policy SE 7 and SADPD Policy HER 7) which acknowledge that a balanced judgement is required and any development should make a positive contribution to its surroundings.</p> <p>The draft wording of</p>	<p>registered parks and gardens), your plan presents an opportunity to include a positive strategy for local heritage assets (these may include buildings, monuments, sites, places, areas, landscapes or views that are important to the local community for their heritage value).</p> <p>Government's National Planning Practice Guidance (PPG) is clear that neighbourhood plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale.'</p> <p>The OANDP identifies a number of locally listed non designated heritage</p>	

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					<p>Policy OA4 does not outline the established approach of affording proportionate assessment against a proposal and heritage assets .</p> <p>A further disconnect is present given that the OANDP seeks to designate properties as non-designated heritage assets where there is understood to be no pre-existing evidence to support their inclusion on such a list This matter is examined in more detail later within this letter.</p>	<p>assets which have been assessed by the NDP Steering Group. The descriptions explain why the assets are of local significance.</p>	
2.25			Policy OA5	Comment / Objection	<p>Draft Policy OA5 Responding to Local Character</p> <p>The draft policy states the following:</p> <p>‘Development proposals should ensure that the sparsely settled and rural character of Over Alderley is preserved.</p>	<p>Noted.</p> <p>Refer to Table 1 CEC comments ref 11. Policy 05 has been amended to provide a new Policy OA5 Design which brings together different elements of other policies in the Plan under 1 single policy.</p>	No change.

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					<p>All development proposals should demonstrate how they have complied with the following guidance set out in the Over Alderley Design Codes where they apply to the development concerned.</p> <p>The draft policy refers to Appendix 4, this being extracts of the Over Alderley Design Codes which are commissioned documents . It is understood that these documents will not comprise formal Development Plan documents and therefore, while they can be referred to within the NDP as material considerations, it is considered inappropriate for extracts to be included within the NDP which will, if adopted, be a Development Plan document.</p>	<p>The amended Policy continues to refer to the Design Codes document which is re-produced in full in an Appendix in the Submission version of the Plan.</p> <p>A key intention of the NDP is to promote high quality design which responds to the rural character of the Parish and its many built and natural heritage assets.</p> <p>The preparation of Design Codes at a local level is supported in the NPPF. Para 127 sets out 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an</p>	

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					<p>The draft OANDP provides prescriptive guidance on the visual appearance of proposed new dwellings, particularly in Green Belt settings and / or open countryside. This is in consistent with national planning policy. While it is acknowledged that development should be appropriate in terms of its setting, particularly in sensitive locations (i.e. in or near Conservation Areas or the setting of designated heritage assets), the wording precludes an opportunity for new homes to meet modern design expectations and applicant aspirations. In the context of the proposed development at Hocker Lane, the Landscape Visual Impact Assessment LVIA that informs the application confirms:</p>	<p>important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'</p> <p>It is appropriate that OANDP policies on design refer to the relevant parts of the Design Codes document and that the design codes are used in the decision making process to assess designs in planning proposals.</p>	

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					<ul style="list-style-type: none"> • ‘The landscape character surrounding the site comprises a varying typology with a regular mosaic pattern of fields bounded by hedgerows and trees, with scattered residential/agricultural settlements’ • ‘Whilst the proposals are visible from these [three identified] viewpoints, they significantly improve the setting and landscape character of the area through the design approach taken, and its relationship to the local architectural vernacular.’ • ‘The proposed house will also be viewed alongside Yewtree Cottage and, when seen in comparison with existing buildings will form a more harmonious relationship along the lane frontage.’ 		

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					<ul style="list-style-type: none"> • 'The conclusion of this assessment is that the proposed development will only be visible from a select few locations within 500 metres of the site, it will be a significant improvement on the existing buildings and it will be viewed in the context of the surrounding context including Yewtree Cottage.' • 'the proposed development... will not have a detrimental impact on the landscape character of the area and, combined with the addition of new native planting to the site, will enhance the setting and character of the landscape over the long term.' 		
2.26		4.3.1	Policy OA6	Comment / Object	Draft Policy OA6 Landscape Character	Partially accepted.	Delete reference to Macclesfield Local Plan in 4.3.1.

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					<p>The draft OANDP confirms that the Parish falls within an Area of Special County Value in the Macclesfield Local Plan, albeit the Macclesfield Local Plan is a document which was revoked and no longer applies following the adoption of the SADPD .</p> <p>As with draft Policy OA5, draft Policy OA6 places great emphasis on the Over Alderley Design Code, stating that 'Development should ensure that the specific landscape qualities of Over Alderley are maintained and enhanced in accordance with the following guidance set out in the Over Alderley Design Code.' It is therefore considered inappropriate for extracts to be included within the NDP which will, if adopted,</p>	<p>The reference to the Macclesfield Local Plan in 4.3.1 should be deleted as the SADPD and Local Plan Strategy supersede this development plan document. However other references to landscape character designations and descriptions remain relevant to the NDP and should be retained in the Submission Plan.</p> <p>The landscape character of the parish is highly valued by residents and visitors alike. It is appropriate for the Policy to include descriptions of those features which make a positive contribution to the distinctive local character and to seek to ensure they are protected and enhanced.</p>	

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					<p>be a Development Plan document.</p> <p>The draft policy wording continues to state that Development proposals must not significantly harm, individually or cumulatively features or important receptors within the local landscape' and characteristic features of the Parish include traditional hedgerows, mature trees, woodlands, water courses and ponds including sunken brooks and meres, and historic field boundaries, plot patterns and boundary treatment There is concern in terms of the prescriptive nature of this draft policy wording.</p>		
2.27			Policy OA7	No comment	<p>Draft Policy OA7 Dark Skies and Lighting</p> <p>Eden Planning nor our client have no comments on the proposed wording</p>	Noted.	No change.

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					of this policy. The proposed development at Hocker Lane does not include external lighting nor street lighting.		
2.28			Policy OA8	Support Comment	<p>Draft Policy OA8 Wildlife</p> <p>The policy outlines that 'Development proposals should conserve and enhance biodiversity in the Neighbourhood Area and avoid the fragmentation and isolation of or disturbance to wildlife, habitats and species.'</p> <p>Eden Planning and our client support the principle of draft Policy OA8 <u>where a site is within an ecological designation or there is evidence of identified flora or fauna</u> (underlining used by author for emphasis)</p> <p>The policy should not be used as a barrier to preclude development where a site does not form</p>	<p>Noted.</p> <p>Refer to Table 1.</p> <p>A wildlife survey has been commissioned to provide more detailed information for the Policy.</p>	No change.

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					part of an ecological designation and / or there is limited or no evidence that a development could be to the detriment of specific flora or fauna.		
2.29			Policy OA9	Comment Support	<p>Draft Policy OA9 Sustainable Design Guidance</p> <p>The draft wording of Policy OA9 is heavily on the content of the Over Alderley Design Code. As confirmed earlier within these representations, the Over Alderley Design Code comprises a commissioned document. It has not undergone independent examination and it is understood that this will not comprise a formal Development Plan document. Accordingly, while it (and similar documents) can be referred to within the NDP as material considerations, it is considered inappropriate for extracts</p>	<p>Noted.</p> <p>Refer to Table 1 ref 15.</p> <p>Refer to Table 2 ref 9.5, 9.6 and others – various changes suggested by United Utilities.</p> <p>The Policy will be amended in the Submission Plan and strengthened in relation to water efficiency and drainage.</p>	No further change.

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					<p>to be included within the NDP which will, if adopted, be a Development Plan document.</p> <p>The principles of the numbered list within draft Policy OA9 are supported (albeit individuals can use private amenity space in the manner they choose i.e. spaces for food growing and wildlife cannot be secured in perpetuity).</p> <p>Eden Planning supports the draft wording of Policy OA9 whereby it confirms</p> <p>'Eco housing and innovative designs that result in appropriate certification, such as Passivhaus, will be supported.'</p>		
2.30			Policy OA10	Object	Draft Policy OA10 Agricultural and Equestrian Development and Conversions	Noted. Refer to Table 1 ref 16. The Policy has been amended following	No further change.

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					<p>The draft wording of Policy OA10 is considered inappropriate as it is overly prescriptive and inconsistent with adopted local policy and national planning policy, namely the NPPF.</p> <p>Likewise, it is considered inappropriate for the wording to state that 'When such [agricultural or equestrian] buildings and structures are no longer needed, the area occupied will be returned to open land or uses considered not inappropriate in the Green Belt.'</p> <p>The notion for buildings or structures within the Green Belt to be removed or demolished when empty is not policy in adopted Cheshire East Council documentation nor national policy</p>	<p>comments made by CEC to reduce duplication.</p> <p>The Parish Council is concerned that some conversions of agricultural buildings have not been sympathetic to local character and residential development of brownfield sites can have an urbanising effect on the distinctive rural character of the area. Policy OA10 seeks to ensure that proposals for agricultural buildings and accommodation for animals are not being used as a means of securing residential conversions under PD rights or planning consent.</p> <p>The clause requiring buildings to be demolished is being removed from the Policy.</p>	

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2.31			Policy OA11	No comment	Draft Policy OA11 Protecting Over Alderley's Peace and Tranquility Eden Planning nor our client have no comments on the proposed wording of this policy , particularly in the context of t he existing buildings at the application site which could give rise to noise levels greater than that of a single dwelling.	Noted.	No change.
2.32			App 2	Objection	Non Designated Heritage Assets PPG 'Historic Environment' advises on enhancing and conserving the historic environment, including through the preparation of neighbourhood plans. It confirms that non designated heritage assets may be identified through local and neighbourhood plan	Refer to Table 1 ref 11. The Steering Group requested advice from CEC and it was decided to refer to the local list as a 'candidate list' until all proposed assets are reviewed and the final list is designated by the LPA.	No change.

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					<p>making but 'Irrespective of how they are identified, it is important that decisions to identify them as non designated heritage assets are based on sound evidence.'</p> <p>The guidance continues to state the following: 'Plan making bodies should make clear a nd up to date information on non designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision makers. This includes information on the criteria used to select non designated heritage assets and information about the location of existing assets. It is important that all non designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities</p>		

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					<p>keep a local list of non designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (See the Historic England website for advice on local lists) They should also ensure that up to date information about non designated heritage assets is included in the local historic environment record.</p> <p>(Paragraph 040, Reference ID: 18a 040 29180723).</p> <p>The client's property is included in Appendix 2 of the OANDP, this comprising a list of 'Non Designated Heritage Assets'. The description of the property is as follows 1. Yew Tree Stables, Hocker Lane: A rural set of buildings that typify the</p>		

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					<p>local community. The stables are the only known non livery stabling in the area. The stables, barns and adjoining fields are home to a variety of native wildlife. The land and location have been used for community interests.</p> <p>The description of Yew Tree Stables in the OANDP is inaccurate and not supported by fact. In fact, the information provided is fundamentally inaccurate, namely relating to biodiversity and community use. These matters are discussed further within these representations.</p> <p>As confirmed within PPG, a neighbourhood plan should be consistent with local and national planning policy, be proportionate and robust with evidence</p>		

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					<p>to justify policies and content of a NDP. Historic England mapping, the Historic Environment Record HER), and a Cheshire East Council produced 'Local List of Historic Buildings' Supplementary Planning Document adopted in October 2010 do not confirm any heritage designation nor interest in the Yew Tree Stables.</p> <p>There is no evidence nor justification to support Yew Tree Stables as having historic merit or interest. The description within the NDP is not supported by fact but false information. For the reasons outlined above including the suggested inclusion being inconsistent with policy and not justified, it is respectfully requested that the property is omitted from any subsequent iteration of a NDP non</p>		

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					<p>designated heritage asset list.</p> <p>Biodiversity A bat scoping survey was undertaken to assess all buildings and vegetation within and around the site for suitability for bat use or roosting. The survey found that all buildings on the site had 'negligible' suitability of roosting bats due to a lack of roosting features. Prospective development of the Site can present opportunities to implement biodiversity enhancement measures a matter which the client is committed to securing. Accordingly, based on the qualitative evidence provided by the bat scoping survey, there is no evidence that the stables, barns nor adjoining fields form habitats to a variety of native wildlife. In any event, this does not</p>		

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					<p>constitute justification for the property to be a non designated heritage asset.</p> <p>Alleged Community Interests The Site comprises private property. It has been owned by our client since 2019 . It has not been used for community activities and there is no evidence that it has been historically used for community interests The Site is not referred to within draft Policy OA1 (Community Facilities).</p> <p>Accordingly, this part of the OANDP description of the Site is a misrepresentation and another reason as to why it is respectfully requested that the Site (‘ Yew Tree Stables is omitted from the draft Non Designated Heritage Asset list.</p>		
2.32	All			Comment	Next Steps	Noted.	No change.

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					<p>The OANDP includes anticipated timescales including a revised NDP to Be prepared for submission to Cheshire East Council in Summer / Autumn 2023.</p> <p>Eden Planning and our client formally request to be kept informed of any updates and further consultation associated with the OANDP. We invite comments or any questions from the Over Alderley Parish Council and any other stakeholders.</p>	The PC will include Eden Planning in the list of consultees for CEC at submission stage.	
2.33	All			Objection / Comment	For the reasons set out within this letter, it is considered that the current wording of policies within the draft OANDP do not satisfy the basic conditions that a draft plan must meet if it is to proceed to referendum / adoption, these conditions being set out within PPG	Not accepted. Various amendments will be made to OANDP policies prior to submission, including amendments suggested by CEC and Consultation Bodies. The Basic Conditions Statement will be	No change.

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					<p>'Neighbourhood planning' (Paragraph 065 Reference ID: 41 065 20140306). P PG confirms that 'Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made.</p> <p>The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.'</p> <p>For reasons outlined within these representations, it is considered that the current OANDP does not satisfy conditions a, d and e, these confirmed in Table 1 below alongside commentary provided by Eden Planning.</p>	<p>published at submission stage and this document will set out in detail how the NDP meets the required basic conditions.</p> <p>NDPs can be silent on matters such as housing where there are sufficient up to date higher level policies. The planning themes addressed in the NDP are those which the Parish Council and local residents consider are important. The Parish is washed over by the Green Belt and there is no minimum housing target set out in the Local Plan.</p> <p>Amendments have been made to policies to ensure general conformity with strategic planning policies.</p>	

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					<p>Condition a. Eden Response a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</p> <p>The draft OANDP is silent on critical matters including the delivery of new homes including homes to meet identified needs (such as affordable homes and statutory obligations to deliver self-build and custom-build homes). The draft OANDP also does not clearly reiterate the exceptions whereby local and national planning policy allow certain types of development within Green Belt locations.</p>	<p>The Examiner will consider all the policies in detail and may recommend further changes to ensure that the NDP is in general conformity and has regard to national planning policy.</p>	

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					<p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>The OANDP is silent on securing the delivery of new homes, despite it seeking to promote Over Alderley as a vibrant community.</p> <p>e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). For the reasons outlined within this letter, it is considered the current draft OANDP is not in general conformity with strategic policies contained in the development plan, nor national planning policy. ^ Table 1</p>		

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2.34	All			Comment Objection	<p>Summary PPG 'Neighbourhood Plans' confirms Paragraph: 041 Referen ce ID: 41 041 20140306) that:</p> <p>'A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.</p>	<p>Noted.</p> <p>See responses to detailed points above.</p>	No further change.

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					<p>For reasons outlined above, Eden Planning deems there to be insufficient evidence to support some of the proposed NDP policy wording.</p> <p>We are grateful for the opportunity to submit representations to the OANDP consultation, these having been prepared on behalf of the applicant of the pending application proposing redevelopment of an established brownfield / previously developed site at Hocker Lane (Ref: 22/4903M</p> <p>We have provided comments to advise where we have no further comment about draft policy and where we have particular concerns about draft wording which is deemed contrary to adopted Cheshire East</p>		

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					<p>Council policy and / or national planning policy and guidance.</p> <p>We seek to assist Over Alderley Parish Council in securing a NDP which is consistent with local and national planning policy and will facilitate development which can have a positive contribution to the vibrancy of the local community, as well as the character and setting of Over Alderley.</p> <p>Yours faithfully,</p>		

Over Alderley Parish Council

February 2024

