

Consultation: Draft Policies February 2022

NETHER ALDERLEY Neighbourhood Plan



What is a Neighbourhood Plan?

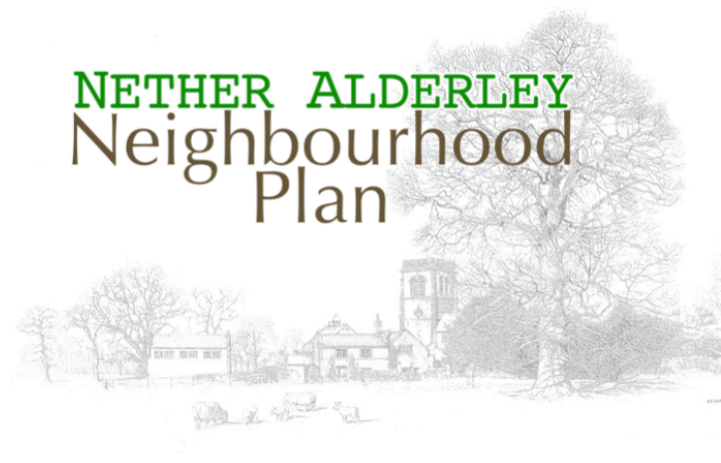
The Localism Act of 2011 gave new rights and powers to local communities including parishes. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England and gives communities the right to shape future development at a local level.

In 2018, being mindful of the impact proposals in the Cheshire East Local Plan Strategy would have on the parish, Nether Alderley Parish Council took the decision to produce a Neighbourhood Plan and appointed a steering group of Parish Council members and residents to take the process forward.

Following this, the application by the Parish Council for the designation of the Nether Alderley Neighbourhood Area to be designated was approved by Cheshire East Council on 20th August 2018.

Once completed and adopted the Nether Alderley Neighbourhood Plan will form part of the statutory development plan for the area, together with the Cheshire East Local Plan Strategy (CELPS), the Site Allocations and Development Policies Document, and Crewe Hub Area Action Plan (when the latter two documents are adopted). Planning applications will then be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

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What is this consultation concerned with?

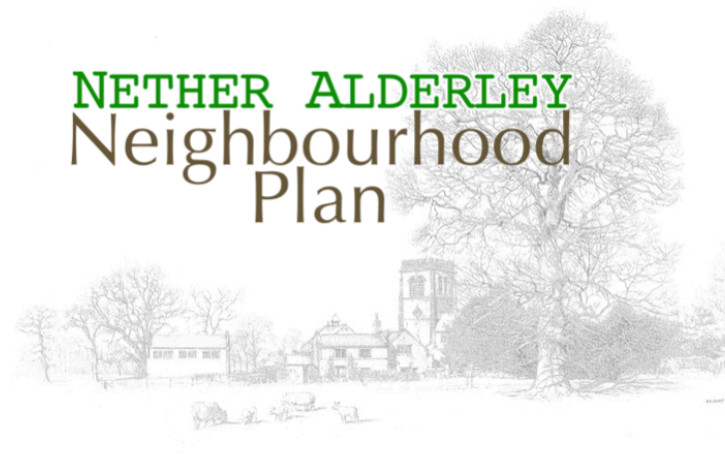
The proposed Neighbourhood Plan contains a range of draft policies, and this consultation is concerned with those. It is not a formal statutory consultation; this will come later in the Neighbourhood Plan process.

The draft policies have been developed in line with what residents and businesses of the parish have told us are their local priorities.

However, we want to ensure that we have interpreted these priorities correctly.

If necessary, the draft policies will be amended in accordance with feedback from this consultation, and this will be reflected in the Neighbourhood Plan as it progresses.

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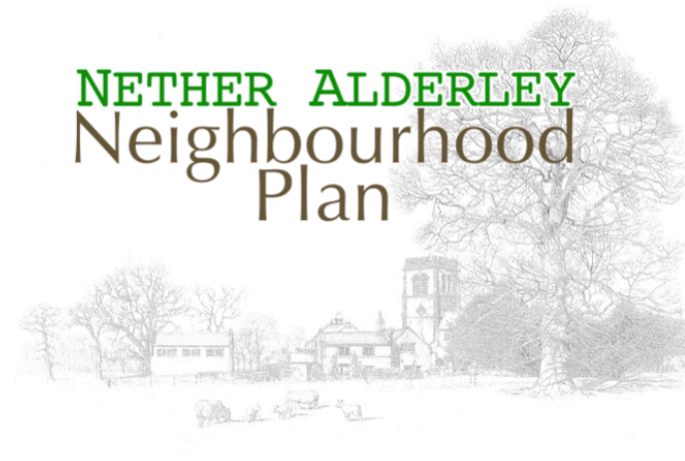


Policy areas

The draft policies are based on a number of themes and issues that we understand are priorities for local residents and businesses, and these are as follows:

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

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Based on the policy areas identified, the following draft policies have been developed.

Heritage and Design

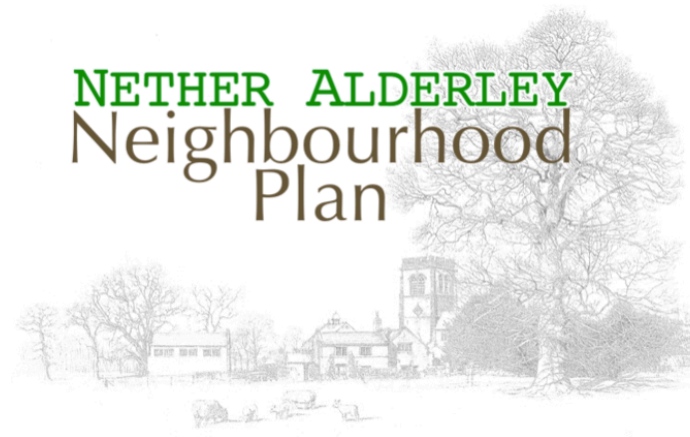
HD1: Local Design and Character

New development must demonstrate high standards of design by:

1. Complementing the established character of Nether Alderley in terms of scale, density, massing, height and set-back from streets and spaces;
2. Providing active frontages (frontages with windows) to public streets and spaces;
3. Providing ease of movement for pedestrians, including by connecting to surrounding pathways;
4. Responding to local topography;
5. Retaining trees, hedgerows, wide grass verges and other landscape features where possible, whilst including high quality planting – focused on local species – and landscape design;
6. Accounting for the transition between built areas and open landscape on the edges of the countryside, particularly in the landscaping and boundary treatments;

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HD1: Local Design and Character (cont.)

7. Designing buildings, landscaping and planting to create attractive streets and spaces, with a sense of place;
8. Ensuring that permeable surfaces are incorporated in hard landscape areas where possible;
9. Providing streets that encourage low vehicle speeds and which can function as safe, social spaces;
10. Integrating car parking within the design and layout, so as not to dominate the street scene;
11. Including open spaces as an integral part of the layout and design of development and ensuring that such spaces are safe, attractive and functional;
12. Clearly distinguishing between public and private spaces;
13. Providing convenient, well-screened storage space for bins and recycling;
14. Providing secure, covered space for cycles and electrical car charging points; and
15. Including high quality materials, to complement those used in surrounding developments and built-up areas.

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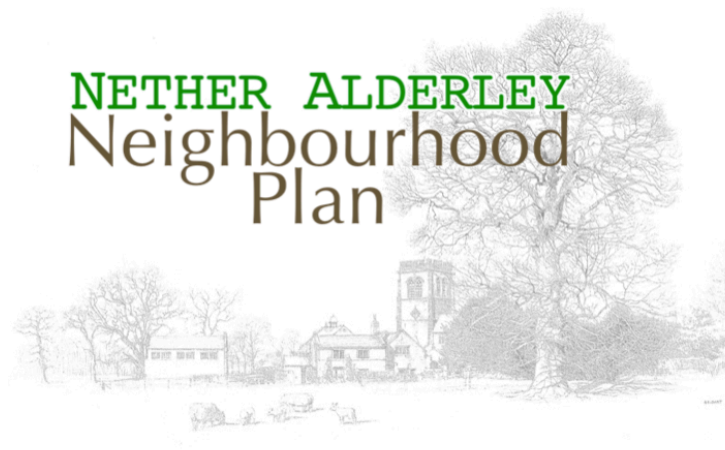
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HD2: Local Heritage Assets

New developments will be delivered in accordance with Policy HD1, and will be expected to enhance the setting of local heritage assets where appropriate.

Planning applications for development involving or impacting on heritage assets should be supported by a Heritage Statement and Impact Assessment.

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Local Environment

LE1: Countryside and the Natural Environment

New developments adjacent to designated environmental assets, open countryside, open spaces and footpaths must positively address and enhance their setting by:

- Avoiding negative impacts on visual appearance, functionality, safety and surveillance; and
- Not encroaching on them.

Where appropriate and achievable, there must be net biodiversity gains associated with new developments.

LE2: Green and Blue Infrastructure

New developments should not impact negatively on existing green and blue infrastructure, while opportunities should be taken to create new green and blue infrastructure across the parish. Planting associated with new or enhanced green and blue infrastructure should be focused on locally prevalent species specific to its particular location.

Particular new opportunities for new green and blue infrastructure include:

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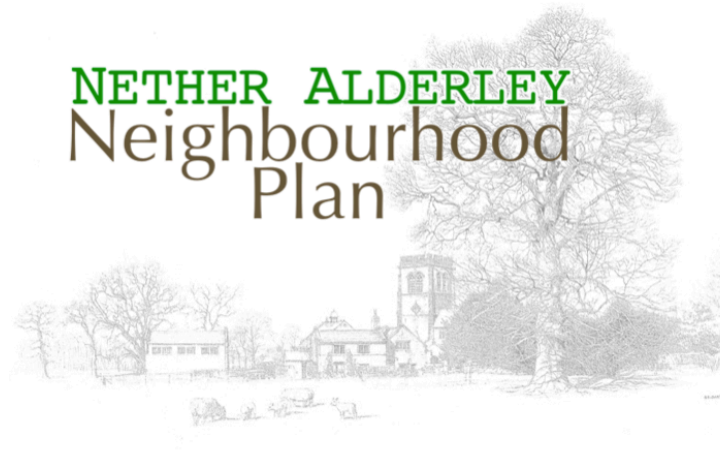
LE2: Green and Blue Infrastructure (cont.)

- Development of the Melrose Way (A34) corridor as a parkway that could include an enhanced environment and public art;
- Opportunities arising from the development of Alderley Park; and
- Opportunities that may arise from the development of Mere Farm Quarry.

Measures to decrease flood risk and water damage will be encouraged, with contributions sought to address any required physical works.

A Flood Risk Assessment will be required as part of planning applications in locations where flood risk is identified as a particular issue.

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Sustainability and Future-proofing

SFP1: Sustainable Construction and Energy Production

New developments should be in accordance with appropriate design solutions, and incorporate sustainable construction techniques and materials, and utilise sustainable methods of energy production.

SFP2: Communications Infrastructure

New developments – including both residential and commercial uses – must, where achievable:

- Incorporate superfast broadband provision; and
- Not negatively impact upon the functionality of existing telecommunications infrastructure.

The development of infrastructure in support of the above will be encouraged and supported.

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Local Services and Infrastructure

SI1: Local Services

Proposals for developments that enhance existing local services or provide new local services will be supported.

Proposals that lead to the loss of local services or undermine the viability of local services must be supported with evidence that demonstrates and justifies the case.

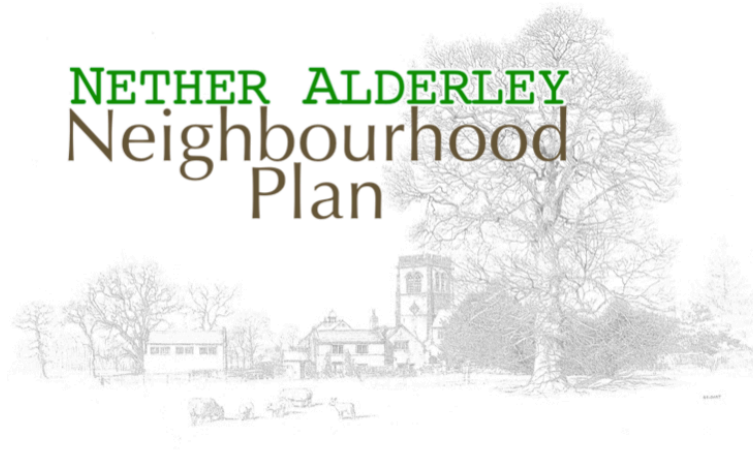
SI2: Community Assets and Infrastructure

Proposals for new community assets and infrastructure will be supported, providing they do not have significant detrimental impact on the amenity of nearby residential properties or the local environment.

Developments involving existing community assets will be approved, providing their community value is maintained or enhanced and there is no loss of community value.

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Community Cohesion

CC1: Alderley Park

Developments within Alderley Park will be supported that:

- Provide local services, facilities and infrastructure available for use by residents across the wider parish; and
- Are designed to promote social interaction.

CC2: Nether Alderley Parish Hall

Development proposals involving Nether Alderley Parish Hall will be expected to promote community cohesion, and to cater for all sections of the local community.

Community Safety

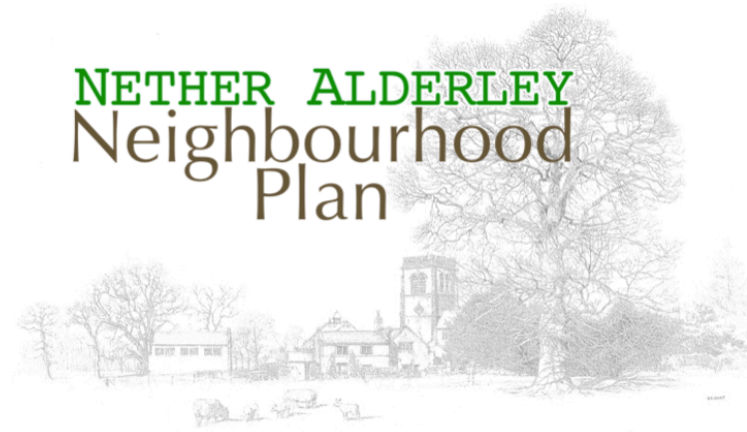
CS1: Local Footpaths and Walkways

New developments will be expected to (where appropriate):

- Deliver new footpaths and walkways;
- Enable improvements to existing footpaths and walkways; and
- Be designed to overlook footpaths and walkways.

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Housing

H1: Housing to Address Local Needs

Residential development proposals must provide housing that addresses identified local housing needs in terms of mix, type, and tenure.

In addition, small scale Rural Exception Sites will be supported for proposals that deliver:

- 100% affordable housing in accordance with a Local Housing Needs Assessment.

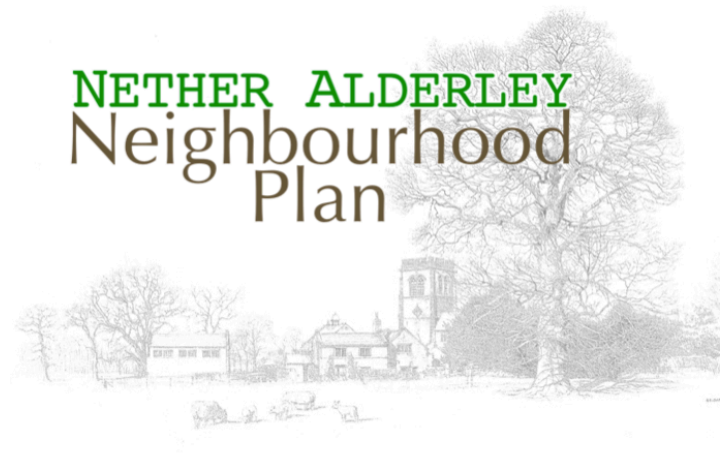
Local Economy

LE1: Home working and Home-based Business

Home working and home-based business will be encouraged where:

- Operations and activities do not have an adverse environmental impact, or a negative impact on residential amenity; and
- If planning permission is required and sought, proposals are in accordance with appropriate policies, including those within this Neighbourhood Plan.

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LE2: Rural Business and Diversification

Development proposals that enable business growth and rural diversification will be supported where:

- Operations and activities do not have an adverse environmental impact, or a negative impact on residential amenity.