

# What is a Neighbourhood Plan?

- A Neighbourhood Plan is a community led plan that sets out the vision and policies for the future development of a local area. Once 'made' by the local planning authority it forms part of the statutory development plan and must be used in making decisions on planning applications.
- The community of Disley and Newtown will have the final say as to whether the plan is approved. Everyone on the electoral roll will be able to vote in a referendum as to whether the plan should be 'made'. If over 50% of voters say 'yes', then the plan is taken forward.
- The Neighbourhood Plan policies can be distinct to Disley and Newtown, but must be in general conformity with Local and National Planning Policies.
- A Neighbourhood Plan can cover all sorts of things, such as housing, design, employment, the environment, heritage, retail, tourism and infrastructure. The policies must be **land use** based though – they will be used by planning officers at Cheshire East Council to determine planning applications. They can't cover issues that aren't land use based and which a planning officer wouldn't consider, such as speed limits and litter.
- Neighbourhood Plans have proved incredibly popular because for the first time local people have been given the right to influence the outcome of planning decisions.

# Who else is doing one?

- Up until the end of April 2016, 173 neighbourhood referendums had taken place, and all have been successful. Over 250,000 people have now voted in neighbourhood planning referendums. The average Yes vote is approximately 90% and average turnout approximately 32%.
- In Cheshire East, there are now 4 'made' Neighbourhood Plans (Bunbury, Brereton, Audlem and Sandbach, which passed their referendums in March). A further 31 areas, including Disley and Newtown, are designated.

# The Changing Face of Disley and Newtown

## Population Growth

1951: 2865

2011 : 4294

It is anticipated that recent housing developments will have resulted in further growth in the 5 years since the 2011 census.

## Housing Construction

1946 – 1955	Bentside Road, St Mary's Close, Goyt Road and Elizabeth Avenue
1960 – 1970	Ridgeway extension, Martlet Avenue and Graham Drive
1964 – 1966	The "Lock's Estate" which was the first phase of Chantry Road and Heysbank
1969 – 1971	Counting House Estate
1973 – 1975	Chantry Road and Heysbank link between Lock's Estate and Counting House
1976	Crabtree Court
1977 – 1982	Lymewood Drive
1985 – 1988	Peveril Gardens Estate
2005	Mellor View (Redhouse Lane)
2014 ongoing	Waters Edge (Redhouse Lane)
2016	Dysteleggh Court

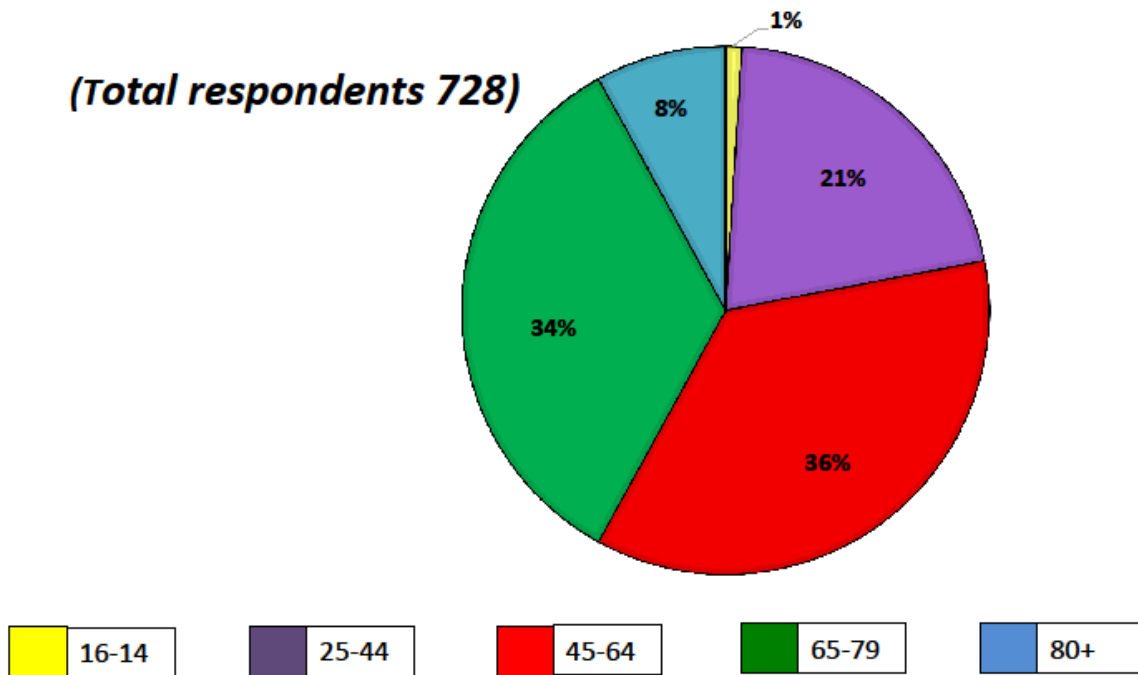
In addition to these developments there have been various infill schemes including bungalows and houses at Greenhill Walk, Meadow Lane and St Mary's Close.

# Retail Contraction?

1966	2016	2030?
General Grocery Stores x 2	Co-op	
Butchers x 2	Butchers x 1	
Newsagents and Toy Shop	Newsagent	
Bakery	Bakery	
Post Office	Post Office	
Banks x 2	Bank x 1	
Greengrocer	<b>Closed recently</b>	
Fishmonger		
Chemist	Chemist	
Millinery Store and Shoe Shop		
Ladies Hairdressers x 2	Hairdressers x 3	
Barbers	Barbers	
Off Licence		
Ladybird Children's Clothes Shop		
Electrical Shop	Sound and Vision/Domestic Appliances	
Hardware Store and Carpet Shop	Carpet Shop (Newtown - in High Peak)	
Tobacconist and Sweet Shop x 2		
Corner Shop Convenience Grocers x 3	Shop at Seven Springs Garage	
Co-op Mini Mart (Higher Disley)		
Fish and Chip Shop	Takeaways x 4	
Coal Merchants x 2	Fire Shop	
Wool Shop	Needlework Shop (Newtown)	
	Coffee Shop	
	Boutique	
	Gift Shop	
	Beauty Clinic	
	Cycle Shop	
	Delicatessen	
	Restaurants x 4	
	Wine Bar	
	Pubs x 5	
	Car sales and repairs	
	Kitchens	
	Automobile Accessories	
	Picture Framing Shop	
	Collection for Auctions Shop	
	Estate Agents x 2	
	Dentists x 2	
	Podiatrist	
	Physiotherapist	
	Architect	
	Travel Agent	
	Solicitor	
	Electrical Contractors	
	Electric Bikes (Newtown)	
	Antique and Vintage Furniture (Newtown)	
	Patio Doors and Windows (Newtown)	
	Dance and Drama Studio (Newtown)	

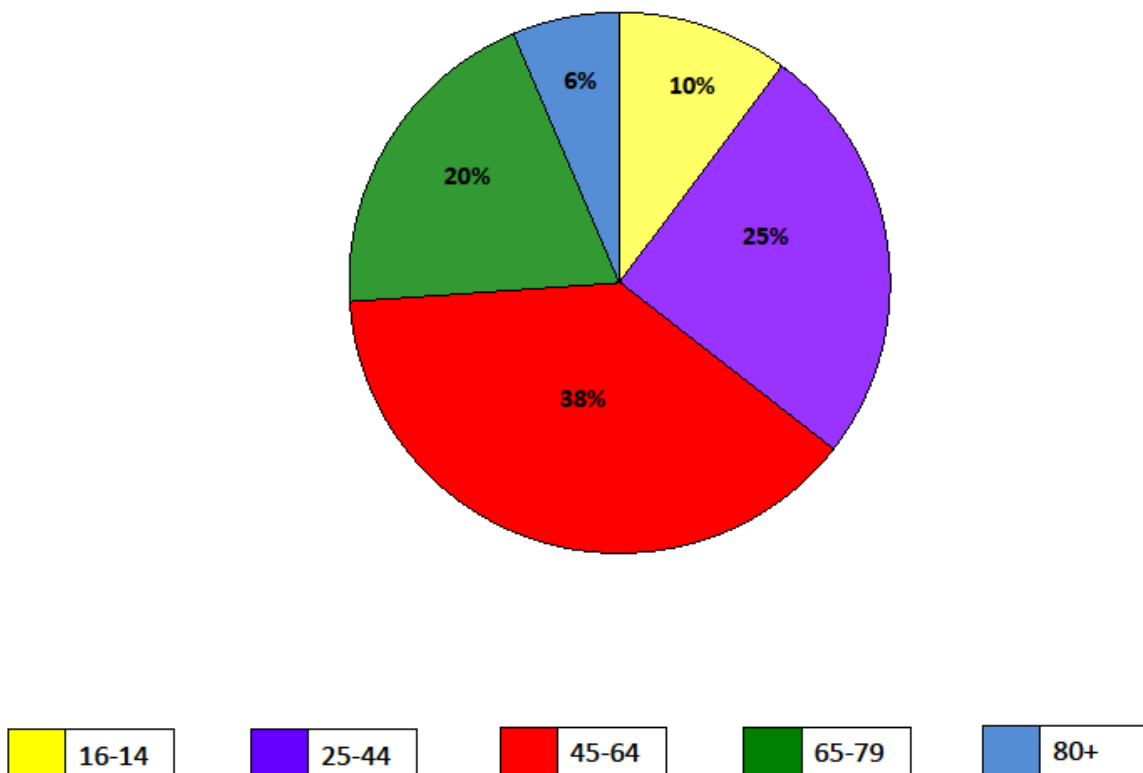
## AGE OF RESPONDENTS

*(Total respondents 728)*



## Disley Ward Population (Ages 16-80+)

*2011 Census*



# What you think is important

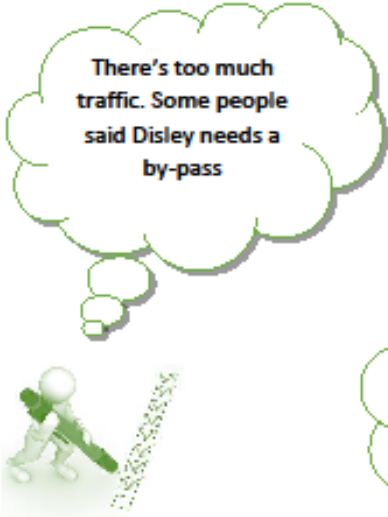
Amenity/Feature	% who say important for the future	% who are satisfied now	Satisfaction gap
Local shops	98%	63%	-35%
Medical/dental facilities	97%	83%	-14%
Village atmosphere	96%	73%	-23%
Bank/Post Office	96%	39%	-57%
Public transport to nearby towns	96%	49%	-47%
Sense of community	96%	69%	-27%
Car parking	95%	26%	-69%
Easy access to parks/countryside	94%	93%	-1%
Greenbelt around village	93%	77%	-16%
Opportunities for recreation	90%	62%	-28%
Facilities for young people	89%	24%	-65%
Pubs, bars and restaurants	89%	86%	-3%
Accessible walks	89%	86%	-3%
Children's play parks	85%	44%	-41%
Heritage/historic buildings	84%	70%	-14%
Buildings for community groups	83%	57%	-26%
Nurseries/pre-school club/play groups	82%	36%	-46%
Local employment opportunities	79%	12%	-67%
Wide mix of housing to buy	79%	48%	-31%
Visitors and tourism	76%	36%	-40%
Cycle trails	73%	40%	-33%
Hotels/guest houses/B&Bs	69%	15%	-54%
Wide mix of housing to rent	66%	17%	-49%
Takeaway food shops	54%	65%	+11%

# Top 10 Satisfaction Gaps


Amenity/Feature	% who say important for the future	% who are satisfied now	Satisfaction gap
Car parking	95%	26%	-69%
Local employment opportunities	79%	12%	-67%
Facilities for young people	89%	24%	-65%
Bank/Post Office	96%	39%	-57%
Hotels/guest houses/B&Bs	69%	15%	-54%
Wide mix of housing to rent	66%	17%	-49%
Public transport to nearby towns	96%	49%	-47%
Nurseries/pre-school club/play groups	82%	36%	-46%
Children's play parks	85%	44%	-41%
Visitors and tourism	76%	36%	-40%

## YOUR COMMENTS


We asked if anything was missing from the survey or if you had any specific thoughts on the future of Disley and Newtown. Here are the most common themes.




There's too much traffic. Some people said Disley needs a by-pass




We need to maintain and improve our facilities




The appearance and accessibility of Disley is important to us. Let's improve it




We need more frequent (and cheaper) public transport



We need more parking, and better road conditions



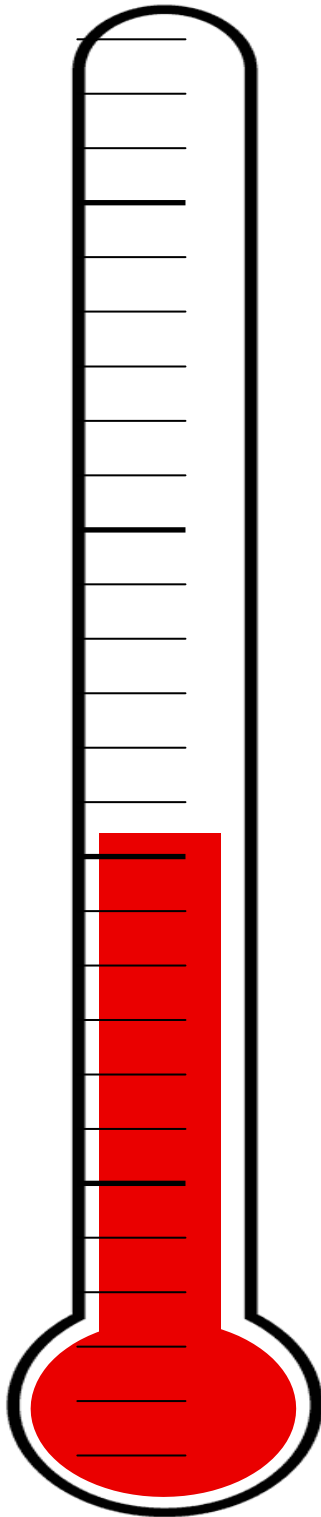
We'd like more community events, and for the area to be more attractive to tourists



We want a variety of housing, but not too many new developments



# DISLEY AND NEWTOWN NEIGHBOURHOOD PLAN



**November 2017:** Cheshire East Council officially 'Make' the Plan

**October 2017:** Referendum

**August 2017:** Modify Plan if necessary

**July 2017:** Publication of Examiner's report (Reg 18)

**June 2017:** Cheshire East Council Submit Plan for Independent Examination

**April 2017:** Disley Parish Council submit plan to Cheshire East Council (Regs 15 & 16), who publicize it for another six week consultation period

**March 2017:** Consider the representations and amend the Plan as necessary

**January 2017:** Start of Formal six week consultation Phase (Reg 14)

**October – December 2016:** Draft Plan written, including Policies and Justification

**June 2016:** Exhibition to highlight the responses to the survey and ask for views on draft vision and objectives ✓

**April 2016:** Apply for grant funding ✓

**January – December 2016:** Collection of Evidence, including analysis of questionnaire, further surveys and reports and focus groups (ONGOING)

**December 2015:** End of Survey ✓

**October 2015:** Survey distributed to all households and businesses in Disley & Newtown ✓

**August – October 2015:** Preparation of survey ✓

**May 2015:** Neighbourhood Plan Area designated by Cheshire East Council ✓

**March 2015:** Initial public meeting held to introduce the Neighbourhood Plan concept to residents and ask for volunteers ✓

## **Proposed Vision for Disley and Newtown:**

Disley is a village with a cherished history and its unique character and atmosphere will be maintained. The position of Disley as a “Gateway to the Peak District” will be developed ensuring that visitors continue to be attracted and welcomed to the village. The green belt around Disley will remain, with any well managed and planned sustainable development meeting the needs of the whole community whilst maintaining the village character, scale and atmosphere.

By 2030 Disley and Newtown will be a vibrant, thriving community with easy access to green spaces and the open countryside. Disley’s position as a local service centre will be enhanced with excellent amenities and services for all, and an improved village centre which balances the needs of motorists, pedestrians, cyclists and public transport users along with those of local businesses.

## **Proposed Objectives for Disley and Newtown:**

- To protect and enhance access to the open countryside
- To improve the village centre
- To protect and enhance heritage and conservation assets
- To improve public transport services to and from Disley and Newtown to meet the needs of both residents and visitors
- To support and enhance the local economy
- To improve services and amenities
- To ensure that all new developments meet local needs and are in keeping with the character of the village

# Summary of Housing Completions and Commitments for Disley Parish

Period from 01/04/2010 to 30/09/2015

<b>Year</b>	<b>Completions</b>
2010/11	4
2011/12	1
2012/13	0
2013/14	-20*
2014/15	39
Up to 30/09/15	28
<b>Total</b>	<b>52</b>

\* In 2013/14, Dysteleghe Court was demolished.

As at 30/09/2015 there were a further 148 commitments in Disley, taking the completions and commitments total to 200, after deducting the 20 properties demolished.

Disley is one of 13 local service centres within the Cheshire East emerging local plan. It is proposed that between the local service centres 3500 new dwellings are provided, although the geographical distribution and the proportion of the 3500 homes that each area will take are not decided.

The total of 200 completions and commitments counts towards any future allocation which may be made to Disley under the Cheshire East Local Plan.

## Details of Housing Completions and Commitments for Disley Parish Period from 01/04/2010 to 30/09/2015

Status	Address	Gross Total	Completions	Remaining Losses	Net Remaining
Awaiting s106	Redhouse Lane	39	0	0	39
Full Permission	Buxton Road West	2	0	1	1
Full Permission	Waterside Road	2	0	1	1
Full Permission	Stanley Hall Lane	3	0	0	3
Full Permission	Peveril Mews	1	0	0	1
Full Permission	The Ridgeway	1	0	1	0
Full Permission	Red Lane	1	0	0	1
Full Permission	Buxton Old Road	1	0	0	1
Full Permission	Farm Lane	1	0	0	1
Full Permission	Dane Hill Close	1	0	0	1
Full Permission	Buxton Road	4	0	0	4
Full Permission	Market Street	1	0	0	1
Full Permission	Coppice Lane	1	0	0	1
Outline Permission	Homestead Road	11	0	0	11
Under construction	Buxton Road	9	0	0	9
Under construction	Redhouse Lane	2	0	1	1
Under construction	Redhouse Lane	121	67	0	54
Under construction	Dysteleggh Court	15	0	0	15
Under construction	Homestead Road	1	0	0	1
Under construction	Red Lane	1	0	0	1
Under construction	Buxton Old Road	2	1	0	1
<b>Totals</b>		<b>220</b>	<b>68</b>	<b>4</b>	<b>148</b>

# A Big Thank You

The Basement Youth Club recently took part in a focus group to have their say in shaping the future of Disley and Newtown.

The Neighbourhood Plan Steering Group is currently analysing the results of this important input into the consultation process.

We would like to thank everyone who took part in the focus group.

Watch out for an update on the results.

# What will Disley and Newtown be like in 2030?

After the exhibition, the Neighbourhood Plan Steering Group (NPSG) will look at the feedback we receive from residents who have attended. Please complete the exit questionnaire so that we can ensure that your opinions are included.

The next steps involve drafting policies and considering whether we need to gather any further evidence in support of the policies.

The NPSG have already obtained government funding to pay for consultancy which will be provided by Cheshire Community Action (CCA).

CCA will support us as we progress the Neighbourhood Plan and help us to bring the project to a successful conclusion.

We would like to hear from anyone who is interested in helping the NPSG. You can give as much or as little time as you like.

The Neighbourhood Plan matters to all of us. Join us and help to shape the future of Disley and Newtown.

**Remember, you can help to answer the question:**

**‘What will Disley and Newtown be  
like in 2030?’**