

CHESHIRE EAST LOCAL PLAN
MOTTRAM St. ANDREW PARISH COUNCIL RESPONSE TO
THE SITE ALLOCATIONS AND DEVELOPMENT POLICIES ISSUES PAPER
CHAIRMAN WILLIAM PILKINGTON
I.D.481351

Issue 1 The layout of the SADPD

Question 1. How do you think that the SADPD should be laid out? a. Under topic-based chapters such as 'Housing', 'Employment' and 'Transport and Infrastructure', or b. Under chapter headings that reflect those in the Local Plan Strategy? Feel free to highlight the benefits and disadvantages of each approach.

Response. The approach under chapter headings makes cross reference between the two documents more straight forward.

Issue 2 Determining whether further specific guidance is needed in the SADPD regarding Sustainable Development

Question 2. Do you agree with this approach or do you think that further guidance is required in the SADPD specifically regarding sustainable development? If you think further guidance is required, please explain what that should be.

Response. We agree with the approach proposed.

Issue 3 Meeting the development requirements identified for Local Service Centres and Other Settlements and Rural Areas

Question 3a. What approach do you think should be taken towards the apportionment of the overall development requirement across Local Service Centres? In particular what factors or considerations should guide this distribution and how should they be applied?

Response. The criteria outlined are considered appropriate.

Question 3b. What approach do you think should be taken towards meeting development requirements across Other Settlements and Rural Areas?

Response. Application of green belt protections, no development unless there are special circumstances. Any development must be consistent with sustainable development policies contained in the Local Plan. No encroachment onto prime agricultural land and the Area of Special County Value. Availability of superfast broadband, mains drainage, public transport and shopping facilities.

Question 3c. Are there any other issues related to meeting development needs across Local Service Centres and Other Settlements and the Rural Area that should be included in the SADPD?

Response. Yes. The character of the Rural Community in relation to how spread out over a large area the village has developed. Village boundaries must be distinct where development is considered. Areas considered for development must meet sustainability criteria.

Issue 4 Determining whether any further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the Green Belt (Handforth, Knutsford, Poynton and Wilmslow)

Question 4. Do you agree with the approach set out for determining whether further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the North Cheshire Green Belt (Handforth, Knutsford, Poynton and Wilmslow)?

Response. No. Encroachment on the green belt should not occur until all brown field sites within the Key Service Centres have been exhausted.

Issue 5 Determining whether adjustments to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury)

Question 5a. Do you agree with the approach set out for determining whether alterations to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury)?

Response. No. Allocating sites within the Green Belt should not facilitate urban sprawl. Green Belt boundaries between villages should be preserved.

Question 5b. What approach do you think should be taken towards apportioning the remaining requirement for safeguarded land?

Response. The need for development cannot be exceptional circumstances to build in the Green Belt. This policy would undermine Green Belt protection.

Issue 6 Whether villages below the scale of Local Service Centres should be 'washed over' by the Green Belt or 'inset' in the Green Belt

Question 6a (i). Do you agree with the proposed approach to determining whether villages should be 'inset' within or 'washed over' by the Green Belt?

Response. No. Villages within the Green Belt should not be removed therefrom. In identifying which villages are to be assessed, consideration must be given to the availability of mains drainage, shops, superfast broadband, public transport and utility standards including mobile telephone reception. The presence of listed buildings should also be taken into account.

Question 6a (ii). Do you agree with our interpretation of NPPF paragraphs 86 and 83 in terms of meeting the 'exceptional circumstances' test for altering Green Belt boundaries to exclude a village from the Green Belt?

Response. No. The purpose of the SADPD is to identify development land to provide a building quota. This is not an exceptional circumstance.

Question 6b. Are there any other Green Belt matters that need to be addressed in the SADPD?

Response. Yes. The character of Areas of Special County Value should not be compromised by inappropriate development. The provision of prime agricultural land must be preserved.

Issue 7 Strategic Green Gaps

Question 7. Do you agree that this is an appropriate way forward for defining Strategic Green Gap boundaries and are there any other issues related to Strategic Green Gaps that should be considered?

Response. Yes.

Issue 8 The approach to identifying Local Green Gaps

Question 8. Do you agree that this is an appropriate way forward for identifying Local Green Gaps? Are there any other issues related to potential Local Green Gaps that should be considered?

Response. Yes. No other issues to be considered.

Issue 9 The role of Neighbourhood Plans in defining Local Green Gaps

Question 9 a. What role should Neighbourhood Plans play in defining Local Green Gaps?

Response. At the forefront of assessment.

Question 9 b. Should Local Green Gaps-type policies be left to Parish and Town Councils to determine through Neighbourhood Plans, perhaps supported by a 'toolkit' prepared by Cheshire East Council?

Response. No. Not all Councils have the resources to carry out thorough assessments even with the provision of a tool kit.

Question 9 c. Should the SADPD include any further policy to support the identification of Local Green Gaps in Neighbourhood Plans? If so, what should it say?

Response. Yes. Green Gaps must be preserved between settlements.

Issue 10 Settlement boundaries

Question 10. Have we identified the key settlement boundary issues that the SADPD should address? Please let us have your views on the issues we have raised.

Response. No. Villages washed over by the Green Belt do not require settlement boundaries. They contribute to the Green Belt by their open nature.

Issue 11 Jodrell Bank Observatory

Question 11. Do you think that further planning policy guidance regarding the Jodrell Bank Observatory should be included in the SADPD? If you do, what should its scope be?

Response. Yes. Ought to be dealt with on its own merits. It is an extremely valuable listed site.

Issue 12 The need for a policy or policies setting out general requirements for all development

Question 12. Do you think that there should be a single policy or small number of policies that cover a range of requirements generally applicable to all (or at least most) forms of development? If you do, what do you think these requirements should cover?

Response. Yes. Those referred to in the consultation document plus the accessibility of HS2 and utilities including superfast broadband and mobile telephone reception. Policy to protect residents from excessive aircraft noise.

Issue 13 Natural environment, climate change and resources

Question 13. Do you think that these are the issues that the SADPD should look to address regarding the natural environment, climate change and resources?

Response. Yes.

Issue 14 The historic environment

Question 14. What policy detail regarding the historic environment do you think should be included in the SADPD.

Response. To prevent encroachment on the curtilage of listed buildings and monuments, preserving the surroundings of listed buildings. Preserving parks and recreational facilities.

Issue 15 Employment development in the SADPD?

Question 15. Do you think that these are the issues that the SADPD should look to address regarding employment development? What additional policy detail is needed?

Response. Yes. We agree that it is necessary to improve the economy in the rural areas by supporting the development of rural enterprises, diversification of the rural economy, improve broadband connectivity and the continued importance of farming and agriculture.

Issue 16 Housing

Question 16. Do you think these are the relevant housing issues for the SADPD to address? Please let us have your views on the various issues set out above.

Response. Yes. There should be consideration for the provision of high quality smaller properties to be occupied by young families and the older generation of the community to support continued residence in the area.

Issue 17 Town centres and retail development

Question 17. Do you think that these are the issues that the SADPD should look to address regarding town centres and retail development? Please let us have your views on the issues raised.

Response. Yes.

Issue 18 Transport and other infrastructure

Question 18. Are these the transport and infrastructure issues that the SADPD should address? Please give your views on the issues raised. Are there any other transport and infrastructure issues that need to be covered in the SADPD?

Response. Yes. In addition it is essential that future train services from Macclesfield and Wilmslow to London are catered for by ensuring that both locations are connected into the HS2 network. The lack of this connectivity will

have a detrimental impact on the area. It is also essential that the existing roads and drainage are adequately maintained.

Issue 19 Recreation and community facilities

Question 19. Do you agree that these are the issues that the SADPD should address regarding recreation and community facilities? Are there any other matters that it should cover?

Response. Yes. Protection of recreation areas of all types including playing fields and allotments.

Issue 20 Policies Map

Question 20. Do you agree with the proposed approach to the Local Plan Policies Map?

Response. Yes.

Issue 21 Monitoring and Implementation

Question 21. Do any additional monitoring indicators need to be included in the SADPD?

Response. No.