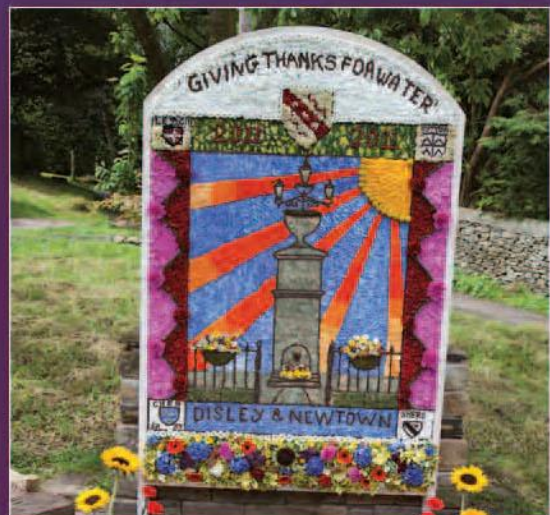




DISLEY

Village Strategy 2012-2030



**Edited by Cllr Paul Harris and Cllr David Kidd
Disley Parish Council March 2012**

Contents

Introduction	4
Disley Village - Vision Statement	5
Disley: "A Gateway to the Peak District"	6
Village Assets	7
Business, Tourism and Economy	9
Housing and Development	11
Schooling	15
Community Health and Wellbeing	16
Traffic, Transport and Parking	17
Environment	19
Priorities for Action	21

Introduction

Our Aspirations for Disley 2012 – 2030

- Nurturing a strong community
- Creating conditions for business growth
- Unlocking our potential
- Supporting our children and young people
- Ensuring a sustainable future whilst retaining the Greenbelt Boundaries
- Preparing for an increasingly older population
- Driving out the causes of poor health

Disley Village Strategy has been produced by Disley Parish Council with assistance from Cheshire East Council, local residents and stakeholders of Disley & Newtown.

Purpose: The strategy sets out future policy proposals to inform the Local Plan and Core Strategy being prepared by Cheshire East which is due to be adopted in 2013 to cover the next 20 years.

Informing the Strategy:- During the summer of 2009 a public consultation, involving questionnaires to every household, was undertaken to inform the production of a Parish Plan. The consultation was very successful with a 40% return and the Disley Parish Plan was launched in January 2011. Disley Parish Council subsequently agreed a Village Action Plan which is being applied. The Parish Council is now taking the opportunity to shape the future of the village through wider place shaping policies of planning, environment, health, education, business economy and leisure.

A small working party comprising representatives of local groups, Disley Parish Plan Implementation Group and other stakeholders first met in November 2011 to discuss and agree future policy options to include in a Village Strategy. This working party identified many of the same issues and challenges for the village raised through the Parish Plan consultation, which have a future planning and place shaping connotation. These now form the main content of this Strategy

Content: Disley Village Strategy sets out an overall vision for the village, headline objectives, challenges, policy options and priorities for action. These are intended to inform future developments, to maintain and enhance the character of Disley and deliver the overall vision for the village for 2030. The Strategy also highlights some future challenges for the village, which may need further and wider consultation before fully agreeing and setting out policy options

I would like to thank everyone who has helped to produce this important document especially members of the Village Strategy Working Party.

Cllr Diane Guy
Chairman of Disley Parish Council
March 2012

Disley Village - Vision Statement

By 2030 Disley¹ will be a sustainable vibrant village enjoying a thriving local and visitor economy with an enhanced character, special identity and infrastructure positively supporting the health and wellbeing of the local and wider community

Delivering the Vision

Six underpinning objectives set out below will steer future policy and actions required to deliver the final vision:

1. To promote and celebrate Disley as a great place to live, work and play; benefiting from a balanced local economy with appropriate provision of retail, commercial and other businesses in the Parish in step with our size and location.
2. To develop, support and promote Disley as a “Gateway to the Peak District”, a Village confident in its own identity and in tune with its heritage, where there are homes for every stage of a person’s life, where people have access to well designed high quality affordable housing in a sustainable and vibrant community.
3. To support the enhancement of Disley Primary School infrastructure to meet increasing demand for school and nursery places.
4. To reduce health inequalities and improve the overall health and well being of the local community in Disley
5. To influence, support and deliver new sustainable transport policy options which benefit Disley village and the wider community.
6. To influence, deliver and promote policies and local actions which both protect and improve the local environment in Disley and the wider global environment

Challenges into actions and policy

The Village Strategy expands on these objectives, identifying challenges, actions, policy options and some key priorities, to be applied in achieving the overall vision.

¹ Please note that when this Strategy refers to “Disley” this should be interpreted as encompassing Disley Village and parts of Newtown up to the river Goyt

Disley: “A Gateway to the Peak District”

General

Disley and Newtown Parish lies in the North East corner of Cheshire East.

In the context of Cheshire East Council’s Place Shaping consultation to inform the future Local Plan, Disley village does not fall in the category of a being town or urban area nor does it have the characteristics of a typical Cheshire village. It is more a dormitory village with a semi- rural character and is seen as a destination village with a strong neighbourhood and built environment identity.

The main A6 road runs through the centre of the village shopping area and the village is located on the Buxton to Manchester rail link and has easy access to Manchester airport. A small Council owned community centre combined with library is located at the rear of the shops

With the village located on the northern edge of Cheshire East on main transport corridors, a high proportion of day to day links for commuting, leisure, shopping and hospital services are into the Greater Manchester and High Peak areas, rather than into Cheshire East.

In 2010 Disley had a population of approximately 4,600 people living in 2,000 homes. 41% of the population were reported over 50 (2001 census)

Disley Tissue located in the Goyt river basin to the north of the village remains the only large employer and is due to expand.

A vacant industrial site bordered by the canal and the railway presently has outline planning permission for housing development and some light industrial units.

Disley primary school is a feeder school for Poynton High School in Cheshire East.

Health

The overall health of population in Disley is good. 73% of the people reported they were in good health; 19% reported fairly good health and 7% reported not in good health (2001 Census). Whilst Disley is ranked at the more affluent end of the Multiple Index of Deprivation scale, it is recognised that there may be some degree of health inequalities existing in the community.

Governance

Main local authority services are provided by Cheshire East unitary authority, whilst local services are administered by Disley Parish Council, an active local Council with Quality Parish Council status.

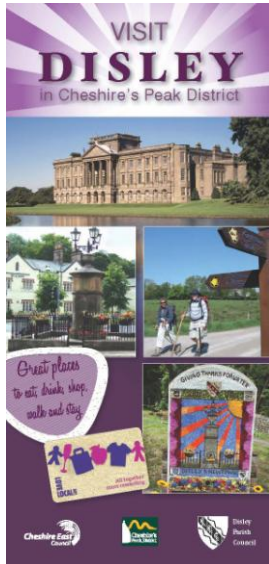
Village Assets

The following is a list of assets both to be celebrated and to form a basis for identifying future opportunities to enhance and improve development in Disley village over the next 20 years

- ✓ A small compact village centre presently retaining a range of local and enthusiastically run food and non food retail outlets
- ✓ A village located on main road and rail transport routes providing both commuter and visitor links to and from the Greater Manchester and Buxton areas, 15 miles from Manchester city centre, 7 miles from Stockport and 10 miles from Buxton.
- ✓ A village with relatively easy access to Manchester Airport²
- ✓ A village with relatively easy access to M56 and M60 motorway networks
- ✓ A village providing a gateway to the Peak District from the Greater Manchester area
- ✓ A village with open panoramic views on all sides and at the North and South entrances into the village
- ✓ A village circled by designated Greenbelt open space
- ✓ A village historically linked to the neighbouring Lyme Park / Lyme Hall which is within easy walking and cycling distance from the village centre
- ✓ A village with 22 miles of footpaths within the Parish of Disley and Newtown
- ✓ A village with three active sports clubs utilising attractive large open spaces to benefit the community:-
Disley Golf Club
Disley Amalgamated Club (offering a variety of sporting facilities)
Disley and Newtown Football Club
- ✓ A closely knit and active village, with many local societies and groups
- ✓ A village with 2 central conservation areas
- ✓ A history trail for visitors signposting places of local interest
- ✓ An easily accessible community centre located in the village centre
- ✓ A grade II* listed Parish Church over 450 years old actively serving the community and offering a visitor attraction.
- ✓ A village with 67 grade II listed buildings and other structures in Disley and Newtown

² Access to Manchester Airport will be significantly increased once extension to the airport link road has been completed

- ✓ A village with a good mix of development and open recreational space
- ✓ A canal running alongside the village, offering leisure and visitor attraction



Business, Tourism and Economy

To promote and celebrate Disley as a great place to live, work and play; benefiting from a balanced local economy with appropriate provision of retail, commercial and other businesses in the Parish in step with our size and location.

Challenges for Action

- Attracting more business into the village, by:
 - Identifying sites where smaller business units and workshops might be developed to enhance local enterprise
 - Protecting local trade and increasing footfall into the village through promoting initiatives that enhance the retail experience
- Encouraging development of 'Brownfield sites' to increase business capacity and growth
- Encouraging Lyme Park visitors to shop in the village
- Promoting Disley and Newtown as a "Gateway to The Peak District"
- Protecting and improving our two Village Conservation Areas
- Encouraging appropriate environmental and conservation schemes that improve open areas around the village deemed to be "unsightly"
- Drawing canal visitors into the village through signage and other promotions
- Developing visitor accommodation – encouraging new initiatives including hotels, B&B, self catering and café facilities in the village.

Principles Influencing Future Policy

BT&E1 – Consideration shall be given to activity that increases the appeal of the Village as a place to shop, to visit and to stay.

BT&E2 – Consideration shall be given to redevelopment or change of use of existing buildings for the provision of small-scale commercial activity, subject to all the proper planning issues.

BT&E3 – Maintenance of the pedestrian areas and village environment is important in raising the appeal of our village to tourism and also increasing footfall into the village shopping area.

BT&E4 – Maintenance and upkeep of the Canal Towpath and other footpaths around the Parish are important to the appearance of the Village and its appeal as a tourist destination.

BT&E5 – Schemes promoting, supporting and enhancing the village's two conservation areas will be actively encouraged, subject to adherence to H&D6, H&D8, H&D11, E1 & E2.

BT&E6 – Schemes promoting local businesses and tourism targeted to nearby tourist destinations including Lyme Park will be actively encouraged.

BT&E7 – Schemes to improve the environment and “unsightly” open areas around the village will be actively encouraged.

Housing and Development

To develop, support and promote Disley as a “Gateway to the Peak District”, a Village confident in its own identity and in tune with its heritage, where there are homes for every stage of a person’s life, where people have access to well designed high quality affordable housing in a sustainable and vibrant community.



Disley already benefits from a unique sense of place which is focused on a vibrant and thriving village centre arranged around the A6. This has historically allowed the village and surrounding areas to be seen as a Gateway to the Peak District and this unique identity should be developed, supported and promoted.

Carefully planned and well-designed development and housing that improves the existing built environment will allow the village to maintain and improve this identity. All new development and housing should look to meet the future needs of the community and residents whilst being in tune with our history and heritage.

New housing and development³ should look to enhance both the economic viability of the village and the lives of the entire community by focusing on sustainable development that caters for every stage of a person’s life and where people have access to well designed, high quality affordable housing in a sustainable and vibrant community.

Challenges for Action

- Encouraging appropriate development within the settlement boundary that enhances our community and economic vibrancy
- Encouraging possible change of use of appropriate properties to service the local visitor economy
- Prioritising ‘Brownfield sites’ for future development
- Protecting Green Belt surrounding our parish
- Protecting and improving our two Village Conservation Areas
- Encouraging schemes that help to define Disley as a “Gateway to the Peak District”
- Encouraging the opportunities and strategies to ensure the satisfactory implementation of approvals to develop the vacant Harcostar ‘Brownfield site’ on Redhouse Lane

³ There are not many sites in Disley for future development; however, if small slots do become available this section of the Village Strategy will apply

- Developing a village design statement to ensure that the principles of good design and a continuity in approach to new development are maintained
- Promoting affordable housing with tenure and accommodation mix that reflects the needs and aspirations of the local community and based upon the forecasting of future housing needs
- Promoting the use of appropriate renewable energy on all residential and commercial development within the village.

Principles Influencing Future Policy

H&D1 – Redevelopment of redundant industrial uses: Consideration will be given to the small scale redevelopment of existing individual sites of commercial and industrial uses for housing and mixed use, provided that traffic, parking and other infrastructure issues are fully addressed, and that the design contributes towards a village focus.

H&D2 – Provision of infrastructure: All new housing developments shall be conditional on advance provision of satisfactory financial contributions towards the upgrading of existing services and in particular towards the physical and virtual connectivity of the village.

H&D3 – Green Belt: New housing developments in the Green Belt areas surrounding Disley and Newtown will not normally be permitted in accordance with the Village Strategy principles E3 and E4.

H&D4– Consideration shall be given to redevelopment schemes that seek to preserve and enhance the open areas and wooded slopes, the central square and surrounding properties, the shops and houses fronting the A6, the area to the rear of the shops on the southern side of Market Street known as Barlow Meadow (subject to principles E1 and E2).

H&D5 – Affordable and other rented housing: Any additional housing developments shall provide a proportion of Affordable and other dwellings for rent, sufficient to meet the needs of existing residents of the Parish.

H&D6 – The overall scale, density, height, mass and materials of new development must be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

H&D7 – Proposals to alter and extend buildings should meet the criteria specified in H&D6. In addition, proposals should respect the existing architectural features of the building.

H&D8 – Design Quality: the Parish Council will promote high standards of design which look to enhance the character and identity of the village.

New development and changes in the built environment, should achieve the following design principles:

1. New development should look to be based on site specific designs with architectural quality to ensure that new development is mindful of the local context and character.
2. New development should look to enhance the distinctive character of Disley by contributing to the vitality of the visual and built environment.
3. New development should respect the form, layout, siting, scale and design of surrounding buildings and their setting.
4. New development will normally be human in scale and not normally exceed 3 storeys in height
5. New development should look to utilise appropriate materials that reflect or enhance the surrounding character.
6. Buildings should take priority over the streets and car parking so that highways do not dominate.
7. Car parking should be well integrated so it supports the street scene and delivers appropriate public realm.
8. External spaces should be appropriately considered with well-structured and legible public realm that links to existing buildings, landscape and topography.
9. All development should look to outperform statutory minima such as building regulations.
10. All proposals for new development should look to submit a full design assessment such as Building for Life or Design Quality Indicators to ensure the quality of all new development is maximised

H&D9 – New residential development should create an attractive, high quality living environment by:

1. Delivering accommodation and tenure mix that reflects the needs and aspirations of the local community.
2. Delivering accommodation that can be adapted to meet future needs of the community and its changing composition.
3. Delivering residential development that are site specific and appropriately designed to ensure a sense of place and identity and which reflects the needs and aspirations of the inhabitants
4. Delivering residential development that enhances local character and which connects to the wider locality both physically and psychologically.
5. Delivering safe and well designed external space that priorities the needs of the pedestrian and cyclist over the vehicle movements.
6. Delivering accommodation that can adapt to the needs of modern living by ensuring regard for sustainability and fibre optic connectivity
7. Delivering residential development that links into the existing built fabric by having regards to the existing network of roads and pedestrian linkage.
8. Including sufficient open space and recreation provision
9. Greening the residential environment by the retention and planting of trees, landscaping and other greening

10. All applications for major developments in Disley and Newtown should outperform statutory minima such as building regulations and Code for Sustainable Homes.

H&D10 – Within the low density housing areas of the Parish, new housing development will not normally be permitted unless the following criteria are met:

1. The proposal should be sympathetic to the character of the established residential area, particularly taking into account the physical scale and form of new houses and vehicular access
2. The plot width and space between the sides of housing should be commensurate with the surrounding area
3. The existing low density should not be exceeded in any particular area
4. Existing high standards of space, light and privacy should be maintained
5. Existing tree and ground cover of public amenity value should be retained

H&D11 – Development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.



Schooling

To support the enhancement of Disley Primary School infrastructure to meet increasing demand for school and nursery places.

Challenges for Action

- Protecting Disley Primary School feeder school policy to Poynton High School
- Attaining a larger budget to help maintain the 100 year old building
- With more housing in Disley likely in the future, raising capacity of the school and nursery infrastructure to meet increased demand is a priority
- Encouraging purpose-built pre-school and foundation stage accommodation, and extensions to the existing building
- Increasing community involvement, by the school in the community and vice versa
- Encouraging an appropriate environmental scheme to improve the visual impact of the “banking area” adjacent to the school on Buxton Road

Principles Influencing Future Policy

S1 – The Parish Council will encourage, through the planning process, the development of our existing local school to enable all primary school children to attend their local school.

S2 – Any additional housing development would be required to address and contribute towards providing additional primary school places.

S3 – Any increase in primary school capacity in Disley shall be met from within the existing school boundaries.

S4 – A suitable scheme to harmonise the visual impact of the sloping area adjacent to the school entrance on Buxton Road (A6) will be encouraged

Community Health and Wellbeing

To reduce health inequalities and improve the overall health and well being of the local community in Disley



Challenges for Action

NOTE: - The challenges identified across the other five Village Strategy themes, economy, housing, environment, transport and schools all impact on the health and well being of the community. This section identifies some additional community health and well being challenges for Disley.

- Identifying and providing appropriate local facilities for young people and the younger generations of the future
- Identifying and providing easily accessible local day care facilities for older people and ensuring services are meeting the needs of local people
- Provision of more local leisure facilities and better community use of open spaces
- Updating and improving the Community centre to meet local community needs across all age groups
- Identifying vulnerable groups for targeting services and information
- Promoting health and well being, healthy lifestyles and safer communities where new development occurs and through education and other mechanisms

Principles Influencing Future Policy

HWB1 - Future developments and policy are informed through local community needs and /or integrated impact assessments to deliver positive health and well being outcomes.

HWB2 - Older people have access to local services and facilities provided within the community which support independence and personal well being.

HWB3 - Future developments and changes to the infrastructure encourage and facilitate healthy lifestyles through provision of safe walking and cycling routes.

HWB4 - New and improved sports, leisure and community facilities are accessible, appropriate and have a positive impact on the leisure and social needs of all age groups.

HWB5 - Open spaces within the village offer a variety of recreational and user attraction which benefit the health and well being of the community.



Traffic, Transport and Parking

To influence, support and deliver new sustainable transport policy options which benefit Disley village and the wider community.

Challenges for Action

- Formulating an action plan to address high levels of traffic pollution declared in 2010 by Cheshire East in an air quality management report covering the village centre.
- Addressing other negative impacts on the village centre (noise, heavy vehicles, safety, parking) arising from the A6 main road.
- Improving access to services and facilities provided by Cheshire East through better public and community transport links into Cheshire
- Increasing the provision and use of public transport on the A6 main road and Manchester – Buxton rail link
- Improving transport to high school and further education sites in Poynton, Macclesfield and Stockport
- Providing and enforcing a balance of residential parking together with long and/ short stay parking in the village to benefit the local economy and the community.
- To have an active input to inform the planning process for the Airport Link Road (Hazel Grove – Manchester Airport) to ensure there are positive outcomes from the proposals for the Disley community.

Principles Influencing Future Policy

TTP1 – Options for reducing the negative impacts arising from the A6 main road have been incorporated into future transport policies, traffic management schemes and in the decision making process for any larger new developments both within Disley and in neighbouring authorities along the A6 corridor.

TTP2 – Sustainable solutions for addressing parking problems in the village centre are identified and applied as part of the future place shaping process.

TTP3 – Public transport providers are providing services which address the needs of both Disley and neighbouring communities to help reduce the negative impact arising from the use of the A6 corridor through the village and to improve accessibility particularly into Cheshire East.

TTP4 – Alternative community lead transport options are included and supported as part of future transport improvement and place shaping development policy.

TTP5 – The option for a Disley by-pass to remain under continual review as part of any future regional road improvement programmes.

Environment

To influence, deliver and promote policies and local actions which both protect and improve the local environment in Disley and the wider global environment



Challenges for Action

Built Environment:

- Improving the village centre and enhancing the conservation areas:
 - i. The village centre shops located in close proximity to the A6 presently suffer negative impacts from high traffic levels (see transport).
 - ii. The shopping area would benefit from a more coordinated approach to the design and quality of shop frontages and signage within the designated conservation area.
 - iii. The Barlow Meadow area, pedestrian links and vehicular access to and from the rear of the shopping area are central features of the existing village infrastructure. This area is extremely unattractive to the community and visitors, both in poor appearance and user unfriendliness.
 - iv. The layout and traffic flow in Fountain Square present negative impacts on pedestrian and road safety.
 - v. The “Crescent” is an important and attractive housing feature in the village centre conservation area and would benefit from some enhancement and harmonisation in appearance
- Progressing opportunities and satisfactory approvals to develop the vacant Harcostar brown field site on Redhouse Lane.

Natural Environment

- Retaining the designated green belt areas which enhance the outskirts of Disley village
- Improving and fully enhancing the two conservation areas in the village
- Ensuring areas of natural importance and biodiversity are fully identified, protected and promoted

Sustainability

- Achieving sustainability in addressing all the future challenges set out in this plan.
- Contributing to producing, utilising and promoting renewable energy sources to benefit the local community and global carbon reduction

Principles Influencing Future Policy

Built Environment:

E1 – Future policy, standards and enforcement powers applying to conservation areas, are strictly applied and adhered to and extended to include the rear elevations of shops in the Barlow Meadow area.

The impact on the conservation areas from the surrounding areas should also be considered and future development and improvements of areas immediately surrounding the conservation areas should look to be mindful of the Conservation Area policy.

E2 – Future planning policy is supportive of small scale village improvement schemes. In the case of Disley and having regard to **H&D1**, this would be for a comprehensive scheme which improves the village centre, including the Barlow Meadow area to provide a more attractive and sustainable environment for the local economy and the health and well being of the community.

Natural Environment:

E3 – Existing designated Green Belt areas surrounding Disley and Newtown are reconfirmed and remain protected as part of future place shaping development policy within Cheshire East and neighbouring authorities.

E4 – Areas of land and countryside within and surrounding Disley and Newtown which are of special interest and value are designated through local assessment and afforded appropriate protection.

Sustainability:

E5 – Future planning policy is supportive of small scale local renewable energy schemes which benefit the local community.

E6 – Sustainable policies and locally informed solutions to place shaping challenges in Disley are applied.

E7 – Development that outperforms statutory minima such as building regulations should be encouraged.

Priorities for Action

In developing the Village Strategy, a number of common themes across all the objectives and challenges emerged as potential future priorities for action. These are all set out in the table below as background information.

The following top three priorities have been identified by the Village Strategy Stakeholder Group as having significant importance in delivering the overall vision for Disley.

Priority 1

Improving and enhancing the overall village appearance with a gateway to the village centre, improvements to the Barlow Meadow area / conservation areas and reducing the negative impacts of the A6

Priority 2

Improving community facilities, community support and community activities for all ages

Priority 3

Attracting and encouraging small and medium sized business through improved connectivity and infrastructure

Village Priorities	Notes
Improving and enhancing the village centre appearance and gateway to the village. Improvements to include Barlow Meadow area / conservation areas and reducing the negative impact of the A6.	Recommendations from the Parish Plan (PP) consultation were:- to preserve and enhance parts of the village & Cons. Areas; and to produce a Village Design Statement. This was also Identified by Village Strategy Stakeholder Group
Improving leisure activities / recreational space for young people	A PP recommendation and identified by the Stakeholder Group
Providing more affordable housing	PP recommendation to assess housing needs
Providing more accommodation for older adults	PP recommended housing needs assessment Identified by Stakeholder Group
Retaining village character and protecting the green belt	A PP recommendation and identified by the Stakeholder group

Improving the DP school / school site / increasing capacity	Identified by the Stakeholder Group
Improving / enhancing the local economy, visitor economy and places to stay	Identified by the Stakeholder Group
Identifying and prioritising Brownfield sites for future development	Identified by the Stakeholder Group
Improving connectivity between Newtown and Disley	Identified by the Stakeholder Group
Improving support / introducing day care facilities for older people	Identified by the Stakeholder Group
Improving access and public transport	A PP recommendation and identified by the Stakeholder Group
Improving and making better use of the Community Centre	A PP recommendation and identified by the Stakeholder Group
Use of renewable energy – applying and promoting sustainability policies	A PP recommendation and identified by the Stakeholder Group