



LOCAL DEVELOPMENT FRAMEWORK



PRESTBURY

Supplementary Planning Document

June 2011

Introduction and Background

1.0 Introduction

This Supplementary Planning Document for the Parish of Prestbury has been prepared within the context of the existing adopted 2004 Macclesfield Borough Local Plan.

This document is intended to provide a link between the objectives of the Parish Plan produced by the parish residents in January 2009 and the formal planning policies contained within the Macclesfield Borough Local Plan and through this provide supplementary information which can, where appropriate assist with considering future planning application proposals.

The Prestbury Parish Plan and this document which emanated from it also forms part of the Evidence Base for the Cheshire East Local Development Framework.

“The Supplementary Planning Document and associated policies within the adopted 2004 Macclesfield Borough Local Plan will be in place until such time as they are reviewed by Cheshire East Council in conjunction with Prestbury Parish Council following adoption of the Local Development Framework for Cheshire East.”

1.1 Prestbury - Population

According to the 2001 national census, the Parish had a population of 3,324 persons, of these 1,603 were males and 1,721 were females. The age structure for these residents is indicated below:

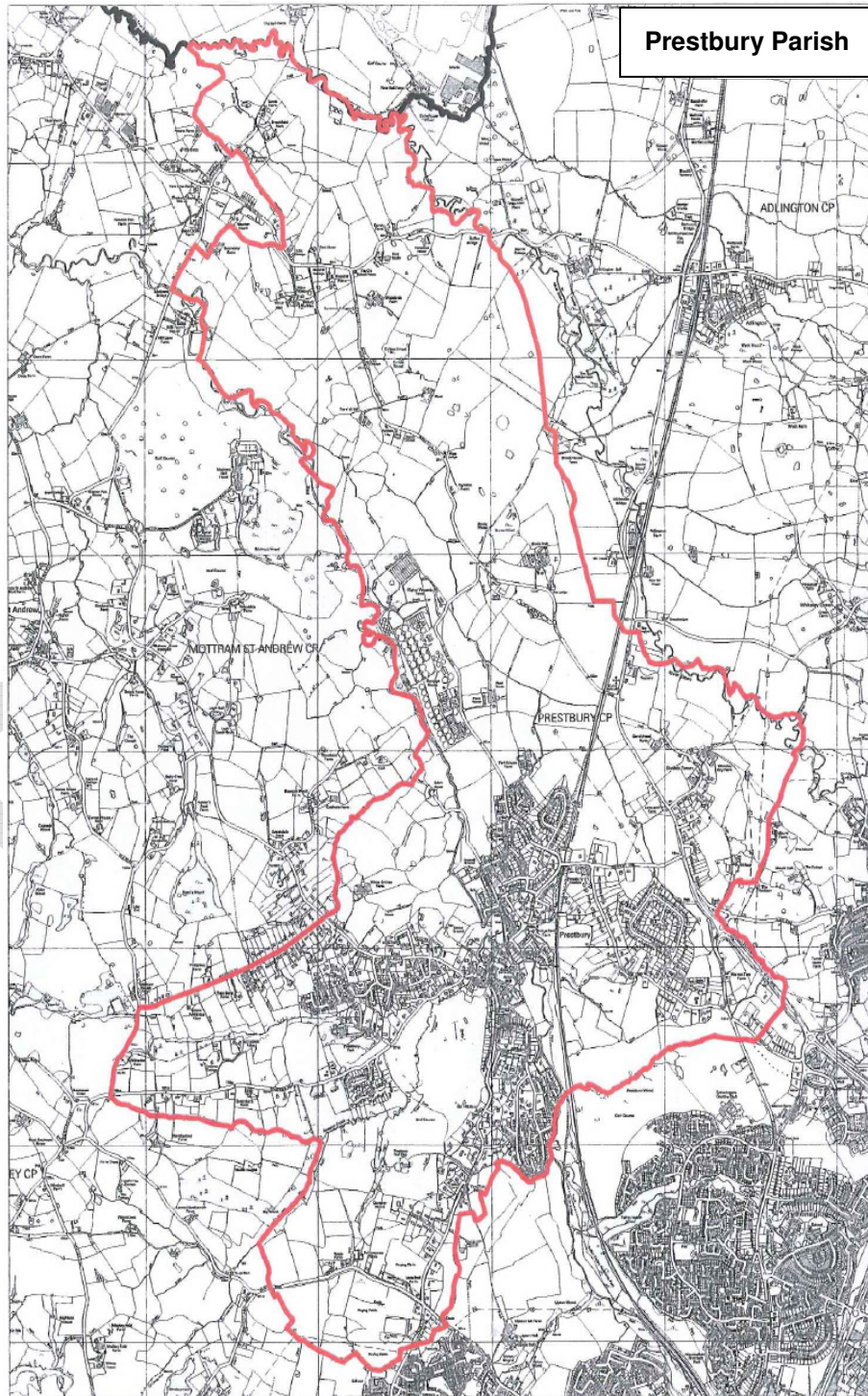
Age structure of the population of Prestbury	
Age Range	Number of people
0-4	103
5-15	447
16-24	221
25-44	566
45-64	1,190
65-74	435
75+	362
Median Age of Residents	50

The same census revealed there were 1,449 dwellings; with 1,383 occupied and 59 vacant. Of these properties 96 were flats/maisonettes; 279 were semi-detached and 1,074 were detached. The average household size in the Parish was 2.39, living in properties with an average number of rooms of 7.63. Some 1,254 properties were shown as being owner occupied, 77 as being rented from a private landlord and 52 were rented from the Council or Housing Association. These households were located in the settlements of Prestbury, Butley and the rural area.

It is worth noting, however, that the Plan for Prestbury Steering Group, who conducted several exercises involving house to house hand distribution of Parish Plan material, concluded in 2007/8 that there were a total of 1,496 households and retail premises. Based on the average occupancy evident during the 2001 census, therefore, they concluded that a more accurate current population estimate was 3,600. It is also worth noting that, as this document was being finalised, the 2011 census was taking place.

1.2 Prestbury – Land Use

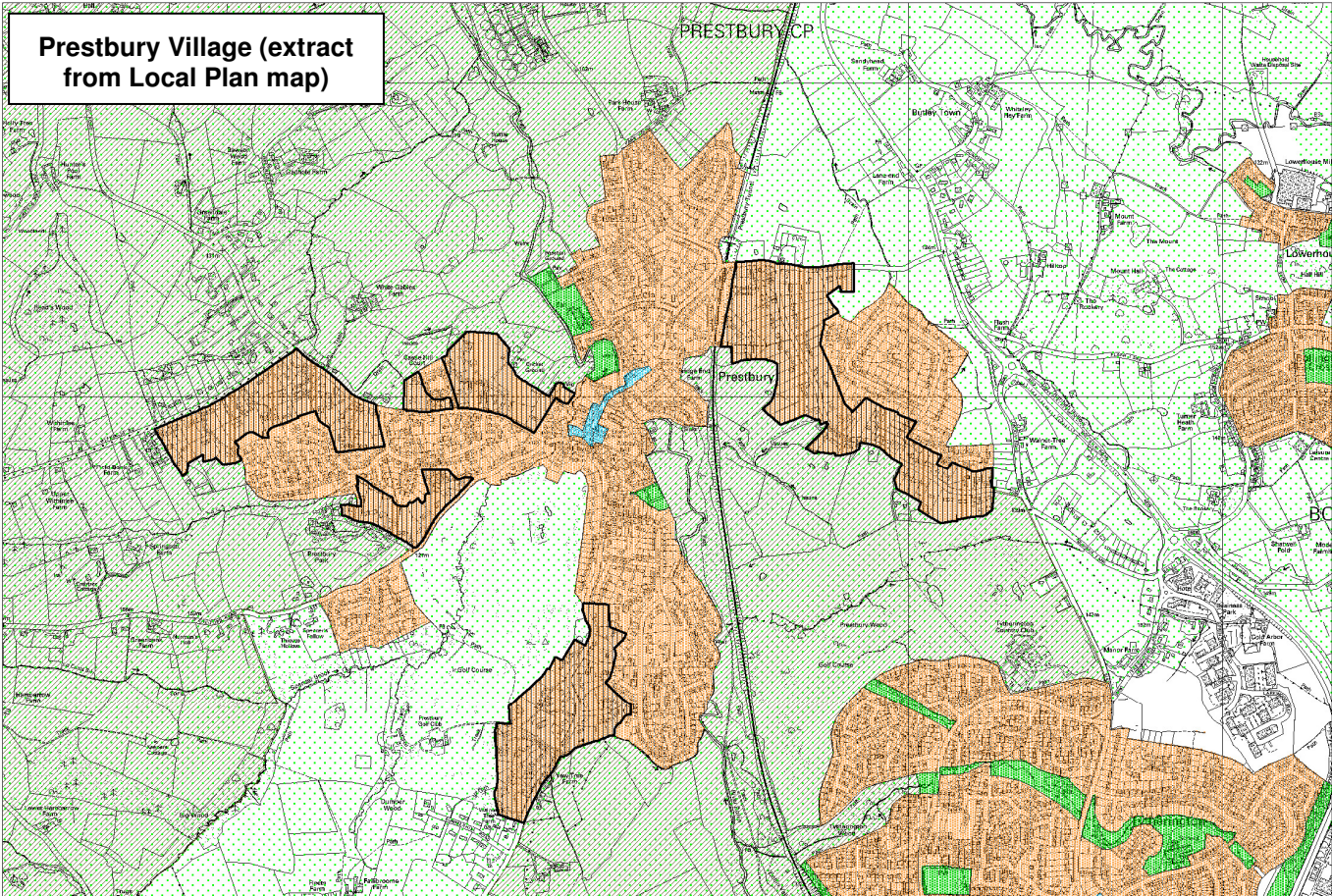
The Parish of Prestbury covers an area of 1,165 hectares in the north east of the Borough of Cheshire East; located to the west of the Peak District National Park and north of the market town of Macclesfield. The predominant land uses within the Parish are farmland, pasture, meadow, unimproved grassland, fragmented woodland and the settlements of Prestbury and Butley. The map below indicates the location of the Parish and the settlements within it, Prestbury and Butley, highlighting features such as the small field patterns, the two rivers which partially make up the west and east boundaries (the Bollin and Dean respectively) and the West Coast Mainline Railway Line.



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The following map indicates the settlement boundary of Prestbury Village, highlighting the importance of the relationship between the built and natural environment. The map also highlights the fact that Butley Town is washed over by the Green Belt.



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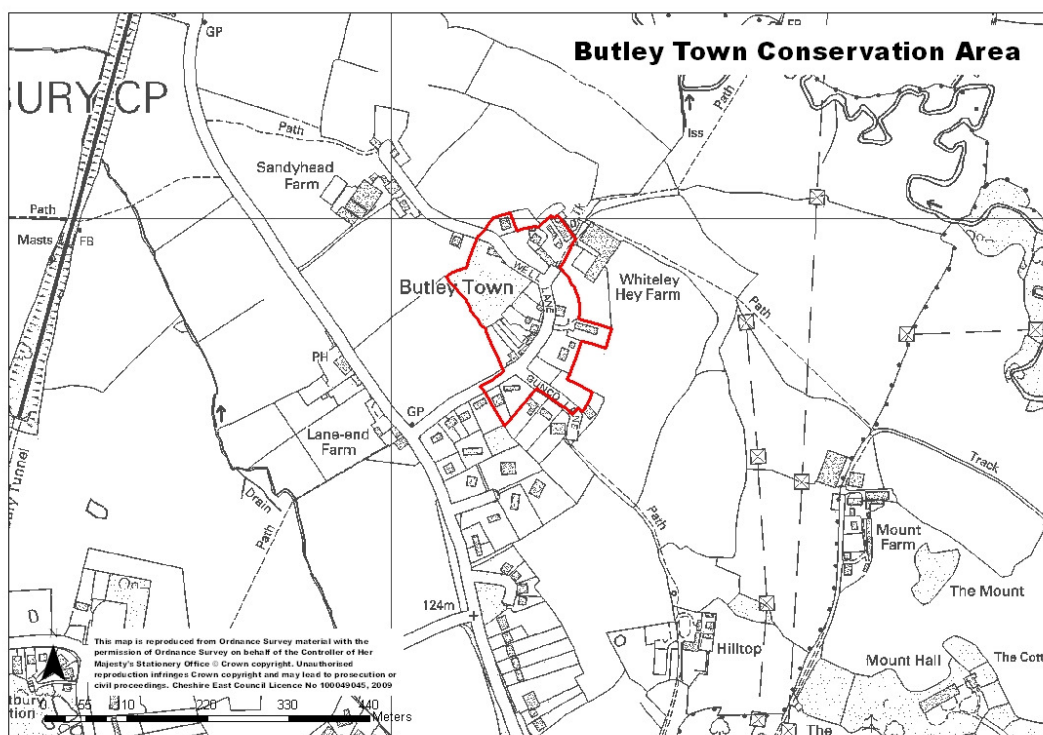
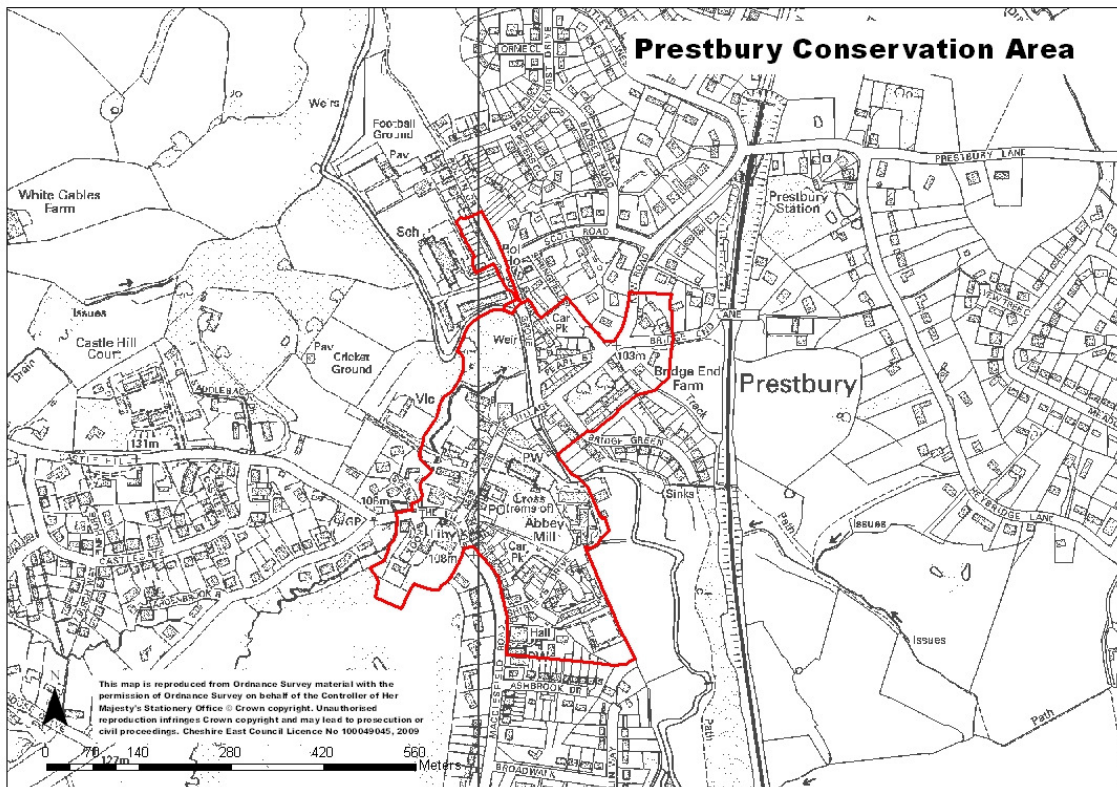


Key	
	Area of Special County Value
	Green Belt
	Predominantly Residential
	Shopping
	Open Space
	Low Density Housing Area

1.3 Prestbury - Built Environment

The Parish of Prestbury has a rich built heritage, as a result of its diverse architectural history, influenced by changes to society, particularly in relation to population densities; changes to employment patterns; communication and transportation.

This rich built heritage is reflected in the fact that the Parish contains two Conservation Areas; one located in the centre of Prestbury the other in Butley Town. These areas are depicted on the maps below.



The Parish also contains a designated historic park at Bonis Hall, Bonis Hall Lane and an element of Adlington Hall's historic park. Additionally, there are many listed buildings (there are 31 listings, however each listing may represent more than one building). The listed buildings and their grades are highlighted in the table following.



Horners, Prestbury Town Centre (Grade II Listed)

Listed Buildings in the Parish of Prestbury			
Unique ID	Building Name	Street Name	Grade
58337	Parish Boundary Stone 15 Metres North of Oak Lodge	Oak Road	II
58346	Yew Tree Cottage	Alderley Road	II
58347	Fallibroome Farmhouse	Alderley Road	II
58348	Spittle House (West Range Only)	Bollin Grove	II*
58349	Spittle House (North Range Only)	Bollin Grove	II
58350	Dod's Marsh	Bonis Hall Lane	II
58351	Bonis Hall	Bonis Hall Lane	II
58352	Bridge End Farmhouse	Bridge End Lane	II
58353	Plant House Farmhouse	Butley Lanes	II
58354	Normans Hall	Chelford Road	II
58355	Greenbank Farmhouse	Chelford Road	II
58356	Heybridge Farmhouse	Heybridge Lane	II
58357	Milestone Opposite Alderley Fold	London Road	II
58358	Walnut Tree Farmhouse	Macclesfield Road	II
58359	Flats Numbers 1, 2 And 3 at Prestbury Golf Club 1-3	Macclesfield Road	II
58360	Pear Tree Cottage	Macclesfield Road	II
58361	Lilac Cottage (currently Romulus, listed as The Galley Bistro)	New Road	II
58362	Admiral Rodney Inn	New Road	II
58363	White Thorn Cottage – Village Restaurant (Listed as Steak and Kebab Restaurant)	New Road	II
58364	New Road Cottage (Prestbury Cottage)	New Road	II
58365	Brooks Cottages 1 and 2	Pearl Street	II
58366	Pre-Conquest Cross On Parish Boundary 145 Metres South East of Junction with Macclesfield Road	Prestbury Road	II
58367	Butley Hall 1-7	Scott Road	II
58368	Horners	The Village	II
58369	The Legh Arms Hotel	The Village	II
58370	Red House and Nice Restaurant (Adjoining Tenements) (Listed as Bollin Café)	The Village	II
58371	Swanwick House 1, 3, 4 And 5	The Village	II
58372	National Westminster Bank	The Village	II*

58373	Church House and Ravenstone (Adjoining Tenements)	The Village	II
58374	The Manor House	The Village	II
58375	The Old School House - Premises Occupied by The Parish Council Chamber, Bridgford Estate Agents, Bank of Scotland and the Library	The Village	II
351248	K6 Telephone Kiosk to West of St Peter's Church	The Village	II
413829	Prestbury Hall	The Village	II
413830	The Village Nos. 1, 2, 3 & 4 (terrace of four cottages)	The Village	II
413831	The White House Restaurant (currently Saffron, listed as Café)	The Village	II
413832	The Spindles (Gasgoine Halman Estate Agents) (Listed as the Post Office)	The Village	II
413833	Unicorn House (The Pharmacy)	The Village	II
413834	The Stocks	The Village	II
413835	Lychgate and West Wall of St Peter's Churchyard	The Village	II
413836	Sundial in St Peter's Churchyard	The Village	II
413837	Church of St Peter	The Village	I
413839	Norman Chapel in St Peter's Churchyard	The Village	II
413840	Hearse House in St Peter's Churchyard	The Village	II
413841	Bridge Hotel	The Village	II
413843	Yew Tree House	Well Lane, Butley Town	II
413844	Willot Hall	Wilmslow Road	II*
413846	Barn and Cottage 40 Metres East of Willot Hall	Wilmslow Road	II
413847	Bullshead Farmhouse	Wilmslow Road	II
413849	South Entrance Arch to Prestbury Railway Tunnel	New Road	II
413850	Parish Boundary Stone at SJ 8886 7505	Alderely Road	II
413851	Parish Boundary Stone at SJ 8913 7490	Fallibroome	II
414100	Pre Conquest Cross at SJ 9007 7968 (North West Prestbury)		II
490493	The Old Vicarage (Listed as The Vicarage)	The Village	II

Guidance to builders, developers, architects, statutory authorities and the local community itself on how to maintain and enhance the local character and distinctiveness of Prestbury is provided in the adopted Prestbury Village Design Statement, downloadable from the Cheshire East Council website: www.cheshireeast.gov.uk and in the unabridged Village Design Statement published by the Prestbury Village Design Committee, available on the Prestbury Cheshire website: www.prestburycheshire.com. Both documents cover the full Parish. In relation to the Prestbury Conservation Area, these guidance documents should be read in conjunction with the Prestbury Conservation Areas Appraisal which is on the Cheshire East website.

1.4 Prestbury - Natural Environment

The natural environment within the Parish is highly important. The Parish is in the majority covered by the Green Belt designation, which seeks to preserve openness and safeguard countryside; with the exception of Prestbury Village itself (Butley Town is washed over by Green Belt) whilst some areas also benefit from being designated as having Special County Value. The Parish also benefits from access to an extensive public footpath network including the National Trust managed Hare Hill site.

There are also Sites of Biological Importance in proximity to the Parish; these are located alongside the River Bollin as it passes through the neighbouring Tytherington; at Mottram Wood in the Parish of Mottram St Andrew; at Isles Wood in the Parish of Adlington and along the River Bollin to the North West of the Parish.

1.5 Prestbury - Employment

At the time of the 2001 Census, within Prestbury Parish, there were 2,412 residents of working age (1,175 males and 1,237 females). Of these 1,368 were employed, 34 were unemployed and 963 were economically inactive (ONS, 2001).

The majority of the working age population of the Parish were employed in managerial and professional occupations (44.2%), followed by those classified as small employers and own-account workers (8.4%), intermediate occupations (7.0%), semi-routine and routine occupations (5.9%), lower supervisory and technical occupations (2.1%) and those that have never worked (1.6%). Note: 30.8% of the population was unclassified.

Commuting is an increasingly prominent and attractive proposition for residents of the Parish as a result of good access to locations with increased employment opportunities, evident through the average distance of 18.39km travelled by residents to their fixed place of work.

1.6 Prestbury - Transport

Prestbury has strong links to the public transport network. The Parish has a local rail station close to Prestbury Village centre, providing direct access by rail to Manchester and Stoke-on-Trent, and connections to Birmingham and London at Macclesfield. There are also regular bus services running between Macclesfield Town and Prestbury Village and another that runs past Butley Town between Macclesfield and Stockport.



Despite this, reliance on private transport is high, as indicated by the high percentage of individuals who, according to the census travelled to work by motorcycle, car or van (1,052), compared to those who utilised public transport (49); 310 travelled by other means. However, the household survey carried out as part of the Plan for Prestbury exercise in October 2007 revealed that 61% of the population used the train (832 households responded to this question, implying that at least 500 of them used the service). Also, the Plan for Prestbury survey revealed that 11% of the population used the bus service (834 households responded to this question, meaning that no less than 91 households used the bus). It should also be noted that the introduction of concessions for senior citizens in the last couple of years has increased bus usage.

1.7 Prestbury - Parish Plan

The Prestbury Parish Plan exercise was commenced in May 2007, following the Annual Parish Meeting in which residents indicated their support for the production of a Parish Plan. A Steering Group was established later that same month to direct the production of the plan, called 'Plan for Prestbury', and work then commenced.

The first formal act of the Steering Group towards the production of the plan occurred in June 2007 through the carrying out of interviews with 80 residents, in an attempt to identify those issues of greatest concern to residents in order to focus questions within the questionnaire.

The Parish Plan Steering Group then produced and distributed a questionnaire to every household in the Parish in October 2007. This elicited an encouraging 57% response rate which ensured that dominant views expressed represented the true views of the residents. Analysis of the responses commenced and was completed in January 2008, with a presentation of the main findings.

Working groups were established to address key themes identified through the questionnaire, devising recommendations for each issue. This process and the compilation of the recommendations was completed in October 2008, when a weekend exhibition/open days were held at the Village Hall and further consultation took place.

The Parish Plan was completed in February 2009 and represented the formal record of the findings and proposed actions of the residents. It comprised nine areas of action which were developed into individual recommendations as indicated in the figure below.

Community and Sports Facilities

REF	ACTION	TIME SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Facilities 1	Take forward the idea of constructing a new moderate sized multi-user building in the Bollin Grove area					
Facilities 1.1	Set up implementation group (Parish Councillors, volunteers and other advisers) to explore feasibility and funding, and conduct further consultation	Jun-09	Implementation team	Funding of professional fees to take to next level will need to come from external bodies. Land beyond playground is Green Belt. Demolition of Scout Hut (plans in hand as building is deemed derelict and has been fenced off) will be important preparatory step.	£6K to develop	PCC, Parish Council, principal auth., trusts, charities, lottery, Cheshire Community Action, Man Airport, WREN, community fundraising
Facilities 1.2	Consider parking and traffic issues as integral part of any development plan	Jun-09	As above	As above	As above	As above
Facilities 2	Take forward an initiative to upgrade the football field					
Facilities 2.1	Set up implementation group to explore cost of and potential funding sources to level and drain the playing field and possibly move it a little to the north of its present position	Jun-09	Parish Council (as land-owners) and implementation group		Several thousand pounds	Playing Fields Assoc, United Utilities, WREN, sports funds, Parish Council
Facilities 3	Set up working party to look at further opportunities which may arise from the possible acquisition of privately owned land adjacent to the Bollin Grove facilities	Jun-09	Implementation group, reps of sports clubs and Parish Council	Planning, off sets	tbd	?
Facilities 4	Add data to the new Prestbury website	When website team starts work	Implementation Team	none	none	n/a

Community Information

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Comm Info 1	Make Welcome Pack available to all new residents through estate agents	done	Volunteers	Volunteers and agents committed. Few packs likely to be required in next 12 months.	negligible	Estate Agents
Comm Info 2	Prestbury Living Magazine will appear quarterly and be delivered free to all residents	done	Tanya Arturi	Overlap with 'The Rock'. Re-think required if magazine discontinued.	N/A	Funded through advertising
Comm Info 3	Establish the Prestbury community website www.prestburyvillage.com	TBA	Roger Earle	Requires input from other organisations planning to use website for communications.	£100 pa web hosting fee	Parish Council
Comm Info 4	Give attention to and standardise all village notice boards	TBA	Volunteers		Low cost - 2 boards already done	Parish Council
Comm Info 4.1	Spruce up the noticeboards where necessary and ensure they have a uniform header	TBA	Volunteers		Low cost - 2 boards already done	Parish Council
Comm Info 4.2	All noticeboards should direct residents to the website.	When web-site is activated	See above	Requires effective liaison between volunteers		
Comm Info 4.3	Display website calendar showing the next 3 months' village events. Update boards every two months.	When web-site is activated	See above	Requires effective liaison between volunteers		
Comm Info 4.4	Move board at the school so that it can be accessed and read when gates are locked.		Parish Council			Parish Council & Education Authority
Comm Info 4.5	Establish a rota of volunteers to keep all boards tidy and up to date, including those not in centre of village.		Parish Council/ volunteers			

Business

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Business 1	Permanently establish Business Forum					
Business 1.1	Establish level of support for Business Forum	Done				
Business 1.2	Identify Committee Members, Chairman & Secretary, and hold first meeting	Done				
Business 2	Hold a Charity Ball					
Business 2.1	Confirm date, site, reserve marquee, identify suitable Charity, assess demand for tickets,	Done				
Business 2.2	Review ticket sales & confirm event	01-Feb	Charity Ball Committee	Initial ticket uptake insufficient to underwrite costs. Organisers have agreed to postpone event until 2010		
Business 3	Business Forum to work with agents to find new tenants for empty shops	Ongoing				

Teenagers

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Teens 1	Establish a Youth Forum					
Teens 1.1	Complete feasibility study on setting up Youth Forum with Parish Council and relevant other groups	ASAP	Follow-on Teenagers Working Party/ Parish Council	Use experiences of other Parish Councils across UK	Tbd	Tbd
Teens 2	Initiate a monthly themed evening					
Teens 2.1	Agree with The Village Club a trial night for monthly themed evening	Earliest opportunity subject to availability in 2008	Teenagers Working Party	Need parents support to help supervise – use parents volunteers' list. Would potentially link into 2.1.	Self-funding	N/A
Teens 3	Explore possibility of return weekend transport		Follow-on Teenagers Working Party/ T&T Group /Parish Council	Links to other transport initiatives underway.	Tbd	Tbd
Teens 4	Organise regular sporting activities					
Teens 4.1	Identify volunteer leaders through Community & Sports Facilities Work, and/or parent volunteers lists	Spring 2009	Tbd	Requires co-ordination	Tbd	Tbd
Teens 5	Establish Teenagers home page on parish website with relevant links	Once website developed	Website team/ Teens Working Group or Youth Forum/ Teenage volunteers	Requires specific skills to create page, and committed individual(s) to keep them updates	?	N/A

Managed Development and Planning

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
MDP 1	Continue working to achieve a further Supplementary Planning Document		Parish Council Planning Committee	Programmed to happen by Cheshire East Council but timescale affected by uncertainties of establishing a new authority		N/A
MDP 1.1	Recommend that any imposed requirement for new housing includes significant proportion for senior citizens	When Parish is required to accept more housing	Parish Council			N/A
MDP 1.2	Proactively secure measures to tackle size, design and mass	Ongoing dialogue with planners	Planning Committee			N/A
MDP 1.3	Gated properties to have pull - off access	As planning sub- missions arise	Planning Committee			N/A
MDP 1.4	Maintain "soft" boundaries or dry stone walling	As above	Planning Committee			N/A
MDP 2	Link Prestbury's new website to MBC's Considerate Contractors Guidance and national Considerate Constructors website www.considerateconstructorscheme.org.uk	On launch of new website	Website Developer/ Webmaster			N/A
MDP 3	Adopt proactive role in attempting to influence local planning policy (particularly protecting ASCV or equivalent status)	Ongoing with planners	Planning Committee			N/A
MDP 4	Review Tree Protection Orders and introduce a Tree Management Programme					
MDP 4.1	Secure tree survey information	Already underway	Parish Council			N/A
MDP 4.2	Set up Tree Management Programme	2009	Parish Council/ Cheshire East Council			tbd

Village Green and Events

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Village Green 1	Open up and improve Parrot's Field to meet public demand for a village green	tbd	Prestbury Parish Council & Cheshire East Council	Although there is no recent history of vandalism or security problems and research by working group into other communities' experience concludes such problems unlikely, local residents continue to express concerns re security, dog-fouling, noise, drinking of alcohol, and anti-social behaviour.	£7,500	Up to 31 March 09 MBC Leisure Services Dept/ after 1 Apr 09 Cheshire East Leisure Services Dept/Parish Council, Cheshire Community Action 'Grass Roots' grant,
Village Green 1.1	Reduce hedge height		As above	As above		As above
Village Green 1.2	Open up existing gate and fit with an accessible latch		As above	As above		As above
Village Green 1.3	Create new access at the bridge end		As above	As above		As above
Village Green 1.4	Add a footpath and benches		As above	As above		As above
Village Green 1.5	Undertake tree pruning and landscaping design		As above	As above		As above
Village Green 2	Implement measures to address residents' concerns		As above	As above		As above
Village Green 3	Use the recreation field as a complementary site for large events and games for which Parrot's Field is not appropriate			No specific actions required		
Village Events 1	Develop and publicise ideas for more village events			Requires co-ordinating group or individual		
Village Events 2	Publicise information about village events, clubs etc			Requires relevant groups or individuals to liaise with website/publications		

Pedestrians, Lighting and Cycling

REF	ACTION	TIME SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
PLC 1	Undertake more active management of land in the Bollin Valley either side of the existing footpath					
PLC 1.1	Seek permission of landowner and leaseholders to undertake active management, confirming whether mechanical ('balsam bashing') or chemical spraying is most appropriate	In progress	Parish Council / Cheshire East	Private individuals are decision-makers		Bollin Valley Partnership/ Cheshire East Council
PLC 1.2	Agree programme of work and if appropriate recruit volunteers to clear Himalayan Balsam	Start Spring/Summer 09		Mechanical control requires large well organised work group and needs to be carried out several years running at correct point in flowering cycle		ROW Unit @ Cheshire East
PLC 2	Upgrade the public footpath to a joint use path					
PLC 2.1	Change status of existing Bollin Valley path to joint use	In progress	Parish Council / Cheshire East	Private individuals are decision-makers		Bollin Valley Partnership/ Sustrans/ Cheshire East Council
PLC 2.2	Confirm support formally with Cheshire East and agree schedule of work to upgrade path where necessary	In principle support already from MBC		Likely objections from some local residents		Cheshire East Council
PLC 3	Improve pedestrian safety on Bollin Grove by widening the pavement wherever possible and restricting parking					
PLC 3.1	Follow up T&T Group's work with formal approach to Highways Dept with outline proposals for improving safety on Bollin Grove	Once proposal accepted	Parish Council/ volunteers from T&T Group	Winning funding will require sustained, well-organised work by Parish Council, committed volunteers, active support from within the community and local elected representatives		Highway authority (Cheshire East) with possible contribution from Parish Council
PLC 3.2	Conduct detailed feasibility study, including approaches to Bollin Grove residents and businesses to explain impact on parking and access if appropriate in order to confirm design of scheme	Draft design available through T&T Group	Highways Dept	School and Cheshire East 'Safe Routes to School' team should also be consulted to confirm that proposed scheme will significantly reduce risks to children May reduce number of parking spaces		Cheshire East Safe Routes to School Unit
PLC 4	Improve pedestrian safety on the walking route from Castlegate to the village					
PLC 4.1	Approach highway authority formally with outline proposals for improving safety on Castle Hill	Done	T&T	See PLC 3 above		Highway authority (Cheshire East)
PLC 4.2	Approach households with land needed for scheme to gain in-principle support	Started by PLC Group, requires follow-up	Parish Council	Households will wish to see detailed designs and may seek reassurance on status of alternative solutions before confirming support		
PLC 4.3	Consult further to confirm design of scheme			See PLC 3 above		
PLC 5	Construct new section of pavement on Chelford Rd					
PLC 5.1	Approach highway authority with outline proposals for new Chelford Road pavement	Done	T&T	See PLC 3 above		Highway authority (Cheshire East)
PLC 5.2	Approach households with land needed for scheme to gain in principle support	Done		See PLC 4.2 above		
PLC 5.3	Consult further with landowners, local authority to confirm design of scheme	(see T&T action plan for details)		See PLC 3 above		
PLC 6	Improve the crossing point on Heybridge Lane linking Meadow and Bridge End Lane					
PLC 6.1	Seek approval from PPC for new mirror(s)	Done	Cllrs Ogden, Jackson & Ridley	Parish Council has decided on and agreed payment for one new mirror	<£2000	Prestbury Parish Council
PLC 6.2	Present proposals to highway authority	Done		See PLC 3 above		Highway Authority (Cheshire East)
PLC 6.3	Confirm scheme design			Actions requiring highway authority agreement need co-ordinated approach		

Traffic and Transportation

REF	ACTION	TIME SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
T&T 1	Instigate a series of speed reduction initiatives					
T&T 1a	Establish rota of volunteers for SID	Once recommendation accepted	Parish Councillor & volunteer(s)	Needs to be sustained in long term, which requires high level of commitment from Council and volunteers		
T&T 1b & c	Investigate installation of flashing speed signs	Once recommendation accepted	Parish Council with highway authority	All roads/pavements and parking actions requiring local authority highways department agreement need co-ordinated approach	tbd	Highway authority (Cheshire East) with poss. contribution from Parish Council
T&T 1d	Set up Community Speedwatch	Once recommendation accepted	Parish Council/ Cheshire Police	Needs to be sustained in long term, which requires high level of commitment from Council and volunteers	c£1500 for speed gun	Parish Council
T&T 1e	Promote 'Set the Pace' initiative	Continue promotion begun by T&T group	Local champion (to be identified and supported by Parish Council)	Needs to be sustained in long term, which requires high level of commitment from Council and champion		N/A
T&T 1f	Ask for commitment by police to enforce speed limits on regular & frequent basis	Once recommendation accepted	Parish Council/ Cheshire Police			N/A
T&T 1.g	Complete investigations into Ripple Paint	Once recommendation accepted	Parish Council/ volunteers			N/A
T&T 1h	Investigate extending 20 mph limit: Castle Hill to Castlegate junction Macclesfield Road to Shirleys Drive	ASAP	Parish Council with highway authority	All roads/pavements and parking actions requiring highway authority agreement need co-ordinated approach . Local Authority view Prestbury as low priority (comparative accident data and speed assessments); may ask if 'new money' is available to help overcome funding challenges.	Tbd	Highway authority; possible pump priming from Parish Council
T&T 2	Endeavour to achieve better public transport and make existing more attractive					
T&T 2a	Investigate viability of return weekend transport to Wilmslow, Alderley Edge & Macclesfield		Follow-on Teenagers Working Party/ T&T Group /Parish Council			
T&T 2b	Display bus timetables and make them generally available	Partially done	Parish Council with Cheshire East Council Transport Co-ordination Unit			Cheshire East Transport Co-ordination Unit, bus companies &/or Parish Council
T&T 2c&d	Set up an 'Adopt a Station' group of volunteers	ASAP so as not to lose momentum	Parish Councillor to act as liaison but group to be independent	Volunteers from Open Weekend need to be contacted and co-ordinated to get project started	£300 pump-priming	Parish Council/ Amenity Society/ Northern Rail
T&T 3	Address issues arising from 2 October Traffic Survey					
T&T 3a	A comprehensive approach be adopted by the highway authority to develop a solution for the long term to solve the traffic issues on the A523 London Road, and B5358 Bonis Hall Lane.	Long term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 3b	Review road markings and signing to address speed, queueing and road safety problems, and the routing of HGV and airport traffic on Bonis Hall Lane.	Short-medium term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 3c	Resurface A523 (London Road) and B5358 (Bonis Hall Lane) with low noise surface.	Short term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 4	Address issues at key junctions			Co-ordinated approach		
T&T 4a	Investigate ways to prevent accidents at junction of Prestbury Lane with A538 Heybridge Lane	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4b	Ban parking on Macclesfield Road for 10 metres from junction with Broad Walk (in village direction) to improve visibility when egressing Broad Walk	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4c	Investigate issue of obstruction for emergency vehicles at junction of Bollin Grove and Coachway	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4d	Seek safety improvement to junction of Heybridge Lane with Manchester Road which does not increase capacity at that junction	ASAP	As above	Co-ordinated approach		Highway authority

The Plan for Prestbury recommendations and action plan were subsequently debated and approved by the Parish Council who agreed how to take them forward.

The Parish Plan is available on the Plan for Prestbury Website:
www.plan4prestbury.org.uk/ or through the Cheshire Community Action Website:
www.cheshireaction.org.uk/parish-plan-completed.php

Objectives for Prestbury

2.0 Green Belt

2.1 Objective

- 2.1.1 **The countryside surrounding Prestbury is designated Green Belt in the Macclesfield Borough Council Local Plan (2004). Within Green Belt, no development will be permitted unless it is in accordance with Government Planning Guidance: Planning Policy Guidance 2 on Green Belts and Policy GC1 of the Macclesfield Borough Council Local Plan (2004).**

2.2 Reason

- 2.2.1 Prestbury is surrounded by Green Belt and a key objective of the Parish Plan is to retain the character, settlement shape and separate identity of the village by preserving the Green Belt. Some 83% of the respondents to the Plan for Prestbury questionnaire felt that Green Belt must be protected from housing development (www.plan4prestbury.org.uk, 'News' page). This re-enforced the findings of the household survey carried out in 1998 for the Village Design Statement exercise when 93% said they wanted the Green Belt boundary respected and 71% said they perceived the parish as semi-rural.

2.3 Supplemented Local Plan Policies

- 2.3.1 *Policy GC1 states that within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:*
1. *Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)*
 2. *Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it*
 3. *Limited extension or alteration of existing dwellings, subject to policy GC12*
 4. *The replacement of existing dwellings, subject to policy GC11*
 5. *Limited affordable housing for local community needs in accordance with policies H8-H10*
 6. *Development within major developed sites which is in accordance with policy GC4.*

3.0 Ensuring appropriate development in the Village

3.1 Objective

- 3.1.1 The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).**

3.2 Reason

- 3.2.1 To address the issue of housing development which is out of character with the area, particularly in relation to the scale of development, which can contribute to creating an impression of urban denseness and is in opposition to the traditional low-density housing pattern.
- 3.2.2 Prestbury Village originally developed on a single road, Pearl Street, to the east of the bridge over the River Bollin though ultimately The Village and its continuation New Road became the principle route through the Village. It is an attractive linear settlement with a number of listed buildings. In recognition of its special character it was designated a Conservation Area in 1972. A Conservation Area Appraisal which defines the special character was approved in 2006. Development in the Prestbury Conservation Area must be in accordance with the Conservation Area policies.
- 3.2.3 In the 20th Century, Prestbury expanded with new housing along approach roads to the Village Centre. Detached houses were built in large grounds and were well landscaped. This process of building in the low-density housing areas has continued, but in recent years much larger houses have been built replacing more modest houses. It is this more intense form of development, which was identified within the Prestbury Parish Plan as of key concern to the residents.
- 3.2.4 Prestbury is now a medium-sized Village with buildings that are varied in form, style, age and materials. The settlement comprises three distinct areas.
- 3.2.5 The wide but short main street in Prestbury is the "The Village" this is terminated at its Southern end by Prestbury Hall (grade II) and at its Northern end by a stone bridge over the river Bollin. The street consists of commercial and residential brick built two storey or three storey Georgian properties, nearly all of which are listed buildings with stone slate roofs. There is a notable timber-framed building "Priest's House" (grade II*) now a bank sitting opposite the medieval church of St Peters (grade I); sitting within its wooded grounds is the Norman chapel (grade II), Hearse house (grade II) and the Lychgate with stone boundary wall (grade II).
- 3.2.6 Macclesfield Road and the western end of The Village are characterised by dispersed two storey residential properties, with more spacious plots and gardens.

- 3.2.7 To the North lies New Road, featuring two and three storey listed weaver's cottages which form a continuous terrace, these in turn face onto the modern open green to the south, with groups of cottages to the rear.
- 3.2.8 In deciding planning applications and planning appeals for new houses, the following are determining factors:
- The effect of the proposed development on the character and appearance of the area.
 - The need to respect the scale of surrounding development.
 - The need to ensure development does not significantly harm the living conditions of occupiers of nearby houses, by virtue of outlook and privacy.
 - The maintenance of the spaciousness of the setting of a property, which is an important feature of the street scene.
 - High standards of space, light and privacy should be maintained.
- 3.2.9 Specific design guidance for builders, developers, architects, statutory authorities and the local community itself on how to maintain and enhance the local character and distinctiveness of Prestbury is provided in the Prestbury Village Design Statement, available on the Cheshire East Council website:
www.cheshireeast.gov.uk

3.3 Supplemented Local Plan Policies

- 3.3.1 *Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.*
- 3.3.2 *Policy DC2 states that proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.*
- 3.3.3 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
1. *Reflect local character*
 2. *Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 3. *Contribute to a rich environment and add to the vitality of the area*
 4. *Be human in scale and not normally exceed 3 storeys in height*
 5. *Use appropriate materials*
- 3.3.4 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
1. *Creating places and spaces with the needs of people in mind*
 2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 3. *Creating safe designs and layouts*
 4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*

5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
6. *Having regard to any immediate neighbouring buildings, streets and spaces*
7. *Including sufficient open space and recreation provision*
8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*

3.3.5 *Policy H12 states that within the low density housing areas, defined on the proposals map, 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.*

And

6. *In Prestbury both the new housing plots(s) and the remaining plot should be approximately 0.4 hectares (1 acre)*

3.3.6 *Policy H13 states that 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.*

3.3.7 The work carried out as part of the Parish Plan process showed that residents highly valued these policies and they continued to be very supportive of the abridged and unabridged Village Design Statements, particularly with regard to their guidance on future development.

4.0 To ensure the quality of access to dwellings and safety of roads within the Parish

4.1 Objective

- 4.1.1 New or replacement dwellings constructed in the Parish which incorporate locked or automated gates at the entry, must normally ensure that there is sufficient off-road space allowed fronting the gate for visitors, trades people and delivery vehicles to wait prior to the gates being opened to ensure the safety of the roads in the area.**
- 4.1.2 Additionally, during construction process, developers should follow the guidance in the Considerate Constructors Scheme.**

4.2 Reason

- 4.2.1** There is an issue of road safety associated with vehicles waiting on public highways prior to entering a gated property, which can effectively be mitigated through this policy. Responses to the Prestbury Parish Plan survey exercise about the impact of 'gated' domestic dwellings indicated a negative feeling regarding their impact on the Village.
- 4.2.2** During Construction, provision for the parking of vehicles should be made within the site rather than on the highways and grass verges. Details of the Considerate Constructors Scheme, including best practice and key considerations, can be found on the Considerate Constructors website accessible via the following address: <http://www.ccscheme.org.uk/>. The Council also intends to produce local guidance on the scheme, which when completed will be available on the Cheshire East website.

4.3 Supplemented Local Plan Policies

- 4.3.1.** *Policy T6 states that the Borough Council will support other highway improvement schemes which reduce accidents and traffic hazards. Where new development is proposed, developers should provide for safe and convenient access to the highway network and where appropriate, make contributions towards necessary off site highway improvements.*
- 4.3.2.** *Policy DC6 states that where appropriate new developments should normally meet the following circulation and access criteria:*
 - 1. Vehicular and pedestrian access should be safe and convenient, particularly by the adequate provision of visibility splays*
 - 2. Access to bus routes should be incorporated in layouts*
 - 3. Provision should be made for access by special needs groups*
 - 4. Provision should be made for manoeuvring vehicles, separate service arrangements, sufficient space to enable all parking and loading to take place off the street, vehicles must be able to enter and leave in a forward direction*
 - 5. Provision should be made for access for service and emergency vehicles.*

5.0 To protect the built and natural environment of the Village

5.1 Objective

- 5.1.1 **New or replacement dwellings constructed within Prestbury Conservation Area, or along the Village access roads (New Road, Butley Lanes, Prestbury Lane, Heybridge Lane, Chelford Road, Macclesfield Road and Castle Hill) should, where appropriate, seek to retain existing boundary hedges and stone walling along road frontages. These hedges and walls are considered to be a part of the historic character of the village and act as a buffer to the built environment.**

5.2 Reason

- 5.2.1 New housing development should not compromise the feel of the Village particularly in relation to the built – natural environment balance; additionally, road fronting boundary hedges act as a natural divide between aspects of the built environment.
- 5.2.2 Road fronting boundary hedges are also an important way of introducing natural habitats to the urbanised area.

5.3 Supplemented Local Plan Policies

- 5.3.1 *Policy DC8 states that where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:*
- 1. Achieve a satisfactory balance between the open space and built form of development*
 - 2. Should enhance the quality of the layout, setting and design of the development*
 - 3. Provide effective screening to neighbouring uses where appropriate*
 - 4. Retain existing trees and shrubs as appropriate*
 - 5. Retain and enhance areas of nature conservation importance*
 - 6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site*
 - 7. Make satisfactory provision for the maintenance and after care of the scheme.*