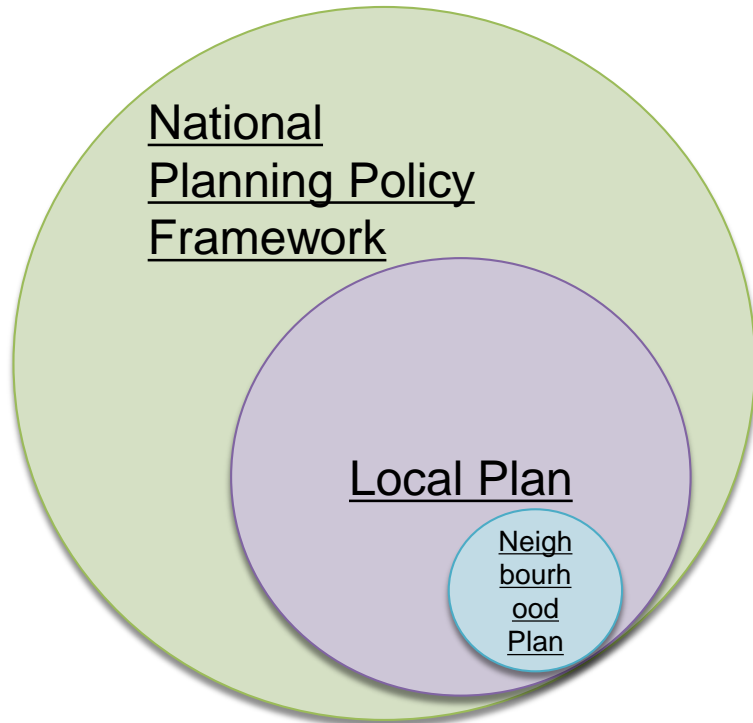# Over Peover Parish Council

The Over Peover Neighbourhood Plan

Update on progress – May 2018

Content

- Brief recap of the Neighbourhood Plan process
- Results of the January survey (report on village website)
- Proposed policy themes
- Further work needed to support the Plan

Neighbourhood Plans in context

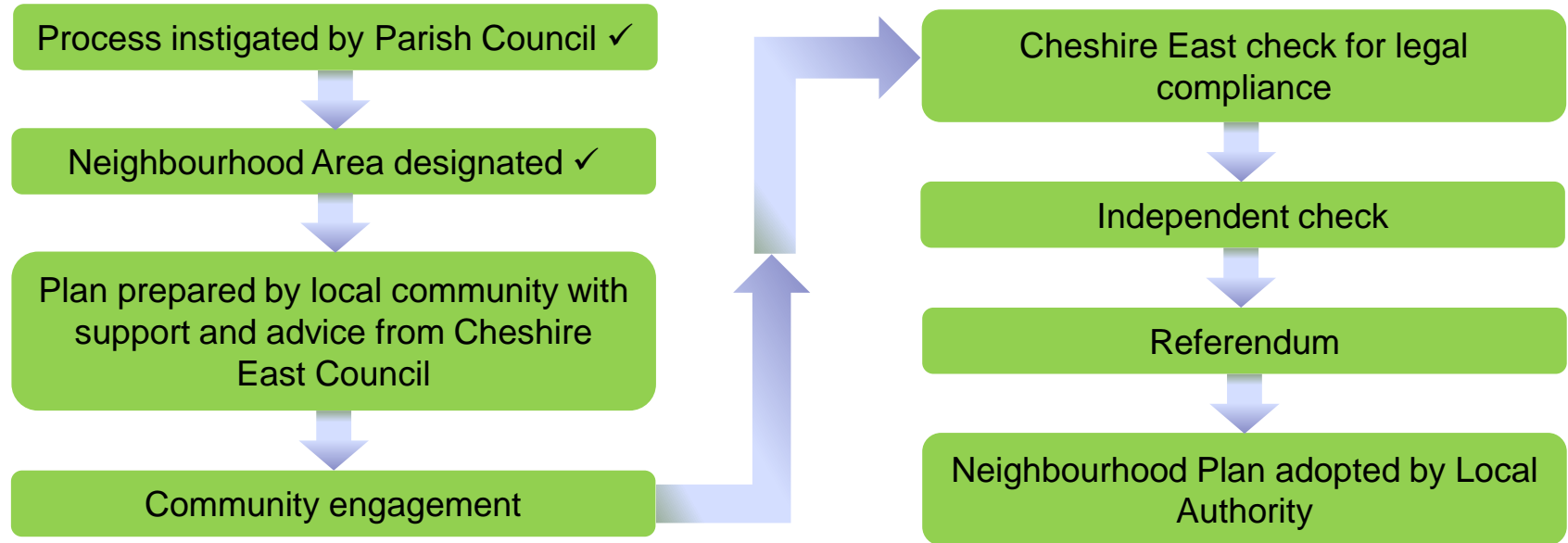National Planning Policy Framework

Local Plan

Neighbourhood Plan

The Neighbourhood Plan sits amongst the National Policy and Cheshire East Local Plan. They all have equal weight in deciding planning applications.
The Neighbourhood Plan provides local context.
Part 1 (Strategy) of the Cheshire East Plan is published.
Part 2 (Site Allocations and Development Policies Document) is in preparation.
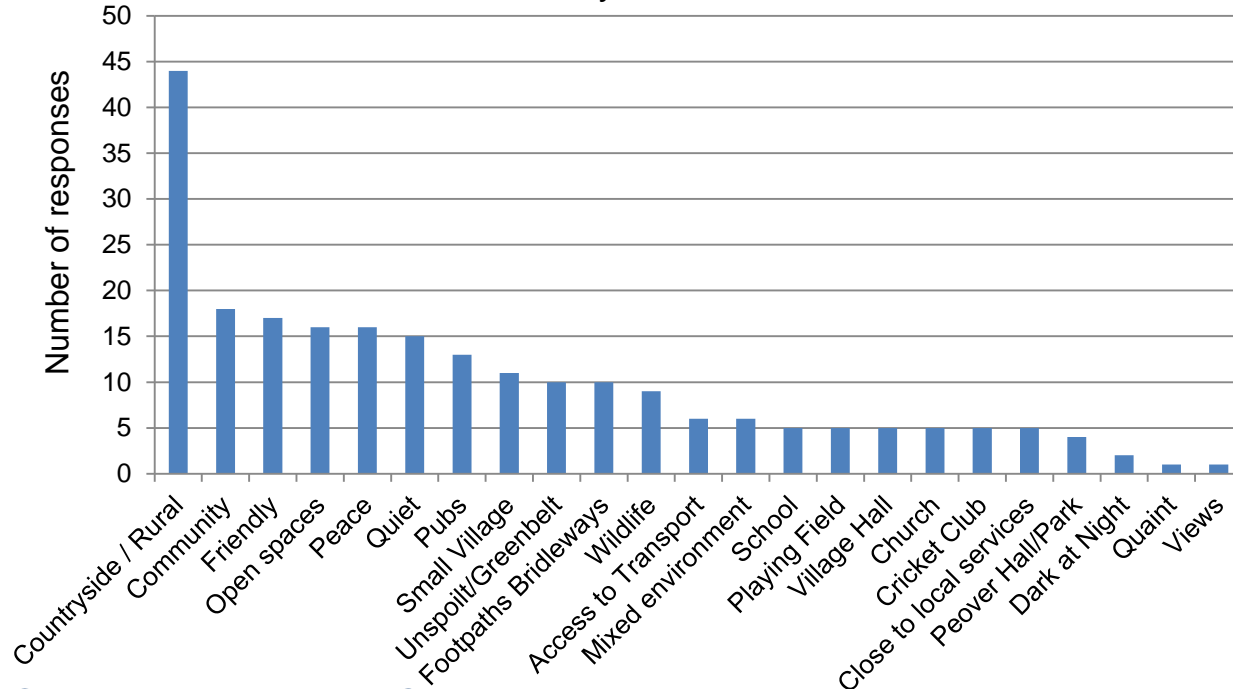
Neighbourhood Plan Process

Process instigated by Parish Council ✓

↓

Neighbourhood Area designated ✓

↓

Plan prepared by local community with support and advice from Cheshire East Council

↓

Community engagement

→

Cheshire East check for legal compliance

↓

Independent check

↓

Referendum

↓

Neighbourhood Plan adopted by Local Authority

Over Peover Parish Council

www.overpeover.com

Steering Group

- Phil Welch (chair)
- John Hehir
- Glynn Heselwood
- Ian Hayes

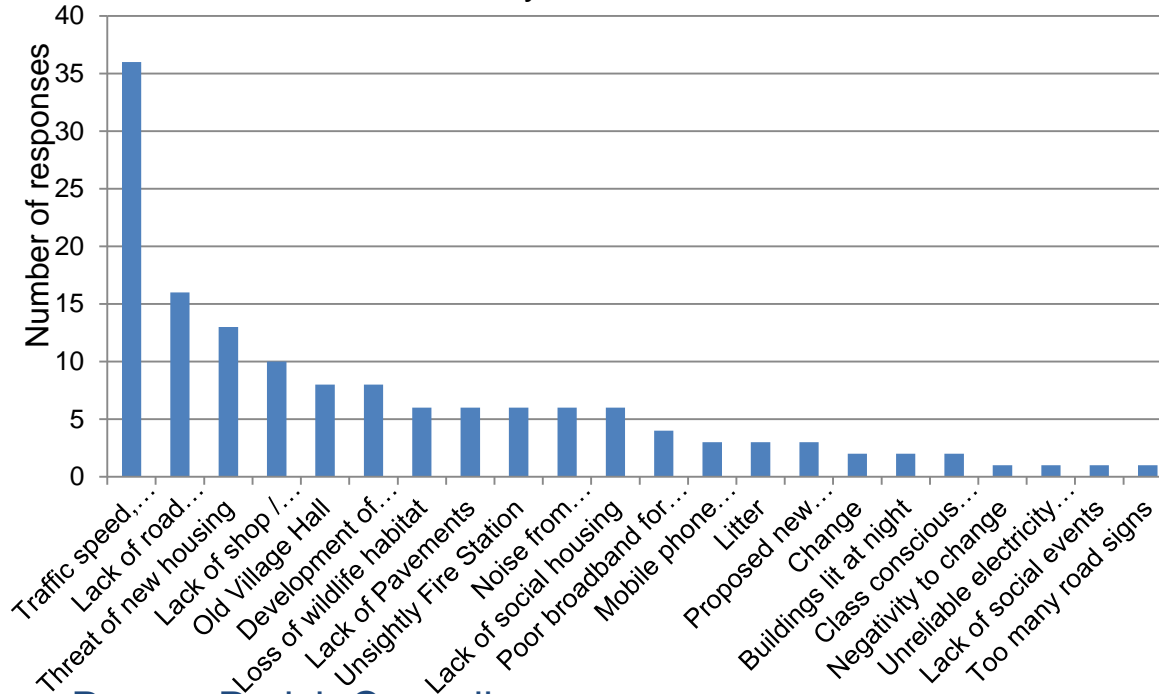Plus support from Cheshire East Council

January survey Q1

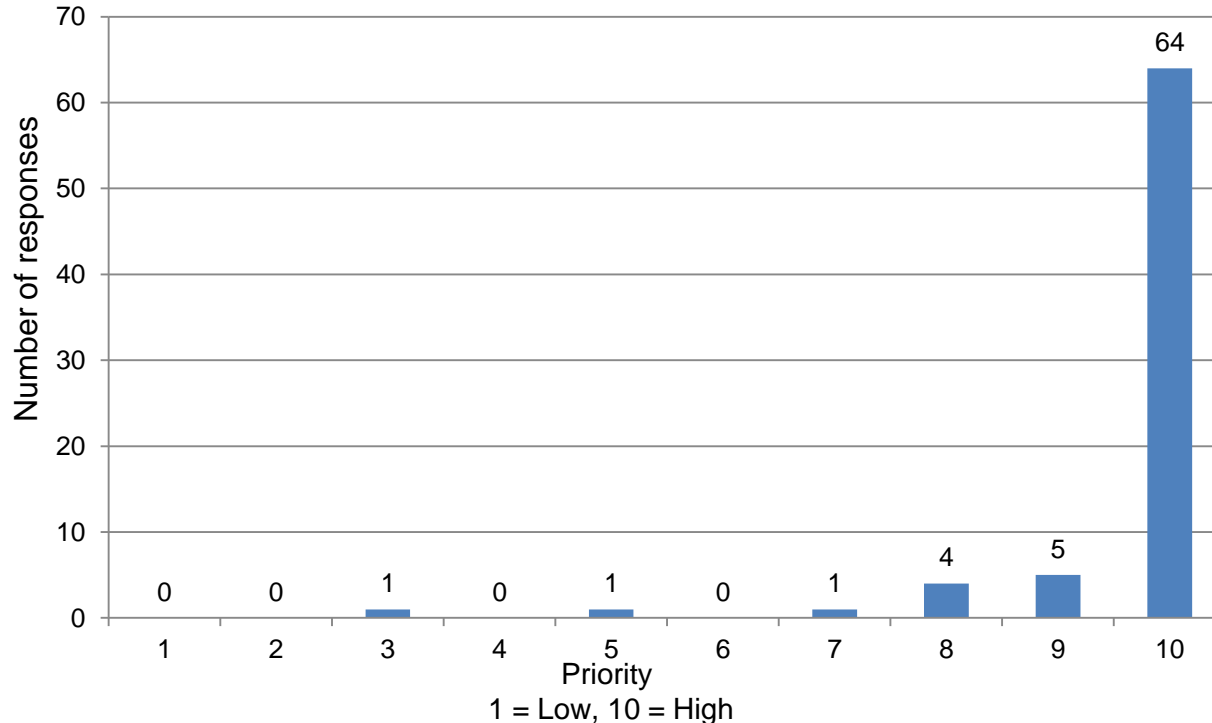## Q1 - What do you like about Over Peover?

There were 76 responses to the survey. This is the typical return rate achieved by other Parishes in Cheshire East.

January survey Q2
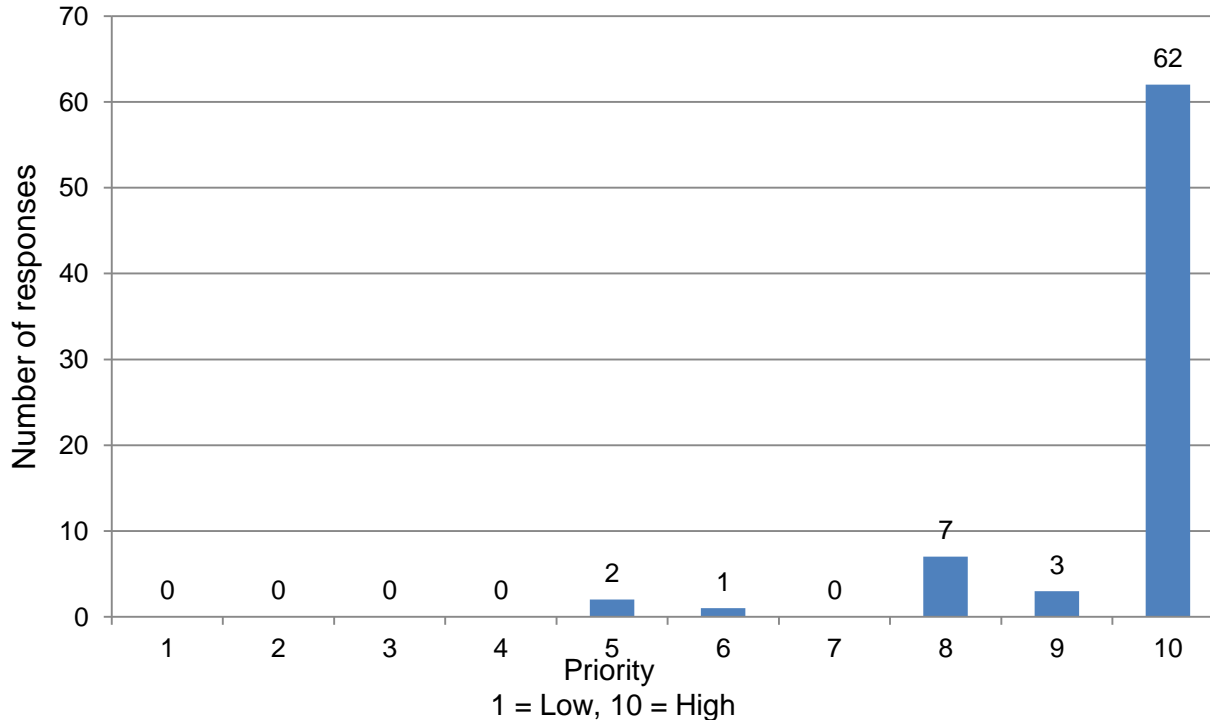
Q2 - What do you dislike about Over Peover?
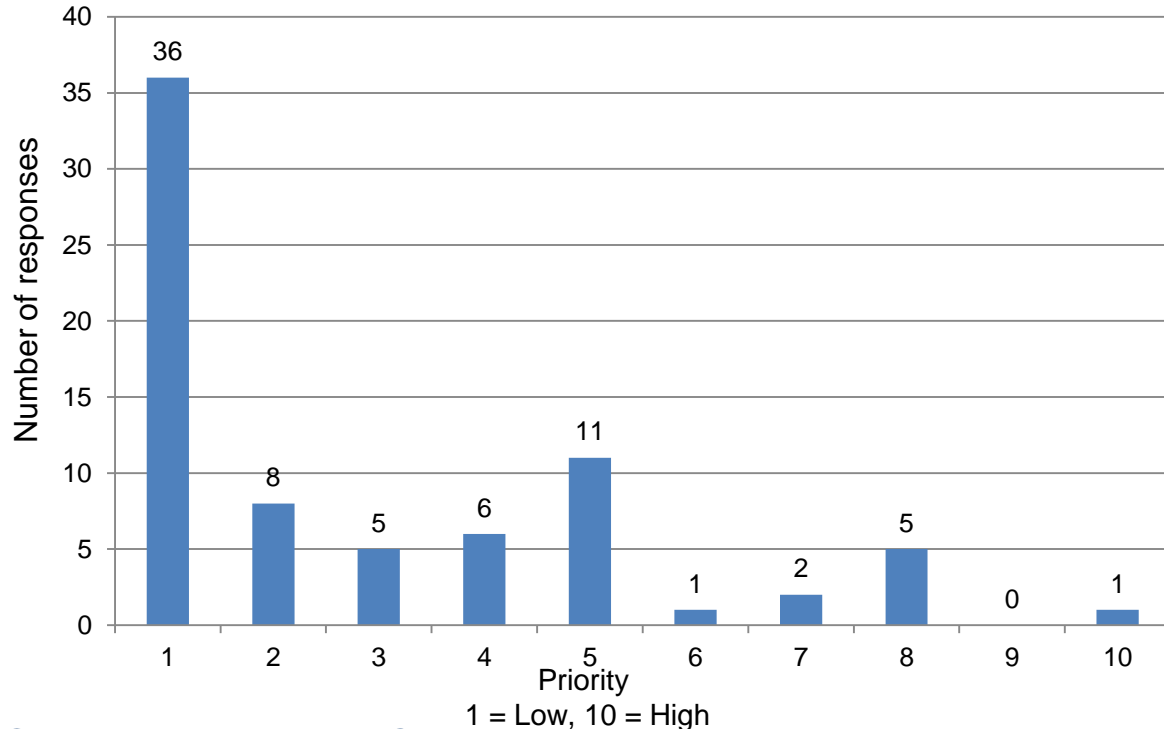
Q3 Protection of the Greenbelt

There is no proposed change to the Greenbelt status of the Parish. It will continue to be "washed over" rather than "inset". Development is permitted on "infill sites" of 1 or 2 dwellings.

Over Peover Parish Council

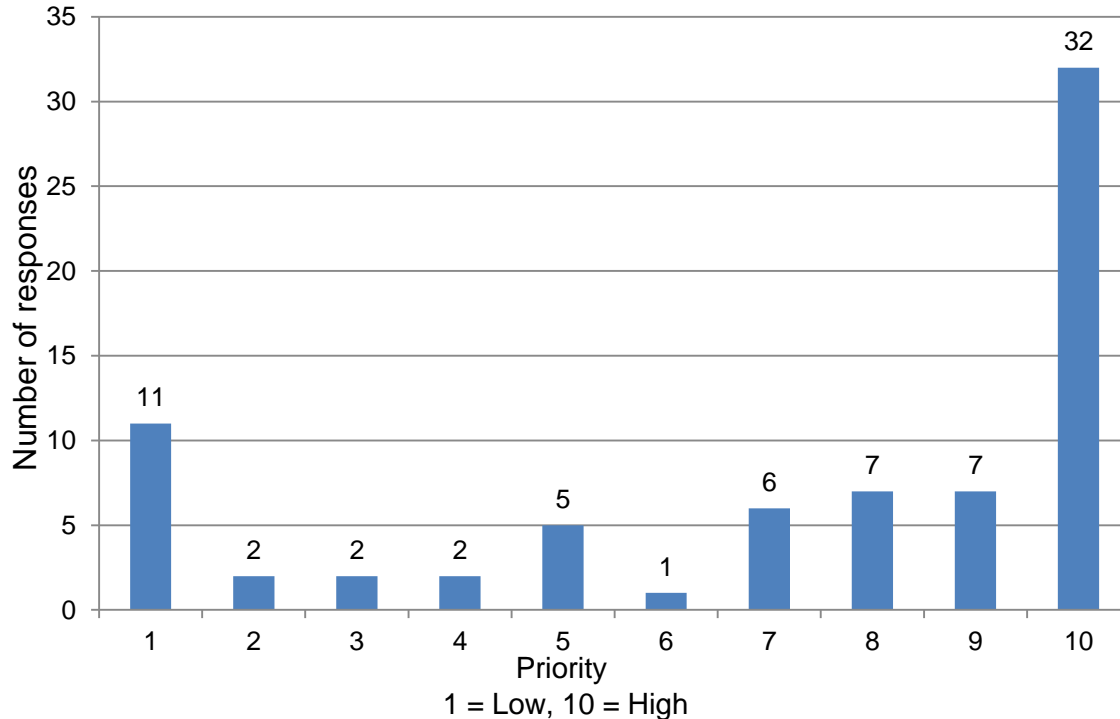www.overpeover.com

Q4 – Protection of "green gaps"

Cheshire East are proposing an infill boundary for each Parish in the Greenbelt. Infill outside the boundary will not normally be permitted.

Q5 – New house building

Q 6 to 9 looked at different types of housing should it be permitted. Market value homes were the least disliked, homes for multiple occupation were the most disliked.

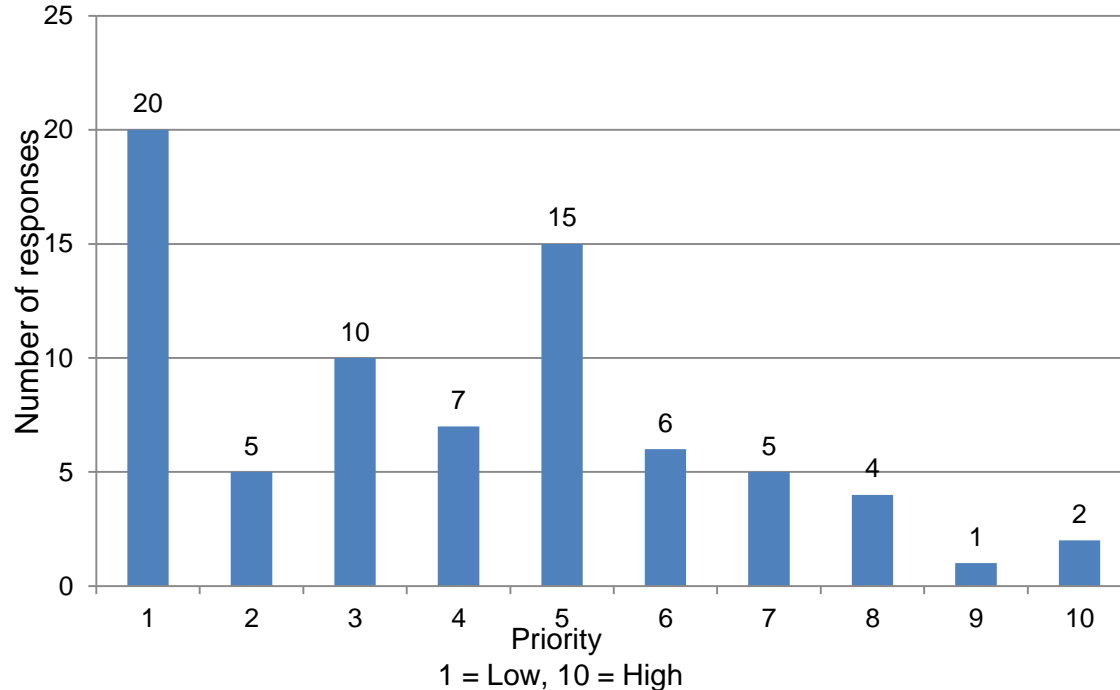# Q10 – Guidelines on extensions

Principal concerns were:
1. Size and overbearing
2. Overlooking
3. Out of character
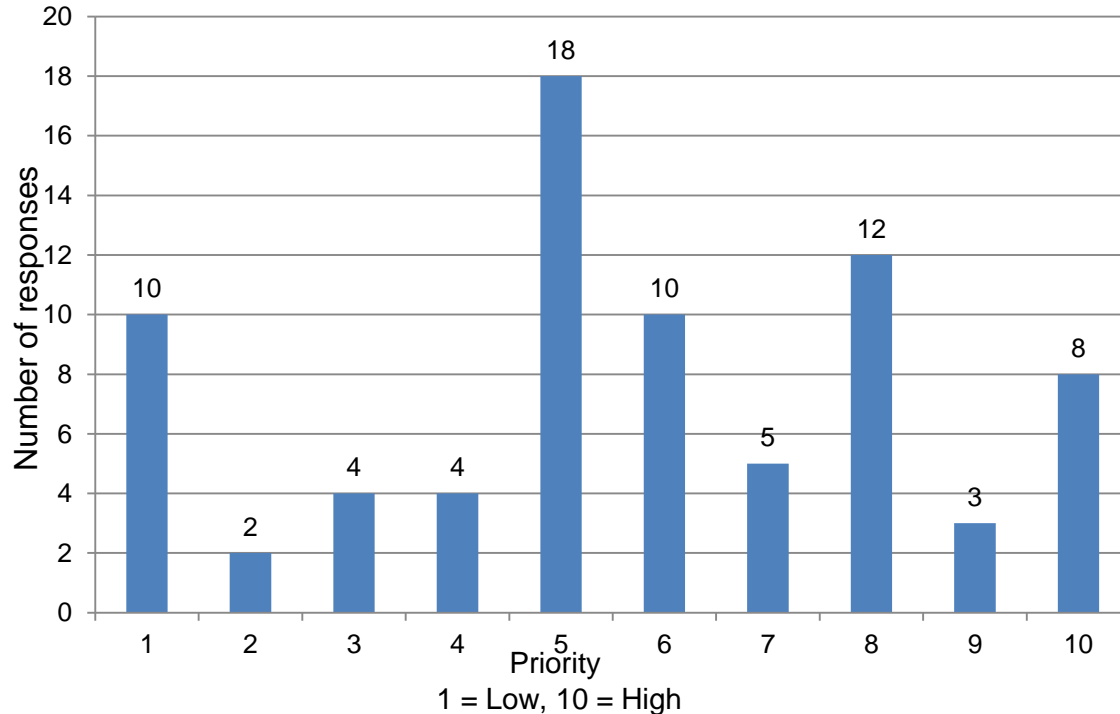4. Boundary types
5. Lighting

A report has been prepared by Urban Imprint to be used to guide householders and inform policies for the Neighbourhood Plan.

Number of responses — Priority
1 = Low, 10 = High

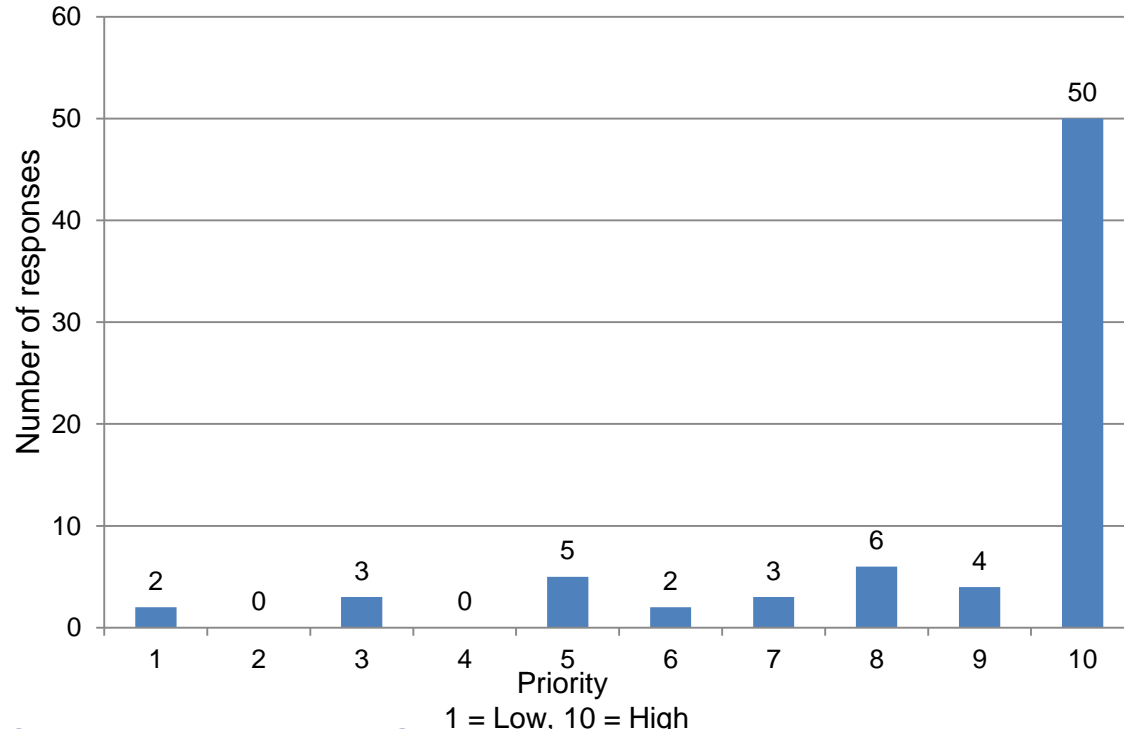| Priority	Number of responses
1	11
2	2
3	2
4	2
5	5
6	1
7	6
8	7
9	7
10	32

Q11 – New job creation

Is this response dominated by additional staff at Barclay's?
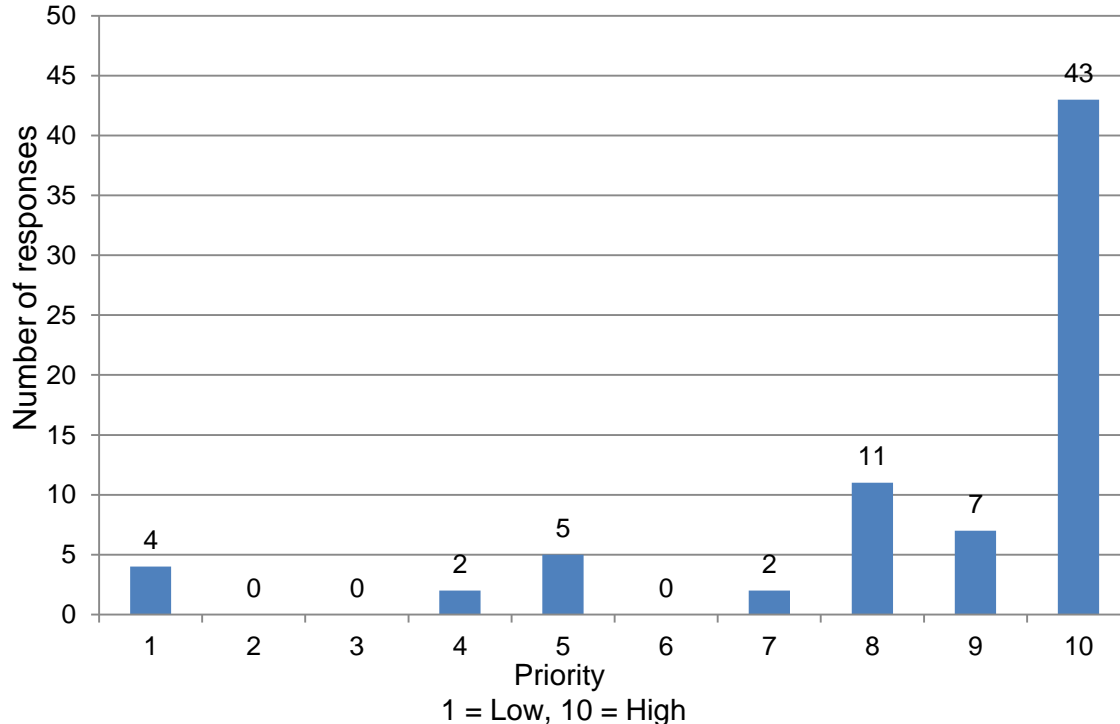
Q12 – Development of rural economy

Q13 – Superfast broadband

There has been some progress on this issue recently. See the parish website for more information.
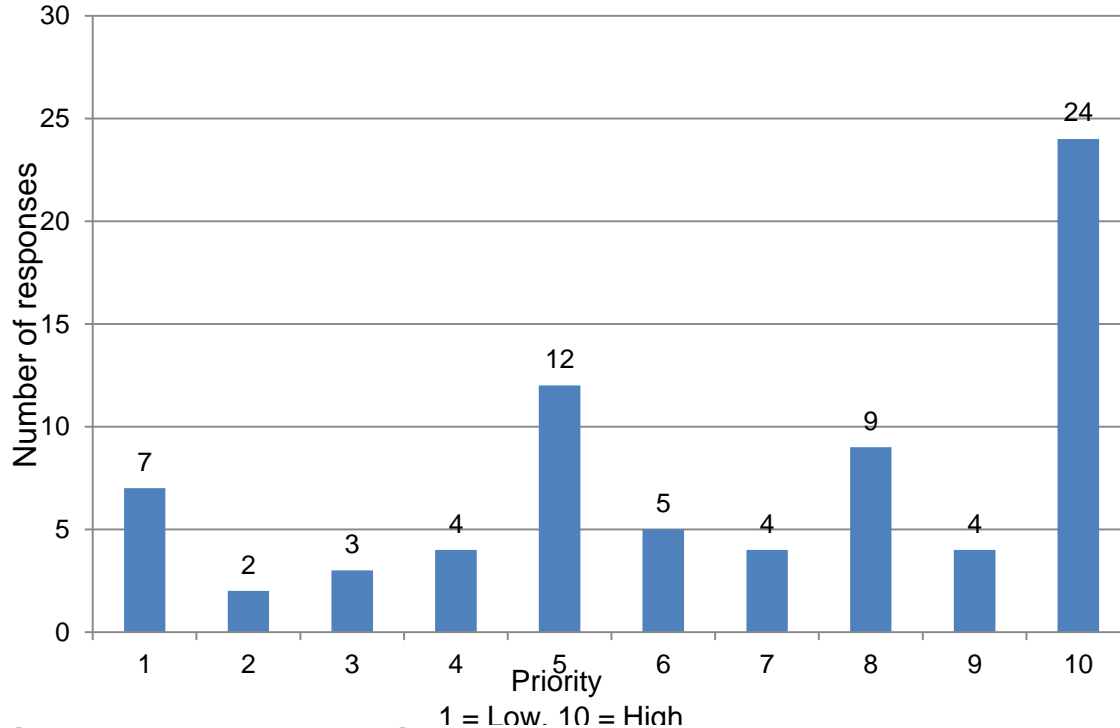
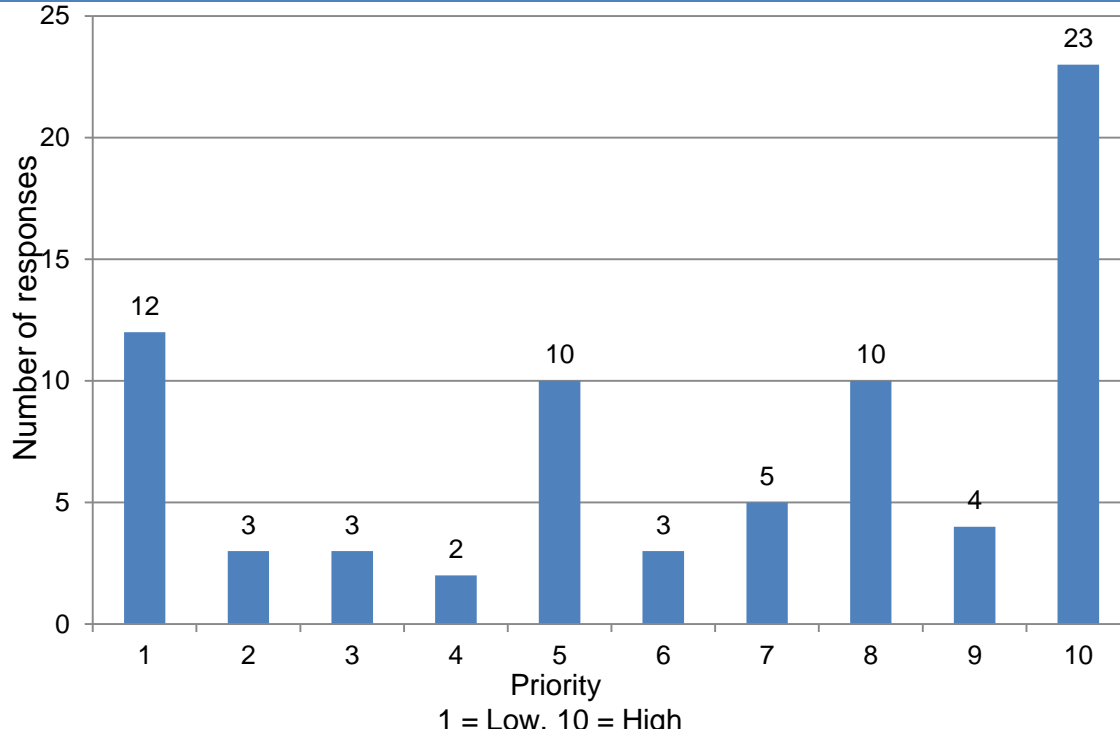# Q14 – Reducing impact of traffic

Principal concerns were:
1. Speed
2. Volume
3. Size of vehicles
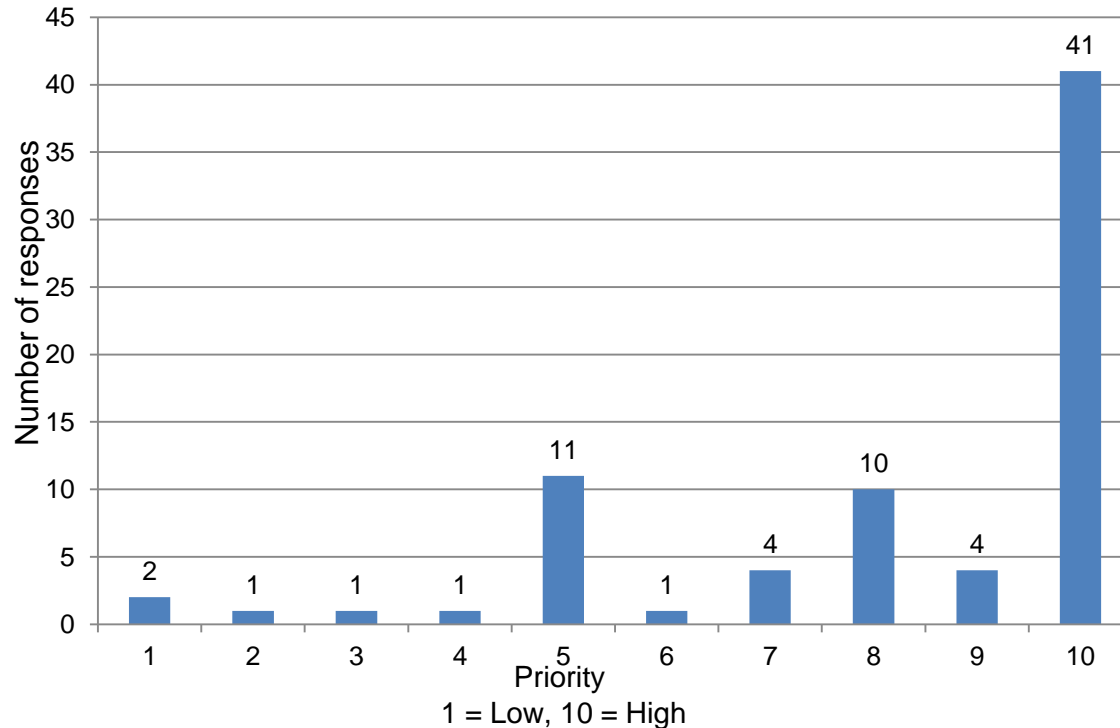4. Parking

Q15 – Facilities for pedestrians

Primary concern seemed to be maintenance of hedges alongside existing pavements. The only area identified as lacking is between Colshaw Hall and the Village Hall.

Q16 – New village hall

The Parish Council have formed a sub-committee to investigate potential sites including the existing site, consents required, likely uses and users, funding to build and run long term.

Q17 – Biodiversity

Seen as a significant priority to the Parish residents.

Key objectives of the Plan

- Preserve and enhance the environment of Peover Superior

- Alleviate impact of traffic

- Preserve and enhance the social interactivity – more about people than place
  - Policies to create a high quality of community life

Proposed policy themes

- ☐ Design and Character
- ☐ Redevelopment Sites
- ☐ New development
- ☐ Traffic/Travel
- ☐ Community Facilities
- ☐ Commercial and Leisure
- ☐ Agriculture and Farming
- ☐ The Natural Environment

Further work

- Complete Village Hall investigations
- Commission traffic management survey
- Commission biodiversity survey
- Compose potential policies supporting each theme
- Hold drop-in sessions for local community to engage in forming the policies
- Engage professional help to finalise the draft Plan.
- Communicate the draft Plan to Parish residents.

Questions?