

DISLEY PARISH COUNCIL

Richard Holland *Disley Parish Clerk*

Tel: 01663 762726

Email: admin@disleyparishcouncil.org.uk

Web: www.disleyparishcouncil.org.uk

Twitter: [@disleypc](https://twitter.com/disleypc)



Mr David Hogger BA MSc MRTPI MCIHT
Intelligent Plans and Examinations (IPE) Ltd.
Regency Offices
37, Gay Street
Bath
BA1 2NT

15th March 2018

Dear Mr Hogger

Examination of Disley and Newtown Neighbourhood Plan

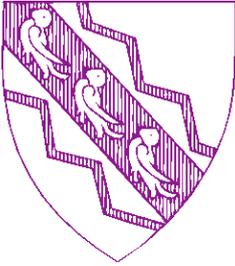
On behalf of Disley Parish Council and the Disley and Newtown Neighbourhood Plan Steering Group, I am pleased to respond to the initial questions you have raised seeking further clarifications in respect of the Neighbourhood Plan.

Q1 Settlement Boundary:

The Steering Group strongly believe that the NP should contain a Settlement Boundary Plan which delineates the area that most residents of Disley and Newtown would regard as representing the boundaries of the settlement. When the SG reviewed the latest version of the Green Belt Plan supplied by Cheshire East (See attached email exchange with Cheshire East re the settlement boundary in obtaining the latest Green Belt Plan) two material inconsistencies were observed in that:

1. There are two rows of houses on Buxton Road between Disley village and Newtown which are believed to have been constructed before 1940. One of these rows is excluded from the Green Belt fields behind (which seems logical) whereas the other row is coloured green as if part of the Green Belt.
2. The housing estate known locally as "Chantry" which was developed in the 1960s and 70s is excluded from the Green Belt whereas the much older housing estate off Light Alders is shown coloured green as if part of the Green Belt. Light Alders was developed before the 1960s and it seems odd that a built up residential area is treated as Green Belt.

The second of these inconsistencies is referred to in the draft NP at paragraph 8.7. It is acknowledged that a Neighbourhood Plan cannot change the area designated as green belt and the draft NP does not seek to do that. The reference to the settlement boundary at **Policy H1** is qualified by the statement "*new housing development will be supported, except for any areas of Green Belt*



DISLEY PARISH COUNCIL

Richard Holland *Disley Parish Clerk*

Tel: 01663 762726

Email: admin@disleyparishcouncil.org.uk

Web: www.disleyparishcouncil.org.uk

Twitter: [@disleypc](https://twitter.com/disleypc)



within the settlement boundary where further residential development will not be permitted"

As a separate exercise to the draft NP the Parish Council will investigate whether the two areas of inconsistency referred to are correctly marked as green belt.

Cheshire East Council's Green Belt Assessment Update report dated 2015 does recognise the areas of housing off Buxton Road West, including the Light Alders Road estate. (See extract copy of the assessment updates relating to the sites, D34, D35 and D 36 and enclosed map)

In terms of the justification for declaring a settlement boundary for Disley, I would respectfully draw your attention to paragraphs 8.34 and 8.69 of the adopted Cheshire East Local Plan Strategy Part 1, and page 70 which states:

8.34: In Local Service Centres and other settlements and rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear need exists, which is not more appropriately met in a larger nearby settlement. Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will be achieved through the allocation of suitable sites and / or the designation of settlement boundaries addressed as part of the Site Allocations and Development Policies Development Plan Document and / or in Neighbourhood Plans, where these come forward.

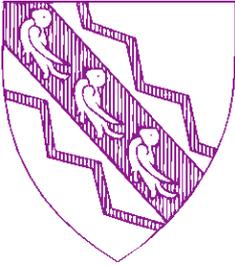
Footnote from page 70 of CELPS- 34 Settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans.

8.69: Settlement boundaries will remain unchanged apart from where specific sites are proposed within this document (except safeguarded land), until detailed boundaries are established through the Site Allocations and Development Policies Document and / or Neighbourhood Plans.

Q2 Local Greenspace site - Disley Dam

To expand on the justification for designating Disley Dam and adjacent Red lane meadow as green open space. I can provide the following additional evidence under the CELPS criteria which informed the designation.

Proximity to the community: The site is located within 5 minutes' walk from Disley village centre accessed via an unadopted road and a Public Right of Way providing a secondary access to Lyme Park.



DISLEY PARISH COUNCIL

Richard Holland *Disley Parish Clerk*

Tel: 01663 762726

Email: admin@disleyparishcouncil.org.uk

Web: www.disleyparishcouncil.org.uk

Twitter: [@disleypc](https://twitter.com/disleypc)



Area of significant interest: In 1997 the site was recognised and registered by The Cheshire Wildlife Trust as a site of Biological Interest Grade C and changed to

Grade B in 1999. The site has just recently been surveyed by CWT and confirmed to meet the revised criteria for selection of Local Wildlife sites within the Local Plan. (See attached copy letter confirming the initial registration in 1997; original and updated Citations and copy letter from CE planning authorising the recent CWT survey of sites for revised criteria).

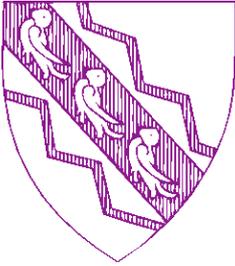
Recreational Value: The Parish Council rents the site to the Disley and New Mills Fishing Club which enjoys a large membership including all ages from the Disley Community. Disley Dam is regarded as health and well-being asset to the Disley community with access to an open green space and fishing recreational and sporting activity not available in many locations. The Parish Council working in Partnership with the Fishing Club have recently invested in upgrading the site to incorporate onsite parking and improved accessibility. (See attached extracts from the Disley and Newtown Fishing Club web site)

Both the Macclesfield Borough Council Local Plan (NE. 1 Landscape Protection and Enhancement) and the CELPS (Policy SE 15) refer to protecting the Peak Fringe which includes Disley Dam and the meadow.

Q3 Nature Conservation sites

The CELPS Plan map - Sites of Nature Conservation Importance, shows the boundaries of these sites within Disley & Newtown. They are indeed included in the NP in Figure I, also in Appendix D (Local wildlife sites). The NP further includes additional sites as listed by Cheshire Wildlife Trust, not identified in the Local Plan. Some of these have been recently assessed/re-assessed by the LWS Partnership (e.g. Upper Waterside Farm). There has been extensive email consultation with both the CWT and the CEC Neighbourhood Plan Officer to clarify the position re nature conservation sites (See extract from email thread below). This demonstrates, among other things, the evolving clarification of the difference between 'designated' and 'listed' (or 'selected') sites. This distinction we tried to reflect as accurately as possible in the NP and the accompanying figures and appendices. To be clear, the NP does not propose new sites; it simply includes sites already listed by the professional body charged with this undertaking. We trust the colour coding provided by CWT facilitates an understanding of the admittedly complex variety of sites involved. Paragraphs 9.16, 9.17 and 9.18 neighbourhood Plan set out the justifications in this respect.

See attached extract from email correspondence with Cheshire Wildlife Trust, following queries from the Cheshire East Neighbourhood Plan Officer. It notes the revision and correction of the table and map of nature conservation sites in Disley - now nine in all, not eight, with Waterside Farm no longer 'potential' but



DISLEY PARISH COUNCIL

Richard Holland *Disley Parish Clerk*

Tel: 01663 762726

Email: admin@disleyparishcouncil.org.uk

Web: www.disleyparishcouncil.org.uk

Twitter: [@disleypc](https://twitter.com/disleypc)



confirmed; and that we had now agreed not to call them 'designated' but 'selected' sites.

Finally, in conclusion I hope these responses with attached evidence help to fully clarify the questions you have raised.

Yours sincerely

Cllr. David Kidd
Chairman of Disley Parish Council

