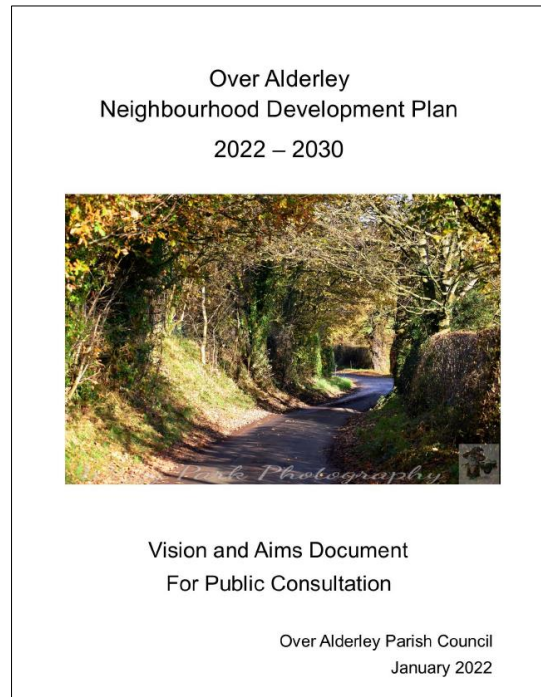


# Over Alderley NDP

## Vision and Aims Consultation, January - February 2022

### Consultation Responses



#### Background

1. As a first step in preparing the Neighbourhood Plan, the NDP Steering Group prepared a Vision and Aims document for informal public consultation.
2. This document explained briefly what NDPs are and how they are used and described the process with an estimated timescale for preparing the Over Alderley Neighbourhood Plan. The document then set out a proposed Draft Vision for the NDP and 6 Draft Aims.
3. The Vision document also identified proposed a number of key planning themes for the Over Alderley NDP, based on discussions at Steering Group meetings and local knowledge of the Parish and relevant planning issues.
4. These were:
  - Community, Health and Local Infrastructure
  - Heritage
  - Landscape and Wildlife
  - Development and Design and
  - Economy.

5. A short questionnaire was included with the document inviting local people and stakeholders to respond with any comments, to say whether they supported the proposed vision, aims and identified planning issues and whether anything important had been missed.

### **Consultation Process**

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

### **Summary of Responses**

11. 9 completed forms were returned, with some providing joint responses from more than 1 individual.
12. The responses are set out in Table 1 below.

### 13. Table 1 Consultation Responses

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done?
<b>Draft Vision</b>	Yes		In paragraph 13 you state "there is no main settlement." I consider this as inaccurate. I live on Ashbrook Road. The Festival Drive and Ashbrook Road area has 20 houses and 34 adults and 4 young children. I would have thought that we were the "heart" of the village and the main settlement	Amend supporting text to include description of this area.	Yes
	Yes		SSSI for more of it. Suitable restrictions in place for use.	Ensure wildlife protection and enhancement is addressed in policies.	Policy OA3
	Yes			Retain Vision	Yes
	Yes			Retain Vision	Yes
	Yes		But how is Vision going to be monitored and who will be able to take action when the vision is broken.	Explain in NDP that Vision sets the overarching framework for NDP policies and proposals.	Yes
	Yes		Yes indeed if you keep it – see letter	Retain Vision	Yes
	Yes			Retain Vision	Yes
	Yes			Retain Vision	Yes
<b>Draft Aims</b>	Yes		In encouraging the active use of community assets maybe the playground on Ashbrook Road playing fields could be improved as currently the swings do not swing and the see saw neither sees nor saws. Maybe a climbing frame could be installed? Also, a regular litter pick could be organised to discourage the use of the playing field for cans of alcohol and drug use.	Include issue in supporting text and possible PC action to improve play area.	Yes Policy OA1 and PC Actions
	Yes		The mixture of pedestrians, cyclists and horse riders creates a lot of 'traffic'.	Retain Aims	Yes
	Yes			Retain Aims	Yes
	Yes			Retain Aims	Yes
	Yes		As above.	Retain Aims	Yes
	Yes		Yes indeed if you keep it – see letter	Retain Aims	Yes
	Yes			Retain Aims	Yes
	Yes			Retain Aims	Yes

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done?
Community Health and Local Infrastructure	Yes		Maybe the signage for the footpath leading off School Lane back to the Edge car park could be improved as walkers often miss it and end up on the main road. The footpath down Prestbury Road towards Hare Hill is often overgrown, causing walkers to use the road which is extremely dangerous. At weekends, we often find private cars of visitors to the edge parked on Festival Drive and Ashbrook Road. Maybe a sign could be provided saying " residents parking only"	Consider as possible action for PC	Yes PC Actions
	Yes		Please don't promote cycling. More speed restrictions please.	NDP should refer to need to shift travel behaviour and include travel hierarchy whereby cyclists have a higher priority than cars. Consider speed restrictions as possible action for PC	Yes Policy OA2 and PC Actions
	Yes			Retain theme	Yes
	Yes		Walking is currently unsafe in many areas of the parish. There are no proper pavements on Prestbury Road to along London Road towards the Wizard The speed limit on London Road is too fast and there have been many fatal accidents. The speed limit on Macclesfield Road to Knutsford Road is 50mph then when you turn onto Birtles Road it is 60mph!! There is no speed limit through Over Alderley village.	NDP should refer to need to shift travel behaviour and include travel hierarchy whereby pedestrians have a higher priority than cars. Consider speed restrictions as possible action for PC	Yes PC Actions
	Yes			Retain theme	Yes
	Yes		Dunge? Farm had to pay considerable cost to get fibre optic broadband installed to 7 dwellings. We need much better mobile phone signal to cover all the area.	Consider policy which supports improvements in rural broadband / telecommunications infrastructure.	Yes Policy OA8.
	Yes			Retain theme	Yes
	Yes		Roads in Over Alderley are terrible and must be improved. Footpaths need to be better maintained and integrated.	Consider as actions for PC.	Yes

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

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

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done?
	Yes			Retain theme.	Yes
<b>Economy</b>	Yes		Maybe more use could be made of the reading room at weekends with the large influx of walkers. I, and I am sure many others, would certainly be willing to make and sell teas and cakes. (similar to High Leigh cream Teas).	Consider as possible action for PC and others.	Yes NDP Policy OA1
	Yes		Balance is required as you say.	Retain theme	Yes
	Yes		However I think the Parish has to be very careful of potential impact of certain businesses	Retain theme and include in supporting text need for business uses to be appropriate to rural area.	Yes
	Yes			Retain theme.	Yes
	Yes		As above develop uses of St Catherine's	Consider as possible action for PC and others	Yes Policy OA1
			Rural life means the residents must work for the community or it will die. Splendid isolation is not an option.	Retain theme.	Yes
	Yes			Retain theme	Yes
	Yes			Retain theme	Yes
<b>Other comments / missed anything</b>			You have missed details about the main settlement in the parish. Maybe the parish councillors would like to visit us and ask all the residents of Ashbrook Road and Festival Drive for our views. We look forward to the parish councillors improving the facilities in the main settlement of the parish.	Note settlement in NDP and work to ensure residents are engaged in the process going forwards.	Yes
			There should be better understanding on the water flow down the hill, speed limits imposed and I do not want to encourage cyclists, scramble bikes or quad bikes. So far so good is a start. Please see attached. (Refer to Copy in Further comments below)	Refer to surface water issues / flood risk in NDP. NDP should promote walking and cycling and aim to reduce reliance on cars for travel.	Yes
			Very well presented. However – how will ideas be actioned? The authorities seem to have no power. Eg land south of Dunge Farm. The landowner has developed a very substantial business and causing havoc to	The NDP policies and PC actions can only be used in future decisions on planning etc.	N/A

Section of Document	Support	Object	Comments / How could be improved	Implications for Draft NDP	Done?
			land and roads with very heavy vehicles. And yet nobody is stopping this. A and I for 3 or 4 years have been in regular contact with planners and enforcement to avail.		
			Care and responsibility is required by all residents and respect for the countryside. See my letter attached. Thank you.	Noted. These matters largely fall outside the NDP.	N/A
			Excellent document. Thank you for all you do for the parish.	Noted.	N/A
			Extending the National Trust land. There are many public footpaths which are almost inaccessible as there are no suitable parking facilities and the footpaths should be integrated with the provision at laybys to prevent dangerous parking.	Include improvements to footpaths and parking as actions for PC.	Yes



## Further comments / Letters – Refer to Parish Council

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

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

'Washed over' – what does this mean?

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

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

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

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

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

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

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

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

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

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

We appreciate and thank you for your efforts

Dear Elizabeth.

I enclose my reply to the Development plan.

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

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

Rural life demands Rural Responsibility!

Examples:-

(1) They complain about Rural Schools and Rural way.

(2) They isolate themselves and do not get involved.

(3) They destroy good farm houses and build hickies - prisons.

With electric locked gates.

(4) They speed on the Road and disturb and kill wild life.

(5) They destroy the Road verges by failing to pass at correct places.

(31)

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

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

d There is too much fly tipping and rural crime.

You have a hard job!

14. Respondents were also asked if they would like to be kept informed about the Plan's progress and future consultations and a number asked to be contacted.
15. Overall, the responses demonstrated general support for the proposed approach in the NDP and provided more detail about local peoples' concerns in particular in relation to issues such as traffic and road safety, poor design and impacts of local businesses on the rural area. Some of the 'non planning policy' issues may be addressed through proposed future actions for the parish council and other bodies such as Cheshire East Council, working with residents.

### **Next Steps**

16. The Steering Group will use the responses to help shape the policies and proposals in the Draft NDP.
17. There will be further opportunities for residents and stakeholders to comment as work is progressed on the draft planning policies and future actions.
18. The Parish Council and NDP Steering Group are very grateful to all those who submitted responses and provided ideas about how the parish could be protected and improved.

Over Alderley NDP Steering Group working with

