
NEIGHBOURHOOD PLANNING AND COMMUNITY SUPPORT

Disley and Newtown, Cheshire



**Final Report
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Disley and Newtown, Cheshire

- Disley and Newtown is a semi-rural community with a population of approximately 4300 (ONS, 2011).
- Situated in the north of Cheshire East; borders parts of Greater Manchester to the north and Derbyshire to the west.
- The main A6 road runs through the centre of the village.

Since April 2014, more than 1000 local communities have begun producing neighbourhood plans. Disley and Newtown is one such community in the early stages of this process.



What is 'Neighbourhood Planning'?

- Introduced under the Localism Act 2011.
- Affords communities greater power to shape development and growth in their local area, specifying where development can/cannot take place. ¹
- The scope of a neighbourhood plan is varied; sometimes comprehensive, sometimes covering one or two issues.
- Once approved, neighbourhood plans become statutory documents that must be used by the Local Authority to inform the outcome of a given planning application.
- Benefits of neighbourhood planning commonly include enhanced partnership working, and the inclusion of distinctly local voices in planning policy. ²

Aims and Objectives

The aim of the project is to assist the community in deciding the context of the neighbourhood plan.

The project compiles an evidence base on key issues in Disley and Newtown.

The primary objective is to identify what the village is like now, the opportunities and constraints the village faces, and to recommend areas where policy intervention might be most effective.

At the request of the client this study of Disley and Newtown is explored on a thematic basis as follows:

- (1) Landscape
- (2) Design and Character
- (3) Village Centre
- (4) Housing
- (5) Transport

Methodology

The methods detailed below are designed to underpin data collection, analysis and interpretation.

Method	Rationale
Secondary data (ONS/census/ data already collected by LA and Parish Council where applicable)	Useful for more robust analysis of baseline conditions, but also in recommending interventions. Will support primary data well.
Visual surveys (photography, asset/amenity mapping, <i>etc.</i>)	Instrumental in examining many of the identified themes. Will support quantitative data but also constitute a data source itself. Of particular relevance to landscape and design.
Questionnaire surveys	Practical and insightful.
Public consultation (where appropriate and agreed with client)	Qualitative data will account for how the village is viewed by those that live there ³ . Invaluable source of data that will balance quantitative evidence base. One consultation event with ~25+ locals so far attended.

Summarising current policy frameworks

National

NPPF (2012): emphasises competitive economies, vibrant communities and sustainability. ⁴

Local Plan for Cheshire East is under review. Expected to include policies and allocations regarding 5 year housing supply, employment land, and protection of open space.

Regional

Macclesfield Borough Local Plan (2004) is used currently and specifically emphasises controlled development to match local need. ⁵

Disley Parish Plan, 2011:

Emphasis on distinctly local issues of community, environment, transport, and children. ⁶

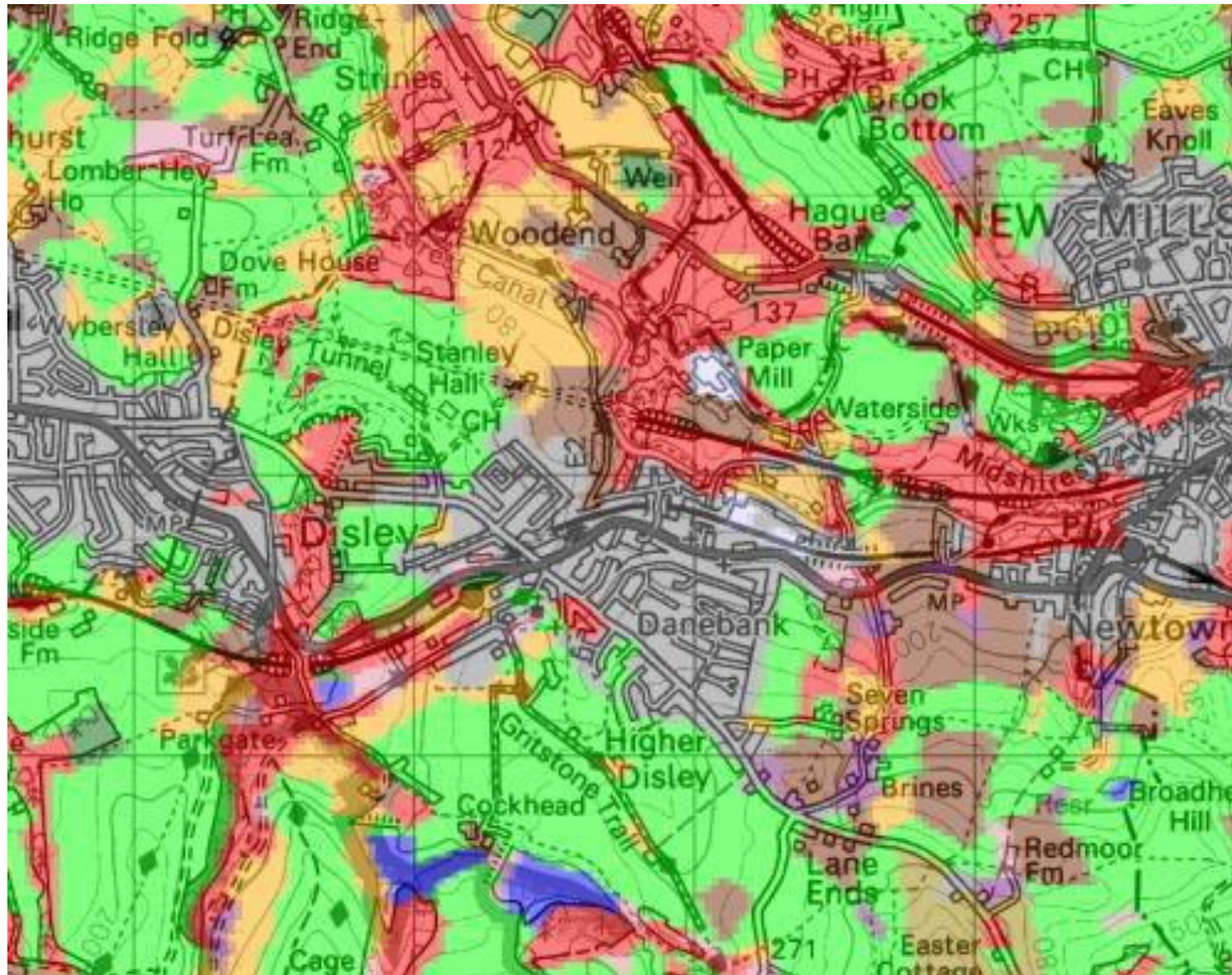
Local

Disley Village Strategy 2012-2030:

Sustainable, vibrant visitor economy; 'Gateway to Peak District'

Priorities include enhancing village appearance, improving community facilities and encouraging SME through connectivity and infrastructure (p. 22). ⁷

Landscape



legend

	Saltwater		Broadleaved Woodland		Heather Grassland
	Freshwater		Coniferous Woodland		Bog
	Supra-littoral Rock		Arable and Horticulture		Montane Habitats
	Supra-littoral Sediment		Improved Grassland		Inland Rock
	Littoral Rock		Rough Grassland		Saltwater
	Littoral Sediment		Neutral Grassland		Freshwater
	Saltmarsh		Calcareous Grassland		Supra-littoral Rock
	Urban		Acid Grassland		Supra-littoral Sediment
	Suburban		Fen, Marsh and Swamp		Littoral Rock
			Heather		Littoral Sediment
					Saltmarsh

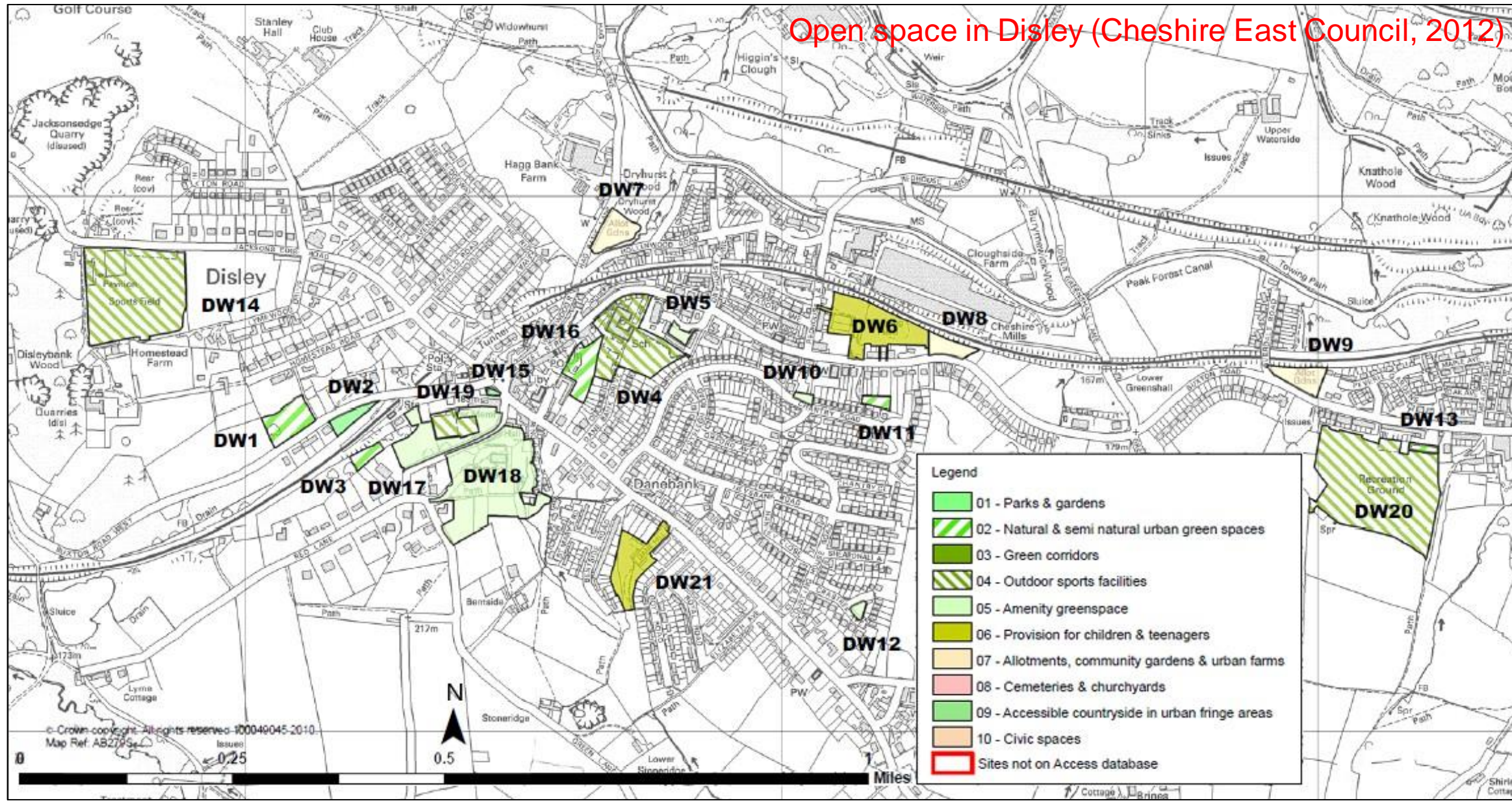
Total land cover for the parish is 8,699.78m², 80% is green space (ONS, 2011)

Land cover in Disley and surroundings
(Basemap: Edina Digimap, 2015)

Open space

The quality of public open spaces should be improved.

Open space in Disley (Cheshire East Council, 2012)



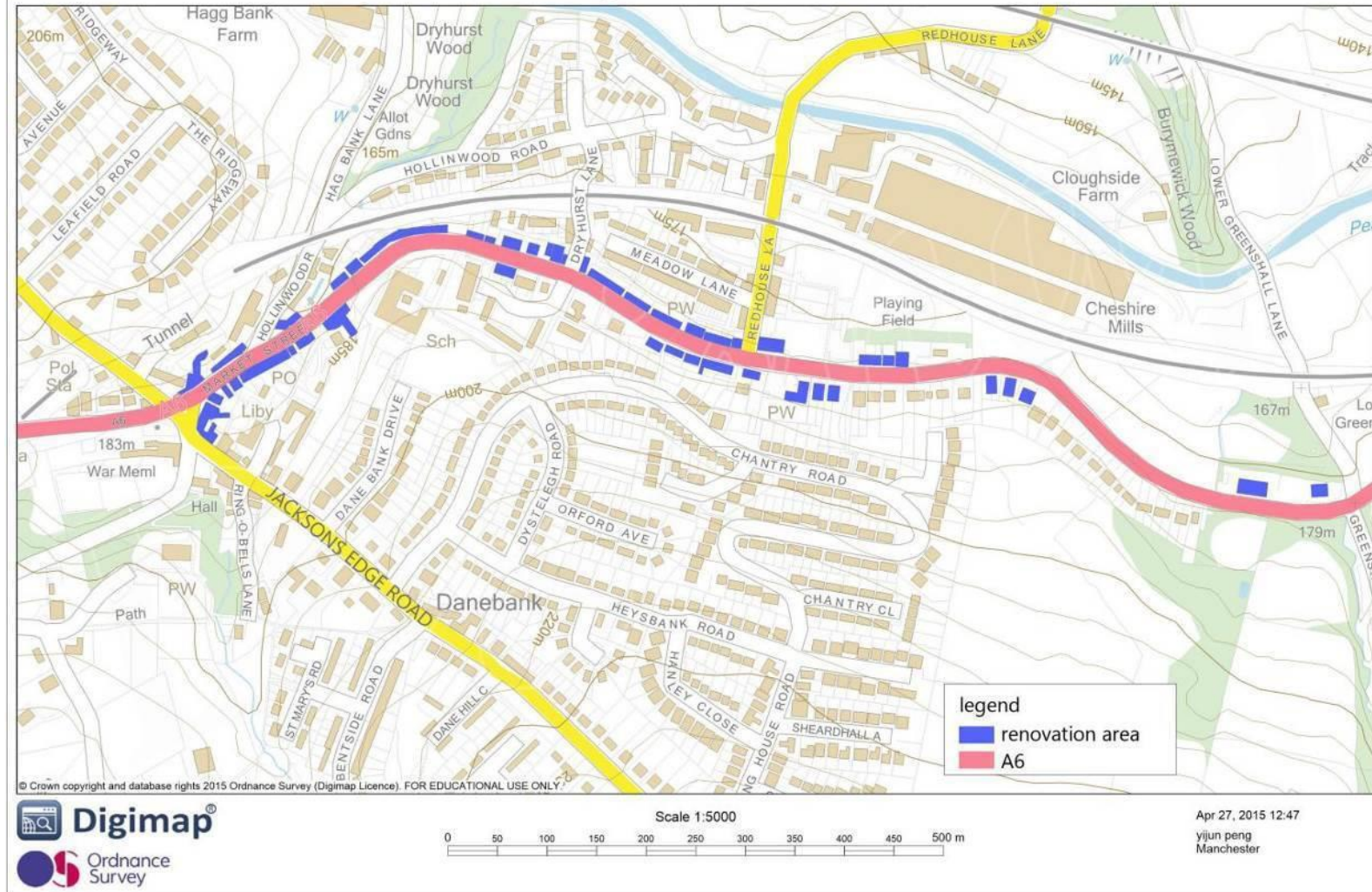
Elevation



Typical architectures along A6

selective renovation of architectural elevation, considering an unique style for Disley which is approved by local authority and residents.

Renovation of elevation of architectures (Jacksons edge Road - Greenshall Lane)



Renovation of elevation of architectures along A6 (Jacksons Edge Road - Greenshall Lane) (Basemap: Edina Digimap).

Landscape

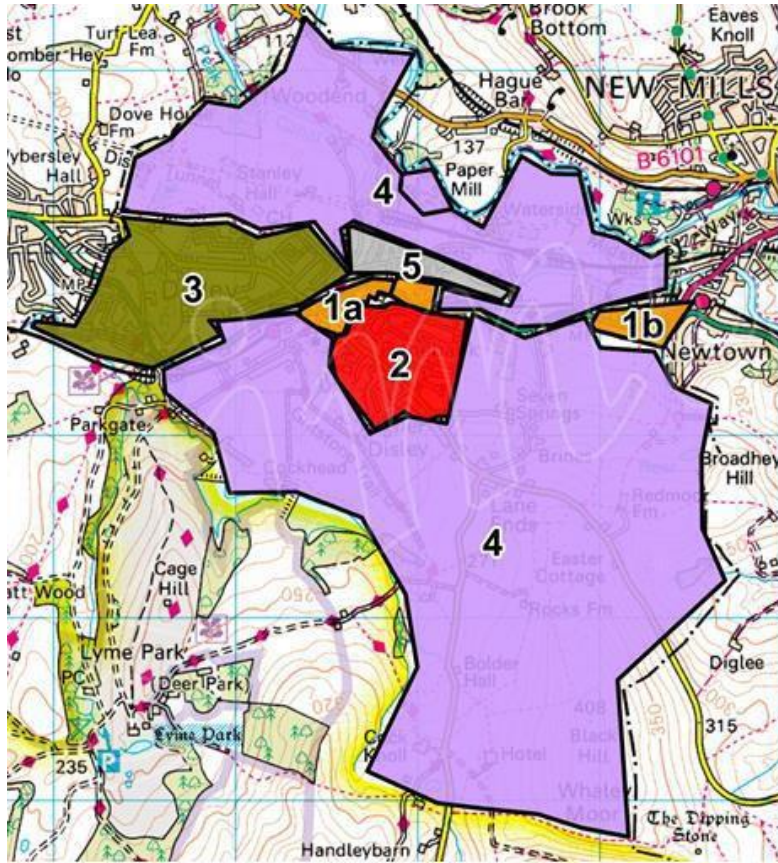
Strengths	Weaknesses
<ul style="list-style-type: none">-Varied land uses-Extensive, quality greenbelt provision	<ul style="list-style-type: none">-Open space is segregated-Limited availability for development
Opportunities	Threats
<ul style="list-style-type: none">-Green corridors could be used to integrate the village and greenspace-Brownfield development and, in exceptional circumstances, release of lower grade greenbelt land.	<ul style="list-style-type: none">-Development: sprawl and greenbelt encroachment

RECOMMENDATION L1: Investigate opportunities for green networks

RECOMMENDATION L2: Examine the possibility of (selective) greenbelt release

RECOMMENDATION L3: Assess options for elevation and density along A6

Design and Character



Character Zones:

- 1a. Disley Village Centre
- 1b. Newtown Village Centre
- 2. Medium Density Housing
- 3. Medium-Low density Housing
- 4. Ultra Low Density Housing and Open land
- 5. New Build Housing



<p>Strengths</p> <ul style="list-style-type: none">• Attractive, conformed and distinctive village centre showing historical character and original identity,• Attractive and appropriately sized street scape in the areas	<p>Weaknesses</p> <ul style="list-style-type: none">• Lack continuity• A loss of natural and historical character• Untidy and cluttered village centre.• The Barlow Meadow area untidy appearance & Lack of user friendliness
<p>Opportunities</p> <ul style="list-style-type: none">• Create a village that in conformity attractive a well-defined character and identity,• Promote Ilkley as the gateway to the peak district• Increase the appeal of Disley village as a place to live, and visit,	<p>Threats</p> <ul style="list-style-type: none">• Lack a 5 year housing supply• No agreed design statement for the village



RECOMMENDATION DC1: Agree a design statement for development

- Urgent need to develop an agreed design statement for Disley to which new development must conform.
- Improving continuity in design is key.

RECOMMENDATION DC2:

Re-emphasise conservation status: decluttering

- Improved maintenance and management of the village centre conservation area to negate the effects of clutter.
- Includes shop signage
- Potential to preserve the historical character of the village centre.

Village Centre Assessment

<p><u>Strengths</u></p> <ul style="list-style-type: none">- Good selection of retail (convenience) provision-suitable for main and top-up shopping.- Ample provision of services.- Sufficient supply of community facilities (library, community centre).- Low recorded vacancy rate.	<p><u>Weaknesses</u></p> <ul style="list-style-type: none">- Congestion and parking as contentious issues.- Appearance-signage and general aesthetics (in parts) described as 'messy'.
<p><u>Opportunities</u></p> <ul style="list-style-type: none">- Redevelopment of Barlow Meadow (appearance and parking) to community benefit.- Policies to promote extensive range of amenities and facilities to capitalise on 'gateway destination' status.	<p><u>Threats</u></p> <ul style="list-style-type: none">- Development may stress existing access issues-congestion.- Parking provision to remain contentious; exacerbated unless addressed.- Suggestion of a delicate balance of retail/service uses. Particular dominance of food and drink provision.

FUNCTIONS AND ROLES OF THE CENTRE

The village centre is not defined by any one use-value or function.

All respondents indicated a reliance on neighbouring towns for at least some of their retail and service needs.

Disley is part of a wider network of functional economies.

Purpose of visit	Percentage
Tourism (or other visitor)	28%
Leisure	22%
Retail	33%
Other	17%

RECOMMENDATION VC1: Examine in detail how the village centre is used by visitors.

- Surveying motivations will highlight the perceived roles and functions in the context of a wider catchment area.
- Indicate what kinds of development local policy should look to support.
- May be relevant in establishing the village as a gateway to the Peak District.

RETAIL/SERVICE PROVISION

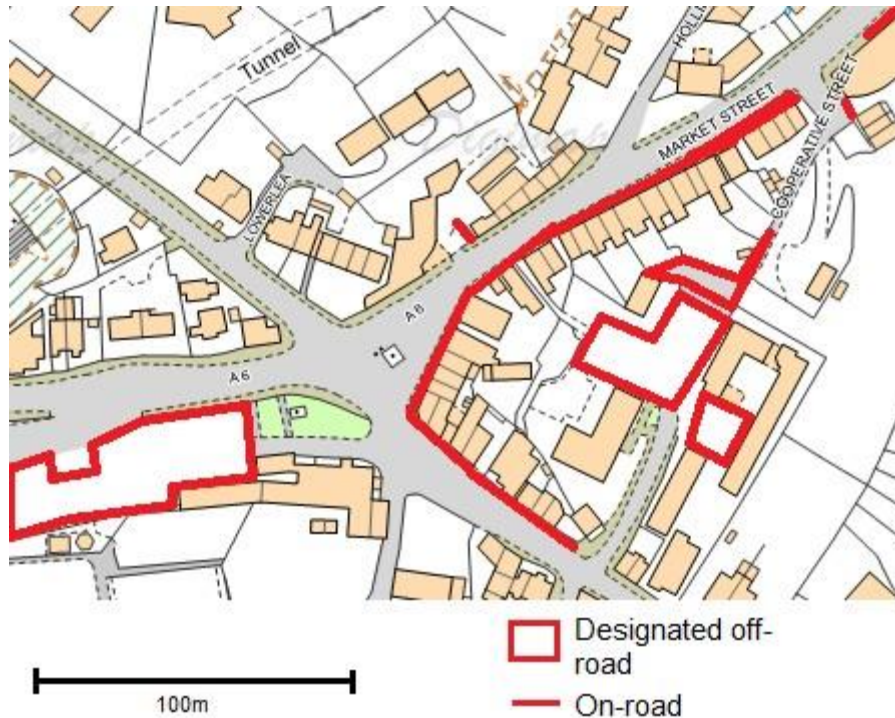
<i>Occupier representation</i>	<i>Recorded number</i>	<i>Percentage (%) of total provision</i>
Convenience (incl. food retail)	8	13.6
Comparison (& specialist)	7	11.9
Services (incl. health, beauty and professional)	31	52.5
Entertainment (incl. public houses)	13	22.0
Total	59	100

Two-thirds of respondents felt that the variety of retail and service representation was good or very good, and only 1 respondent (5.6%) suggested that the mix of retail/services was poor.

RECOMMENDATION VC2: Consider the balance of retail, service and visitor facilities in the village.

- Although satisfaction of village amenities is generally quite good there may be some scope for policy to promote a balance of retailers and services that more broadly appeal to the whole community.

ACCESSIBILITY



“Even though the village is quite small it does get very busy.”

“The problem is that there isn’t anywhere to park...It’s worse when people are just visiting.”

RECOMMENDATION VC3: Consider options for improving parking capacity

- Undertaking an assessment of current parking resources-how, when and by who they are used?
- Guide a reorganisation parking facilities (especially at Barlow Meadow) that might better connect users with the centre.

Housing



Housing in Disley and Newtown

		Disley	Knutsford Rural	Knutsford Town	Macclesfield and Bollington	Macclesfield Rural	Poynton	Prestbury	Wilmslow and Alderley Edge	Cheshire East
Tenure	Total									
	Owner Occupied									
	Private Rented									
Property size	One									
	Two									
	Three									
	Four or more									
Property type	Detached Hse									
	Semi Det Hse									
	Terraced Hse									
	Flat (inc bedsits)									
	Bungalow									

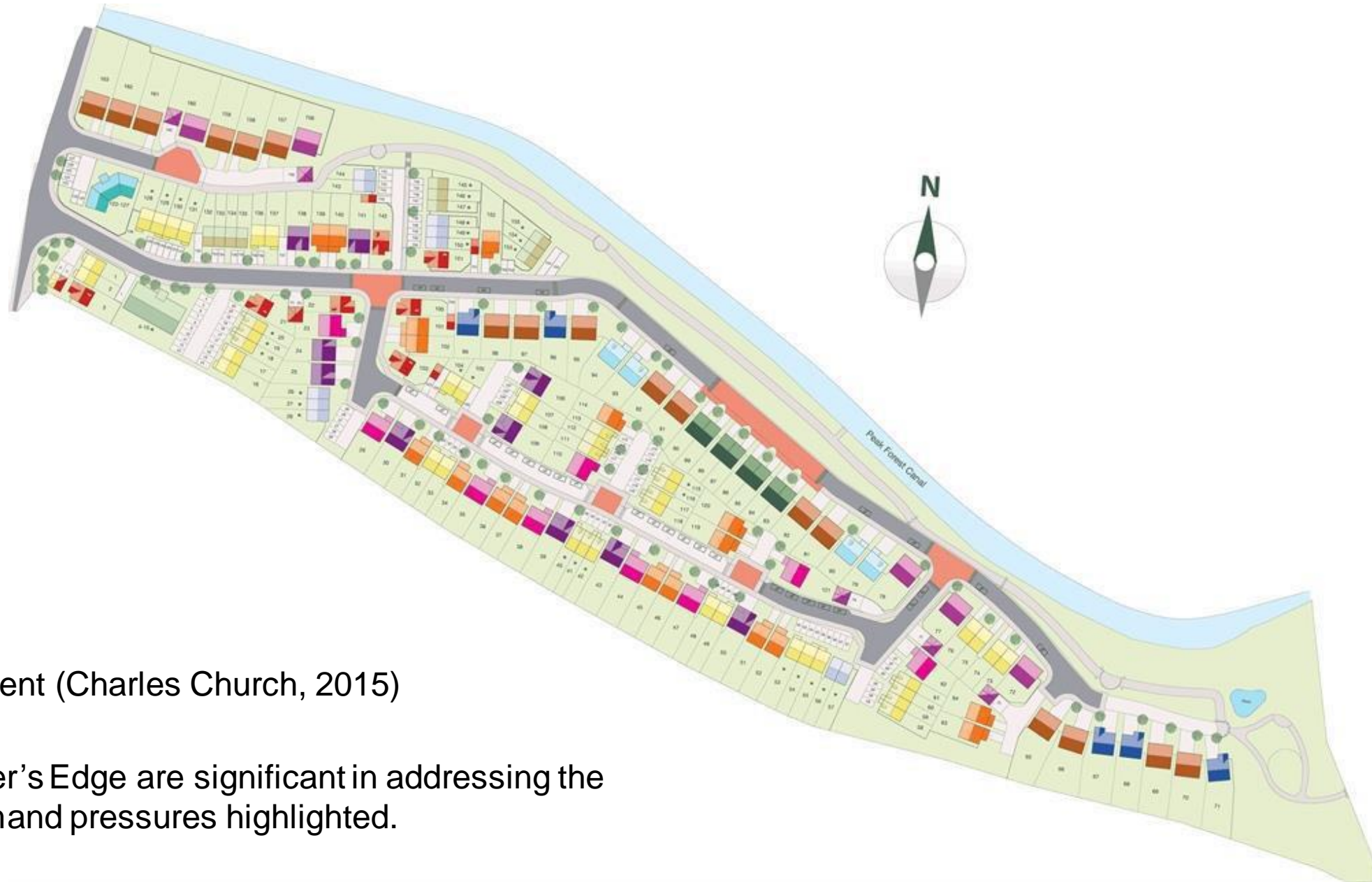
	Demand exceeds supply and particular pressure on stock
	Demand exceeds supply and some pressure on stock
	Demand equals supply; demand likely to be satisfied

Supply and demand pressures in Cheshire East (Cheshire East, 2010).

area	Lower Quartile	Median	Income required to afford LQ Price	Income required to afford median price	% households who could afford LQ price	% households who could afford median price
Disley	£141,000	£188,000	£40,286	£53,714	35.50%	14.40%

Housing Affordability (Land Registry 2009)

Water's Edge



Water's Edge development (Charles Church, 2015)

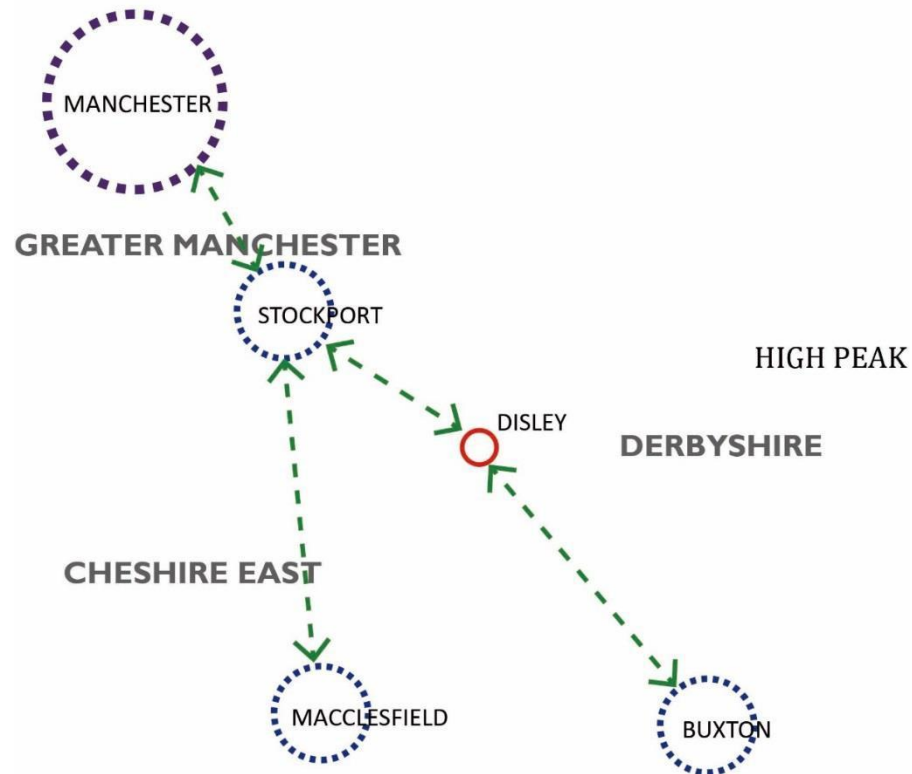
Developments like Water's Edge are significant in addressing the kinds of supply and demand pressures highlighted.

<p>Strengths</p> <p>-Homes are varied and attractive Compact village centre means that accommodation is well located to amenities.</p>	<p>Weaknesses</p> <p>-Demand far outstrips supply -Little land availability to respond to increasing pressures.</p>
<p>Opportunities</p> <p>-Developments like Water's Edge highlight the benefits of brownfield redevelopment to meet need.</p>	<p>Threats</p> <p>-Affordability is a major barrier to young people in the village.</p>

RECOMMENDATION H1: Assess options for brownfield site development

RECOMMENDATION H2: Work with Cheshire East to guide wider policies on 5 year housing supply

Transport



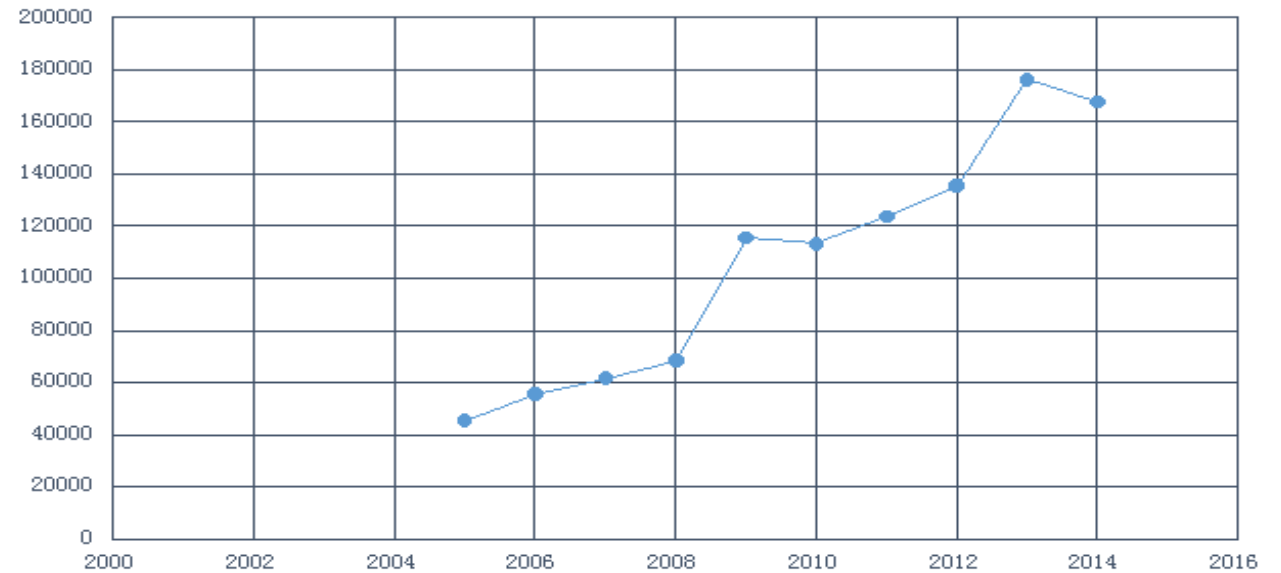
Strength	Weaknesses
<ul style="list-style-type: none">- Direct road and rail connections to major city- Frequent public transport services- Enhancements reflected in existing policy	<ul style="list-style-type: none">- Congestion/pollution/noise issues- Safety issue on A6 road- Limited potential of cycling space
Opportunities	Threats
<ul style="list-style-type: none">- Policies identifying traffic issues- Increasing rail passenger usage- Good community organisation	<ul style="list-style-type: none">- SEMMMS scheme not including by-pass in Disley- Limited parking spaces- By-pass construction opportunity removed from national plans

Public Transport

- Focus on rail service
- Contextual location
- Usage growth
- Parking space needed

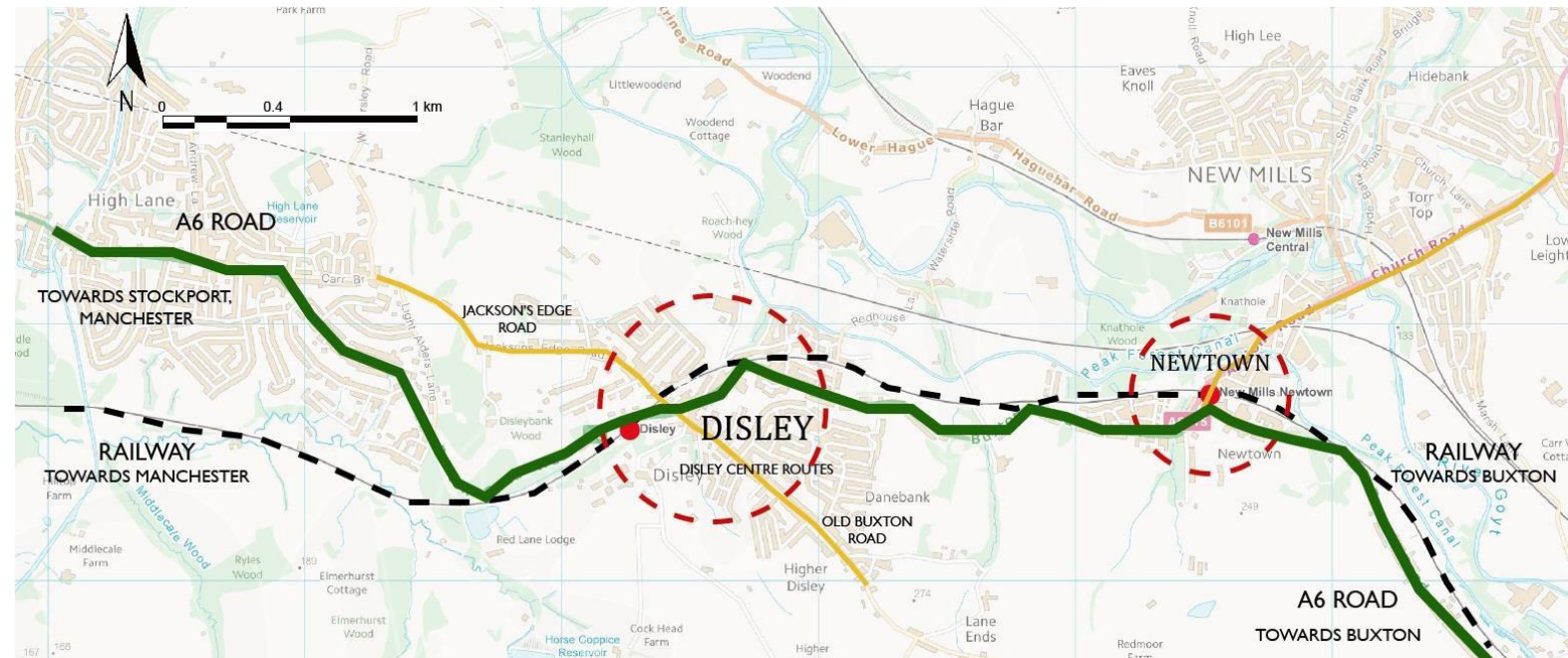


Annual Passenger Usage at Disley Station



Road Transport

- Commuting assessment
- Hub within inter-urban road network: major congestion 'hotspot'
- Impacts from the SEMMMS new road scheme
- Pollution, noise, and safety issues
- By-pass needed



Recommendation T1: Railway station improvement-parking

- Investigate opportunities to expand the parking spaces at the railway station.
- Relieves parking pressures elsewhere, but also encourage sustainable travel behaviours.

Recommendation T2: Road Improvement-bypass

There is significant need of a bypass to ease the pressure on A6 road through Disley.

Recommendation T3: Road Improvement-safety

- It is recommended that additional traffic lights and zebra crossings should be set up on the A6 road part through the village to enhance safety.

Summary

LANDSCAPE ANALYSIS

Landscape is varied and of good quality, with particular reference to the provision of green belt land. Assessment presents opportunities for enhancement to relieve development pressures and improve land uses.

DESIGN AND CHARACTER

The village is of attractive design and character, and has good use of soft boundaries to link elements with the surrounding countryside. There is a lack of 5 year housing supply, and this does present some concerns about maintaining a consistent building and character style.

VILLAGE CENTRE:

The village offers sufficient offer of retail and service provision. Congestion, parking and village aesthetics are emerging issues that present the opportunity for renewed focus on local conservation area status; itself a useful tool in promoting the village as a gateway destination.

Summary, cont.

HOUSING:

Housing is a significant point of discussion. Affordability and supply/demand pressures constitute major points for consideration.

TRANSPORT:

The village is well connected, but there are significant concerns about congestion and road capacity. Exploring options for traffic relief should inform policy. Safety is also considered important to residents.

Recommendations

Identified priorities have been used to inform a set of preliminary recommendations to guide the development of neighbourhood planning policies in Disley and Newtown, listed per theme as follows:

RECOMMENDATION L2: Examine the possibility of (selective) greenbelt release

RECOMMENDATION L3: Assess options for elevation and density along A6

RECOMMENDATION DC1: Agree a design statement for development

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Recommendations, cont.

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