



NETHER ALDERLEY NEIGHBOURHOOD PLAN

VISIONING AND POLICY MAPPING REPORT

Introduction

This report summarises the key issues discussed and debated at the Visioning and Policy Mapping Workshop of the Nether Alderley Neighbourhood Plan Working Group on 17th January 2019.

The focus was on the following:

- SWOT analysis of the Parish;
- Development of key themes;
- Development of aims; and
- Identification of policy areas.

From the above, we have prepared:

- A set of aims for the Neighbourhood Plan;
- A draft vision; and
- A policy map, including possible policy headings, and an indication of evidence sources.

The next steps will be to develop and refine these for the purposes of public consultation.

Vision

SWOT Analysis

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

| Strengths | Weaknesses |
|---|---|
| <ul style="list-style-type: none">• Rural/semi-rural character• Communications/connectivity• Close to commercial areas/centres (e.g. Macclesfield, Handforth, Stanley Green)• Strong local employment (e.g. Alderley Park)• Strong local house prices/property values• Good local housing mix• Heritage/historic environment• Local environment/countryside setting/green infrastructure• Local connectivity (with potential to improve)• Local school• Local nursery | <ul style="list-style-type: none">• No discernible centre/village centre• Limited local services and facilities, particularly for young people• Treacherous side roads and pavements• Limited infrastructure (e.g. broadband)• House prices and property values• Lack of affordable housing• Post Code lottery in terms of some delivery services• Little sense of community/lack of community cohesion• Isolation• Lack of downsizing/rightsizing opportunities• Poor public transport• Lack of opportunities |

| Opportunities | Threats |
|--|--|
| <ul style="list-style-type: none"> • Alderley Park (resources to enable local improvements, e.g. s106/CIL contributions) • Renovation of Village Hall • Cheshire Science Corridor Enterprise Zone (Alderley Park is a key site) • Expanding nursery facilities • Access to some leisure opportunities • Christies Labs • High profile businesses/residents • Rural industries • Opening up of cycle paths through Alderley Park | <ul style="list-style-type: none"> • Coalescence with Alderley Edge/ribbon development along A34 • Potential over-development of Alderley Park • Social divisions arising from the development of Alderley Park • Traffic issues arising from the development of Alderley Park • Additional pressures on local infrastructure through the development of Alderley Park • Absentee owners/buy-to-let on Alderley Park |

Key Themes

The key themes to inform the draft vision and policy areas alongside the SWOT analysis are as follows:

- Use of Alderley Park to improve community cohesion;
- Recognition of the value of the area's heritage and environment;
- Improve access to local services and facilities
- Improve local infrastructure
- Look to address local housing needs (e.g. affordable housing for young people; downsizing/rightsizing opportunities for older people)
- Ensuring that design is reflective of local character

Draft Vision

The suggested draft vision for the Neighbourhood Plan is:

"Nether Alderley will be a welcoming and distinct semi-rural community that enjoys an attractive countryside setting, but with excellent links to nearby settlements. The character of Nether Alderley will be maintained and enhanced through preserving the parish's historic environment and attracting the best of the new to ensure that it is an attractive place to live, work, and visit".

Aims

A draft set of aims were agreed in the workshop for refinement. These are now proposed as follows:

- To maintain and enhance the character of Nether Alderley and its local heritage and historic environment;
- To improve and maintain local services and facilities, and enable the provision of new;
- To promote the integration of the new Alderley Park with the wider parish;
- To ensure that local infrastructure can be adaptable to technological changes;
- To ensure that new development is designed to a high quality, and to high environmental standards and performance; and
- To ensure that identified local housing needs can be addressed.

Policy Mapping

Following on from the development of the key themes and aims, the following were identified as key policy areas:

- Heritage and design;
- Local environment;
- Sustainability and future-proofing;
- Services and infrastructure;
- Community cohesion;
- Community safety;
- Housing; and
- Local economy.

From these, the following policy headings are proposed for discussion.

Heritage and Design:

- HD1: Local Design and Character
- HD2: Local Heritage Assets

Local Environment:

- LE1: Countryside and the Natural Environment
- LE2: Green Infrastructure

Sustainability and Future-proofing:

- SFP1: Flood Risk and Blue Infrastructure
- SFP2: Sustainable Energy Production and Infrastructure

Services and Infrastructure:

- SI1: Local Services
- SI2: Community Assets
- SI3: Community Infrastructure

Community Cohesion:

- CC1: Alderley Park
- CC1: Village Hall

Community Safety:

- CS1: Local Footpaths and Walkways

Housing:

- H1: Housing to Address Local Needs

Local Economy:

- LE1: Homeworking and Home-based Business
- LE2: Rural Business and Diversification

The next steps will be to develop the draft policies beneath these headings, and the evidence base to support and justify them.

DP

Feb-19