

DISLEY AND NEWTOWN NEIGHBOURHOOD PLAN

PUBLIC CONSULTATION POLICIES FEEDBACK

8 JULY 2017 TO 27 AUGUST 2017

YOUR NAME (mandatory)

	YES	NO
Do you live in Disley or Newtown?		
Do you work in Disley or Newtown?		
Do you run a business in Disley or Newtown?		
What is your postcode (at home)?	Postcode:	
IF NOT AN INDIVIDUAL, please provide details of organization or body below:		
Name and address of organization/body		
Your position in organization/body		

The following proposed policies should be read in conjunction with the Draft Neighbourhood Plan. A copy is available at <http://disleyparishcouncil.org.uk/neighbourhood-plan/>

Paper copies of the Draft Plan also available to view at Disley Parish Council, 19 Buxton Old Road, Disley, SK12 2BB and at Disley Library.

All comments will be made publicly available on the Disley Parish Council website page after the consultation period and when the submission version of the Plan is released to Cheshire East Council. Comments will be identifiable by name, organization or body. All other personal information provided will be protected according to the Data Protection Act 1998, and will not be made available online or otherwise.

HOUSING

Policy H1 – New Residential Development

A settlement boundary is defined and shown on Figure B. Within the settlement boundary of Disley and Newtown, new housing development consistent with housing numbers set by Cheshire East Council for Disley and Newtown as a Local Service Centre will be supported, subject to other policies within the Neighbourhood Plan. Outside the settlement boundary, residential development will not be permitted except where this accords with national Green Belt policy.

<i>Do you agree with Policy H1?</i>	YES		NO	
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Policy H2 – Housing for Older People

A. New housing which is proposed to directly accommodate a person/persons aged 55 or over will be supported where the following criteria are met:

- i) The dwellings are secured for people aged 55 or over in perpetuity by way of a legal planning condition or agreement; and
- ii) The dwellings are offered to existing residents and people with a local connection to Disley and Newtown for a period of sixteen weeks before being available to prospective residents without a

local connection. This should be done in perpetuity by way of a legal planning condition or agreement; and

iii) The dwellings are well connected with the village; and

iv) The dwellings accord with all other policies within the Neighbourhood Plan, and national Green Belt policy.

B. New development schemes which are specifically for extra care housing for people aged 55 or over and which are well connected with the village will be supported, subject to other policies within the Neighbourhood Plan, and national Green Belt policy.

<i>Do you agree with Policy H2?</i>	YES		NO	
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Policy H3 – Social Housing for Older People

The loss or redevelopment of existing social housing for the elderly will not be permitted unless the redevelopment includes the provision of new social housing units designed to provide accommodation for the elderly to be available in at least the equivalent number of existing units that will be lost. The only exceptions will be when it can be robustly demonstrated through an up to date housing needs survey that the accommodation is no longer needed, or the need can be met elsewhere through the Parish's housing stock, or the accommodation will be replaced elsewhere in the Parish.

Any proposals to enhance and improve the quality or quantity of social housing units for the elderly will be supported.

<i>Do you agree with Policy H3?</i>	YES		NO	
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Policy H4 – Allocation of Barlow Meadow for older persons' housing

Barlow Meadow (see Figure C) is allocated for redevelopment to provide approximately 12 market dwellings specifically for older people aged 55 or over. The dwellings should be secured for people aged 55 or over in perpetuity, and offered to existing residents and people with a local connection to Disley and Newtown for a period of sixteen weeks before being available to prospective residents without a local connection. This should be done in perpetuity by way of a legal planning condition or agreement.

The site must be sensitively developed, particularly given its central village location within the Disley Central Conservation Area.

<i>Do you agree with Policy H4?</i>	YES		NO	
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Policy H5 - Housing Mix and Type

Unless viability or other material considerations show a robust justification for a different mix, in order to redress the imbalance of the current housing stock and ensure an appropriate mix of housing in Disley and Newtown to meet local needs, new homes on developments of 10 or more should be limited to one-third detached properties. The remainder (both market and affordable) should reflect the most recent up to date housing needs survey, particularly favouring smaller homes, bungalows, apartments, terraced or semi-detached, and providing for the changing needs and life-styles of an ageing population - including where appropriate an element of fully compliant Lifetime Homes.

<i>Do you agree with Policy H5?</i>	YES		NO	
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Do you have any comments on the proposed housing policies? Please provide details below

COUNTRYSIDE AND GREEN SPACES

Policy C1 – Footpaths, Bridleways and Cycleways

Proposals to maintain and enhance the network of public footpaths, bridleways and cycleways will be supported. Where new developments are concerned, additions, connectivity, links and improvements to the existing network of public footpaths, the canal towpath, bridleways and cycleways will be sought, where viable and practical, to improve access to the countryside and facilitate walking and cycling to village amenities and services.

Proposals which lead to the loss or degradation of any public right of way or cycleway will not be permitted other than in very special circumstances. Proposals to divert public rights of way and cycleways must provide clear and demonstrable benefits for the wider community.

<i>Do you agree with Policy C1?</i>	YES		NO	
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Policy C2 – Local Green Spaces

The six sites listed in Figure F are designated as ‘Local Green Space’ which are protected from new development unless very special circumstances can be demonstrated.

<i>Do you agree with Policy C2?</i>	YES		NO	
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Policy C3– Nature Conservation

Development proposals in Disley and Newtown will be expected to deliver a net gain for biodiversity by applying the following principles:

A. Local Wildlife Sites, Local Wildlife Sites agreed in principle, Local Nature Reserves and Priority Habitats are identified on maps G and H. Development proposals that negatively impact on the nature conservation interests of these sites would only be supported when the benefits of the proposal to the community outweigh the harm to the habitats. When benefits outweigh the harm caused then development proposals will be expected to demonstrate that they follow the mitigation hierarchy, firstly avoiding damage wherever possible, secondly mitigating to reduce the impacts of a proposal and thirdly by compensating for any residual damage. The use of offsetting metrics to assess the impacts caused by a proposal and demonstrate that a net gain for biodiversity is being delivered will be supported.

B. The Peak Forest Canal is an important local wildlife corridor that connects a number of other local wildlife sites together. Development proposals in close proximity to the Peak Forest Canal Local Wildlife site will be expected to utilise appropriate measures to enhance this corridor.

C. As shown on Map H there is an extensive and well connected network of woodland in Disley and Newtown. Development proposals adjacent to woodlands will be expected to protect and enhance this network by including appropriate buffer zones from trees, avoiding designs that would sever the network and providing new planting to connect existing woodland corridors together.

D. Landscaping within development proposals will be expected to use native and/or wildlife friendly plant species in order to maximise the benefits to local wildlife.

<i>Do you agree with Policy C3?</i>	YES		NO	
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Policy C4 – Trees and Hedgerows

Hedgerows and trees make a significant contribution to the amenity, biodiversity and landscape character of Disley and Newtown. Development proposals will be expected to preserve and enhance these interests by applying the following principles:

A. A tree survey in line with the latest British Standard will be submitted on sites where trees are present.

B. Veteran trees are of particular importance locally due to their historic, landscape and biodiversity value. Applications where veteran trees are present will be expected to protect them within the scheme.

C. Applications on sites where hedgerows follow the historic field patterns will be expected to include plans to ensure these field boundaries are retained, enhanced and brought into good management.

D. An extension of the existing tree cover in Disley and Newtown will be sought through new developments incorporating sustainable tree planting.

E. Woodlands and woodland corridors will be protected and enhanced in line with policy C3 point C.

<i>Do you agree with Policy C4?</i>	YES		NO	
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Do you have any comments on the proposed countryside and green spaces policies? Please provide details below.

BUILT ENVIRONMENT

Policy BE1 – Heritage and Conservation Areas

- A. Proposals will be supported if they conserve and enhance Disley and Newtown’s historical assets and their settings, maintaining local distinctiveness, character and sense of place, subject to other policies within the Neighbourhood Plan.
- B. Any proposal for a new building or external modification to any existing building within the Conservation Areas shall be designed to ensure a truly contextual and harmonising change that will enhance the character of the Conservation Areas. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the adjacent area.
- C. All street furniture and signage within the conservation area shall be of appropriate character.

<i>Do you agree with Policy BE1?</i>	YES		NO	
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Policy BE2 – Character and Design

The design and layout of new developments must demonstrate consideration of the Cheshire East Design Guide (2016). (See: <http://www.cheshireeast.gov.uk/DesignGuideConsultation>)

Support will be given to developments where the design of the buildings is sympathetic to the character, topography and local distinctiveness of the surrounding area. Developments should vary the appearance of individual houses in terms of position, character, features and materials within the palette appropriate to Disley and Newtown.

<i>Do you agree with Policy BE2?</i>	YES		NO	
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Policy BE3 –Shop fronts

Disley village centre is in a Conservation Area and has a number of historic buildings. In order to improve the appearance and identity of the village, preserve the historic setting, and help to maintain the vitality and vibrancy of the village centre, the following principles should be followed when permission is sought –

- A. When new shop fronts are being installed, security shutters should be fully concealed and integrated with the design of the shop front. Shutters must be of an open lattice design which allows at least 50% transparency. The shutter box must be recessed so that it fits behind the shop front fascia and below the shop’s lintel, while the side runners must be concealed within the pilasters. Any metalwork must be coloured to match the colour scheme of the shop front. Internal shutters that allow transparency will be supported.
- B. The design of shop frontages should be sympathetic, reflecting the age, character, design and proportions of the host building.
- C. Shop frontages should not divorce the ground floor from the upper storeys of the building, but rather treat the building as a unified whole.
- D. Where a proposed shop front would span across more than one building the individuality of each building should be retained.
- E. Only traditional materials should be used on historic buildings. In most cases the use of painted solid timber is preferred.
- F. Traditional pilasters, cornices, consoles, fascias and stallrisers must be retained, and their removal will not be permitted.

G. Signs should be uncluttered, and restricted to the fascia above the shop window. The use of traditional signwriting, or individual cut letters attached to a fascia is preferred.

H. Internally illuminated 'light box' type signs are not acceptable.

I. Well-designed hanging signs suspended from traditional metal brackets will be supported.

<i>Do you agree with Policy BE3?</i>	YES		NO	
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Do you have any comments on proposed built environment policies? Please provide details below

TRANSPORT

Policy T1– Parking

Proposals which would exacerbate existing parking problems in the parish, or lead to the loss of existing parking provision will not be permitted, unless the lost parking places are adequately replaced in a nearby and appropriate alternative location, or an agreed alternative transport facility be provided or contributed towards to mitigate the loss.

Any further provision for car parking in the parish will be supported, in line with Conservation Area guidance, national Green Belt policies and other policies within the Neighbourhood Plan.

Existing residential areas and new residential, retail, commercial and business developments must have adequate parking facilities to avoid or minimise 'on street' parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).

<i>Do you agree with Policy T1?</i>	YES		NO	
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Policy T2– Sustainable Transport

In order to improve transport and safety, where appropriate, applicants for new development must demonstrate:

- safe walking and cycling routes in the immediate area of the proposed site, with consideration of access to services and facilities.
- how the proposals link to public transport.
- how any adverse impacts of traffic from the proposed development will be mitigated.
- that the most up to date parking standards required by Cheshire East Council will be met.

- that the proposed site is located in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint.
- that the proposed site is located with good accessibility by a range of sustainable forms of transport, minimising the distance that people need to travel to employment, shops, services and leisure opportunities.
- that the needs of those with disabilities and the elderly have been positively considered and appropriate facilities within the transport infrastructure have been provided to assist them.

Proposals which promote better integration between different modes of transport, including links to the local railway station, and serve to improve bus routes, services and passenger facilities will be supported, subject to meeting the criteria of other policies within the Neighbourhood Plan.

<i>Do you agree with Policy T2?</i>	YES		NO	
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Policy T3– Disley Railway Station

Proposals which improve, enhance or protect Disley Railway Station and its facilities will be permitted, subject to other policies within the Neighbourhood Plan.

<i>Do you agree with Policy T3?</i>	YES		NO	
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Do you have any comments on proposed transport policies? Please provide details below

ECONOMY AND VILLAGE CENTRE

Policy E1– The Economy

Subject to respecting Disley and Newtown’s built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be permitted:

- The development of new small businesses and the expansion of existing businesses
- Proposals that promote or provide facilities for home working and businesses operating from home
- The sympathetic conversion of existing buildings for business and enterprise

New and expanded business and commercial developments must ensure that there are adequate parking facilities to avoid or minimise ‘on street’ parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).

<i>Do you agree with Policy E1?</i>	YES		NO	
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Policy E2 – Village Commercial Centres

Proposals for commercial, tourism, cultural and retail uses will be permitted within the Village Commercial Centres of Disley and Newtown as defined in Figures N and O. Proposals that retain the provision of A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and A4 (Drinking Establishments) uses will be permitted.

New and expanded developments within the village centre must ensure that there are adequate parking facilities to avoid or minimise 'on street' parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).

<i>Do you agree with Policy E2?</i>	YES		NO	
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Policy E3 – The Night Time Economy

Subject to environmental and residential amenity impacts being acceptable, proposals which enhance the night time economy of the village commercial centres (see Figures N and O) will be permitted.

Developments must ensure that there are adequate parking facilities to avoid or minimise 'on street' parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).

<i>Do you agree with Policy E3?</i>	YES		NO	
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Policy E4– Tourism

New tourism initiatives, visitor accommodation and improvements to existing services and facilities associated with tourist attractions, particularly in connection with Disley's role as a gateway to the Peak District will be supported subject to other policies in the Neighbourhood Plan. Development proposals should

- comply with policies for the countryside and conservation/heritage;
- be appropriate in scale, character and location for the development;
- create no harm to the existing character of the local area;
- have no adverse impact on any adjoining residential amenities;
- ensure that there are adequate parking facilities to avoid or minimise 'on street' parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).

<i>Do you agree with Policy E4?</i>	YES		NO	
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Do you have any comments on proposed economy and village centre policies? Please provide details below

COMMUNITY FACILITIES AND INFRASTRUCTURE

Policy CF1– Community Facilities

Proposals for the refurbishment and improvement of all community buildings, car parks and recreational facilities together with the shops and public houses will be permitted, subject to national Green Belt policies and other policies within the Neighbourhood Plan. Changes of use from community buildings to non-community buildings which require planning permission will not normally be permitted, unless the proposed use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.

<i>Do you agree with Policy CF1?</i>	YES		NO	
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Policy CF2– Allotments

The enhancement and expansion of existing allotments, and the development of new allotments will be supported. Proposals that result in harm to or loss of allotments in Disley and Newtown will not normally be permitted unless:-

- a) a replacement provision is made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders, or
- b) where clear and significant social, economic and environmental community benefits could be derived from the proposal.

<i>Do you agree with Policy CF2?</i>	YES		NO	
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Policy CF3 - Play, Recreation and Outdoor Sports Facilities

All sports fields and areas currently used for play and recreation as shown on Figure Q and Appendix B will be protected and, where possible, enhanced. Development will not be permitted unless:

- i) an assessment has been undertaken which shows them to be surplus to requirements; or
- ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- iii) the development is for alternative amenity, play or recreation provision, the needs for which clearly outweigh the loss.

<i>Do you agree with Policy CF3?</i>	YES		NO	
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Policy CF4– Community Infrastructure Levy and Developer Contributions

Where policies in this Neighbourhood Plan require contributions to community infrastructure, subject to development scheme viability, they will be made through planning obligations or in accordance with the most up to date funding mechanisms for developer contributions and infrastructure adopted by Cheshire East Council. Details of priorities for funding within Disley and Newtown should be sought from Disley Parish Council.

<i>Do you agree with Policy CF4?</i>	YES		NO	
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Policy CF5– Telecommunications

Proposals which lead to improvements in mobile network coverage and superfast broadband will be supported, in line with Conservation Area guidance, national Green Belt policies and other policies within the Neighbourhood Plan.

<i>Do you agree with Policy CF5?</i>	YES		NO	
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Do you have any comments on proposed community facilities and infrastructure policies? Please provide details below

Additional comments or thoughts on the Draft Neighbourhood Plan