

Over Alderley

Neighbourhood Development Plan

2024 - 2030

Submission Plan



Over Alderley Parish Council

February 2024

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

with support from



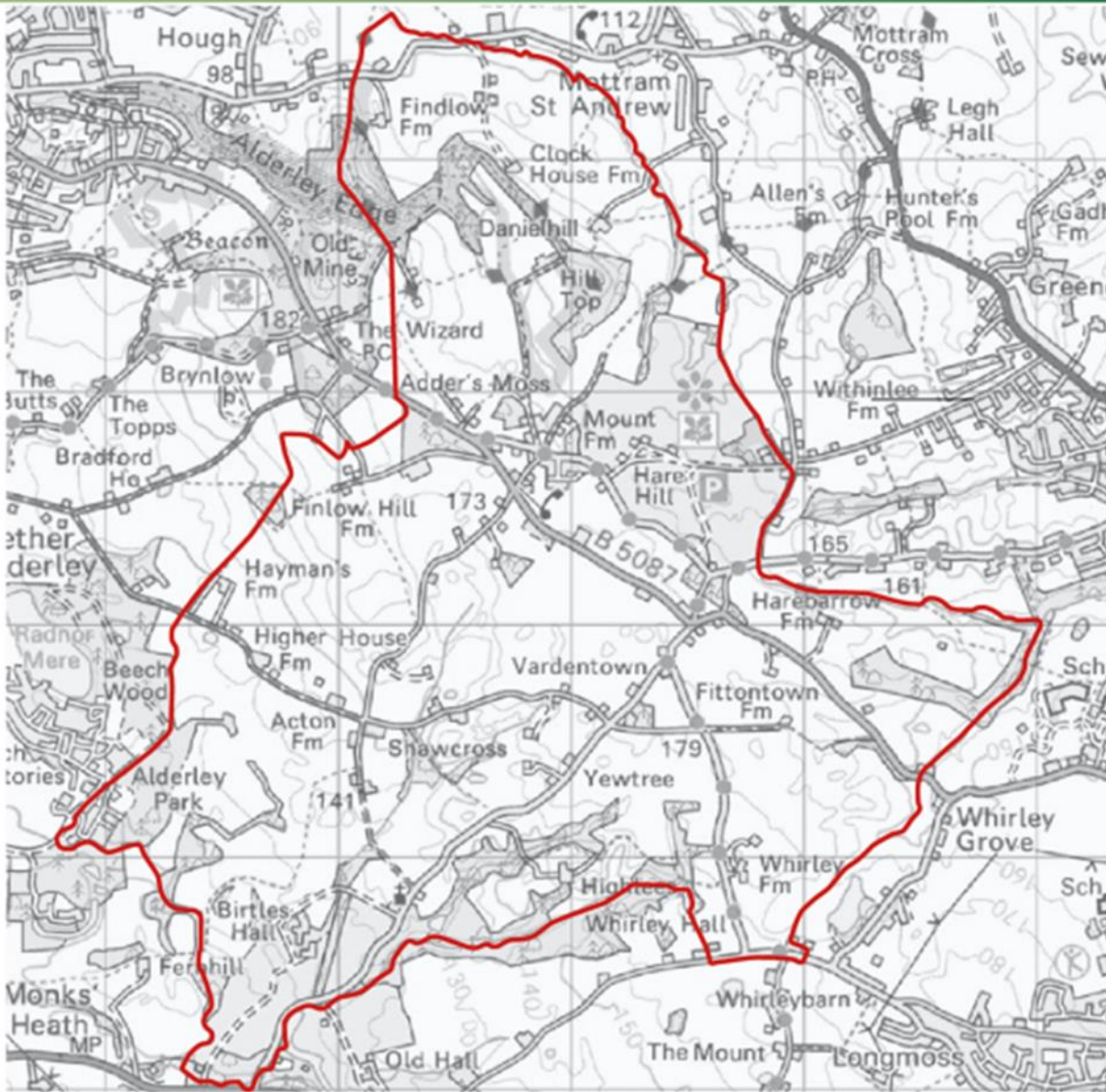
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Working Group. All maps are provided by epd and Cheshire East Council.

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Over Alderley, Cheshire

Figure 1 Parish Boundary



1. Introduction and Background

1. Welcome to the Submission version of Over Alderley Neighbourhood Development Plan (OANDP). The Draft Plan was published for 6 weeks formal consultation (Regulation 14) from Monday 8th May 2023 until Friday 21st July 2023. This version of the Plan includes amendments made following the Parish Council's consideration of the responses to the public consultation. Further information about this is provided in the accompanying Consultation Statement which is published on the NDP pages of the Parish Council website – see: <https://overalderleypc.weebly.com/neighbourhood-plan.html>.

What are Neighbourhood Development Plans?

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.
3. An NDP can cover a range of planning related issues or just have one, single policy.
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').
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.

Planning Policy and Basic Conditions

6. 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 2017¹. 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.
7. NDP Policies also have to 'have regard to' national planning policy, as set out in the National Planning Policy Framework (NPPF)³ updated 20th December 2023, and other National Planning Practice Guidance⁴, Ministerial Statements and Government advice.

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>

8. 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.

Preparing the Over Alderley NDP

9. 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 p8. 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. 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 Figure 1. This area is important as the Plan policies can only apply to development within the designated Neighbourhood Area (Over Alderley Parish).
10. 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 – see <https://overalderleypc.weebly.com/neighbourhood-plan.html> .
11. In early 2022 the steering group published a **Vision and Aims** document⁵ 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.
12. 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**⁶. 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.
13. The consultation responses informed the policies and proposals in the Draft Plan.
14. To inform detailed policies on design, the Parish Council commissioned Design Codes through the Locality Technical Support programme. The Design Codes were 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.

⁵

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

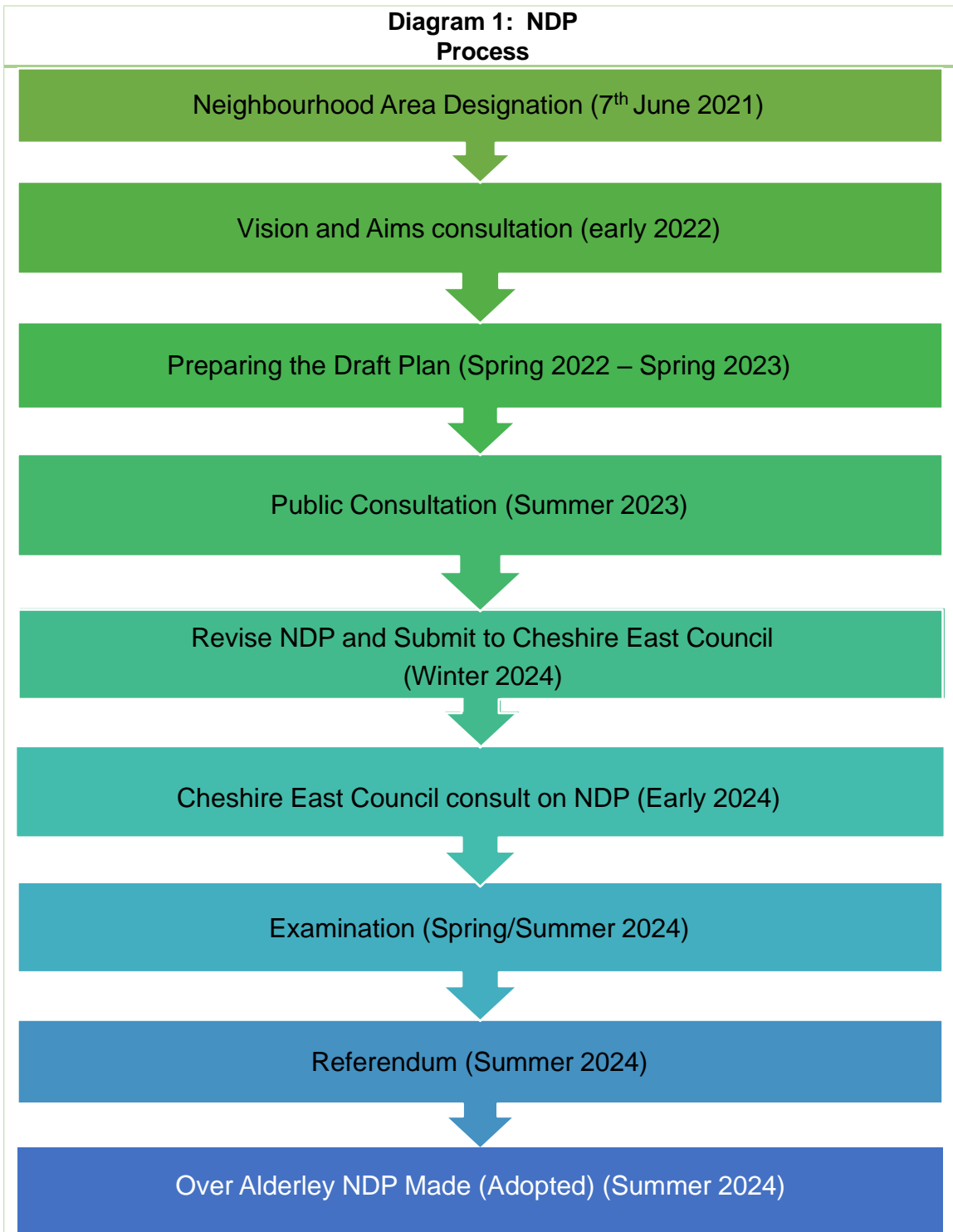
⁶

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

15. The Draft Plan was published for formal Regulation 14 consultation in summer 2023. The steering group on behalf of the Parish Council gave careful consideration to the representations and agreed a number of changes to the supporting text and policies. Details of all the changes are provided in the accompanying Consultation Statement. Other submission documents include the Basic Conditions Statement which sets out how the OANDP meets the required basic conditions which will be tested at examination, and the final version of the Over Alderley Design Codes. All these documents are published on the NDP pages of the Parish Council's website.
16. Following a further 6 weeks public consultation by Cheshire East Council (Regulation 16) the Plan 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

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. 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.
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.
4. In 2021 the population of the Parish was around 380 residents (Census 2021).
5. There are few facilities, but the Reading Room is well used and highly valued by residents.
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.
7. There are numerous listed buildings in the area and a couple of scheduled monuments including a bowl barrow near Birtles Hall.
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 Vision and Objectives

1. The Vision sets the overarching framework for NDP policies and proposals.

VISION

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

2. The NDP Objectives are:

OBJECTIVES:

Overarching Objective: To provide a local planning policy framework which is appropriate to Over Alderley's location in the Green Belt.

(Through all OANDP Policies).

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 and to improve/implement infrastructure for non-motorised users.

(Through NDP Policies OA3 and OA4 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 Policy 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 OA8, OA9, OA10, OA11 and OA12)

5. Development and Design: 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)

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 OA3, OA11 and OA12 and Parish Council actions to promote heritage and encourage visitors).

4. Planning Policies

1. 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 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.
2. 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.



The Local Community

5. Community, Health and Local Infrastructure

Community Facilities



Parish Reading Room

Objective 1: Community

Policy OA1 Community Facilities

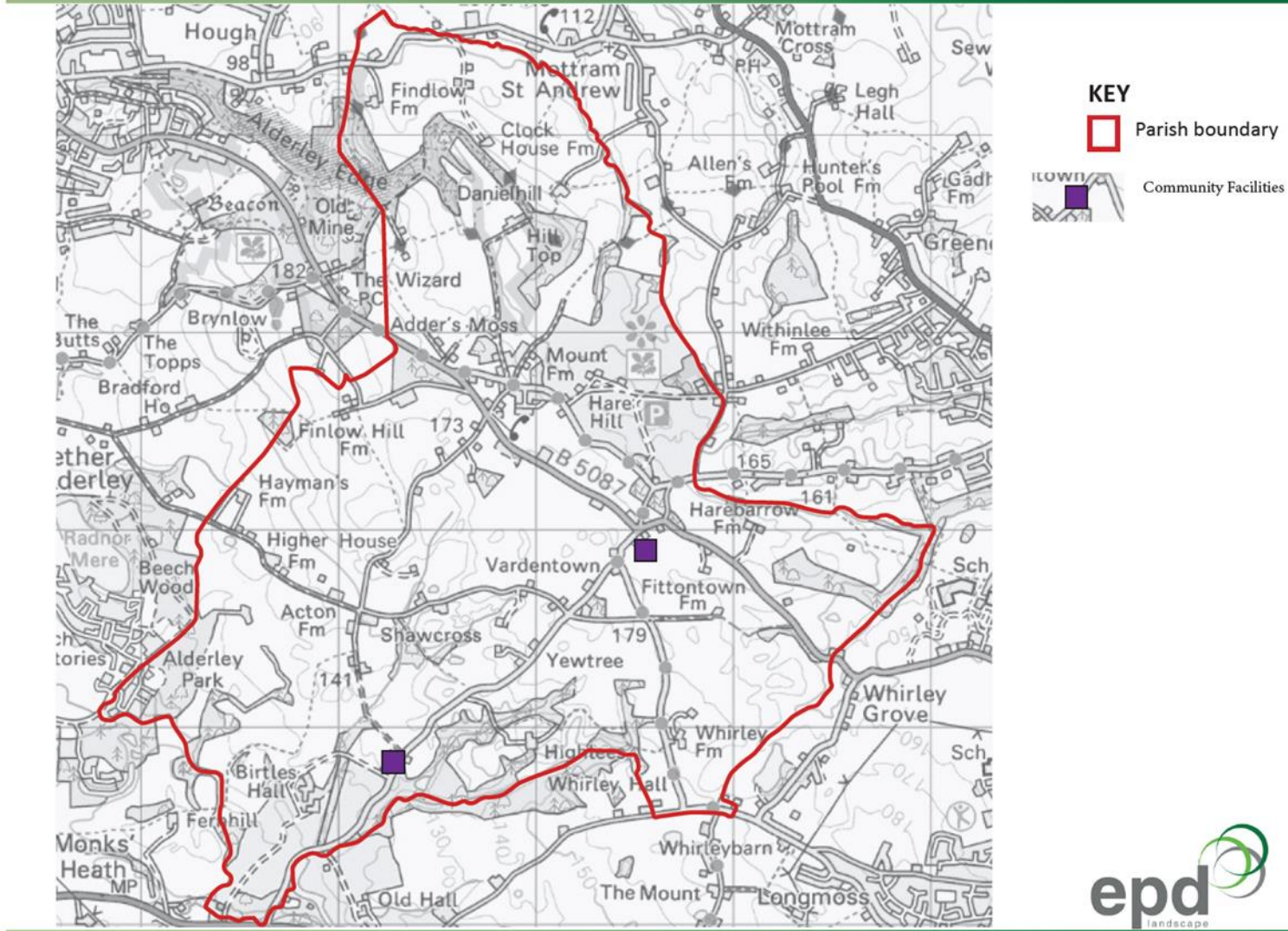
Policy REC 5 of the Site Allocations and Development Policies Document (2022) will apply to development proposals that affect the following designated community facilities identified on Figure 2 Over Alderley Community Facilities:

- CF 1: The Reading Room and car park; and
- CF 2: St Catherine's Church.

Over Alderley, Cheshire

Figure 2 - Over Alderley Community Facilities

Dec 2023



epd - landscape
The Stables
Duxbury Park
Duxbury Hall Road
Charley
PR7 4AT

Justification

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.
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.
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. 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. 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.
5. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 - 2030

- SD 1 Sustainable Development in Cheshire East
- IN 1 Infrastructure
- SC1 Leisure and Recreation
- SC 3 Health and Well-Being

Cheshire East Local Plan Site Allocations and Development Policies Document

- Policy REC 5 Community facilities.

Local Green Spaces

Objective 1: Community**Objective 4: Landscape and Wildlife****Objective 5: Development and Design****Policy OA2 Local Green Spaces**

The whole parish is designated Green Belt, which aims to keep land around built-up areas undeveloped and protect it from inappropriate development.

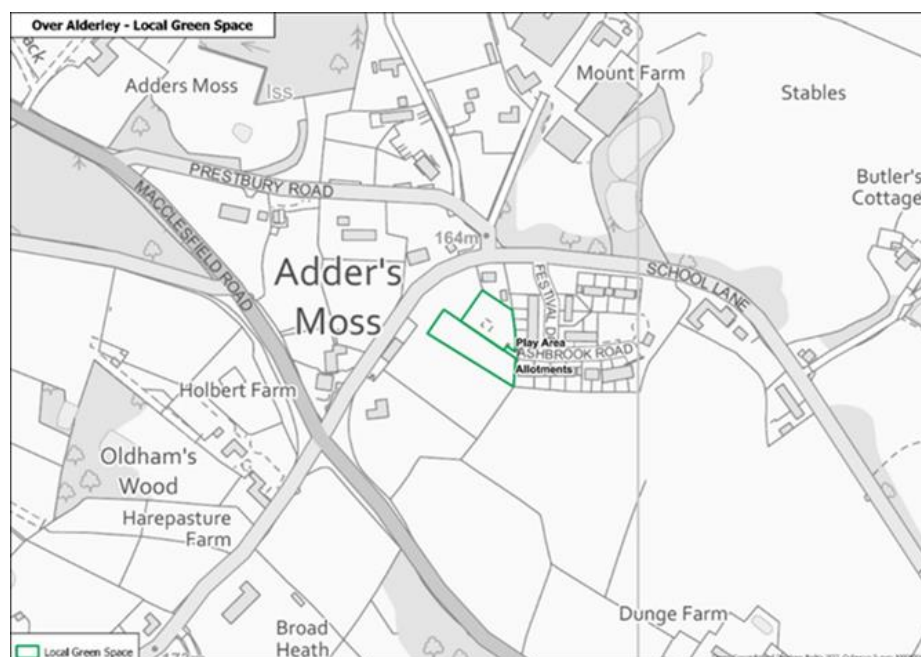
The following areas are designated as Local Green Spaces (Figure 3):

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

Other than proposals that support the role and function of the designated Local Green Spaces, development will not be permitted unless very special circumstances can be demonstrated.

Inappropriate development and the exceptions to this are defined in Local Plan Policy PG3: Green Belt but is reiterated in the neighbourhood plan to reinforce the importance of this designation.

Figure 3 – Alderley Edge Local Green Spaces



Justification

6. 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).
7. 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.
8. The whole 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.
9. 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 (e.g. 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

10. The two areas are important to local residents and have been assessed against the criteria for Local Green Spaces in the NPPF (paragraph 106).
11. This assessment is provided in Table 1 Local Green Spaces.

Table 1: Local Green Spaces

Local Green Space	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), tranquility or richness of its wildlife;	c) local in character and is not an extensive tract of land.
LGS1: Ashbrook Road Recreation Area Assessment	The area is located close to Ashbrook Road residential area and serves this community and other parish residents.	The area has recreational value. It includes a children's playground and playing field.	The area is relatively small and contained. It is not an extensive tract of land. It is 0.124 ha in area.
LGS2: Ashbrook Road Allotments Assessment	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.	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.	The area is relatively small and contained. It is not an extensive tract of land. It is 0.165 ha in area.

12. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 - 2030

- PG 3 Green Belt

Cheshire East Local Plan Site Allocations and Development Policies Document

- REC 1 Open space protection.

Walking, Cycling and Horse Riding



Birtles Lane



Local Footpath

Objective 1: Community**Objective 2: Infrastructure****Policy OA3 Activity and Accessibility**

Where possible, development proposals should be designed to include easily accessible linkages to existing footpaths and contribute towards improvements to the existing public rights of way network within the Parish particularly through the enhancement of the routes set out in Figure 4.

Any development that leads to the loss or degradation of any PROW will not be permitted in other than exceptional circumstances, and then only if a suitable alternative can be provided. Development proposals that involve the diversion of footpaths or bridleways will only be permitted where the diversion is no less convenient than the existing route.

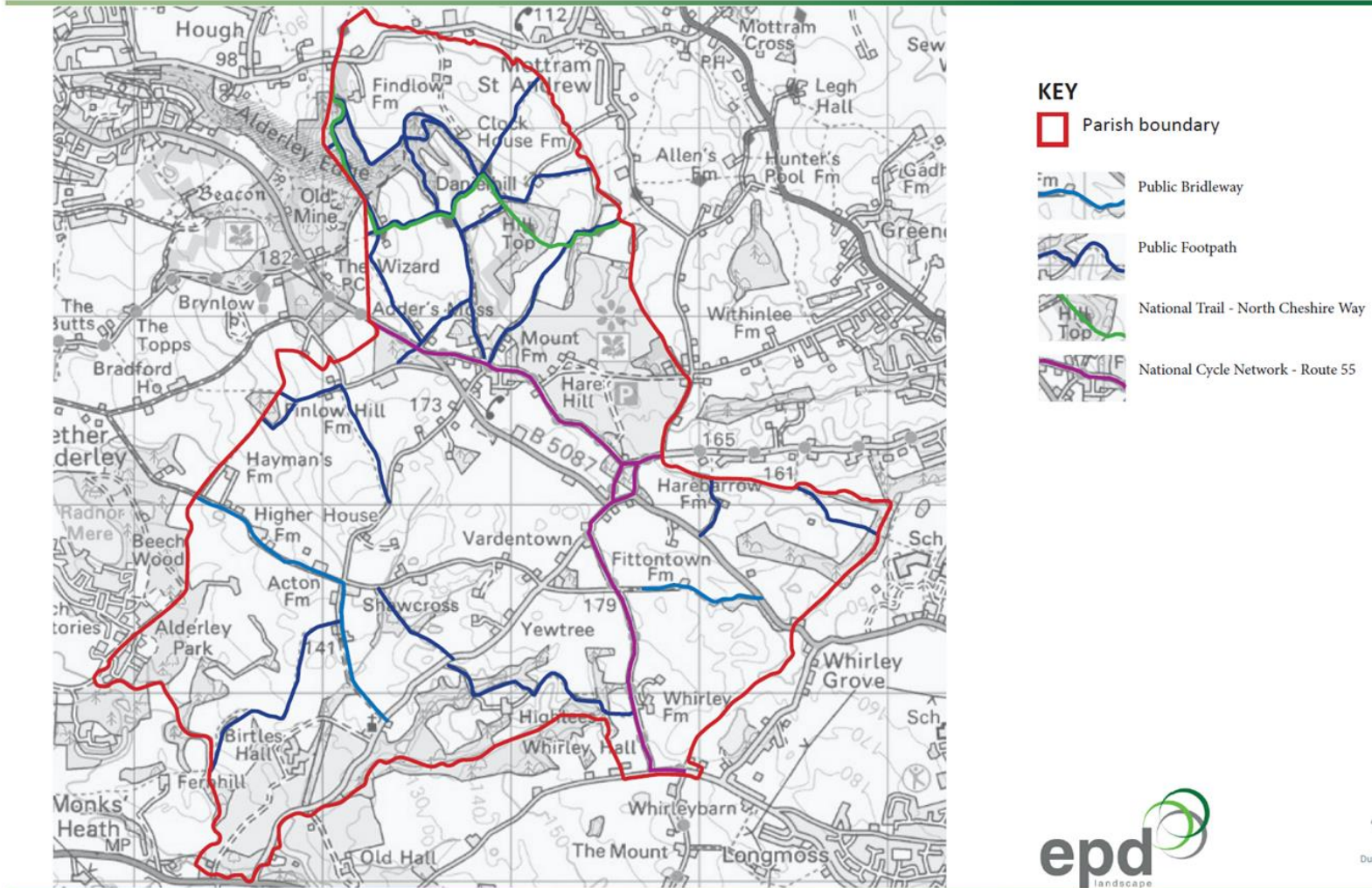
Justification

13. 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 connecting to other areas outside the Parish are shown on Figure 4.

Over Alderley, Cheshire

Figure 4 - Public Rights of Way

Dec 2023



14. 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.
15. All these local facilities support residents' wellbeing, providing opportunities for socialising, mutual support and active, healthy lifestyles.
16. 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 popular locally

17. 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).
18. 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.

19. 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:
 - **Avoid:** reduce the need to travel, for instance by encouraging homeworking and guiding development to be located close to existing facilities.
 - **Shift:** if travel cannot be avoided, then shift trips from car to walking, cycling and public transport.
 - **Improve:** if trips cannot be by sustainable modes, then minimise the impact of road traffic by improving it, such as electrification.
20. 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.
21. 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.
22. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- CO 1 Sustainable Travel and Transport

Cheshire East Local Plan Site Allocations and Development Policies Document

- INF1 Cycleways, bridleways and footpaths.

Cheshire East Local Transport Plan 2019-2024 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.

Other Infrastructure

Policy OA4 Infrastructure

Proposals for water and wastewater infrastructure investment will be supported where they facilitate the delivery of wider sustainable development and meet the environmental objectives of water and sewerage undertakers. This includes development proposals for water and wastewater infrastructure in protected areas such as the Green Belt, open countryside or in existing green spaces, where the investment is needed to respond to future growth and environmental needs.

Justification

23. Policy OA4 has been added to the submission plan following representations from United Utilities (UU) in response to the Regulation 14 consultation. UU set out that it owns assets in an area of open countryside and within the Green Belt. This includes Lowerhouse Water Treatment Works. Upgrades to such assets may be required in the near future, and it is important to ensure that any required upgrades and expansions to these sites can be made in order to meet the infrastructure requirements of proposed future development in the borough and future environmental drivers. Policy OA4 recognises that investment in water and wastewater infrastructure, including infrastructure located outside the settlement boundaries, is appropriate for development for operational infrastructure purposes.
24. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 - 2030

- Policy IN 1 Infrastructure

Cheshire East Local Plan Site Allocations and Development Policies Document

- Policy INF 9 Utilities.

6. Built Heritage, Responding to Local Character and Design



Varden House, Birtles Lane

Heritage and Design

Objective 3: Heritage

Policy OA5 Locally Listed Heritage Assets

A candidate list of Locally Listed Non designated Heritage Assets has been prepared for Over Alderley Parish by Over Alderley Parish Council. These are identified on Figure 5, alongside the designated heritage assets and are listed in Appendix 2.

Policy HER 7 of the Site Allocations and Development Policies Document (2022) will apply to development proposals that affect the locally listed heritage assets in Over Alderley once they have been designated.

Planning applications will be required to demonstrate how development proposals impact on the significance of a heritage asset (whether scheduled or considered locally significant) and their setting. Proposals for new development must take into account the scale of any possible harm or loss. Measures should be put in place to avoid or minimise the harm or loss to such assets.

New development should take account of the locally important landscape features. In particular, new development should not cause any unacceptable loss or reduction of the attractiveness and aspect of the distinctive key views in the neighbourhood area as identified on Figure 5, as supported by the Over Alderley Design Code.

Any proposal that threatens the heritage landscape of Over Alderley will not be supported.

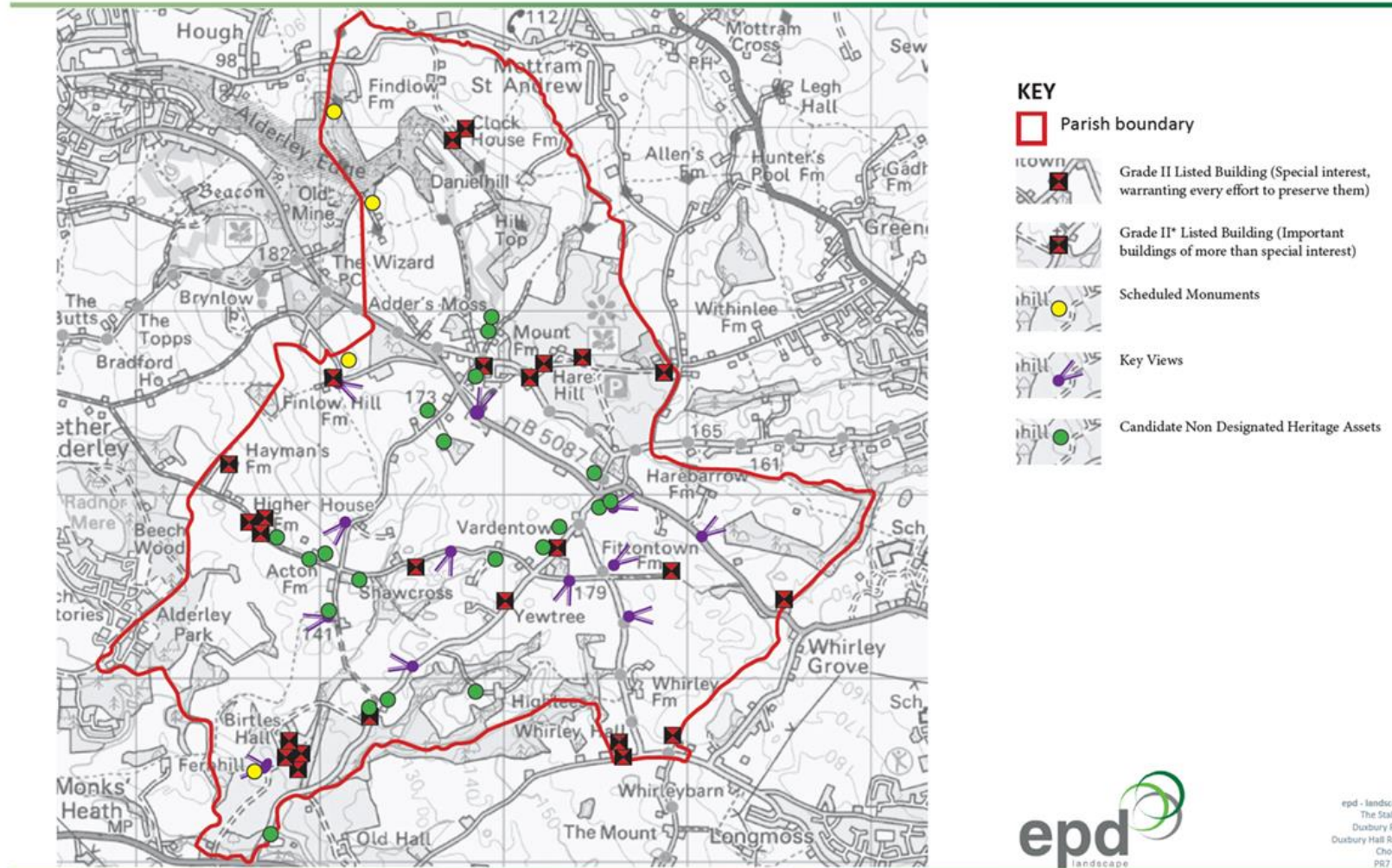
Justification

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.
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.
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. 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' (NdHAs). Members of the NDP steering group therefore identified and assessed local buildings and structures in terms of local heritage and cultural significance. CEC is in the process of reviewing candidate NdHAs and the list of assets prepared by the Parish Council will be considered as 'candidates' until the final agreed local list is designated by local planning authority. The candidate local list of NdHAs with the justification setting out their historic and cultural interest 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.
5. In response to the Regulation 14 public consultation on the Draft Plan, Cheshire Gardens Trust submitted comments and information relating to unregistered parks and gardens in the neighbourhood plan area. The Historic Environment Record and Cheshire Archives and Local Studies hold the group's research and recording reports and draft lists are available on the Cheshire Gardens Trust website www.cheshire-gardens-trust.org.uk/. Research reports have been completed on Birtles Hall and Alderley Park, both of which in whole or in part fall with the parish of Over Alderley. In addition, the historic landscape of Hare Hill managed by the National Trust and described by them as 'A tranquil wooded garden, surrounded by historic parkland, with a delightful walled garden' also lies with the parish.
6. In addition to the list of candidate built NdHAs identified in Appendix 2, the revised list includes historic landscape features associated with the designed woodlands, tree groups, gardens, drives and other features.
7. The final list of candidate NdHAs with supporting information is set out in Appendix 2 and the location of the assets is shown on Figure 5.

Over Alderley, Cheshire

Figure 5 - Heritage Assets and Key Views of Over Alderley

Dec 2023



Note on Figure 5

The boundaries of the candidate historic landscape features should be read as indicative at this stage as there are some uncertainties with transposing historic map boundaries onto modern OS map bases.

Boundaries of Historic Parks and Gardens

The portion of Alderley Park within Over Alderley is designed landscape on the periphery of the park as opposed to the core around the house and gardens. The original designed landscape at Hare Hill, as shown as parkland on the First Edition 6" OS, is slightly larger than the portion of land owned by the National Trust. At Birtles Hall visually the designed landscape owned by the Hibberts clearly extended to that of their neighbours the Stanleys, as confirmed by the Tithe Map, Plot 146, which describes the area as 'park'. However, the First Edition OS does not show all this as parkland. Part of the difficulty of interpretation lies in the fact that the natural rolling topography graced by man's plantations has a parkland character. So, with Birtles the historic designed landscape could be regarded as a bit larger or a bit smaller than the area shown.

Objective 3: Heritage**Objective 4: Landscape and Wildlife****Objective 5: Development and Design****Policy OA6 Design**

All development proposals will be expected to be of a high quality and sensitive design which responds positively to Over Alderley's beautiful rural character and its many built and natural heritage assets.

1. Roads and Movement

- A. 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).
- B. Pedestrians, cyclists and horse riders should be prioritised on secondary and tertiary routes.
- C. Green infrastructure alternatives should be, where feasible, designed in to allow for the separation between motorists and Pedestrians, cyclists and horse riders.
- D. Hedgerows and green verges should be conserved, and proposals which reduce the impacts of roadside parking on rural lanes will be supported.

2. Protecting Heritage Assets

- A. 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.
- B. Designs should take their cues from and be in harmony with nearby buildings and structures.
- C. 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.
- D. 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.

3. Local Character

- A. Development proposals should ensure that the sparsely settled and rural character of Over Alderley is preserved.
- B. 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.
- C. Development proposals must not significantly impact or harm, individually or cumulatively, the characteristic features of the local landscape.

Justification



St Catherine's Church

8. Over Alderley is washed over by the Green Belt and therefore opportunities for development in the Parish are very limited. NPPF paragraph 152 sets out that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'* Paragraph 154 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 155 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).

9. Over the timescale the Plan is valid, 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.
10. 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.
11. 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.
12. 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.
13. 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:

Character Studies

- i. Creating an area type matrix showing how the contents of the code relate to each area type.
- ii. The preparation of context studies to inform the design of individual sites.

Cultural Heritage

- i. Historical assessments that can be used as a foundation for new development.
- ii. Heritage assets and conservation area details that may influence the form of development and the relationship of these issues to the design code.

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).

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).

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.
17. 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. Proposals should respond positively to nearby built heritage assets and consider local character and context. Development proposals which address these key principles should be sympathetic to Over Alderley’s unique heritage, context and character.
18. OANDP Policy OA6 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.
19. Relevant planning policies for Policies OA5 and OA6 are:
- Cheshire East Local Plan Strategy 2010 – 2030**
- SE 1 Design
 - SE 7 The Historic Environment
 - CO 1 Sustainable Travel and Transport
- Cheshire East Local Plan Site Allocations and Development Policies Document**
- HER 1 Heritage assets
 - HER 2 Heritage at risk

- HER 3 Conservation areas
- HER 4 Listed buildings
- HER 5 Registered parks and gardens
- HER 6 Historic battlefields
- HER 7 Non-designated heritage assets
- HER 8 Archaeology
- HER 9 Jodrell Bank World Heritage Site

Sustainable Design

Objective 5: Development and Design

Policy OA7 Sustainable Design

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:

1. Maximise water efficiency through storage and re-use of grey water;
2. Apply the surface water hierarchy and incorporate sustainable drainage which is multi-functional, in preference to underground piped and tanked storage systems unless, there is clear evidence why such techniques are not possible;
3. Ensure landscaping proposals are integrated with the strategy for sustainable water management and use appropriate climate resilient planting in landscaping schemes following a review by the Department for Environment, Food and Rural (DEFRA): the Government has stated that Sustainable Drainage Systems (SuDS) will be made mandatory for new developments from 2024.
4. Are energy efficient and consider reducing the carbon footprint through all stages of the development; and
5. Provide sufficient garden areas to provide space for food growing and wildlife.

Development proposals should seek to incorporate innovative design solutions related to eco-housing principles, which would seek to exceed Part L of the building regulations and/or result in appropriate certification, such as Passivhaus.

Developments that do not comply with the guidance will not be supported.

Justification

20. 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 IPCC⁷ 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.
21. 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.
22. 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)⁸.
23. 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.
24. In addition, sustainable surface water management and the efficient use of water are critical elements of the design and development process. Sustainable surface water management should be at the forefront of the design process and linked to green/blue infrastructure, landscape design and biodiversity. Green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and reduce flood risk. Green / blue infrastructure and landscape provision play an important role in managing water close to its source.

⁷ 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/>.

⁸ 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/>

25. OANDP Policy OA7 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.

26. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- SD 1 Sustainable Development in Cheshire East
- SD 2 Sustainable Development Principles
- SE 1 Design
- SE 8 Renewable and Low Carbon Energy
- SE 9 Energy Efficient Development

Cheshire East Local Plan Site Allocations and Development Policies Document

- ENV 7 Climate change and ENV 16 Surface water management and flood risk.

7. Landscape, Wildlife and Sustainability

Landscape Character



Bluebells

Objective 3: Heritage

Objective 4: Landscape and Wildlife

Objective 5: Development and Design

Policy OA8 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 Over Alderley Design Codes):

- 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.

These 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.

Justification

1. Over Alderley has a distinctive rural landscape character which is enjoyed by residents and visitors alike. 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.
2. Cheshire East Landscape Character Assessment May 2018⁹ identifies landscape types and character areas in Cheshire East (see Figure 6). 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: Capesthorne 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.

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.'

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:

⁹ 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

'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.'

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 Alderley: among them, Goose Green Fishing Pool is located on the northeastern boundary.

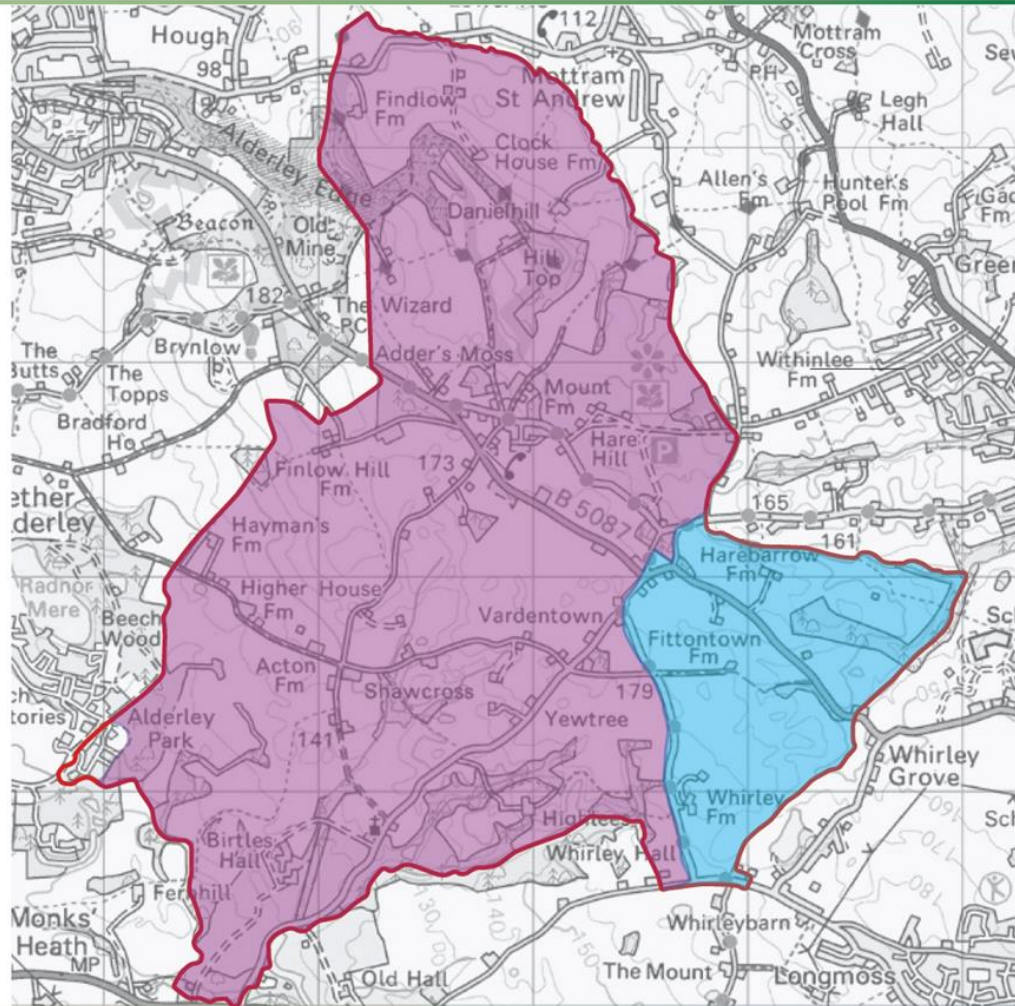
Views of the open landscape are frequent in the area due to its hilly topography and natural character. The Edge is the highest viewpoint in Over Alderley and the main natural landmark. Other landmarks are St Catherine's Church, Birtles Estate and Over Alderley and Birtles Village Hall.' (2.1 Landscape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

5. A small area of Alderley Park Opportunity Site falls within Over Alderley neighbourhood plan area, but the wider environmental impacts are significant. 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).
6. 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.

Over Alderley, Cheshire

Figure 6 - Landscape Character

Dec 2023



KEY

Parish boundary

Landscape Character Areas as designated in the Cheshire East Landscape Character Assessment

Wooded Estates and Meres - Capesthorne

Higher Wooded Farmland - Gawsworth

The entirety of Over Alderley is a part of the National Character Area: 61 Shropshire, Cheshire and Staffordshire Plain



epd - landscape
The Stables
Duxbury Park
Duxbury Hall Road
Chorley
PR7 4AT



Estate farmlands

7. 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.
8. 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.
9. 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 OA8 Landscape Character.
10. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- SE 1 Design, SE 4 The Landscape, SE 7 The Historic Environment

Cheshire East Local Plan Site Allocations and Development Policies Document

- ENV 3 Landscape character
- ENV 5 Landscaping.

Dark Skies

Objective 4: Landscape and Wildlife



Dark Skies

Policy OA9 Dark Skies and Lighting

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

Where development proposals include external lighting or by virtue of design would result in internal lighting to be projected externally, the proposed lighting should be the minimum required, and appropriate to its purpose, use and location.

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 the spillage that causes light pollution;
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 focused and only provided on routes frequently used by pedestrians, cyclists and horse riders and / or in areas close to local community facilities.

All schemes will be expected to comply with the requirements for street lighting set out in The Cheshire East Borough Design Guide A Supplementary Planning Document Adopted 2nd May 2017 Volume 2: Residential Guidance - Creating Quality and be' sympathetic in design and luminosity to the surrounding area and local wildlife, in particular bats.

Justification

11. 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.
12. Figure 7 shows the location of streetlights in Over Alderley. 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.
13. Lighting should be installed which is not overly bright, does not cause spillage and is suitably directed. OANDP Policy OA9 Dark Skies and Lighting aims to help ensure lighting design in future development is appropriate and sensitive to the rural character of Over Alderley.
14. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- SE 1 Design
- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 12 Pollution, Land Contamination and Land Instability

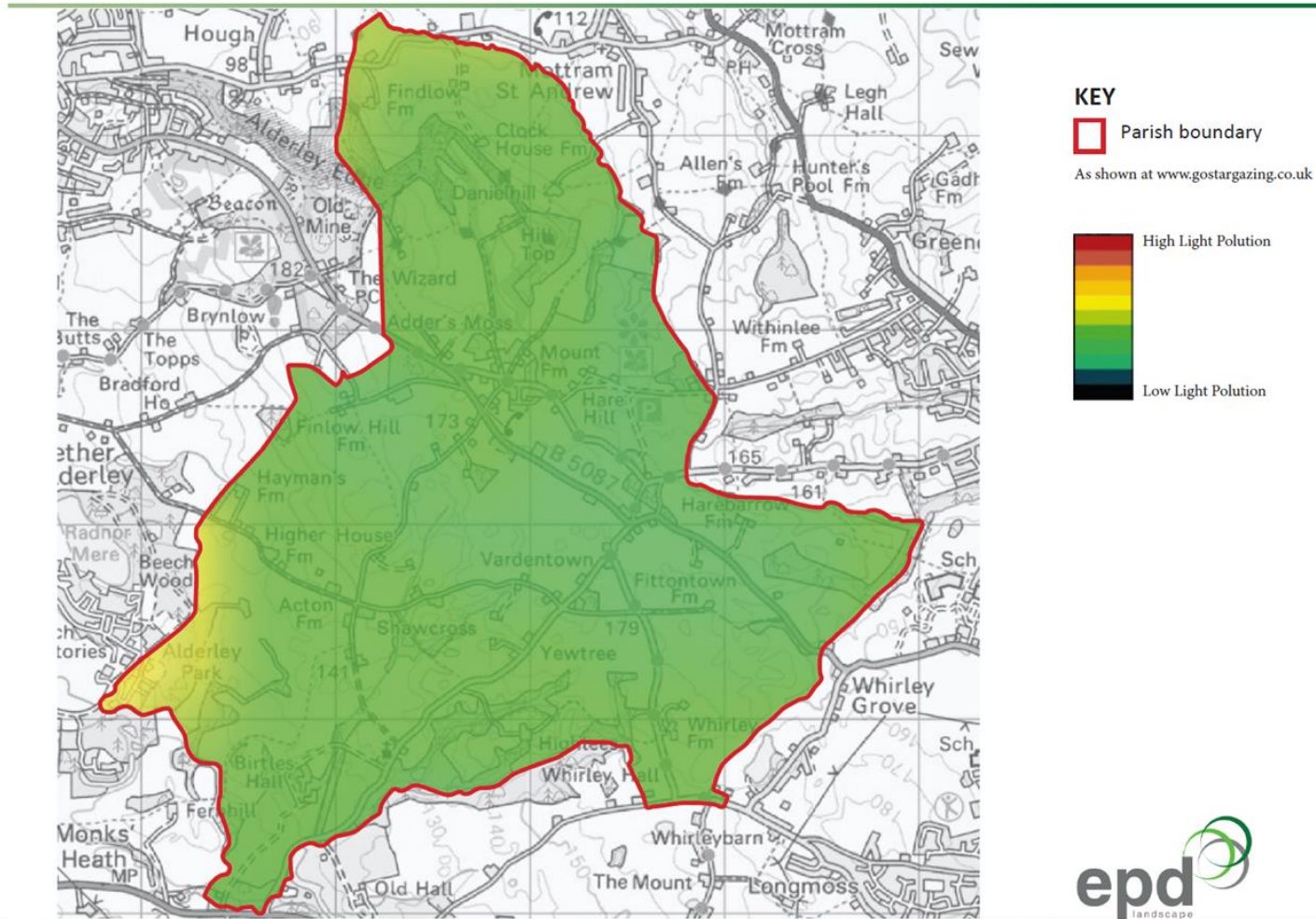
Cheshire East Local Plan Site Allocations and Development Policies Document

- ENV 14 Light pollution
- HOU 12 Amenity.

Over Alderley, Cheshire

Figure 7 - Light Pollution

Dec 2023



Policy OA10 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 evidence is presented to demonstrate that an off-site proposal would be a more beneficial solution for the Parish 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:
 - A. Retaining mature trees and using traditional local species of trees and hedgerow bushes in landscaping schemes and gardens;
 - B. 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;
 - C. Using green roofs and / or living walls;
 - D. Re-naturalising water courses and retaining and improving any ponds and meres; and
 - E. 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:
 - A. Supporting biodiversity enhancement in Alderley Edge SSSI;
 - B. Contributing to sustainable habitat restoration and water quality improvement schemes on local farms and estates;

- C. Planting wildflower meadows on verges;
- D. Tree planting and woodland restoration; and
- E. Enhancing local wildlife corridors such as water courses, hedgerows and tree lines and creating new linkages between corridors.

3. A combination of the above.

In order to protect local assets, biodiversity mitigation / enhancement should not be located directly over existing water and wastewater assets or where excavation onto the asset would require removal of the biodiversity.

Development which would have an unacceptable impact on the areas of high value habitat which is either nationally or locally significant or on established or potential corridor links between two habitats will not be supported.

Applications for development affecting areas of Medium and High Value within the Wildlife Corridor Network as shown on Figure 9 must be informed by an appropriate habitat assessment and may not be supported.

The enhancement of biodiversity across the neighbourhood will be supported.

Justification

15. 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.
16. 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.
17. These habitats are worthy of both protection and enhancement, so any damage to these sites should be avoided.
18. The Landscape and Ecology Evidence Base produced by epd, uses sourced information to define indicative wildlife corridor networks, which promote an interconnection between the areas of important habitats across the Parish.

19. Areas of wildlife importance are identified on Figure 8 and the Wildlife Corridor Network is shown in Figure 9.
20. OANDP Policy OA10 Wildlife sets out how development proposals should contribute to the conservation of biodiversity in the Parish and provide biodiversity net gain.
21. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- SE 3 Biodiversity and Geodiversity

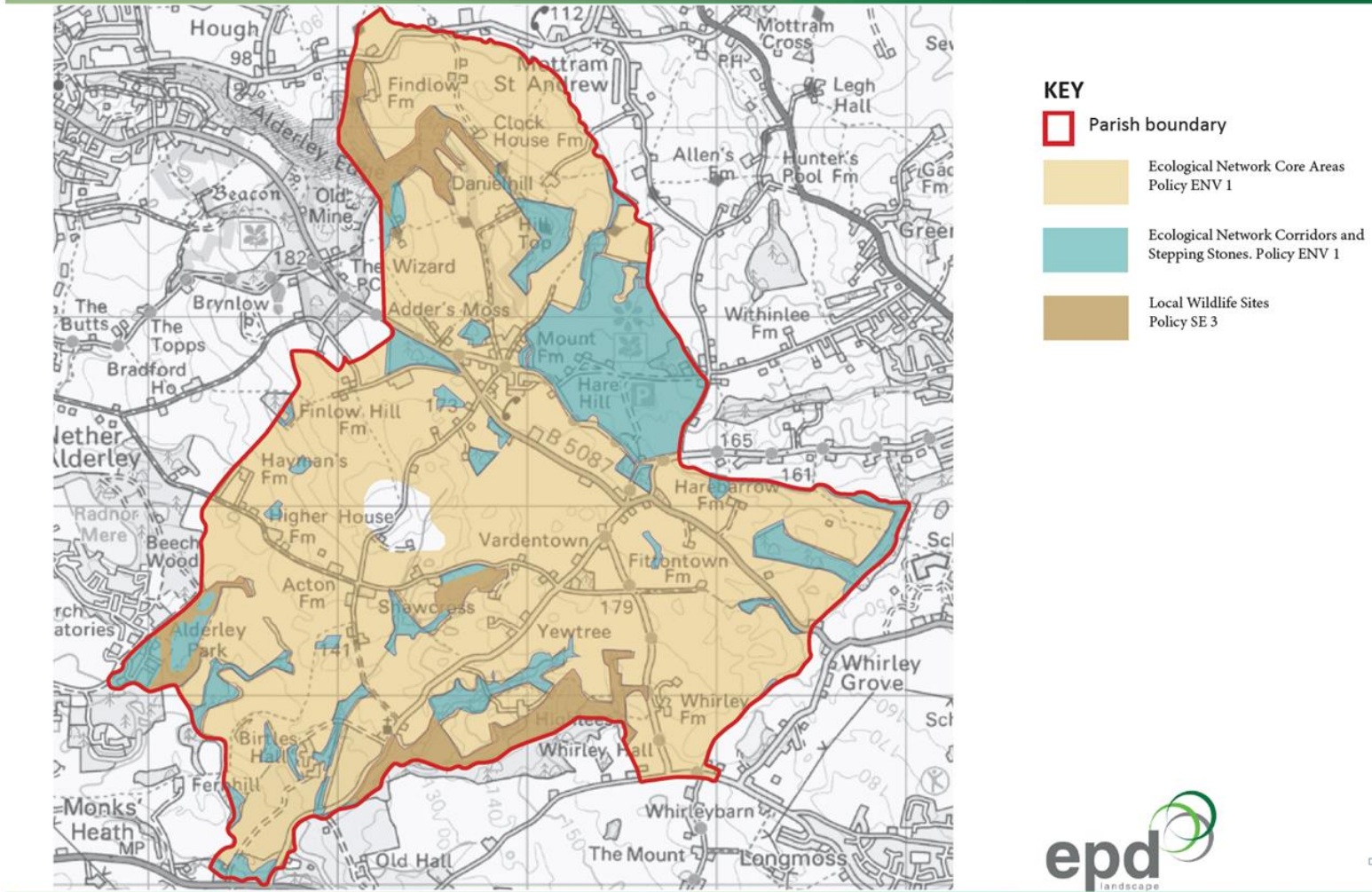
Cheshire East Local Plan Site Allocations and Development Policies Document

- ENV 1 Ecological network
- ENV 2 Ecological implementation.

Over Alderley, Cheshire

Figure 8 - Wildlife Designations

Dec 2023

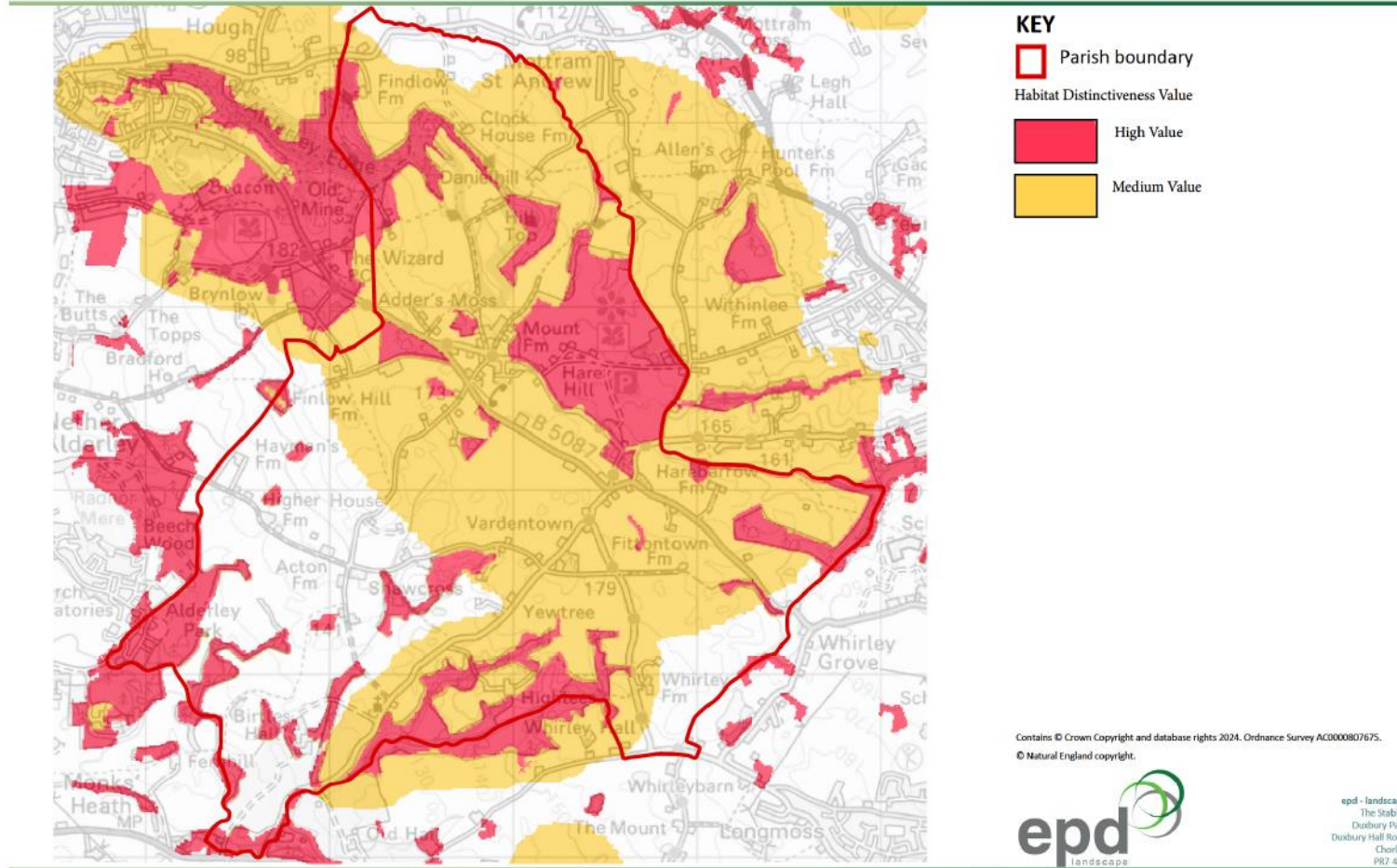


epd - landscape
The Stables
Duxbury Park
Duxbury Hall Road
Chorley
PR7 4AT

Over Alderley, Cheshire

Figure 9 - Wildlife Corridor Network

Jan 24



7. Rural Buildings and the Local Economy



Local cows

Objective 4: Landscape and Wildlife

Objective 5: Development and Design

Policy OA11 Agricultural and Equestrian Development and Conversions

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. 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.

Any characteristic features of traditional agricultural buildings in conversions should be retained and integrated within the design of the development and previous footprints should be maintained.

Conversions for employment or entertainment or proposals for industrial or commercial use which may be considered to have a negative impact will not be supported.

Justification

1. NPPF paragraph 152 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.
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.
3. NPPF paragraph 155 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. 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.
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 forestry . 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.
6. OANDP Policy OA11 has been prepared to guide planning decisions in Over Alderley where planning consent is required.
7. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- PG 3 Green Belt
- EG 2 Rural Economy

Cheshire East Local Plan Site Allocations and Development Policies Document

- RUR 7 Equestrian development outside of settlement boundaries
- RUR 14 Re-use of rural buildings for residential use.

Policy OA12 Protecting Over Alderley's Peace and Tranquility

Development proposals for business related use should firstly avoid the creation of unnecessary audible and visual harm. Where this is not possible, suitable acoustic and visual screening and soft landscaping should be integrated into design proposals to minimise noise impact and for the purpose of promoting and protecting tranquility.

Development proposals will only be supported where they conserve and enhance peace and tranquility, this includes protecting the experience for PRow users and local residents.

Justification

8. The neighbourhood plan area is entirely washed over in the Green Belt, and its character is predominantly rural and natural with rolling agricultural land and woodlands. The area is sparsely populated and with no main village settlement, development is largely scattered. The area of the parish within Alderley Park is the only part of the neighbourhood area where employment and housing development intrude on the overall sense of peace and tranquility.
9. 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.
10. 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.
11. 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.
12. 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. 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.

13. OANDP Policy OA12 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.

14. Relevant planning policies are:

Cheshire East Local Plan Strategy 2010 – 2030

- PG 3 Green Belt
- EG 2 Rural Economy

Cheshire East Local Plan Site Allocations and Development Policies Document

- RUR 10 Employment development in the open countryside.

8. Next Steps

1. Cheshire East Council will publish the OANDP for a further 6 weeks consultation.
2. The Plan will then be examined by an independent examiner. If the examiner recommends that the OANDP meets the required basic conditions (subject to any recommended modifications) it will be subjected to a local referendum.
3. Provided there is a 'Yes' vote the OANDP will be made (adopted) by CEC and used in the determination of planning applications within the Parish.

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

Appendix 2: Candidate Non designated Heritage Assets



Candidate Non-designated Heritage Assets	Description	Photo	Grid reference
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.		https://goo.gl/maps/A6uriJh5H9BS4sTj9
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.		https://goo.gl/maps/pfpMvg34hHsSwvpLA

<p>Church Cottage, Birtles Lane</p>	<p>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.</p>		<p>https://goo.gl/maps/jeUp hCcLhXGJSmHg6</p>
<p>High Lees, Birtles Lane</p>	<p>A traditional Cheshire farmhouse, white with slate roof standing in a cobbled yard of outbuildings set in woodland.</p>		<p>https://goo.gl/maps/oQ3v izAZ3inFcHvW6</p>

<p>Varden Town Cottages, Birtles Lane</p>	<p>Three Cheshire brick/tiled and slated roof traditional cottages standing directly on the edge of the carriageway of Birtles Lane. Adjoining and forming part of the setting of a listed terrace of cottages set back from the carriageway.</p>		<p>https://goo.gl/maps/bvQEKLmgR9scjaab9</p>
<p>Reading Room, Birtles Lane</p>	<p>Victorian Reading Rooms with Tudor revival black and white timber/render details on the exterior and unique stained-glass windows in a prominent position. Stands in a cluster with the Smithy, Greyhound House and barns.</p>		<p>https://goo.gl/maps/1154NMFDPzLXx7c87</p>

<p>Greyhound Smithy, Birtles Lane</p>	<p>Part of the fabric of our history. Old Smithy occupies a prominent position with greyhound motif on the exterior and black and white timber/render detailing. Stands in between two other significant buildings, Greyhound House and the Reading Rooms.</p>		<p>https://goo.gl/maps/WHC3YSFqQivpTC7eA</p>
<p>Black Greyhound House, Prestbury road</p>	<p>Part of the fabric of our history. A Victorian red brick building that was once the village pub. Stands in a prominent position in a cluster with the Greyhound Smithy and Reading Rooms.</p>		<p>https://goo.gl/maps/Phnm4UfEUznyJEVNA</p>

<p>Over Alderley School, School Lane</p>	<p>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.</p>		<p>https://goo.gl/maps/JGQmcF8CExAWZadK9</p>
<p>Slade Cottage, Slade Lane</p>	<p>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.</p>		<p>https://goo.gl/maps/quNV7LQzJB8cDiFd8</p>

<p>Broadheath Farm, Slade Lane</p>	<p>A Cheshire farmhouse (previously a working dairy farm) dating back to 1840 or earlier, set within the parish of Over Alderley. The house is constructed of old Cheshire brick with a flagged stone roof and weathered pitch pine windows. It sits within 22.5 acres of pastureland protected by a mature woodland to the Northeast. The property previously formed part of the Estate of Thomas Hibbert of Birtles Hall.</p>		<p>https://goo.gl/maps/GepNNR49R7DQepc66</p>
<p>Acton House, Bull Pen Cottage, Hocker Lane</p>	<p>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.</p>		<p>https://goo.gl/maps/vN9sfDFkFHaH3S8i8</p>

			
<p>Acton Cottage, Hocker Lane</p>	<p>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.</p>		<p>https://goo.gl/maps/M1L2iwX5XQdvjuiJA</p>

<p>Well house, Hocker Lane</p>	<p>Brick and slate historical well house in open field adjacent to the public footpath and bridleway.</p>		<p>https://goo.gl/maps/otV1GLjvvNqnMYJj6</p>
<p>Shawcross, Hocker Lane</p>	<p>Substantial Cheshire brick house with stone roof and multiple gables. Formed primarily of two wings in elevated setting with masonry and hedge boundary treatment.</p>		<p>https://goo.gl/maps/s1VZJsrSGGAjGNYT6</p>

Higher Park
Cottage South,
Cheshire's 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.

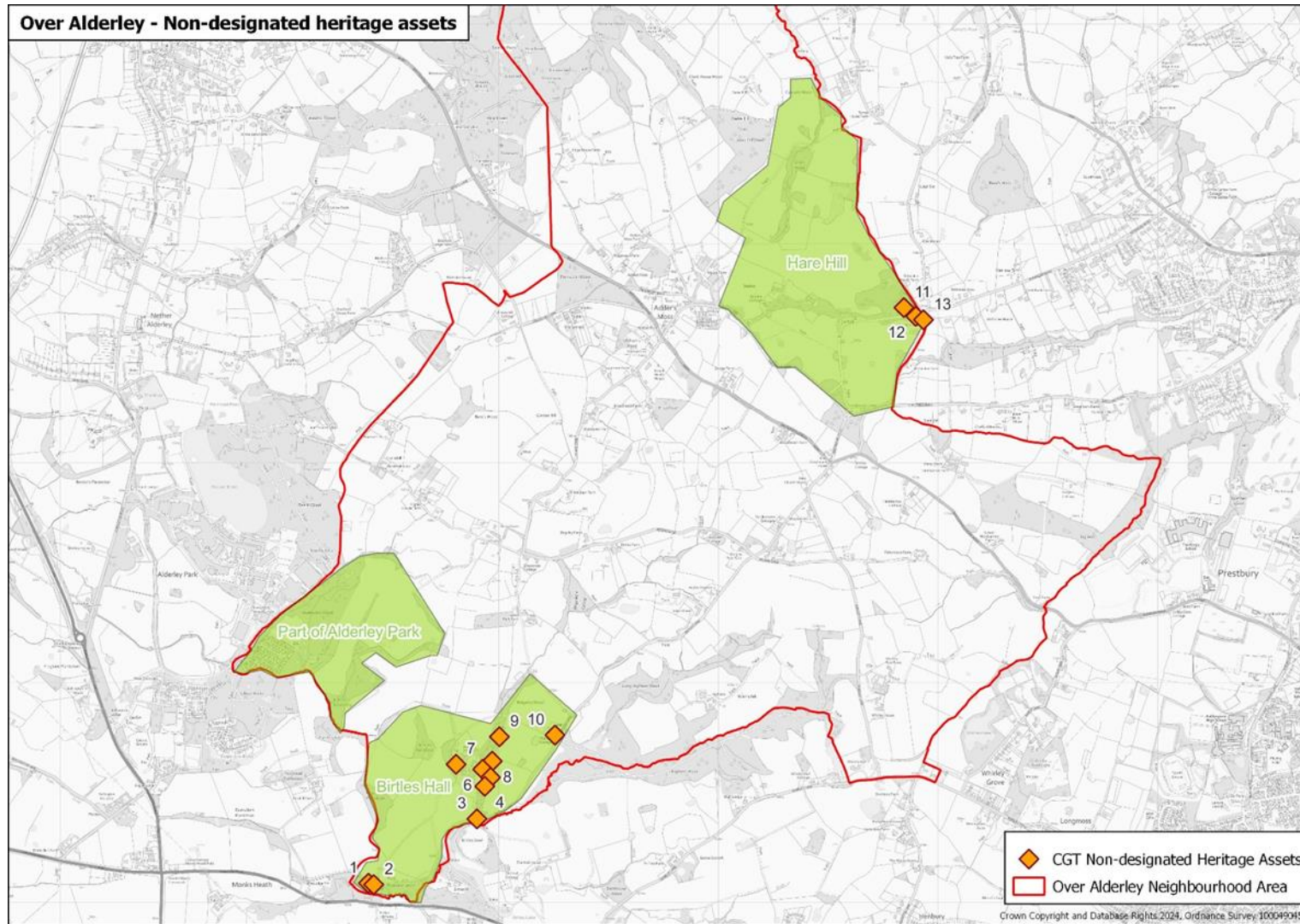


<https://goo.gl/maps/xjdBiFqe8CJJyG49A>

<p>Yew Tree, Hocker Lane</p>	<p>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.</p>		<p>https://goo.gl/maps/cbpVcwTFNh3crhTq6</p>
<p>Mount Farm</p>	<p>A traditional Cheshire brick farmhouse, part of the Hare Hill Estate.</p>		<p>https://maps.app.goo.gl/67bavbVNHqgHRT6r8</p>

<p>Mount Farm Stables</p>	<p>Traditional Cheshire brick stables and barn at Mount Farm. Part of the Hare Hill Estate.</p>		<p>https://maps.app.goo.gl/QLykVzduk6bzWins9</p>
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Figure 10 – Map showing Candidate Landscape Non designated Heritage Assets



Key to Figure 10

Birtles Hall

1. Gate pillars - at entrance on A537
2. Gate Lodge by A537
3. Walks - principal walk in garden
4. Steps - flights of stone steps
5. Rill
6. Rustic summerhouse beside croquet lawn
7. Icehouse
8. Cascades - three - a, b and c
9. Japanese style garden
10. Gate pillars on Birtles Lane beside Vicarage

Hare Hill

11. Walled garden
12. Metal pergola
13. Equestrian Wire sculptures by Christopher Hobbs.

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

To support projects to protect and improve biodiversity in the Parish. Possible projects could include:

1. Identifying candidate trees for Tree Preservation Orders, veteran trees etc
2. Working with Cheshire Wildlife Trust to establish where and how improvements could be made to enhance the landscape and wildlife.
3. Working with farmers and landowners to access funding and provide schemes which enhance local habitats and biodiversity in Over Alderley.
4. Wildlife /Ecology survey - A localised baseline appraisal and desk-based study, reviewing the material available on the internet from Cheshire East and Natural England.
5. A series of walks around the Parish, recorded with photographs and written up by local residents.
6. 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

See separate document at <https://overalderley.com/overalderley-neighborhood-plan.html>

