

Over Alderley Neighbourhood Development Plan

2023 – 2030

Draft Plan



Over Alderley Parish Council

May 2023

Prepared by the Neighbourhood Plan Steering Group
on behalf of Over Alderley Parish Council
with support from



Images for this document are kindly provided by David Fairbotham of Wizzy Park Photography
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Working Group. All maps kindly are provided by Cheshire East Council.

Regulation 14 Public Consultation

Welcome to the Draft Neighbourhood Development Plan (NDP) for Over Alderley Parish which is published for formal public consultation **from Monday 8th May 2023 until 5pm Friday 21st July 2023.**

The Over Alderley NDP (or OANDP) builds on the informal public consultation undertaken in early 2022 and is informed by Design Codes which were commissioned to underpin detailed policies on design. The Draft Plan sets out locally relevant planning policies and proposals to help guide new development in our parish and will be used alongside the planning policies set out in the Cheshire East Local Plan Strategy 2010 – 2030 (adopted July 2017) and the Cheshire East Local Plan Site Allocations and Development Policies Document (SADPD) Adopted December 2022. It has been prepared by the Neighbourhood Planning Steering Group on behalf of Over Alderley Parish Council.

We need to know the following:

- Do you support the draft vision and objectives and draft planning policies?
- Is there anything you object to?
- Do you have any comments or suggestions for changes?
- Is there anything important that you think we have missed?

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

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.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.

An online response form is also provided at <https://overalderleypc.weebly.com/>

Drop In Event

A public drop in event will be held in the Reading Room on Friday 19th May 6.00pm 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

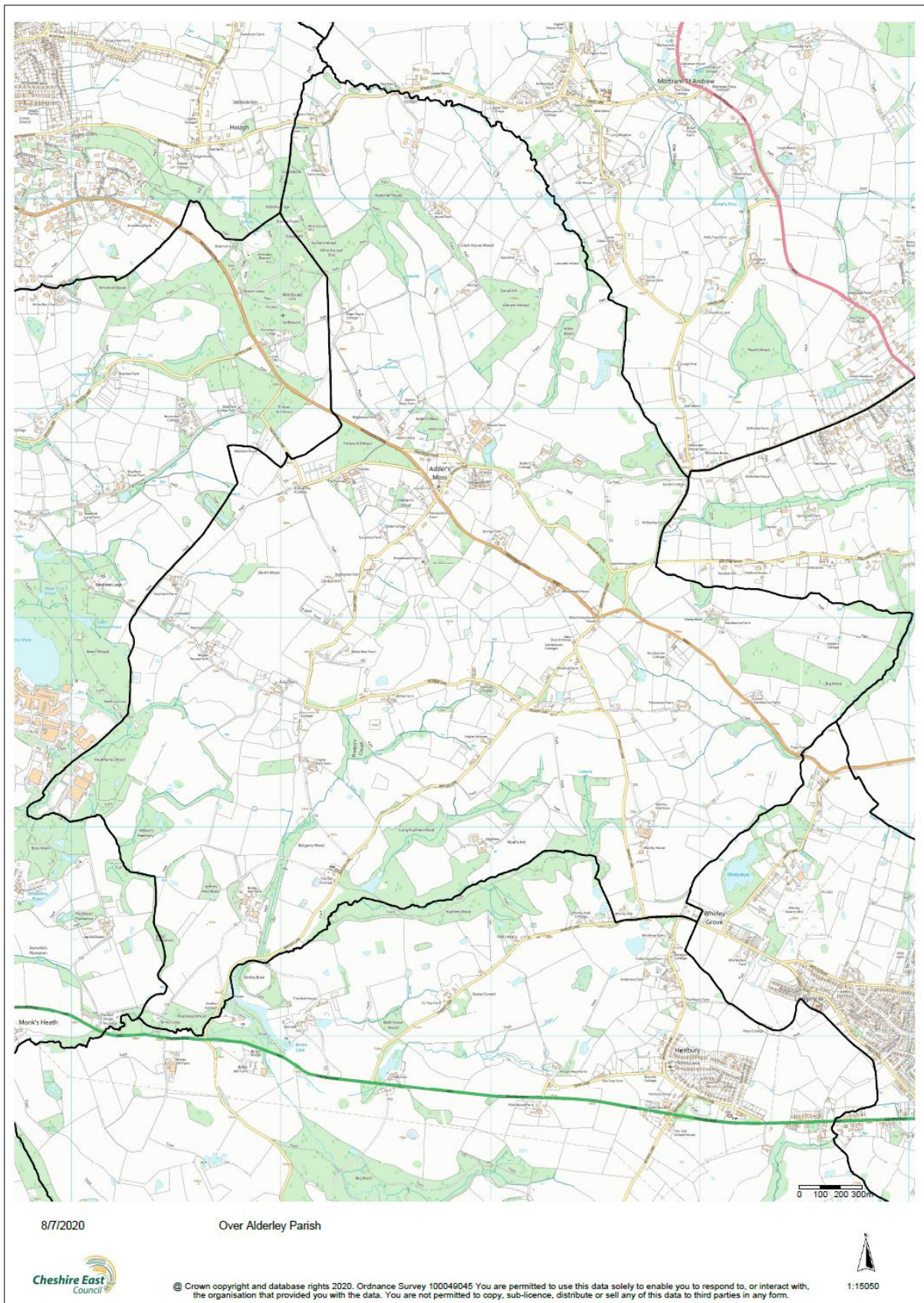
After this initial consultation we will consider all submitted responses and revise the NDP and then submit it to Cheshire East Council. We hope to do this later in 2023. The NDP will then be published for a further 6 weeks consultation before progressing to an independent examination and, hopefully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

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Map 1: Over Alderley Designated Neighbourhood Area and Parish



1. Introduction and Background

1.1 What are Neighbourhood Development Plans?

- 1.1.1 Neighbourhood Development Plans (also called ‘NDP’s or ‘Neighbourhood Plans’) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. The planning policies in NDPs are used to help determine planning applications which may come forward for new development or changes of use of land and buildings.
- 1.1.2 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 otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.1.3 An NDP can cover a range of planning related issues or just have one, single policy.
- 1.1.4 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’).
- 1.1.5 The Over Alderley Draft NDP takes into account the consultation responses 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.

1.2 Planning Policy and Basic Conditions

- 1.2.1 NDPs cannot be prepared in isolation. They have to be ‘in general conformity’ with strategic planning policies - in this case, the strategic policies in the **Cheshire East Local Plan Strategy 2010 – 2030, Adopted 27th July 2017**¹. The **Site Allocations and Development Policies Document (SADPD)**² is the second part of the Cheshire East Local Plan and provides detailed planning policies and land allocations in line with the overall approach set out in the Local Plan Strategy. The SADPD was adopted on 14th December 2022.
- 1.2.2 NDP Policies also have to ‘have regard to’ national planning policy, as set out in the **National Planning Policy Framework (NPPF)**³ 20th July 2021, and other National Planning Practice Guidance⁴, Ministerial Statements and Government advice. The updated NPPF was published for consultation in December 2022 until March 2023.

¹ https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/local-plan-strategy/local_plan_strategy.aspx

² https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/site_allocations_and_policies.aspx

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

1.2.3 Overall, the Plan has to meet a set of ‘basic conditions’ set out in national guidance. These include being in general conformity with strategic policies and having regard to national policies as set out above, as well as not breaching European obligations (transposed into UK law) and contributing to the achievement of sustainable development.

1.3 Preparing the Over Alderley NDP

1.3.1 Preparing an NDP is a complex and lengthy process, set out in Government regulations: the Neighbourhood Planning (General) Regulations 2012 (as amended). This process, with estimated timescales for Over Alderley NDP, is summarised in Figure 1 on p9.

1.3.2 The process reflects the requirements that NDP policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by extensive public consultation.

1.3.3 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 Area (Over Alderley Parish).

1.3.4 A steering group of local people and parish councillors was formed in summer 2021 and meets regularly to oversee the Plan’s preparation. Documents are placed on the Neighbourhood Plan pages of the Parish Council website <https://overalderleypc.weebly.com/neighbourhood-plan.html>.

1.3.5 In early 2022 the steering group published a **Vision and Aims**⁵ 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. 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. A short questionnaire was provided at the back of the document and stakeholders could also use an online questionnaire.

1.3.6 The results of the Vision and Aims public consultation are provided in **Over Alderley NDP Vision and Aims Consultation, January - February 2022 Consultation Responses** report.

1.3.7 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.

1.3.8 The consultation responses have been used to inform the policies and proposals in the Draft Plan.

1.3.9 To inform detailed policies on design, the Parish Council commissioned Design Codes through the Locality Technical Support programme. The Design Codes document is provided on the NDP website – see **Over Alderley Design Codes** and the codes are reproduced in Appendix 4 of the OANDP. The Design Codes were

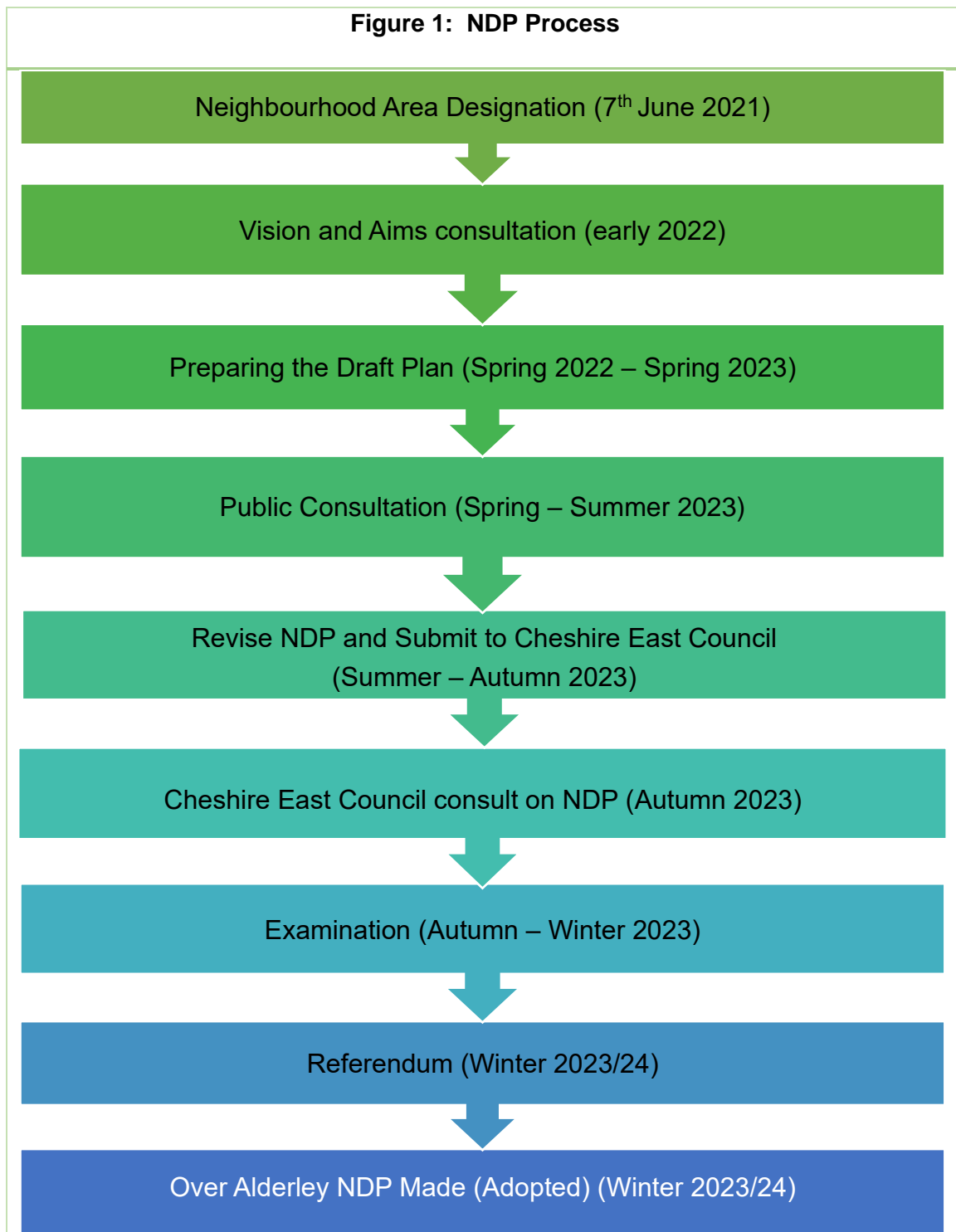
⁵https://overalderleypc.weebly.com/uploads/7/1/7/1/71711117/vision_and_aims_final_version_7_january_2022.pdf

prepared by consultants AECOM with input from members of the NDP steering group and published in Draft on the NDP pages of the Parish Council website for informal consultation with local stakeholders.

- 1.3.10 Following the formal Regulation 14 consultation on the Draft Plan, the Plan will be revised and submitted to Cheshire East Council who will check it and publish it for a further 6 weeks consultation.
- 1.3.11 The Plan then will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be 'made' (adopted) by Cheshire East Council and used to help determine planning applications alongside the policies in Cheshire East Local Plan.



Rural life at the village show



2. A Portrait of Over Alderley Parish



Historic parkland

- 2.1 Over Alderley is a very quiet, rural parish in the local authority area of Cheshire East. The Parish lies between Macclesfield and Alderley Edge and has a picturesque arcadian landscape of mature trees and hedgerows, woodland, pasture and parkland.
- 2.2 The main settlement is concentrated in a cluster of 20 houses on Festival Drive and Ashbrook Road with around 40 residents including children. Elsewhere development is scattered across the area in small clusters of houses and farms, large country mansions, a reading room and a parish church, St Catherine's. The Parish extends over 893 hectares.
- 2.3 The neighbourhood area is washed over by the Green Belt. The area is attractive to visitors and provides recreational opportunities for walkers, cyclists and horse riders from the nearby built-up areas. It includes part of the National Trust property and SSSI at Alderley Edge in the north of the Parish.
- 2.4 In 2021 the population of the Parish was around 380 residents (Census 2021).
- 2.5 There are few facilities, but the Reading Room is well used and highly valued by residents.
- 2.6 The local economy is largely connected to farming and there are also equestrian businesses, groundworks and stone and building supplies. A number of people work from home, including in the digital economy.
- 2.7 There are numerous listed buildings in the area and a couple of scheduled monuments including a bowl barrow near Birtles Hall.
- 2.8 There are many bridleways, footpaths and cycle routes in the Parish. Horses, bikes and walkers are a common sight. The Parish provides a much-needed green space for those in surrounding built-up areas but traffic and parking on verges can cause conflicts on the rural, winding lanes that crisscross the area. The responses to the Vision and Aims consultation showed that while respondents appreciate the rural character of the area they are concerned about traffic, parking and hazards associated with vehicles, walkers and cyclists on rural roads.

3. NDP Draft Vision and Objectives

3.1 The Draft Vision and Aims were published for informal consultation from late 2021 to early 2022.

3.2 The Vision sets the overarching framework for NDP policies and proposals. The Draft Vision was largely supported in the responses to the informal consultation in early 2022 but has been amended slightly to refer to the Plan period.

DRAFT VISION:

In 2030 the distinctive qualities of Over Alderley as both high quality landscape and a sustainable and vibrant community will be supported and nurtured.

3.3 The Draft Objectives were generally supported in the Vision and Aims consultation and have been amended slightly in response to comments.

DRAFT OBJECTIVES:

1. **Community:** To support and encourage a strong sense of community and place, through active use and improvement of community assets and to value and promote the network of country lanes, footpaths and bridleways as healthy opportunities for informal recreation.
(Through NDP Policies OA1, OA2 and OA3)
2. **Infrastructure:** To secure continuing improvements to local infrastructure and identify opportunities to improve safety in shared spaces for pedestrians, cyclists, horse riders and motorists.
(Through NDP Policy OA3 and Parish Council Actions)
3. **Heritage:** To support the preservation and enhancement of heritage assets and their settings in order to protect the distinctive local built character of the area.
(Through NDP Policies OA4 and OA5 and Parish Council Actions)
4. **Landscape and wildlife:** To promote the conservation and enhancement of the distinctive rural landscape character and wildlife in the woodlands, pasture, hedgerows and meres.
(Through NDP Policies OA6, OA7, OA8, OA10 and OA11)
5. **Development and Design:** 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.
(Through NDP Policies OA4, OA5, OA6, OA7, OA8, OA9, OA10 and OA11)
6. **Economy:** To encourage a thriving and prosperous business community that delivers a high quality of life for all its residents and visitors.
(Through NDP Policies OA1 and OA3 and Parish Council actions to promote heritage and encourage visitors).

4. Planning Policies

The following sections set out the draft planning policies for Over Alderley Parish and these will be used to help determine planning applications for development. The evidence and rationale behind each Draft Policy are set out in the supporting text. They have been informed by the responses to the Vision and Aims consultation and other technical documents such as the Over Alderley Design Codes, an assessment of Non-designated Heritage Assets and a wildlife survey.

The policies are necessarily wide ranging in their scope and taken together, should help to deliver the future development within the Parish which is both sustainable and appropriate.



4.1 Community, Health and Local Infrastructure



Parish Reading Room

Community Facilities

- 4.1.1 As a small rural parish, Over Alderley has limited community facilities but they are well used. The Reading Room and church are the main centres for community activities and are highly valued and well used by local residents. The Parish has no school or pub. The Reading Room serves as a parish hall, holding regular events from fitness classes to dog training and the village fete, as well as special celebrations. Many local groups such as the WI meet here, and the Over Alderley Brass Band uses the Reading Room for their weekly practice. The Reading Room is available to hire and is used for a variety of purposes from children's birthday parties to providing training courses.
- 4.1.2 St Catherine's Church is the only place of worship in the Parish and the church attracts good numbers to its services as well as hosting special events and exhibitions which are open to all. There is a cinema club and exhibitions have included The Knitted Bible.
- 4.1.3 There were suggestions that additional uses for the community facilities should be supported to help with maintenance costs and upkeep; such uses could include food and drink for motorists, cyclists and walkers and car parking. The addition of an electric vehicle charging point would be welcomed.
- 4.1.4 OANDP Policy OA1 Community Facilities has been prepared to help protect the existing community facilities in the Parish for the benefit of existing and future residents.

Draft Policy OA1 Community Facilities

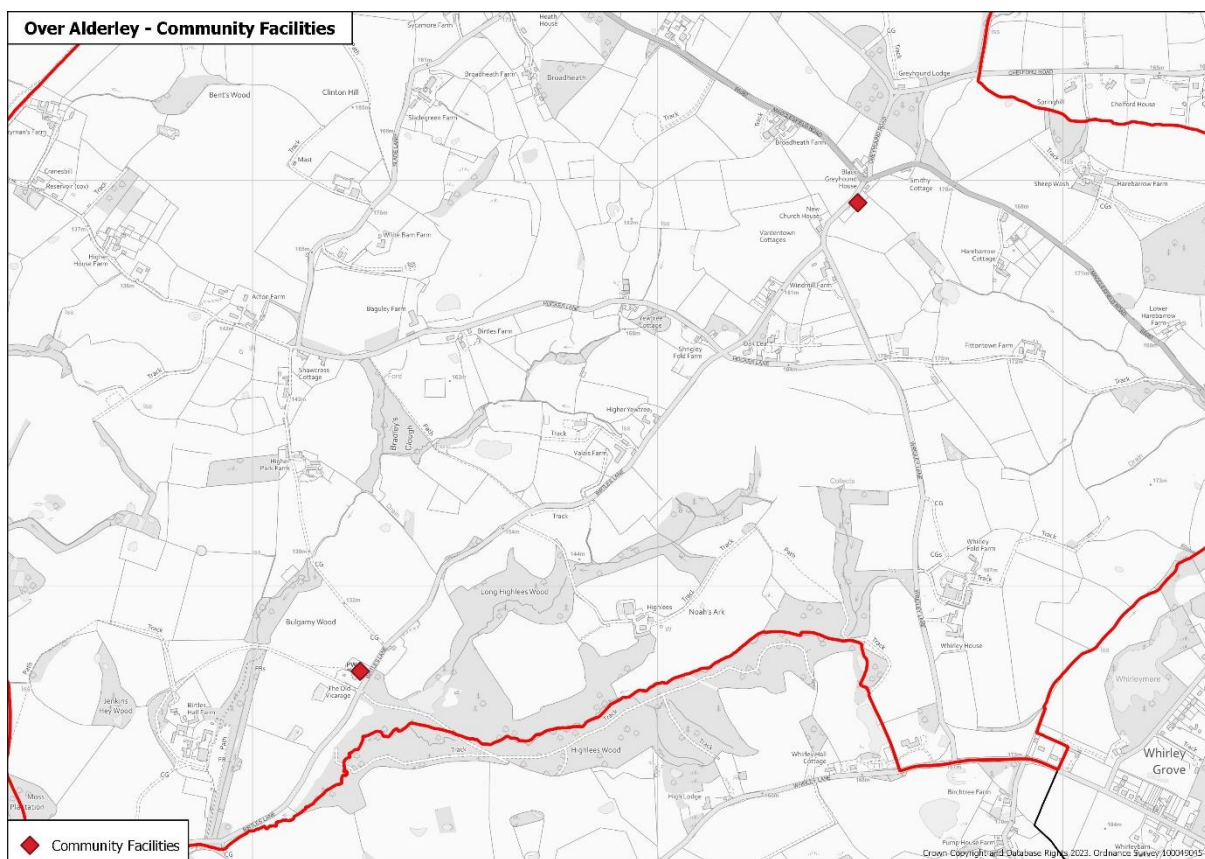
The following community facilities are identified as Community Facilities in accordance with Cheshire East Local Plan Site Allocations and Development Policies Document Policy REC5 Community facilities:

- OA1/1 The Reading Room and car park; and
- OA1/2 St Catherine’s Church.

They are shown on Map 2: Over Alderley Community Facilities.

Proposals which secure the long-term retention of these facilities such as food and drink / catering provision for visitors to the countryside and car parking spaces with payable charging points for electric vehicles and cycles will be given positive weight in determining planning applications.

Map 2: Over Alderley Community Facilities



Local Green Spaces

- 4.1.5 The Parish has a children’s playground and playing field on Ashbrook Road. The consultation on the Draft Vision and Aims included suggestions that the area requires improvements to restore broken play equipment and provide new facilities and that community action is needed to reduce littering and tackle anti-social behaviour (see Appendix 3).
- 4.1.6 In addition there are allotment plots sited off Ashbrook Road. There are 9 tenants mainly from the Over Alderley parish with a few tenants from adjoining parishes.
- 4.1.7 The whole of the site off Ashbrook Road belongs to Cheshire East Council. The recreation area remains under their management, however, the allotments are subject to a long term (125 year) lease to the Parish Council.
- 4.1.8 Open spaces such as these may be identified in NDPs and Local Plans as ‘Local Green Space’ which have similar protection to Green Belt provided they meet the criteria set out in the NPPF. As the Parish is washed over by the Green Belt the two areas already have some protection. NPPG advises that *‘If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.’*
- National planning Practice Guidance
Paragraph: 010 Reference ID: 37-010-20140306
Revision date: 06 03 2014
- 4.1.9 The two areas are important to local residents and have been assessed against the criteria for Local Green Spaces in the NPPF (paragraph 102). This assessment is provided in Table 1.

Table 1: Local Green Spaces

NPPF Criteria	Ashbrook Road Recreation Area Assessment
a) in reasonably close proximity to the community it serves;	The area is located close to Ashbrook Road residential area and serves this community and other parish residents.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	The area has recreational value. It includes a children’s playground and playing field.
c) local in character and is not an extensive tract of land.	The area is relatively small and contained. It is not an extensive tract of land. It is 0.124 ha in area.

NPPF Criteria	Ashbrook Road Allotments Assessment
a) in reasonably close proximity to the community it serves.	The area is located close to Ashbrook Road residential area. There are 9 tenants mainly from the Over Alderley parish with a few tenants from adjoining parishes nearby.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.	The area has local significance as the only allotment provision in the local area. It provides valuable opportunities for food growing, gentle exercise, recreation and social activities.
c) local in character and is not an extensive tract of land.	The area is relatively small and contained. It is not an extensive tract of land. It is 0.165 ha in area.

4.1.10 OANDP Policy OA2 Local Green Spaces identifies these two areas as Local Green Spaces.

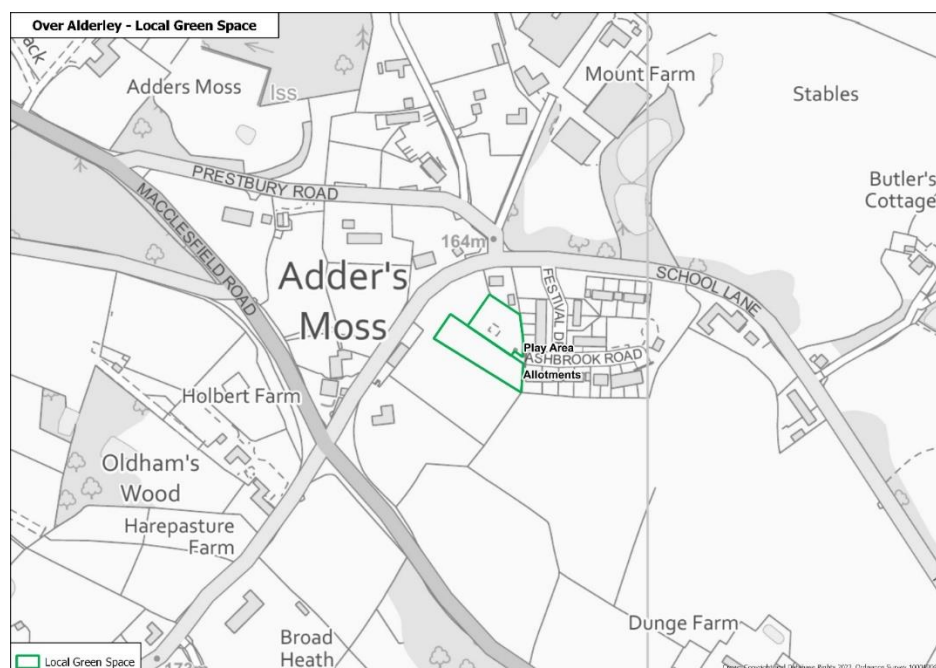
Draft Policy OA2 Local Green Spaces

The following areas identified on Map 3: Over Alderley Local Green Spaces are designated as Local Green Space:

- OA2/1 The Playing Field and Children’s Play Area off Ashbrook Road; and
- OA2/2 Allotments off Ashbrook Road.

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Map 3: Over Alderley Local Green Spaces



Planning Policy

Cheshire East Local Plan Strategy Policy SC 1 Leisure and Recreation

advises that *'In order to provide appropriate leisure and recreational facilities for the communities of Cheshire East, the council will: 1. Seek to protect and enhance existing leisure and recreation facilities, unless a needs assessment has clearly proven them to be surplus to requirements to local community needs or unless alternative provision, of equivalent or better quality, is to be made. 2. Support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy.'*

Policy SC 3 Health and Well-Being sets out that *'the council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by, amongst other things, 5. Protecting existing community infrastructure and ensuring the provision of a network of community facilities, providing essential public services together with private and voluntary sector facilities, to meet the needs of the local community.'*

Policy REC 1 Open space protection sets out that *development proposals that involve the loss of open space, will not be permitted unless:*

- i. an assessment has been undertaken that has clearly shown the open space is surplus to requirements; or*
 - ii. it would be replaced by equivalent or better open space in terms of quantity and quality and it is in a suitable location; or*
 - iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.*
- 2. The types of open space to which this policy applies includes: existing areas of open space shown on the adopted policies map, such as ... playing fields, pitches and courts, play areas, allotments etc*

Cheshire East Local Plan Site Allocations and Development Policies

Document Policy REC5 Community facilities sets out *'1. Development proposals should seek to retain, enhance and maintain community facilities that make a positive contribution to the social or cultural life of a community. The particular benefits of any proposal that secures the long-term retention of a community facility will be given positive weight in determining planning applications. 2. Any community facility that makes a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision is made. 3. Proposals for new community facilities will be supported where they are in accordance with policies in the development plan.'*

NPPF paragraph 84 advises that *'Planning policies and decisions should enable ... d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'* **Paragraph 93** goes on to say, *'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: ... c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.'*

Paragraph 101 allows communities to identify Local Green Spaces. *'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to*

them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.' **Paragraph 102** goes in to say that ' *The Local Green Space designation should only be used where the green space is:*

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.'

Walking, Cycling and Horse Riding



Birtles Lane



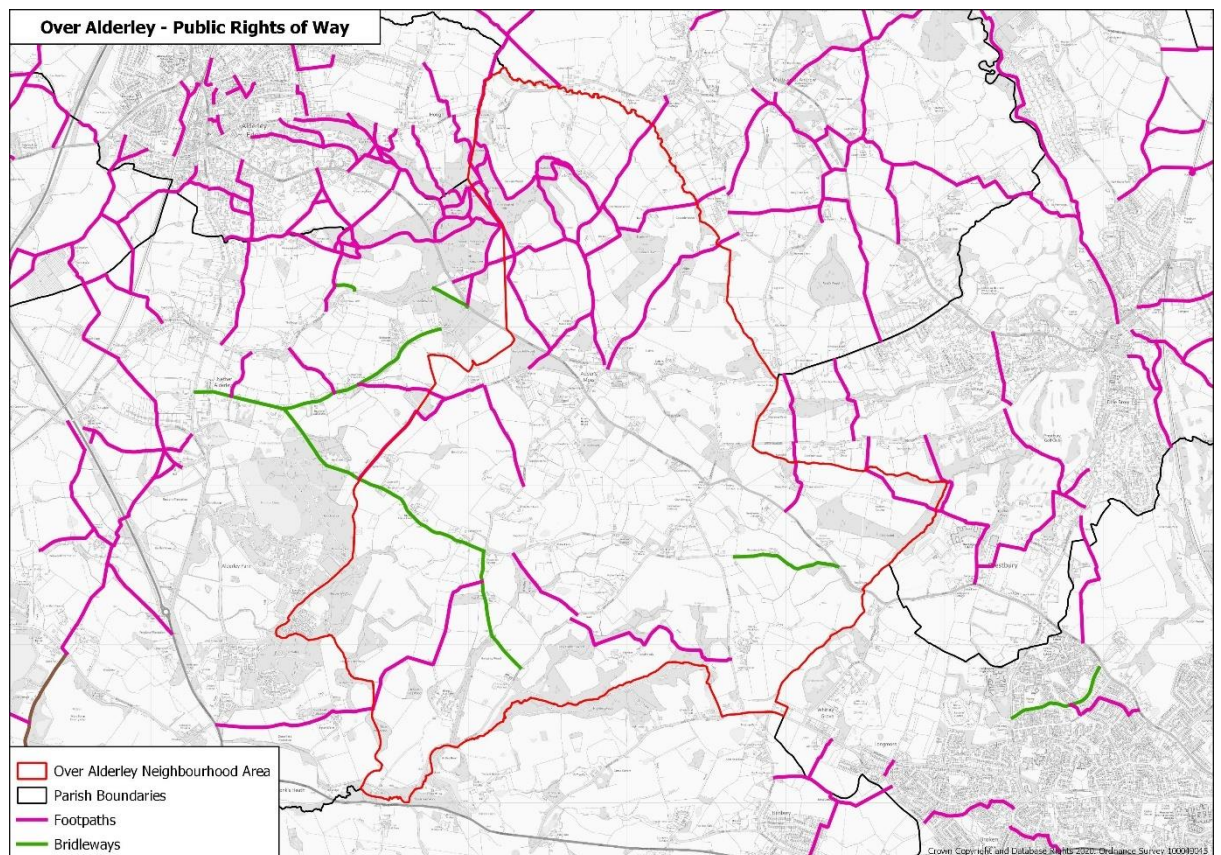
Local Footpath

- 4.1.7 Over Alderley has an extensive network of Public Rights of Way (PROW) with many footpaths, tracks and country lanes which provide informal recreational activities for walking, cycling and horse riding. These routes are shown on Map 4.
- 4.1.8 Popular walks take in the Edge and Harehill which are owned by the National Trust and connected by footpaths. Birtles Lane is a national cycleway and many cycle routes to and from Alderley, Macclesfield and up into the hills to Macclesfield Forest and beyond pass through the Parish. There are a number of bridleways including through the woods at Alderley Edge as well as routes around the Parish on private roads and tracks such as Hocker Lane and Bradford Lane which are increasingly of value to horse riders as roads become busier.
- 4.1.9 All these local facilities support residents' wellbeing, providing opportunities for socialising, mutual support and active, healthy lifestyles.
- 4.1.10 However consultation responses to the Vision and Aims document included concerns that increasing use of these routes by visitors and local people can lead to pressures on the rural road network from cars, parking on roadsides and verges and conflicts between motorised vehicles, cyclists and walkers on roads. The lanes are predominantly single track, winding rural roads with limited parking provision or control. There are particular problems of fast traffic and pedestrians around Prestbury Road, London Road and Birtles Lane and in some areas (such as Festival Drive, Ashbrook Road and along Chelford Road) unregulated car parking can have an adverse impact on the rural character and residential amenity.



Walking and horse riding are locally popular

Map 4: Over Alderley PROW



4.1.11 The NDP has a role in ensuring the Parish is accessible to everyone - in terms of improving existing public rights of way, encouraging walking and cycling, and ensuring access to reliable, frequent and safe public transport. There is a need for wider recognition of a hierarchy of road users which prioritises the safety and wellbeing of pedestrians, cyclists and horse riders through the identification of ‘Green Routes’ which have a recreational and active travel role, and which are

promoted and well sign posted. The Parish Council will continue to work on this with Cheshire East Council (see Appendix 3: Parish Council Actions).

- 4.1.12 In addition to encouraging walking and cycling as health and leisure activities, ‘active travel’ and use of public transport should be viewed as a viable and attractive alternative to car use wherever possible. Policy at a national and international level is driven by the need to tackle climate change and reduce carbon emissions as a matter of urgency. It is highly likely that when and how people travel will change dramatically over the plan period as transport is de-carbonised.
- 4.1.13 Whilst recognising that Over Alderley is a rural area where there is greater reliance on cars, the Parish Council supports moving towards the following travel hierarchy:
1. **Avoid:** reduce the need to travel, for instance by encouraging homeworking and guiding development to be located close to existing facilities.
 2. **Shift:** if travel cannot be avoided, then shift trips from car to walking, cycling and public transport.
 3. **Improve:** if trips cannot be by sustainable modes, then minimise the impact of road traffic by improving it, such as electrification.
- 4.1.14 Public Rights of Way are already protected in other legislation and matters such as traffic management and parking are outside the role and power of NDP policies.
- 4.1.15 The Parish Council would like to support proposals which reduce reliance on the private car and provide a better environment for walkers, cyclists and horse riders. OANDP Policy OA3 recognises the important role the Parish has in terms of providing opportunities for active lifestyles and attracting visitors from elsewhere and supports initiatives which will help to make the Parish a better place for everyone. Policy OA3 also aims to support a transition to active travel wherever possible by improving accessibility to walking and cycling routes for everyone and reducing conflicts with vehicular traffic on the rural road network. The **Over Alderley Design Codes** provide more detail in terms of respecting the street hierarchy of routes in the neighbourhood area.

Draft Policy OA3 Activity and Accessibility

New development should include linkages to existing footpaths, cycle routes and bridleways where opportunities exist in order to improve connectivity between existing networks and enhance the attractiveness of walking and cycling in Over Alderley.

Existing Public Rights of Way (PROW) including footpaths, cycle routes and bridleways, which cross or adjoin development sites should be retained and improved.

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). 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.

Schemes which support the promotion of these routes for walking, cycling, horse riding and recreational activity will be encouraged.

Planning Policy

Cheshire East Local Plan Strategy Policy PCO 1 Sustainable Travel and Transport sets out various measures that the council will expect from developers to deliver a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking, is supportive of the needs of residents and businesses, and prepares for carbon free modes of transport.

Cheshire East Local Plan Site Allocations and Development Policies Document Policy INF1 Cycleways, bridleways and footpaths protects PROW and advises that development proposals should seek, where feasible, to provide links to routes and networks.

Cheshire East Local Transport Plan 2019-2024⁶ includes a number of actions to support walking and cycling in Cheshire East under Section 5 Active and Smarter Travel. Those relevant to Over Alderley parish include the following:

- *Action 5.6 - We will continue to maintain and improve the existing cycling infrastructure and develop a network of strategic high quality cycle routes connecting the Borough with reference to appropriate Design Guidelines such as LTN02/08 or any subsequent versions.*
- *Action 5.10 - We will maintain, improve and promote the paths available for leisure use, including horse riding.*
- *Action 5.11 – We will seek to ensure that the publicly accessible highway and transport network supports accessibility for all and does not exclude anyone.*
- *Action 5.13 - We will facilitate the use of walking and cycling to access leisure destinations and for leisure trips.*
- *Action 5.14 – We will seek external funding from all sources to support active and sustainable travel interventions.*
- *Action 5.15 – We will seek opportunities to reallocate road space to pedestrians and cycling.*

NPPF paragraph 106 advises that ‘*planning policies should: ... d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).*’

⁶ https://www.cheshireeast.gov.uk/public_transport/local_transport_plan/local_transport_plan.aspx

4.2 Built Heritage and Responding to Local Character

Built Heritage



St Catherine's Church

- 4.2.1 Over Alderley is fortunate to have significant built heritage assets in the Parish. These include listed buildings and scheduled monuments and other, non-designated heritage assets which are considered to be of local significance.
- 4.2.2 Over Alderley has 27 listed buildings and scheduled monuments. Most Listed Buildings are Grade II but St Catherine's Church, Hayman's House and Whirley Hall are Grade II*. Scheduled monuments include a bowl barrow and a medieval boundary marker on Finlow Hill. A complete list is provided in Appendix 1.
- 4.2.3 The responses to the consultation on Vision and Aims showed that respondents were generally supportive of the NDP including policies and proposals to conserve and enhance built heritage.
- 4.2.4 The NDP provides an opportunity to identify other buildings and structures which are worthy of protection by being on a 'local list' of 'non-designated heritage assets'. Members of the NDP steering group have been working to identify and assess local buildings and structures in terms of local heritage and cultural significance. The proposed 'local list' of non-designated heritage assets is provided in Appendix 2. As part of the work to identify this list, building owners and occupiers were contacted by the Parish Council and invited to comment.
- 4.2.5 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.

- 4.2.6 The National Model Design Code sets out that developments should take account of local vernacular, character, heritage, architecture and materials. Part 2: Guidance Notes Check List: Context advises that local design codes should consider:
- C.1 Character Studies
- Creating an area type matrix showing how the contents of the code relate to each area type.
 - The preparation of context studies to inform the design of individual sites.
- C.2 Cultural Heritage
- Historical assessments that can be used as a foundation for new development.
 - Heritage assets and conservation area details that may influence the form of development and the relationship of these issues to the design code.
- 4.2.7 The **Over Alderley Design Codes** provides guidance for proposals affecting heritage assets and advice on design details. This includes 4.9 General Principles: Relationship to heritage assets and 4.10 Design detail: Understanding and interpreting typical design features for heritage assets. In addition, 4.11 Design detail: Typical materials for consideration provides useful information about locally appropriate details and materials.
- 4.2.8 OANDP Policy OA4 requires proposals to respond positively to nearby built heritage assets and to consider local character and context. Development proposals which address these key principles should be sympathetic to Over Alderley’s unique heritage, context and character.

Draft Policy OA4 Responding to Over Alderley’s Built Heritage

Development should enhance the character and appearance of heritage assets in accordance with the following guidance in the Over Alderley Design Codes (see Appendix 4):

- 4.9 General Principles: Relationship to heritage assets;
- 4.10 Design detail: Understanding and interpreting typical design features for heritage assets; and
- 4.11 Design detail: Typical materials for consideration.

Proposals for development which would impact on the setting and character of nearby heritage assets will be assessed against the following principles:

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.
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.
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 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.

4. Schemes which conserve and restore buildings and features at risk will be supported provided designs address the above key principles.

Local Character



Varden House, Birtles Lane

- 4.2.9 Over Alderley is washed over by the Green Belt and therefore opportunities for development in the Parish are very limited. **NPPF paragraph 147** sets out that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'* **Paragraph 149** goes on to say *'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.'* Exceptions to this are set out in sub-paragraphs a) to g). **Paragraph 150** goes on to say, *'certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it'* and explains what these are in sub-paragraphs a) to f).
- 4.2.10 Therefore over the Plan period development is likely to be limited to changes such as modest extensions and alterations, replacement buildings, limited infilling and re-use of existing buildings of permanent and substantial construction.
- 4.2.11 Scale, materials, detailing of developments can have positive and adverse impacts on local character. Cheshire red brick is the predominant building material in Over Alderley, with decorative bricks used in detailing. Stone is commonly found on boundary walls and roofs are often slate or tile. Buildings in the Tudor revival style are also found, such as the Reading Room and Hayman's Farm. Other common details include first floor oriel windows, steep pitched roofs, mullioned windows and tall narrow windows.
- 4.2.12 The Parish Council is concerned that some recent changes have not been particularly sensitive to local character. This has been reflected in comments from

residents in consultations. Over time such changes can mean that the distinctive and special qualities of the Parish that are so valued by residents and visitors alike could be eroded.

4.2.13 The Consultation on the Vision and Aims showed that respondents generally supported the NDP incorporating principles to encourage good design in development. There were comments about recent poor-quality schemes and concerns that Cheshire red brick may be hard to source.

4.2.14 The **Over Alderley Design Codes** document has been used to inform the preparation of detailed policies on design. The document describes local built character:

'The built form of Over Alderley is largely subservient to the landscape and that is not a stereotypical village core. Buildings consist mainly of large, dispersed dwellings and farmhouses with associated agricultural holdings. Where buildings do cluster together these are generally set fronting the highway around intersections in the road network. The main exception to this is a single cluster of 20th century semidetached housing set on Festival Drive/Ashbrook Road.' (2.4 Settlement pattern and built form p28).

4.2.15 Buildings in Over Alderley largely comprise traditional building types:

'Building types strongly reflect the rural character of the area. Most of the buildings in the Parish are workers cottages, farmhouses and agricultural buildings. These buildings sometimes form courtyards and protected gardens. Traditional mansions are noted in and around the area ... Suburban homes in Over Alderley are only located on Festival Dr and Ashbrook Rd, thus representing an exception that is not coherent with the natural and rural character to the surrounding context.' (3.2 Building typologies - Traditional building types p41).

4.2.16 In the open countryside buildings are usually modest with linear profiles and do not exceed 2.5 storeys. Chimneys are usually low rise. Red or brown brick and slate roofs are predominant, but sandstone is also used in St Catherine's Church and Birtles Hall. Where built form is enclosed by landscape, buildings are largely respectful of and well-integrated with natural features. Again, buildings do not exceed 2.5 storeys, extensions and additional structures such as chimneys do not overbear and buildings are low key. Materials are in harmony with the countryside. Red or brown brick is predominant, roofs are of slate, and timber is sometimes used in façade decorations or detailing. There is infrequent use of render and painting on elevations.

4.2.17 OANDP Policy OA5 has been prepared to help ensure development is sympathetic to local character and context, taking into account the design principles set out in the Over Alderley Design Codes.

Draft Policy OA5 Responding to Local Character

Development proposals should ensure that the sparsely settled and rural character of Over Alderley is preserved.

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):

- 4.6 Design detail: Development in an open setting;
- 4.7 General Principles: Respecting the enclosed setting;

- 4.8 Design detail: Development enclosed by the landscape including Parkland settings;
- 4.11 Design detail: Typical materials for consideration; and
- 4.12 General Principles: Respecting the street hierarchy.

Planning Policy – Built Heritage and Local Character

Cheshire East Local Plan Strategy Policy SE 7 The Historic Environment

sets out that *'the character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.'* The Policy goes on to say that *'the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities.'* **Policy SE 1 Design** sets out that *'development proposals should make a positive contribution to their surroundings'* in terms of sense of place, managing design quality, sustainable urban, architectural and landscape design, liveability / workability and designing in safety.

Cheshire East Local Plan Site Allocations and Development

Policies Document Policy HER 7 Non-designated heritage assets

advises *'When considering the direct or indirect effects of a development proposal on a non-designated heritage asset (including locally listed buildings), a balanced judgement will be required, having regard to the significance of the heritage asset and the scale of any loss or harm.'* Policy GEN 1 Design principles sets out how development proposals should provide a sense of place, manage design quality, create sustainable urban, architectural and landscape design and incorporate safety, inclusivity and accessibility.

NPPF paragraph 203 advises *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

Advice on design at a Cheshire east level is set out in **The Cheshire East Borough Design Guide - A Supplementary Planning Document Adopted 2nd May 2017⁷. Volume 1: Setting the Scene of Cheshire East** identifies five Character Areas and Over Alderley is in North Cheshire Fringe. The document describes the existing built character of the area including settlement patterns, materials and detailing. **Volume 2: Residential Guidance - Creating Quality** *'provides guidance on specific aspects of residential design that are necessary in order to meet*

⁷ https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

the required standard in making new development attractive, positive for the place and fit for purpose.'

The **NPPF** supports the approach for the NDP to consider design in some detail and sets out in **paragraph 127**: '*neighbourhood planning groups can play an 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.'*

4.3 Landscape, Wildlife and Sustainability



Bluebells

Landscape Character

- 4.3.1 Over Alderley has a distinctive rural landscape character which is enjoyed by residents and visitors alike. The Parish falls within an Area of Special County Value in the Macclesfield Local Plan (Policy NE1) which are noted for their landscape quality or their archaeological, historic or nature conservation importance. Over Alderley includes Historic Parkland areas with 18th century parklands, mansion houses, woodlands, listed farmhouses, historic mill buildings, barns and cottages which all contribute to the neighbourhood area's distinctive sense of place.
- 4.3.2 **Cheshire East Landscape Character Assessment May 2018**⁸ identifies landscape types and character areas in Cheshire East (see Map 5). The **Over Alderley Design Codes** document in section 2.1.1 identifies that Over Alderley largely falls into Landscape Character Type (LCT) 5 Wooded estates and meres – Landscape Character Area (LCA) 5b: Capesthorpe which has a distinctive concentration of estates and their associated features:

'Landscape Characteristics

The topography of the landscape is undulating, becoming steeper to the north, in proximity to the Edge, where a maximum elevation of 190m is reached.

⁸ https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed10-cheshire-east-lca.pdf

Historic estates and their mansion houses (such as Birtles) can be found in the character area, as well as formal gardens, landscaped parklands, woodland and water features.

The landscape is generally well wooded, and there are narrow and smaller-scale sunken lanes located between steep tree-lined banks and linear woodlands following watercourses, leading to a high degree of enclosure.

Nevertheless, areas of open ground allow extensive and panoramic views of the open landscape in many directions. Other glimpsed views are framed by trees and high hedges.'

- 4.3.3 A small portion of the neighbourhood area in the southeast of the Parish falls within LCT 11 – High Wooded Farmland LCA 11b Gawsworth. Here topography is gently rolling and is dominated by dairy farming. The landscape is characterised by a high density of woodland and veteran trees compared to the rest of the Borough, and small isolated ponds, mosses and meres can be found across the area:

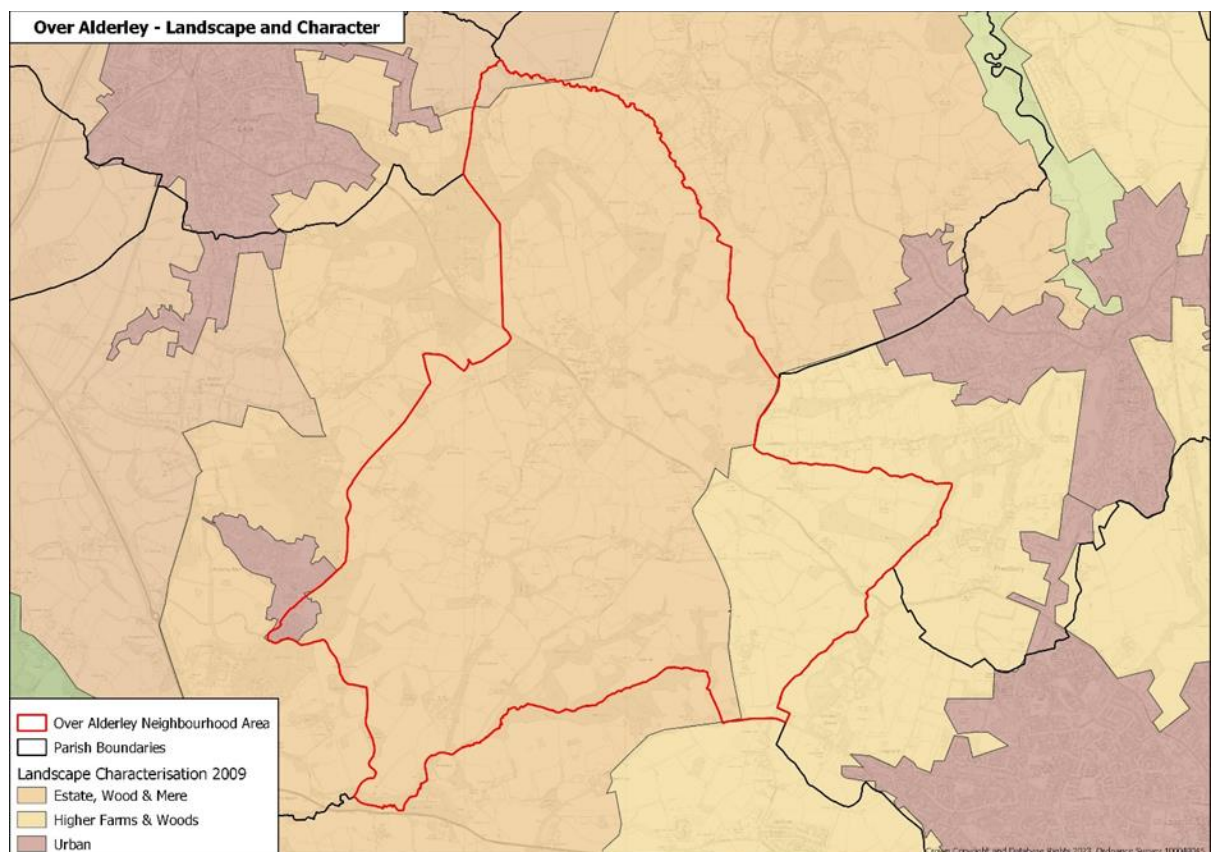
'Landscape Characteristics

The landscape is gently undulating with post-medieval fields typical of agricultural improvement. There is widespread evidence of hedgerow loss, and trees are usually isolated elements within the field pattern.

Woodland can take the form of isolated blocks that have a relevant impact on the surrounding landscape.

There is some form of impact from urban development on the edge of Macclesfield, however settlement generally has a low density and mainly comprises dispersed farms connected by narrow country roads.'

Map 5: Over Alderley Landscape and Character



- 4.3.4 At a local level Over Alderley landscape character comprises gently undulating topography of pasture, woodlands and hedgerows, scattered farms and cottages. The Design Codes provide more detail about the landscape character of the Parish:

‘Landscape is consistent throughout the whole Parish area and is characterised by rolling agricultural land with patchy woodlands. ... woodlands are mostly distributed along water courses, creating woodland fingers in the Neighbourhood Plan area. Hills in the area have an elevation between 130m and 190m, with the highest point in the parish located on the eastern boundary in proximity to the Edge.

The natural landscape includes a number of watercourses and ponds. Watercourses are mostly brooks and minor streams that branch off within the parish area. The main ones are Pott Brook, which defines the north-eastern boundary of the parish, and Spencer Brook, which runs on the eastern boundary. Several ponds can also be found in Over Alderfly: among them, Goose Green Fishing Pool is located on the northeastern boundary.

Views of the open landscape are frequent in the area due to its hilly topography and natural character. The Edge is the highest viewpoint in Over Alderley and the main natural landmark. Other landmarks are St Catherine’s Church, Birtles Estate and Over Alderley and Birtles Village Hall.’ (2.1 Landscape character and views p17).

- 4.3.5 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 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.
- 4.3.6 The public consultation on the Vision and Aims document showed that respondents were supportive of the NDP including policies to conserve and enhance the natural environment. There were comments about the importance of trees and biodiversity and suggestions that the Parish Council should assist the rural farming community as it faces multiple challenges.
- 4.3.7 The aim is to promote the preservation of the distinctive quality of the rural landscape character in the woodlands, pasture, hedges and meres and to encourage planting of native hedgerows in boundary treatments, and to minimise light and noise pollution.
- 4.3.8 The **Over Alderley Design Codes** document provides detailed guidance about how local landscape character can be conserved and enhanced. These have been used to inform OANDP Policy OA6 Landscape Character.

Draft Policy OA6 Landscape Character

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 Codes where it applies to the development concerned (see Appendix 4):

- 4.4 General Principles: Preserving the landscape character and
- 4.5 General Principles: Respecting the open landscape setting.

Landscape Features

Development proposals must not significantly harm, individually or cumulatively, characteristic features or important landscape receptors, within the local landscape which are described in the Cheshire East Landscape Character Assessment May 2018 and referenced in the Over Alderley Design Codes document.

The characteristic features within the Over Alderley landscape include, but are not limited to the following:

- 1. Traditional hedgerows**

Traditional hedgerows are commonly used in field boundaries, enclose many public rights of way and line rural lanes. Landscaping schemes should restore hedgerows where these are fragmented and incorporate planting of new hedgerows using locally appropriate native species and linking them to existing nearby hedgerows and other wildlife corridors.

- 2. Mature Trees**

Individual trees and lines of mature trees commonly provide connections between areas of woodland and often run along banks, forming significant visual and landscape features. Mature trees should be protected, and opportunities taken to use them in landscape designs. Planting of new trees is encouraged, taking into account the characteristics of the site, nearby buildings and future management.

- 3. Woodlands**

Both small groups of trees and wider woodland areas are distinctive historic parkland landscape features and locally can include specimens of pine, beech, oak, birch, ash, alder and sycamore. Where appropriate opportunities taken to improve management.

- 4. Water courses and ponds, including sunken brooks and meres**

These water features are very characteristic of the neighbourhood area. Opportunities should be taken to restore and re-naturalise water features and incorporate suitable planting schemes to enhance wetland habitats. Measures should be taken to protect and enhance surface and ground water quality to comply with the Water Framework Directive.

- 5. Historic field boundaries, plot patterns and boundary treatment**

Development should respect historic boundaries and plots and avoid encroachment of residential gardens and hardstanding areas into the landscape. Boundary treatments and entrances should reflect local character and context and give careful consideration to materials and heights for gates, gateposts, walls and fencing.

6. Narrow country lanes

The rural character of the narrow country lanes should be retained. Existing widths should be maintained, and roadside hedgerows and verges protected.

- 7. Landmarks and Key Views** are identified and described in Figure 10: Landmarks and key views in Over Alderley in the Over Alderley Design Codes document. Siting should make use of the undulating topography to settle buildings into the landscape and minimise any adverse on these sensitive receptors. Boundary edges should be blurred through planting and soft landscaping schemes to provide a sensitive transition into open countryside. Development should be avoided on steep slopes or in visually prominent locations where built form would be intrusive in the landscape.



Estate landscape

Dark Skies

- 4.3.9 The dark skies above Over Alderley are a natural asset which should be enjoyed by the community as part of the experience of living in a relatively semi-rural area. Dark skies bring several benefits including:

- Enjoyment and appreciation - improving quality of life and promoting creative inspiration;
- Health – supporting improved sleep patterns and mental health and reducing stress;
- Wildlife - providing a more natural environment for both nocturnal and diurnal animals;
- Scientific advantage - enabling enhanced conditions for astronomy; and
- Energy efficiency - reducing wastage from unnecessary or excessive lighting.

- 4.3.10 In most of the Parish the lack of street lighting and 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.
- 4.3.11 Lighting should be installed which is not overly bright, does not cause spillage and is suitably directed. OANDP Policy OA7 Dark Skies and Lighting aims to help ensure lighting design in future development is appropriate and sensitive to the rural character of Over Alderley.

Draft Policy OA7 Dark Skies and Lighting

The design and use of external lighting schemes should be sensitive to Over Alderley's dark skies and protect wildlife and biodiversity.

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.

All external lighting schemes should:

1. Minimise energy consumption by using low energy bulbs;
2. Minimise light spillage into adjoining areas and the sky by directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage;
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.

The use of street lighting is not supported unless it is deemed necessary for reasons of public safety, in which case it should be sympathetic in design and luminosity to the surrounding area.



Dark Skies

Wildlife

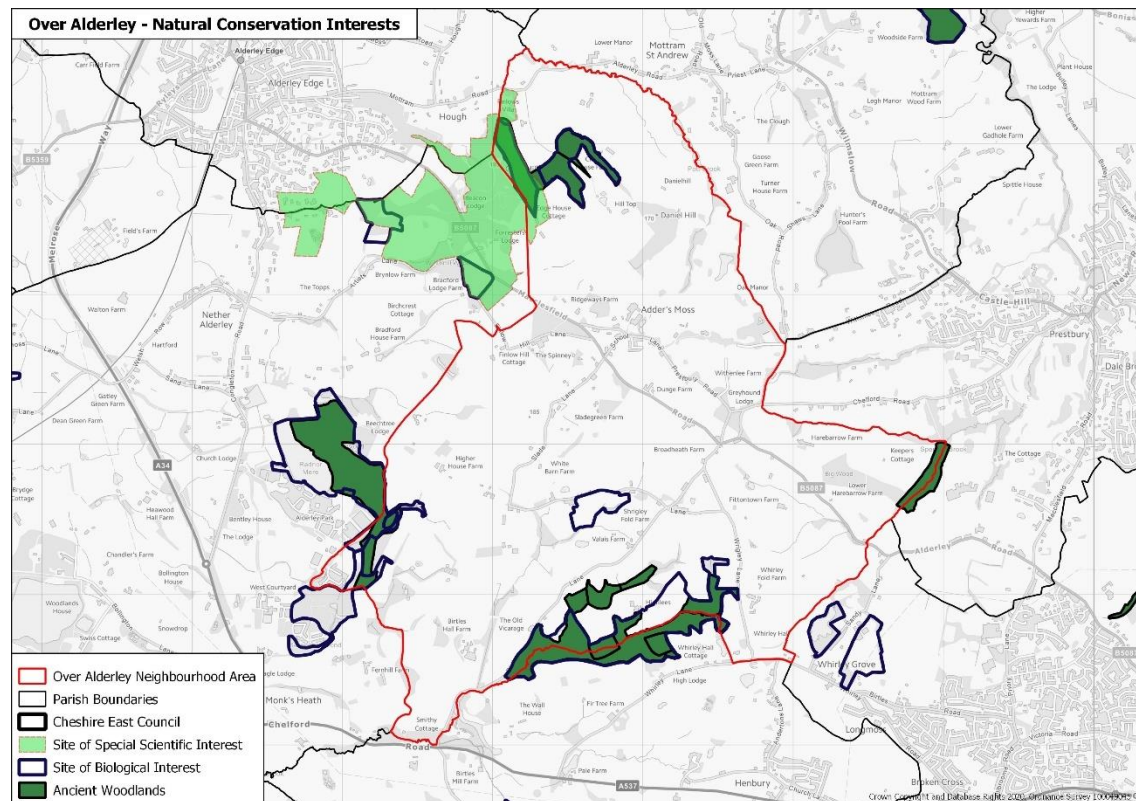
4.3.12 Part of Alderley Edge SSSI falls within the Parish and there are several areas of ancient woodland, traditional hedgerows watercourses and ponds, all of which are important for biodiversity.

4.3.13 The **Over Alderley Design Codes** document notes that the following landscape features all contribute to (or have the potential to) contribute to local biodiversity:

- Gently undulating topography
- Fields
- Hedgerows
- Tree lines
- Woodland patches and
- Watercourses and ponds.

4.3.14 Areas of wildlife importance are identified on Map 6.

Map 6: Over Natural Conservation Interests



4.3.15 A Wildlife Survey commissioned from the Cheshire Wildlife Trust will provide more detailed information about local wildlife in the neighbourhood area and parish.

4.3.16 OANDP Policy OA8 Wildlife sets out how development proposals should contribute to the conservation of biodiversity in the Parish and provide biodiversity net gain.

Draft Policy OA8 Wildlife

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.

All developments should avoid any impacts from the loss of countryside, wildlife and the natural environment and where avoidance is not possible mitigate or compensate for any impacts. As part of mitigation measures, designs should give consideration to the need to minimise disturbance to wildlife from noise and light pollution. Opportunities taken to incorporate biodiversity improvements including the creation and re-enforcement of buffer zones, green corridors and ecological networks.

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. 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.

A biodiversity net gain will be expected from all development by:

1. Managing any habitats retained within the development site to improve quality. This could be done, through for example:
 - i. Retaining mature trees and using traditional local species of trees and hedgerow bushes in landscaping schemes and gardens;
 - ii. Improving existing hedgerows where they are retained as boundary treatments, and where wooden fences or stone or brick walls are used on boundaries, incorporating gaps so hedgehogs can pass through;
 - iii. Using green roofs and / or living walls;
 - iv. Re-naturalising water courses and retaining and improving any ponds and meres; and
 - v. Incorporating swift bricks and bat boxes in buildings.
2. Where this is not possible, securing local off-site habitat management to provide an overall benefit with the neighbourhood area and parish. In particular, contributions will be sought for the following:
 - i. Supporting biodiversity enhancement in Alderley Edge SSSI;
 - ii. Contributing to sustainable habitat restoration and water quality improvement schemes on local farms and estates;
 - iii. Planting wildflower meadows on verges;
 - iv. Tree planting and woodland restoration; and
 - v. Enhancing local wildlife corridors such as water courses, hedgerows and tree lines and creating new linkages between corridors.
3. A combination of the above.

Sustainable Design

- 4.3.17 Human induced climate change resulting from burning fossil fuels is causing increased frequency of severe weather events such as extreme heat, cold, flooding and drought. Reports from the IPCC⁹ show that if we fail to limit global warming to 1.5°C above pre-industrial levels, the floods and fires seen around the world will become more frequent and fiercer, crops will be more likely to fail, and sea levels will rise, driving mass migration as millions are forced from their homes. Above 1.5°C we risk reaching climatic tipping points like the melting of arctic permafrost – releasing millennia of stored greenhouse gases – meaning we could lose control of our climate for good. In Over Alderley heavy rainfall can result in surface water flowing down hills and localised flooding of water courses and the long hot summer of 2022 has led to drought conditions affecting mature trees and woodlands and ponds and farming and food production.
- 4.3.18 In response to the climate emergency the UK Government has set a legally binding commitment to a 68% cut in our Green House Gas (GHG) emissions by 2030 and 78% reduction by 2035 compared to 1990 levels, and to achieving Net zero by 2050. Net zero carbon is a reduction in the demand for energy and materials to a level that can be met solely by sources that do not emit greenhouse gases.
- 4.3.19 In order to achieve net zero in new builds there will need to be an average 68% reduction in operational carbon (emitted during a building’s ‘in-use’ lifetime due to the building’s use of energy and water) by 2030 for non-domestic buildings and an average 59% reduction by 2030 for domestic buildings. All new buildings have to have low carbon heating systems from 2025 (gas boilers have been banned for new homes by the UK government from 2025). In addition, there will need to be a 44% reduction in non-domestic buildings by 2030, and a 46% reduction in domestic buildings by 2030 in embodied carbon (emitted from the construction processes and materials used to construct and maintain the building throughout its lifespan)¹⁰.
- 4.3.20 Over Alderley has a responsibility to play its part in tackling the climate emergency. The Design Codes document notes that there are several positive examples of traditional designs incorporating sustainable design solutions in the neighbourhood area. These include south facing roofs to maximise solar gain, use of courtyards to form sheltered and protected spaces, garden areas used to grow food and consideration of siting within woodland areas and trees to maximise natural light.
- 4.3.21 OANDP Policy OA9 sets out how development in Over Alderley can be designed to minimise carbon and resource consumption, maximise energy efficiency and be resilient to climate change over the Plan period.

Draft Policy OA9 Sustainable Design Guidance

Development proposals should demonstrate how they have complied with the Over Alderley Design Code 4.13 General Principles: Respecting the environment: climate resilience.

In addition, developments should:

⁹ The Intergovernmental Panel on Climate Change (IPCC) prepares comprehensive Assessment Reports about the state of scientific, technical and socio-economic knowledge on climate change, its impacts and future risks, and options for reducing the rate at which climate change is taking place. See <https://www.ipcc.ch/>

¹⁰ UK Green Building Council (UKGBC) Net Zero Whole Life Carbon Roadmap <https://www.ukgbc.org/ukgbc-work/net-zero-whole-life-roadmap-for-the-built-environment/>

1. Maximise water efficiency through storage and re-use of grey water and using appropriate climate resilient planting in landscaping schemes;
2. Use sustainable drainage schemes where appropriate to manage surface water on site and enhance local wetland habitats; and
3. Provide sufficient garden areas to provide space for food growing and wildlife.

Eco-housing and innovative designs that result in appropriate certification, such as Passivhaus, will be supported.

Planning Policy

Cheshire East Local Plan Strategy Policy SE 3 Biodiversity and Geodiversity sets out that *‘areas of high biodiversity and geodiversity value will be protected and enhanced.’* The Policy notes the significance of various designations and advises that *‘all development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.’* **Policy SE 4 The Landscape** sets out that *‘All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.’* **Policy SE 1 Design** sets out that *‘development proposals should make a positive contribution to their surroundings’ in terms of sense of place, managing design quality, sustainable urban, architectural and landscape design, liveability / workability and designing in safety.’*

Cheshire East Local Plan Site Allocations and Development Policies

Document Policy ENV 1 Ecological network identifies feature which make up the core areas of the ecological network including corridors and stepping stones shown on the Policies Map and sets out that development proposals should increase size, quality and connectivity. **Policy ENV 2 Ecological implementation** sets out how development proposals should provide for a net gain in biodiversity. **Policy ENV 7 Climate change** sets out that *‘development proposals should incorporate measures that can adapt and/or demonstrate resilience to climate change and mitigate its impacts’* by various means.

NPPF paragraph 174 advises that *‘planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.’*

4.4 Rural Buildings and the Local Economy



Local cows

- 4.4.1 NPPF paragraph 149 and Local Plan Strategy Policy PG 3 are clear that the construction of new buildings is inappropriate in Green Belt, apart from certain exceptions including buildings for agriculture and forestry and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 4.4.2 In Over Alderley there have been some instances in recent years where new buildings have been constructed in the open countryside ostensibly to provide stabling, barns or other accommodation for animals. However, these buildings can remain empty and unused some years after they have been built, and designs sometimes include features normally associated with residential dwellings, such as glazed window openings, roof lights, sufficient height to accommodate 2 storeys and domestic scale doorways. It is quite possible that the intention for such development was not to provide buildings for agricultural use at all but to develop residential accommodation.
- 4.4.3 NPPF paragraph 150 and Local Plan Policy PG 3 set out that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 4.4.4 Development of new buildings can have an unacceptable adverse impact on local landscape character by introducing insensitive and urbanising built form into the open countryside. In some instances, recently constructed agricultural buildings in

Over Alderley are located in open fields away from other rural buildings and they can be an incongruous and visually intrusive feature in the landscape.

- 4.4.5 Proposals for new agricultural buildings below a certain size are permitted development and do not require planning consent. Such development is subject to certain detailed conditions – see Schedule 2 Part 6 Agricultural and forestry¹¹. Schedule 1 Part Q also allows for some agricultural buildings to be converted to residential dwelling houses without the need for planning permission. Therefore, control is limited to those instances where planning permission is required.
- 4.4.6 OANDP Policy OA10 has been prepared to guide planning decisions in Over Alderley where planning consent is required.

Draft Policy OA10 Agricultural and Equestrian Development and Conversions

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:

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 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.

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.

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 should be retained and integrated within the design of the development and previous footprints should be maintained.

- 4.4.7 Employment opportunities in the Parish are limited and there are few local businesses with premises in the Parish. Examples include local farms and equestrian yards. Anecdotally homeworking has increased both before and in response to the COVID-19 pandemic and a number of individuals run small businesses from home, and work for their employers from home.

¹¹ Town and Country Planning (General Permitted Development) (England) Order 2015 UK Statutory Instruments 2015 No. 596

- 4.4.8 There are employment opportunities nearby at Alderley Edge, Alderley Park and further afield in Macclesfield and Manchester but commuting, particularly by private car has environmental impacts, and a more sustainable future may involve more people working locally and from home.
- 4.4.9 The responses to the consultation on Vision and Aims showed that most respondents were supportive of the NDP including a policy supporting the rural economy although there were concerns that potential impacts of businesses should be considered.
- 4.4.10 The Parish Council accepts that the Local Plan policies adequately address most of the issues around rural diversification and economic development and duplication should be avoided. However there is a need to balance investment and development which provide local employment opportunities with the need to protect the area's rural character and relative sense of peace, quiet and tranquility.
- 4.4.11 OANDP Policy OA11 Protecting Over Alderley's Peace and Tranquility seeks to ensure that proposals for new business-related development in the neighbourhood area respect the peace and quiet of the rural area.

Draft Policy OA11 Protecting Over Alderley's Peace and Tranquility

The peace and quiet of Over Alderley should be respected. Business related development should avoid visual and audible intrusion and provide suitable screening and soft landscaping to retain and protect the high levels of tranquility within the landscape.

Planning Policy

Cheshire East Local Plan Strategy 2010 - 2030 Policy PG 3 Green Belt sets out that planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy. **Policy EG 2 Rural Economy** sets out the types of development that will be supported in areas outside the settlements. This includes developments that support the vitality of rural settlements, create or extend rural based tourist attractions, visitor facilities and recreational uses, involve conversion of existing buildings and farm diversification, encourage the creation and expansion of sustainable farming and food production, and development that supports the retention and delivery of community services. Criteria are set out in the second part of the Policy.

Cheshire East Local Plan Site Allocations and Development Policies

Document Policy RUR 1 New buildings for agriculture and forestry advises that '*Where planning permission is required, proposals for new agricultural and forestry buildings in the open countryside will only be permitted where they accord with other policies in the development plan*' and meet certain other criteria. **Policy RUR 7 Equestrian development outside of settlement boundaries** sets out local criteria for proposals including that any new building or structure must be constructed of materials appropriate for its intended use; its design must be appropriate to its intended equestrian use; and must not be designed to be easily converted to any non-equestrian use in the future. **Policy RUR 14 Re-use of rural buildings for residential use** requires buildings to be of permanent and substantial construction so as not to require extensive

alteration or rebuilding; and of a size that is able to accommodate a satisfactory living environment in the new dwelling. Other criteria also have to be met.

NPPF paragraph 149 *'local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include a) buildings for agriculture and forestry.'* Paragraph 150 goes on to say, *'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: ... d) the re-use of buildings provided that the buildings are of permanent and substantial construction.'*

5. Next Steps

- 5.1 Following the public consultation, the steering group and parish council will consider the responses carefully and amend the NDP.
- 5.2 The Plan will then be submitted to Cheshire East Council along with a consultation statement detailing the various stages of public consultation and how responses have helped to shape the policies and proposals and a basic conditions statement setting out how the Plan meets the required basic conditions.

Appendix 1: Built Heritage Assets

Listed Buildings

See - Historic England <https://historicengland.org.uk/listing/the-list/>

List for Over Alderley area

[PARISH BOUNDARY STONE 110 METRES NORTH EAST OF TRUGS COTTAGE](#)

List Entry Number: 1139568

Heritage Category: Listing

Grade: II

Location: PARISH BOUNDARY STONE 110 METRES NORTH EAST OF TRUGS COTTAGE, ALDERLEY ROAD, Over Alderley, Cheshire East

[CLOCK HOUSE FARMHOUSE](#)

List Entry Number: 1139602

Heritage Category: Listing

Grade: II

Location: CLOCK HOUSE FARMHOUSE, ALDERLEY ROAD, Over Alderley, Cheshire East

[FORMER HAYBARN 35 METRES WEST OF BIRTLES HALL](#)

List Entry Number: 1139603

Heritage Category: Listing

Grade: II

Location: FORMER HAYBARN 35 METRES WEST OF BIRTLES HALL, BIRTLES LANE, Over Alderley, Cheshire East

[CHURCH OF ST CATHERINE](#)

List Entry Number: 1139604

Heritage Category: Listing

Grade: II*

Location: CHURCH OF ST CATHERINE, BIRTLES LANE, Over Alderley, Cheshire East

[VARDENTOWN](#)

List Entry Number: 1139605

Heritage Category: Listing

Grade: II

Location: VARDENTOWN, 1, 2 AND 3, BIRTLES LANE, Over Alderley, Cheshire East

[HAYMAN'S HOUSE](#)

List Entry Number: 1139606

Heritage Category: Listing

Grade: II*

Location: HAYMAN'S HOUSE, HOCKER LANE, Over Alderley, Cheshire East

[BARN 22 METRES TO REAR OF HIGHER HOUSE FARMHOUSE](#)

List Entry Number: 1139607

Heritage Category: Listing

Grade: II

Location: BARN 22 METRES TO REAR OF HIGHER HOUSE FARMHOUSE, HOCKER LANE, Over Alderley, Cheshire East

[THE OLD HOUSE AT BIRTLES FARM](#)

List Entry Number: 1139608

Heritage Category: Listing

Grade: II

Location: THE OLD HOUSE AT BIRTLES FARM, HOCKER LANE, Over Alderley, Cheshire East

[FITTONTOWN FARMHOUSE](#)

List Entry Number: 1139609

Heritage Category: Listing

Grade: II

Location: FITTONTOWN FARMHOUSE, HOCKER LANE, Over Alderley, Cheshire East

[ALDERLEY LODGE](#)

List Entry Number: 1139610

Heritage Category: Listing

Grade: II

Location: ALDERLEY LODGE, PRESTBURY ROAD, Over Alderley, Cheshire East

[HARE HILL](#)

List Entry Number: 1139611

Heritage Category: Listing

Grade: II

Location: HARE HILL, PRESTBURY ROAD, Over Alderley, Cheshire East

[TIMBER FRAMED BARN 25 METRES NORTH EAST OF CLOCK HOUSE FARMHOUSE](#)

List Entry Number: 1221359

Heritage Category: Listing

Grade: II

Location: TIMBER FRAMED BARN 25 METRES NORTH EAST OF CLOCK HOUSE FARMHOUSE, ALDERLEY ROAD, Over Alderley, Cheshire East

[SOUTH AND EAST TERRACE WALLS IN FRONT OF BIRTLES HALL](#)

List Entry Number: 1221367

Heritage Category: Listing

Grade: II

Location: SOUTH AND EAST TERRACE WALLS IN FRONT OF BIRTLES HALL, BIRTLES LANE, Over Alderley, Cheshire East

[HIGHER YEWTREE FARMHOUSE](#)

List Entry Number: 1221377

Heritage Category: Listing

Grade: II

Location: HIGHER YEWTREE FARMHOUSE, BIRTLES LANE, Over Alderley, Cheshire East

[HIGHER HOUSE FARMHOUSE](#)

List Entry Number: 1221416

Heritage Category: Listing

Grade: II

Location: HIGHER HOUSE FARMHOUSE, HOCKER LANE, Over Alderley, Cheshire East

[SHIPPON AND HAYLOFT 30 METRES TO WEST OF HIGHER HOUSE FARMHOUSE](#)

List Entry Number: 1221461

Heritage Category: Listing

Grade: II

Location: SHIPPON AND HAYLOFT 30 METRES TO WEST OF HIGHER HOUSE FARMHOUSE, HOCKER LANE, Over Alderley, Cheshire East

[PARISH BOUNDARY STONE 15 METRES NORTH OF OAK LODGE](#)

List Entry Number: 1221477

Heritage Category: Listing

Grade: II

Location: PARISH BOUNDARY STONE 15 METRES NORTH OF OAK LODGE, OAK ROAD, Over Alderley, Cheshire East

[ADSHEAD COTTAGE](#)

List Entry Number: 1221505

Heritage Category: Listing

Grade: II

Location: ADSHEAD COTTAGE, SCHOOL LANE, Over Alderley, Cheshire East

[GATE PIER IN FRONT OF WHIRLEY HALL](#)

List Entry Number: 1221520

Heritage Category: Listing

Grade: II

Location: GATE PIER IN FRONT OF WHIRLEY HALL, WHIRLEY LANE, Over Alderley, Cheshire East

[PARISH BOUNDARY STONE AT SJ 8795 7470](#)

List Entry Number: 1221545

Heritage Category: Listing

Grade: II

Location: PARISH BOUNDARY STONE AT SJ 8795 7470, Over Alderley, Cheshire East

[STABLE BLOCK TO THE NORTH WEST OF BIRTLES HALL](#)

List Entry Number: 1274944

Heritage Category: Listing

Grade: II

Location: STABLE BLOCK TO THE NORTH WEST OF BIRTLES HALL, BIRTLES LANE, Over Alderley, Cheshire East

[UTLER'S COTTAGE](#)

List Entry Number: 1275110

Heritage Category: Listing

Grade: II

Location: BUTLER'S COTTAGE, PRESTBURY ROAD, Over Alderley, Cheshire East

[FINLOW HILL COTTAGE](#)

List Entry Number: 1275152

Heritage Category: Listing

Grade: II

Location: FINLOW HILL COTTAGE, FINLOW HILL LANE, Over Alderley, Cheshire East

Birtles Hall

List Entry Number: 1329626

Heritage Category: Listing

Grade: II

Location: Birtles Hall, Birtles Lane, Over Alderley, Cheshire East

WHIRLEY HALL

List Entry Number: 1329627

Heritage Category: Listing

Grade: II*

Location: WHIRLEY HALL, WHIRLEY LANE, Over Alderley, Cheshire East

Bowl barrow 230m west-south-west of Birtles Hall

List Entry Number: 1007400

Heritage Category: Scheduling

Location: Over Alderley, Cheshire East

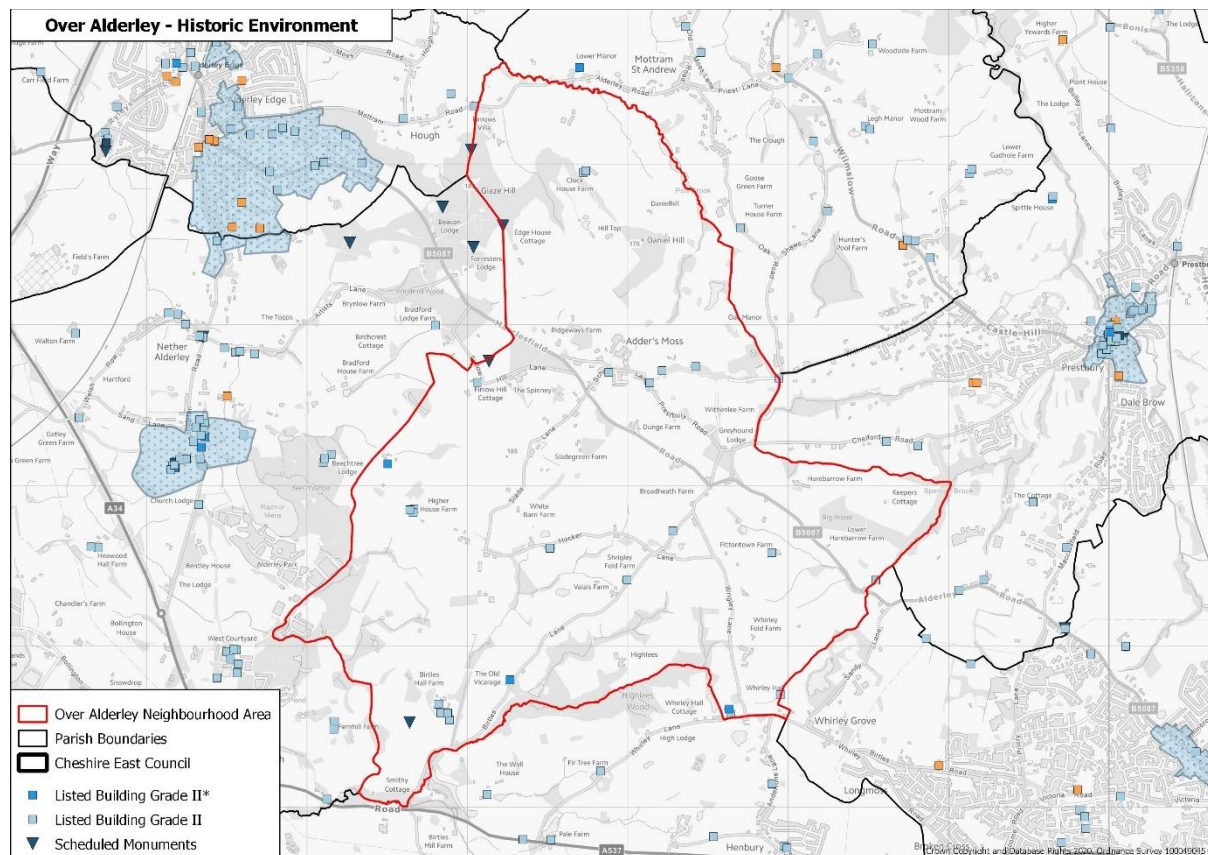
The Great Merestone medieval boundary marker on Finlow Hill, 245m east of Mottram House

List Entry Number: 1020194

Heritage Category: Scheduling

Location: Over Alderley, Cheshire East

Map 7: Historic Environment



Appendix 2: Non designated Heritage Assets

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 Room 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 Room.
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 Room.
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 pasture land 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 3: Parish Council Actions

The following proposed actions for the Parish Council, working in partnership with other organisations, are included to add value to NDP policies. They have been identified through consultations with local residents and stakeholders through the NDP process:

A - Community Projects

1. To work with residents and Cheshire East Council to secure funding for improvements to the play area and recreation ground off Ashbrook Road. This will include repairs to existing or new play equipment and other facilities identified through local consultation and engagement.
2. To work with residents and local volunteers to organise regular litter picks of the recreation area and other areas in order to keep the Parish clean and tidy and reduce littering and anti-social behaviour.
3. To investigate whether any of the community facilities and Local Green Spaces should be registered assets of community value.

B - Improving Accessibility for All

1. To keep all PROW well maintained and clear from overgrown vegetation.
2. To work with Cheshire East Council to promote 'Green Routes' for walking, cycling, horse riding and safe access to the countryside for all through improved signage and publicity including linkages from School Lane and to and from the Edge.
3. To work with Cheshire East Council to promote a rural road hierarchy that prioritises pedestrians, cyclists and horse riders over users of motor vehicles and to identify solutions that reduce the harmful impacts of traffic such as signage and speed limits.
4. To work with Cheshire East Council and residents to reduce the adverse impacts of on and off-road parking in the area including in residential areas such as Ashbrook Road and on verges through improved signage and identifying the most appropriate locations for roadside parking and guiding car users to these areas.
5. To work with local bus service providers to encourage use of bus services by walkers and cyclists to access the countryside.

C- Local Heritage

1. To improve education and awareness of the many built heritage assets in the Parish and to include information on local heritage as part of NDP consultation events.
2. To use local historical buildings such as the church and Reading Room for visitor events such as cream teas etc and enhanced community facilities such as a library.
3. To develop a 'heritage trail' which identifies and explains important buildings and structures.

D - Landscape and Wildlife

1. To support projects to protect and improve biodiversity in the Parish. Possible projects could include:
 - Identifying candidate trees for Tree Preservation Orders, veteran trees etc
 - Working with Cheshire Wildlife Trust to establish where and how improvements could be made to enhance the landscape and wildlife.
 - Working with farmers and landowners to access funding and provide schemes which enhance local habitats and biodiversity in Over Alderley.
 - Wildlife /Ecology survey - A localised baseline appraisal and desk-based study, reviewing the material available on the internet from Cheshire East and Natural England.
 - A series of walks around the Parish, recorded with photographs and written up by local residents.

- Classifying and mapping the landscape’s character areas, including
 - Topographical features
 - A snapshot of the flora and fauna living in the area
 - An outline of the land use
- An indication of the cultural associations with the landscape.

Appendix 4: Over Alderley Design Codes

(Extract from Final Report, January 2023)

4. Design Guidance & Codes

4.1 Introduction: intention for using the code

This section provides guidance on the design of development, setting out expectations that relevant planning applications in the neighbourhood area will be expected to address.

There is no expectation that substantial development will come forward in the plan period. Codes are therefore provided with four main aims:

- To preserve the integrity of the character and nature of Over Alderley with regard to extensions, additions, adaptations and alterations.
- To preserve the integrity of the character and nature of Over Alderley with regard to modest infill development or replacement development.
- To safeguard the quality of the Neighbourhood Plan area with regard to the ongoing development at Alderley Park.
- To maintain and enhance the specific landscape qualities of Over Alderley.

The design codes and guidance set out general principles and guidance to respect landscape character and other features of the area such as built and natural heritage assets and street hierarchy. Wider lessons can be inferred from these for ecology and inclusive design.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the

character and identity of a development. It is important for any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings.

Responding to the context means recognising existing positive design solutions or using existing cues as inspiration.

Proposals for a new scheme could adopt a traditional approach or a contemporary design that is innovating with purpose, whilst being in harmony with the landscape. It is acknowledged that there is not always agreement on aesthetic issues and architectural taste but using appropriate design precedents and a clear design process will give results that are less subjective and do represent good design.

The following topics are addressed by design codes in this section:

- Preserving the landscape character;
- Respecting the open landscape setting;
- Development in an open setting;
- Respecting the enclosed setting;
- Development enclosed by the landscape including Parkland settings;
- Relationship to heritage assets;
- Understanding and interpreting typical design features from heritage assets;
- Typical materials for consideration;
- Respecting the street hierarchy; and
- Respecting the environment: climate resilience.

4.2 Overview of priorities

The following is a more generalised list of aspirational design principles for all new development in Over Alderley:

- Preserving the rural and natural character of Over Alderley in regard to extensions, additions, adaptations and alterations, making sure that gardens, roof lines, boundary treatments and massing all harmonize with the context;
- Assuring that the ongoing development at Alderley Park does not impact and disrupt the specific and unique character of the Neighbourhood Plan area;
- Maintaining and enhancing the specific landscape qualities of Over Alderley by protecting hedgerows, woodland areas and long distance open views;
- Protecting and enhancing the beauty of the heritage asset of the area by assuring that design considers massing, materials and detailing;
- Considering climate resilience, alternative energy sources and net zero carbon solutions to achieve sustainability in the parish area.

4.3 General principles and guidelines

The design codes below set out how to respond to the local landscape features defined in the previous section. These responses must help formulate and review design proposals in line with local preferences for high quality design.

In detail, the following codes can be broken down in two main categories, namely the General Principles, that adopt a more comprehensive and high-level approach, and the Design Codes, which are detailed and refer to more specific examples and requirements.

4.4 General Principles: Preserving the landscape character

GPL	UNACCEPTABLE
<p>GPL.1</p>	<p>Building, infrastructure or landscape treatments (including lighting, hording and signage) which have a negative landscape impact in respect of the surrounding landscape character and local character assets in Chapter 2 and 3 of the Neighbourhood Plan Design Code.</p> <p>To reference character features and aesthetics as a precedence for development, where the scale and impact of the proposed development is demonstrably altered from that of source. E.g. resulting in the proportions which are disproportionate to the original building.</p>

GPL.1: UNRESPONSIVE DESIGN



- *The use of high walls and gates to create separation from the landscape;*
- *A reliance on building materials to*

define the character;

- *Large Farmhouse typology not typical of the more modest dwellings in the area;*
- *Broken tree canopy to boundaries;*

DESIRABLE	EXCEPTIONAL
<p>Preservation of the existing high quality landscape character in accordance with the surrounding landscape character and local character assets in Chapter 2 and 3 of the Neighbourhood Plan Design Code.</p> <p>Contemporary design where it improves and enhances the typical setting and sustainability of the neighbourhood area whilst not detracting from the appearance of the local landscape characteristics.</p>	<p>Enhancement of the existing high quality landscape character in accordance with the surrounding landscape character and local character assets in Chapter 2 and 3 of the Neighbourhood Plan Design Code and the improvement of locally appropriate species and habitat creation.</p>

GPL.1: RESPONSIVE DESIGN



- Views across undulating landscapes to modest individual buildings set amongst informal boundary tree planting;
- Tufted and unmanicured landscape, with a richly textured landscape surface;
- Small and informal field patterns, interlock to form a single view criss-crossed by hedge and bands of trees.

4.5 General Principles: Respecting the open landscape setting

The design codes below set out how to respond to the local landscape features defined in the previous section. These responses must help formulate and review design proposals in line with local preferences for high quality design.

GOS	UNACCEPTABLE
GOS.1 New development in an open setting	New development in an open landscape setting which would detract away from the character and openness of the immediate and wider locality
GOS.2 Replacement development or additions and alterations in an open setting	Standard and non-specific design that ignores the character of the area and its specific features <ul style="list-style-type: none"> • replacement development which would lead to an unacceptable increase in footprint and volume. • alterations/extensions which are of a scale which is tantamount to new development.

GOS: UNRESPONSIVE DESIGN



- *Striking and hard drawn boundary edges;*
- *Atypical buildings, which are designed to stand out in the landscape;*
- *Landscaped grounds which are designed to emphasis the presence of the building in the landscape;*
- *Bold material selection, designed to draw attention. Use of eye catching colour, texture and reflective materials;*

DESIRABLE	EXCEPTIONAL
NA	NA
Preserving the appearance and ecologic function of the specific landscape considering long distance views and the potential impact of the building's volume on open landscape views	Enhancing the appearance and ecological function of the specific landscape considering long distance views and the potential impact of the building's volume on open landscape views; the design of the building considers materials, massing, and detailing.

GOS: RESPONSIVE DESIGN





- *Blurred boundary edges which transition into open countryside;*
- *Modest building in keeping with the agricultural setting;*
- *The use of topography to settle the building in the landscape;*
- *Biophilic (naturally occurring) material selection to compliment the natural elements;*



4.6 Design detail: Development in an open setting

DOS	UNACCEPTABLE
<p>DOS.1 Massing in an open setting</p>	<p>Building with more than 2.5 storeys located in a prominent position.</p> <p>A single dwelling (or apartment block) set out to a large format floor plate; and where all elevations are broadly similar dimensions.</p>
	<p>DOS.1: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Large and monolithic dwelling, deep floor plate;</i> • <i>Massing designed for prominence and grandeur; and</i> • <i>Design which does not reflect an element of subservience to the landscape.</i>

DOS	UNACCEPTABLE
<p>DOS.2 Roof lines in an open setting</p>	<p>Complex roof arrangements, where 3 or more roofs are used on one dwelling or</p> <ul style="list-style-type: none"> • Where a mono pitch or flat roof is proposed above ground floor and the use of a hip roof; • The use of prominent architectural chimney stacks; • The use of red or orange roof tile; and • The use of a ornate tile patterns.
	<p>DOS.2: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>5 different roofs: inclusive of different styles, physically different roofs and range of pitches;</i> • <i>Numerous architectural chimneys; and</i> • <i>Roof lines which sit prominently and dominate the landscape.</i>

DESIRABLE	EXCEPTIONAL
<p>Maximum 2-2.5 storey building, predominantly linear elements where the verge to verge distance is no greater than 8m, (not precluding the use of a double gable).</p>	<p>2 storey building that does not impact the surrounding landscape; its volume harmoniously sits in the context</p>
	<p>DOS.1: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Linear massing, building form tapered into the landscape;</i> • <i>Massing in keeping with agricultural homes and rural buildings.</i>
DESIRABLE	EXCEPTIONAL
<p>The use of simple gabled roof lines which harmonise with modest buildings.</p> <p>Long and low roof lines, closely responding to the topography.</p>	<p>Roof lines which fit seamlessly into the landscape setting such that the building is not immediately apparent in the view.</p>
	<p>DOS.2: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Unassuming structure in the landscape, the appearance of the roof reads a no more prominent than a hedgerow in a view;</i>

DOS	UNACCEPTABLE
<p>DOS.3 Relationship to views in an open setting</p> 	<p>The building substantially impacts open views, altering the landscape character and appearance through the introduction of materials, detailing and positioning such that the eye is drawn to all or part of the dwelling. Thereby focusing a previously open view to a single point in the landscape.</p> <p>DOS.3: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Materials and design out of keeping with the character of the area;</i> • <i>Dwelling or group of dwellings set in open grounds creating a distinctive landmark; and</i> • <i>Buildings which result in a high-degree of obviously man-made intervention into an otherwise wholly natural environment.</i>
DOS	UNACCEPTABLE
<p>DOS.4 Boundaries</p> 	<p>The building and grounds are demonstrably 'gated' and separated from the neighbouring property, fields and streets essentially delivering 'private grounds' within the open countryside.</p> <p>Naturalness and openness of the landscape; boundary treatment does not reflect the character of the area (i.e. iron fences)</p> <p>DOS.4: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>The use of high boundary walls, above 1.5m, constructed of stone or brick with;</i> • <i>large and solid entrance gates;</i>

DESIRABLE	EXCEPTIONAL
<p>The building is well integrated with open views and does not disrupt long views.</p>	<p>The building is designed to perfectly integrate with the open view, enhancing its distinctive characteristics; materials harmonize with the landscape and contribute to its beauty. Those with an agricultural typology appropriate.</p>
	<p>DOS.3: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Unassuming structure in the landscape, the appearance of the roof are not prominent as are read with the topography or permanent tree canopy.</i>
DESIRABLE	EXCEPTIONAL
<p>Where required, secure boundary lines drawn through the use of landform, and other agricultural boundaries. With the use of timber post and rail fencing where it can be demonstrated that other more naturalistic methods cannot be achieved.</p>	<p>Property sited to create a set-back from the street, contributing to the rural feel of the Parish; naturalistic boundaries treatments eg hedgerows used to delineate highways and property lines where necessary.</p>
	<p>DOS.4: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Layers of low key boundary treatments to achieve security rather than strongly vertical forms which stand out in the landscape.</i>

4.7 General Principles: Respecting the enclosed setting

GES	UNACCEPTABLE
<p>GES.1 New development in an enclosed setting</p>	<p>Separation of the landscape setting and development creating a striking interface between development and the natural surroundings;</p> <p>Building massing that is predicated on the domination of the appearance of the built form in the landscape setting;</p> <p>Reducing biodiversity through the introduction of uniform planting choices, and landscape designs requiring heavily manicured treatment and leading to the suppression of biodiversity;</p> <p>Highways led street patterns which disregard site opportunities.</p>
<p>G.ES.2 Replacement development or additions and alterations in an enclosed setting</p>	<p>Changes which disturb the existing balance between landscape features and development, including changes which increase the contrast between the built form and landscape through materials specification, increased volume and massing.</p>

GES.1: UNRESPONSIVE DESIGN



- Existing structural landscape managed to a 'hard edge';
- Formalised gap between built form and natural setting,
- Formal landscape design which would be out of keeping in a rural setting;
- Low levels of biodiversity comparative to the surrounding area.



DESIRABLE	EXCEPTIONAL
<p>Working new development into the landscape setting, protecting and enhancing the existing mature landscape and biodiversity.</p> <p>Careful consideration of building placement such that structures are aligned with features and compliment the landscape.</p>	<p>A light touch design response protecting the existing mature setting and, significantly enhancing the ecologic function of the specific landscape through materials, massing, detailing and sustainable design solutions.</p>
<p>Preserves the balance between existing landscape features and development whilst enhancing biodiversity.</p>	<p>Preserves the balance between existing landscape features and development.</p> <p>Significantly enhances the ecological function through the design of the building specification of hard and soft materials, massing, and detailing.</p>

GES.1: RESPONSIVE DESIGN




- *Balance of the view weighted towards the natural setting;*
- *Landscape treatments informal and semi agricultural;*
- *Building placement, in particular the ridge line aligned to contours;*
- *Highway access via country lane, characteristic of the local area.*


4.8 Design detail: Development enclosed by the landscape including Parkland settings

DEL	UNACCEPTABLE
<p>DEL.1 - Massing in an enclosed setting</p>	<p>Building with more than 3 storeys.</p> <p>A single dwelling (or apartment block) set out to a large format floor plate; and where all elevations are broadly similar dimensions.</p> <p>Offsets from highly vertical landscape features, for example, topography, tree belts and groups such that a distinctive building line is created.</p>
	<p>DEL.1: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Read against the verticality of the trees this large man made building is notable in the landscape. (NB the colour of the building settles the form in the view however in winter when trees are out of leaf this may be less successful).</i>
DEL	UNACCEPTABLE
<p>DEL.2 - Roof lines in an enclosed setting</p>	<p>A mono pitch or flat roof is proposed above ground floor where this roof is visible against the backdrop of structural landscape creating a clear horizontal element in the view;</p> <p>The use of strongly coloured roof tiles for example red or orange which are highly visible in the setting.</p>
	<p>DEL.2: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Hard line of the roof is prominent against the vertical elements of the trees;</i>

DESIRABLE	EXCEPTIONAL
<p>Massing of the built form relates well to existing building or natural features such as trees and hedgerows.</p>	<p>Massing of the built makes use of and enhances existing natural features such as trees and hedgerows.</p>
	<p>DEL.1: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Outbuildings and the massing of extensions to the main house are settled into the traditional character of a small holding. Small stands of trees, patches of grass and verges along with continuous native hedgerows are part of the development here.</i>

DESIRABLE	EXCEPTIONAL
<p>Roof lines harmonise with the building, its materials and the structural components of the landscape setting (e.g. topography, structural planting).</p>	<p>Roof lines harmonise with the building, its materials and setting and contributing to its appearance in the surrounding landscape (an example might be a green roof).</p>
	<p>DEL.2: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Rooflines harmonise with the building and material components and contributes to the natural appearance of the surrounding area.</i>

DEL	UNACCEPTABLE
<p>DEL.3 Built form to street relationship</p>	<p>Built form or solid features set immediately fronting a primary or secondary route dramatically increasing the enclosure over a distinct length of road and undermining the rural character.</p> <p>The use of predominately hard landscape between the building frontage and the street frontage where not required as part of an operational agricultural use.</p>
	<p>DEL.3: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>The use of predominately hard materials between the built form and the street, detracting from the rural setting.</i>

DEL	UNACCEPTABLE
<p>DEL.4 <i>Boundaries and access</i></p>	<p>The replacement or reinforcement of structural landscape treatments, with walls, fencing or other solid boundaries or those of notably different character to the natural landscape.</p> <p>Development creates a formal entrance with a 'designed vista' to the building from the street.</p> <p>The addition of prominent gates and threshold detailing which are notably different in character to the natural landscape.</p>
	<p>DEL.4: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Gateway broken through continuous hedge; and</i> • <i>Hedgerow trees allowed to grow into screen, changing the character of the lane: on one side of the road the hedge is low and the other it is high.</i>

DESIRABLE	EXCEPTIONAL
<p>Building layouts which take their cues from the landscape arrangement, ie topography, views and vegetation rather than seeking to orientate to the street.</p> <p>A combination of informal soft and hard landscape treatments within the curtilage of the plot, which settle the building into the wider landscape.</p>	<p>Built form which responds to cues from the landscape arrangement and respects the building lines of existing built form within the plot curtilage.</p>
	<p>DEL.3: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Farm house on Slade Lane, orientated to the levels rather than hard up to the street.</i>

DESIRABLE	EXCEPTIONAL
<p>Boundaries which accord with the landscape setting, this may include solid hedges and belts or stands of trees.</p>	<p>The use of naturalistic landscape features layered in such a way that the delineation of the boundary is undetectable in the landscape view.</p> <p>Access makes use of existing apertures in natural features and provides a seamless transition between the natural environment and the development.</p>
	<p>DEL.4: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Timber boundaries with accord with the natural setting.</i>

4.9 General Principles: Relationship to heritage assets

GHA	UNACCEPTABLE
<p>GHA.1 Development affecting heritage assets</p>	<p>Causing harm to the character and appearance, and/or the setting of a heritage asset by virtue of inappropriate development including (but not necessarily limited to) design, massing, material and detailing. Elements of unresponsive design might include:</p> <ul style="list-style-type: none"> • Architectural elements added to the facade which do not respect the proportions of the heritage asset. Including fenestration, roof proportions and use of detailing; • Floor to ceiling heights which do not reflect those exhibited in the heritage asset; • Heightened use of 'typical' detailing; • Inappropriate use of modern unsympathetic materials, especially for fenestration and rainwater goods; • Development which sits in, and detracts from, the immediate and wider setting of the asset in the landscape; and • Removal or covering of existing architectural features which contribute positively to the character and appearance of the building.



<p>GHA.1: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>New building in immediate setting of heritage asset which largely obstructs views from public vantage points.</i> • <i>Removal of existing windows and replacement with standard UPVC units.</i> 	<ul style="list-style-type: none"> • <i>Standard modifications which are incongruous with the character and appearance of the asset.</i> • <i>Modifications which are of a scale and mass which detracts from the appearance of the asset as existing.</i>
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DESIRABLE	EXCEPTIONAL
<p>Preserving the character and appearance and/or setting of the asset. Replacement of traditional features as required for wear and tear or to improve building energy efficiency with those which are sympathetic to existing including:</p> <ul style="list-style-type: none"> • Window materials and specifications; • The use of slim profile glazing where appropriate; and • New development responds appropriately to the asset in terms of scale and design. 	<p>Enhancing the character and appearance, and/or setting of a heritage asset including:</p> <ul style="list-style-type: none"> • Conservation/restoration of buildings and features which are at risk of being lost due to neglect or decay; • Removal of modern features and buildings which are considered to be harmful to the character and appearance of the building; and • Careful restoration and reuse of existing windows where possible.




GHA.1: RESPONSIVE DESIGN

- *Development carefully manages change to the heritage asset;*
- *Development brings a heritage asset into its optimum viable use;*
- *Windows are replaced with new timber framed windows with slim profile (12mm max) double glazed window panes; and*
- *Use of reclaimed materials for remedial works as far as practicable.*

4.10 Design detail: Understanding and interpreting typical design features for heritage assets

<p>DI</p>	<p>UNACCEPTABLE</p>
<p>DI.1 Fenestration</p>	<p>Timber is replaced with other materials, such as UPVC. The use of a mixture of window styles where a clear design justification can not be made in relation the proportions and architectural style of the asset; Changes to the size and scale of the original opening</p>
	<p>DI.1: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Use of modern dormer window embellished with traditional details;</i> • <i>Traditional window reveals not respected;</i>
<p>DI</p>	<p>UNACCEPTABLE</p>
<p>DI.2 Landscape and gardens</p>	<p>Gardens which exhibit design features out of step with the status of the building ie. of too modest or domestic where the property has civic or grand historical importance or too formal or unconnected to the form and function of more simple buildings such as farm houses and agricultural premises.</p>
	<p>DI.2: UNRESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Landscape which doesn't provide a suitable setting for the built form.</i>

DESIRABLE	EXCEPTIONAL
<p>Timber painted windows with glazing bars and lintels, contributing to their quality</p>	<p>Timber painted windows with glazing bars and lintels; main fenestration faces the road, creating natural surveillance, or open views, contributing to their quality; fenestration is designed to harmonize with the surrounding landscape and context.</p> <p>Careful restoration of existing windows.</p>
	<p>DI.1: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • X

DESIRABLE	EXCEPTIONAL
<p>Gardens appropriate to the form and function of the receiving building and matching the naturalness typical of the surrounding landscape.</p>	<p>Gardens appropriate to the form and function of the receiving building, contributing to the natural assets across the Parish through the implementation of appropriate bio-diverse planting and habitat creation.</p> <p>Locally sourced materials which accord with those of the area.</p>
	<p>DI.2: RESPONSIVE DESIGN</p> <ul style="list-style-type: none"> • <i>Native hedgerows managed to height of under 1.5m such that views of the dwelling and associated structural landscape read well in the view.</i>

4.11 Design detail: Typical materials for consideration

<p>DI</p>	<p>UNACCEPTABLE</p>		
<p>DI.3 Materiality</p>	<p>Elevation material: render / sandstone Detailing: UPVC Roof: Red pan tiles, Rosemary tiles, Concrete tiles</p>		
<p>DI.3: UNRESPONSIVE DESIGN</p>			
			<ul style="list-style-type: none"> • <i>Non traditional brick colours.</i> • <i>Non traditional and strongly coloured roof tiles.</i> • <i>Pan tiles</i>
			<ul style="list-style-type: none"> • <i>Render.</i> • <i>Sandstone or similar.</i> • <i>Patterned or ornate brick work bonds using contrasting materials.</i>

DESIRABLE	EXCEPTIONAL	
<p>On a case by case basis, but in general</p> <p>Elevation material: Cheshire brick</p> <p>Detailing: timber</p> <p>Roof: slate</p>	<p>On a case by case basis, but in general</p> <p>Elevation material: red brick</p> <p>Detailing: timber</p> <p>Roof: slate, green roof</p>	
<p>DI.3: RESPONSIVE DESIGN</p>		
		
<ul style="list-style-type: none"> • Red brick. 	<ul style="list-style-type: none"> • Noted brick bond. English bond at 5-6 courses. 	<ul style="list-style-type: none"> • Noted brick bond. English bond at 6-7 courses.
		
<ul style="list-style-type: none"> • Thatch roof. 	<ul style="list-style-type: none"> • Slate roof. 	<ul style="list-style-type: none"> • Green roof.

4.12 General Principles: Respecting the street hierarchy

SH	UNACCEPTABLE
<p>SH.1 Primary Routes</p>	<p>On-street parking and reduced road section preventing the main connectivity role of the route;</p> <p>Inappropriate design and unregulated on-street parking disrupting green verges and hedgerows.</p>

SH.1: UNRESPONSIVE DESIGN



- *On-street parking and reduced road section prevents the regular flow of traffic;*
- *The route is not white lined; and*
- *Absence of appropriate edge treatment.*

DESIRABLE	EXCEPTIONAL
<p>Preserving the route's fundamental connectivity role while allowing pedestrian and cycle movement on the side of the road;</p> <p>Hedgerows and green verges are conserved.</p>	<p>Preserving their fundamental connectivity role while allowing safe pedestrian and cycle movement on the side of the road through specific lanes;</p> <p>Hedgerows and green verges are conserved;</p> <p>On-street parking is not allowed.</p>

SH.1: RESPONSIVE DESIGN



- *Absence of on-street parking on the route;*
- *Appropriate road section width;*
- *The route is white lined;*
- *Appropriate edge treatment (hedgerows and green verges); and*
- *Footpath on the side of the route.*

SH	UNACCEPTABLE
<p>SH.2 Secondary Routes</p>	<p>High volume and high speed traffic is allowed creating an inappropriate condition for residents, as well as pedestrian and cycle movement;</p> <p>On-street parking is allowed.</p>

SH.2: UNRESPONSIVE DESIGN



- Presence of on-street parking; and
- Absence of footpaths and cycleways.

DESIRABLE	EXCEPTIONAL
<p>Designing the route for lower traffic volumes compared to primary routes;</p> <p>The route accommodates pedestrians and cyclists;</p> <p>On-street parking is generally not allowed.</p>	<p>Emphasizing the human scale and designing the route for lower traffic volumes compared to primary routes;</p> <p>The route safely accommodates pedestrians and cyclists;</p> <p>On-street parking is not allowed.</p>

SH.2: RESPONSIVE DESIGN



- *Absence of on-street parking on the route;*
- *Appropriate road section width;*
- *Appropriate edge treatment (hedgerows and green verges); and*
- *Footpath on the side of the route.*

SH	UNACCEPTABLE
SH.3 Tertiary Routes	<p>High volume and high speed traffic is allowed by an inappropriate design approach, affecting the distinctive tranquil and rural environment of the Parish, as well as preventing pedestrian and cycle movement;</p> <p>On-street parking is allowed.</p>

SH.3: UNRESPONSIVE DESIGN



- *Wide road section allows high traffic volumes and high speed;*
- *Absence of pedestrian and cyclist priority; and*
- *Inappropriate edge treatment.*

DESIRABLE	EXCEPTIONAL
<p>Designing the route at an intimate scale and for minimal traffic volumes (access to houses);</p> <p>The route allows safe pedestrian and cyclist movement;</p> <p>On-street parking is not allowed.</p>	<p>Designing the route at an intimate scale and for minimal traffic volumes (access to houses);</p> <p>The route adopts pedestrian and cyclist priority and on-street parking is not allowed.</p>

SH.3: RESPONSIVE DESIGN



- *Absence of on-street parking on the route;*
- *Reduced road section width;*
- *Appropriate edge treatment (hedgerows and green verges); and*
- *Footpath on the side of the route.*

SH	UNACCEPTABLE
SH.4 Footpaths and bridleways	<p>Allowing vehicles movement;</p> <p>The route is paved;</p> <p>Adopting inappropriate edge treatment that disrupts the local character and prevents long distance views of the landscape.</p>

SH.4: UNRESPONSIVE DESIGN



- *The use of tarmac disrupts the rural and natural character of the parish;*
- *Inappropriate edge treatment; and*
- *Vehicles can easily move on the route.*

DESIRABLE	EXCEPTIONAL
<p>Allowing pedestrian / animal movement (and cycling if on bridleways);</p> <p>The route is unpaved (i.e. gravel), reflecting the rural character of the Parish.</p>	<p>Allowing pedestrian / animal movement;</p> <p>The route is unpaved (i.e. gravel), reflecting the rural character of the Parish;</p> <p>Enhancing the rural character of the Parish by including hedgerows and green verges along the edges and allowing long distance open views.</p>

SH.4: RESPONSIVE DESIGN

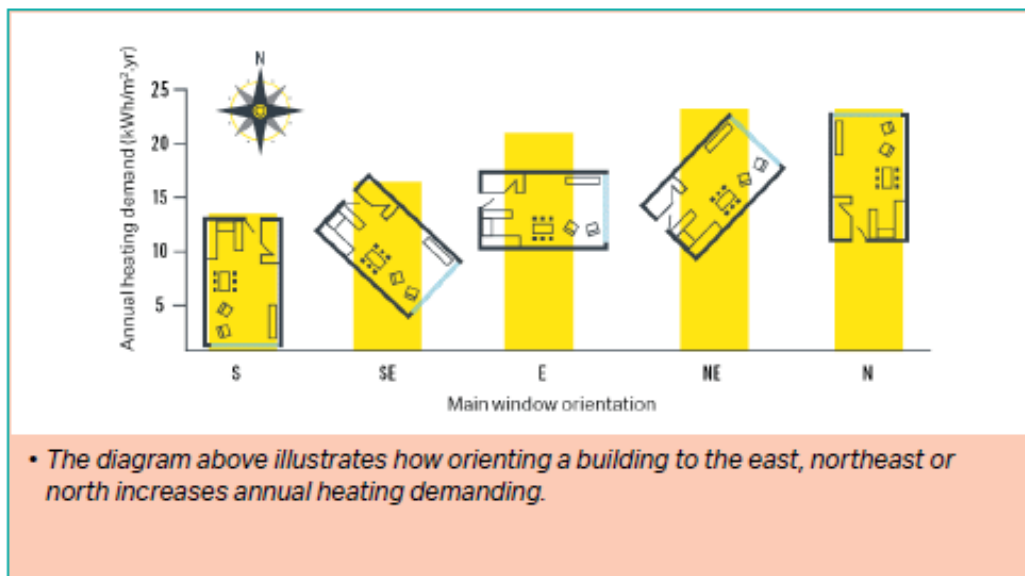


- *The footpath is unpaved, contributing to the tranquil and rural character of the parish;*
- *Presence of hedgerows along the edges;*
- *Reduced width of the route; and*
- *The absence of paved surfaces and reduced width makes the route pedestrian friendly and discourages vehicles from accessing the route.*

4.13 General Principles: Respecting the environment: climate resilience

CR	UNACCEPTABLE
<p>CR.1 Alternative Energy Sources</p>	<p>Orienting the building to the east or north (both main fenestration and roof plane), increasing drastically the need for heating and artificial lighting;</p> <p>Excluding solutions to collect natural energy from other sources.</p>

CR.1: UNRESPONSIVE DESIGN



DESIRABLE	EXCEPTIONAL
<p>Orienting the building within 30° of the south (both main fenestration and roof plane) for solar gain / energy and natural daylight;</p> <p>Including solutions to collect natural energy from other sources such as ground and air source heat, biomass and wind.</p>	<p>Orienting the building within 30° of the south (both main fenestration and roof plane) for solar gain / energy and natural daylight;</p> <p>Including solutions to collect natural energy from other sources such as ground and air source heat, biomass and wind, and harmonizing them with the design of the building and the surrounding landscape.</p>


CR.1: RESPONSIVE DESIGN



- *Solutions to collect natural energy from other sources, such as air heat pumps, are included and harmonised with the design of the building; and*
- *Building orientation is within 30° of the south.*

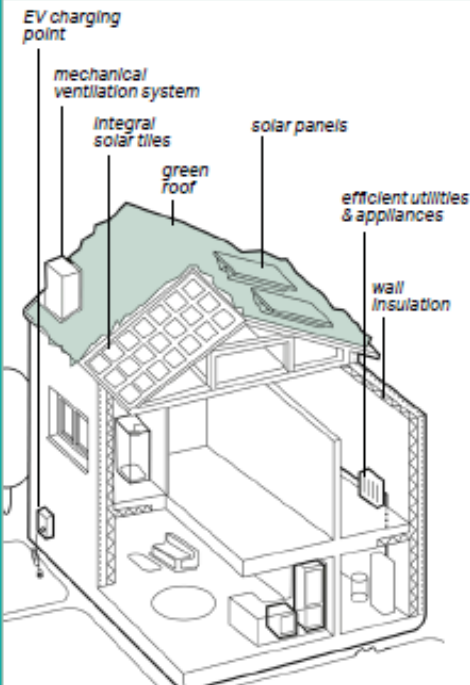
CR	UNACCEPTABLE
<p>CR.2 Net Zero Carbon</p>	<p>Excluding EV charging points from both public and private parking;</p> <p>Not considering the government's emerging Future Homes Standard and energy efficiency in the design of the building.</p>

CR.3: UNRESPONSIVE DESIGN

	<ul style="list-style-type: none"> • <i>The car park does not include EV charging points; and</i> • <i>Wide surfaces of tarmac disrupt the rural character of the parish.</i>
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DESIRABLE	EXCEPTIONAL
<p>Providing EV charging points in private parking, incorporating under covers within car ports and garages;</p> <p>The building is in line with the government's emerging Future Homes Standard, to attain higher standards of insulation and energy conservation;</p> <p>Generally considering energy efficiency.</p>	<p>Providing EV charging points in both public and private parking;</p> <p>Integrating charging points sensitively within streets and spaces, respecting their unique character; public EV charging points upkeep design quality of streets and spaces; private EV charging points are incorporated under cover within car ports and garages. The building is comprehensively in line with the government's emerging Future Homes Standard, to attain higher standards of insulation and energy conservation;</p> <p>Considering energy efficiency according to the specific building form and thermal efficiency, as well as the local design preference and character.</p>

CR.3: RESPONSIVE DESIGN



- *The building fully complies with the Future Homes Standard;*
- *EV charging points are included in private parkings; and*
- *The building includes a series of features that contribute to the energy efficiency level of the building.*

