



Styal

Neighbourhood Development Plan

2024 - 2030

Referendum Version



December 2024

Prepared by the Neighbourhood Plan Steering Group

on behalf of Styal Parish Council
with support from



All maps are kindly provided by Cheshire East Council.

Photographs are kindly provided by the National Trust and members of the Neighbourhood Plan Steering Group.

Contents

1.	List of Styal NDP Policies.....	4
2.	Introduction and Background.....	5
3.	An NDP for Styal Parish	6
4.	A Spatial Portrait of Styal.....	12
5.	Vision and Objectives	14
6.	Planning Policies.....	16
7.	Built Heritage and Design	17
8.	Housing	21
9.	Natural Environment.....	25
10.	Local Economy and Tourism	35
11.	Movement, Recreation and Community Facilities	39
12.	Appendices	48
	Appendix 1: Listed Buildings.....	48
	Appendix 2: List of non-planning actions for Styal Parish Council	55
	Appendix 3: Styal Design Guidelines & Design Codes.....	57
	Appendix 4: Monitoring and Review	58

1. List of Styal NDP Policies

Policy	Page Number
Policy S1 High Quality, Sensitive and Sustainable Design.....	20
Policy S2 Working from Home.....	23
Policy S3 Local Landscape Character and Landscaping.....	29
Policy S4 Biodiversity.....	31
Policy S5 Key Views.....	33
Policy S6 Tourism.....	36
Policy S7 Active Travel.....	42
Policy S8 Community Facilities.....	45

2. Introduction and Background

What are Neighbourhood Development Plans?

1. Neighbourhood Development Plans (also called ‘NDP’s or ‘Neighbourhood Plans’) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. The planning policies in NDPs are used to help determine planning applications which may come forward for new development or changes of use of land and buildings. They are prepared by parish councils and neighbourhood fora in non-parished areas.
2. NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment, and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
3. An NDP can cover a range of planning related issues or just have one, single policy. NDP Policies should not conflict with nor duplicate national or strategic policies but should support these by providing more local detail which reflects the particular issues and local character of the parish (or ‘neighbourhood area’).
4. The Styal Draft Neighbourhood Plan builds on the consultation responses to the residents’ and stakeholders’ questionnaire surveys which were undertaken in 2021.
5. The NDP Steering Group used these responses as starting point for a Topic Paper, which set out the proposed scope and approach in the NDP. The Topic Paper noted that taking into consideration the Parish’s location in the Green Belt and its important built and natural heritage, the main focus of the NDP should be on protecting heritage and promoting good design. Other identified planning themes included supporting the local economy and tourism, reducing the adverse impacts of traffic by promoting walking and cycling and protecting and improving local recreation and community facilities.
6. The Topic Paper was approved by the Parish Council on 20th February 2023 and published on the Parish Council and NDP websites with comments invited.

Planning Policy and Basic Conditions

7. NDPs cannot be prepared in isolation. They have to be ‘in general conformity’ with strategic planning policies - in this case, the strategic policies in the **Cheshire East Local Plan Strategy 2010 – 2030, Adopted 27th July 2017**¹.
8. **The Cheshire East Local Plan Site Allocations and Development Policies Document (SADPD)**² was adopted on 14th December 2022. The SADPD is the second part of the Council's local plan,

¹ https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/local-plan-strategy/local_plan_strategy.aspx

² https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/site_allocations_and_policies.aspx

providing further detailed planning policies and site allocations to support the strategic policies and sites contained in the Local Plan Strategy. This also forms part of the planning policy framework for the Styal NDP. The policies in the NDP should not conflict with or duplicate these higher-level policies but can add more local detail by setting out how they should be applied within the Styal context.

9. NDP Policies also have to 'have regard to' national planning policy, as set out in the **National Planning Policy Framework (NPPF)**³ which was revised on 19th December 2023, and other National Planning Practice Guidance⁴, Ministerial Statements and Government advice.
10. Overall, the Plan has to meet a set of 'basic conditions' set out in national guidance. These include being in general conformity with strategic policies and having regard to national policies as set out above, as well as not breaching European obligations (transposed into UK law) and contributing to the achievement of sustainable development. These basic conditions were tested by the independent examiner during the Styal NDP examination.

3. An NDP for Styal Parish



1. Preparing an NDP is a complex and lengthy process, set out in Government regulations: the Neighbourhood Planning (General) Regulations 2012 (as amended). This process, with the various stages and estimated timescales for Styal NDP, is shown in Figure 1 on p8. The process reflects the requirements that NDP policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by extensive public consultation.
2. The Parish Council decided to prepare an NDP for Styal in 2015. The Parish Council applied to Cheshire East Council (CEC) for designation and the neighbourhood area was designated on

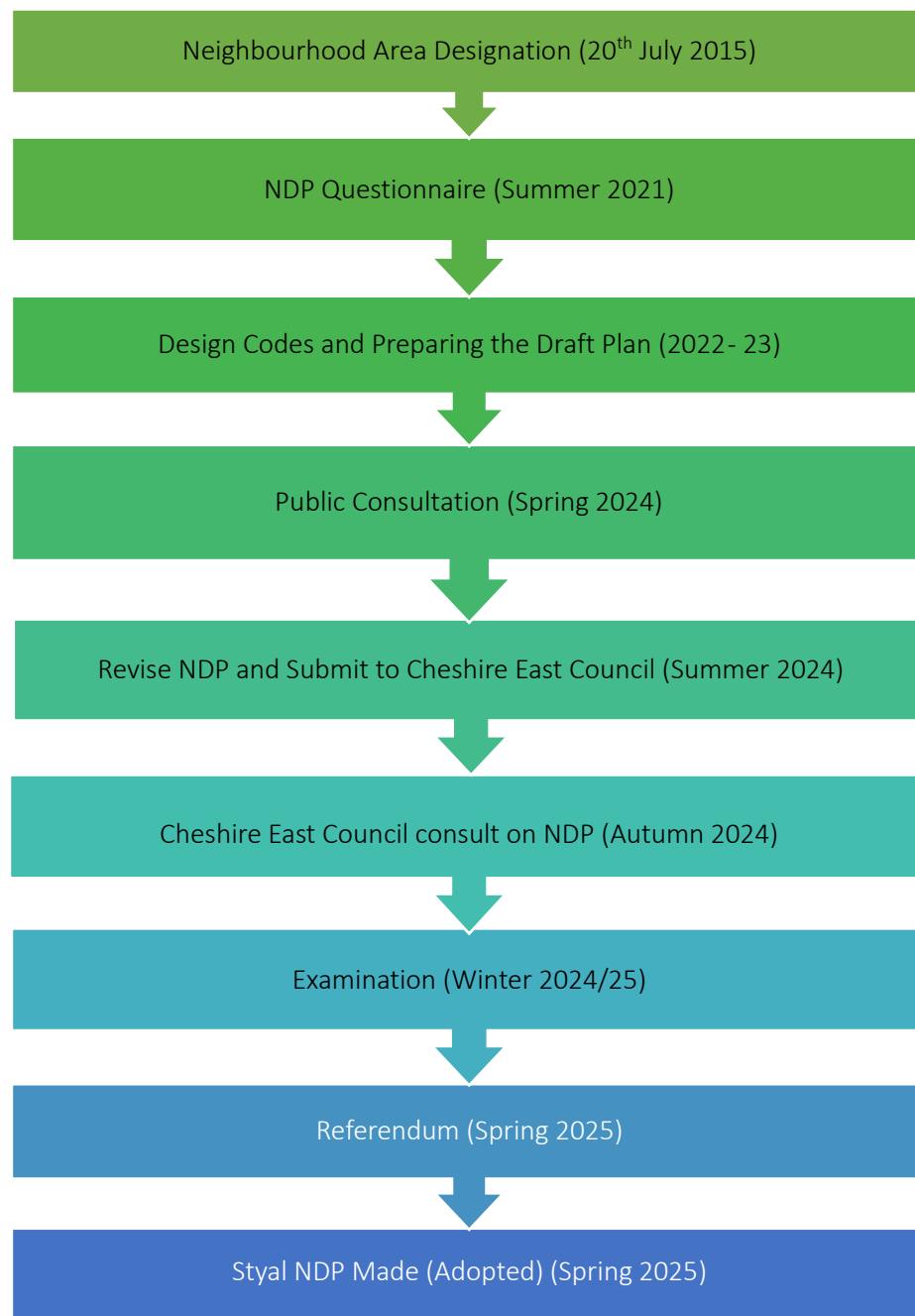
³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

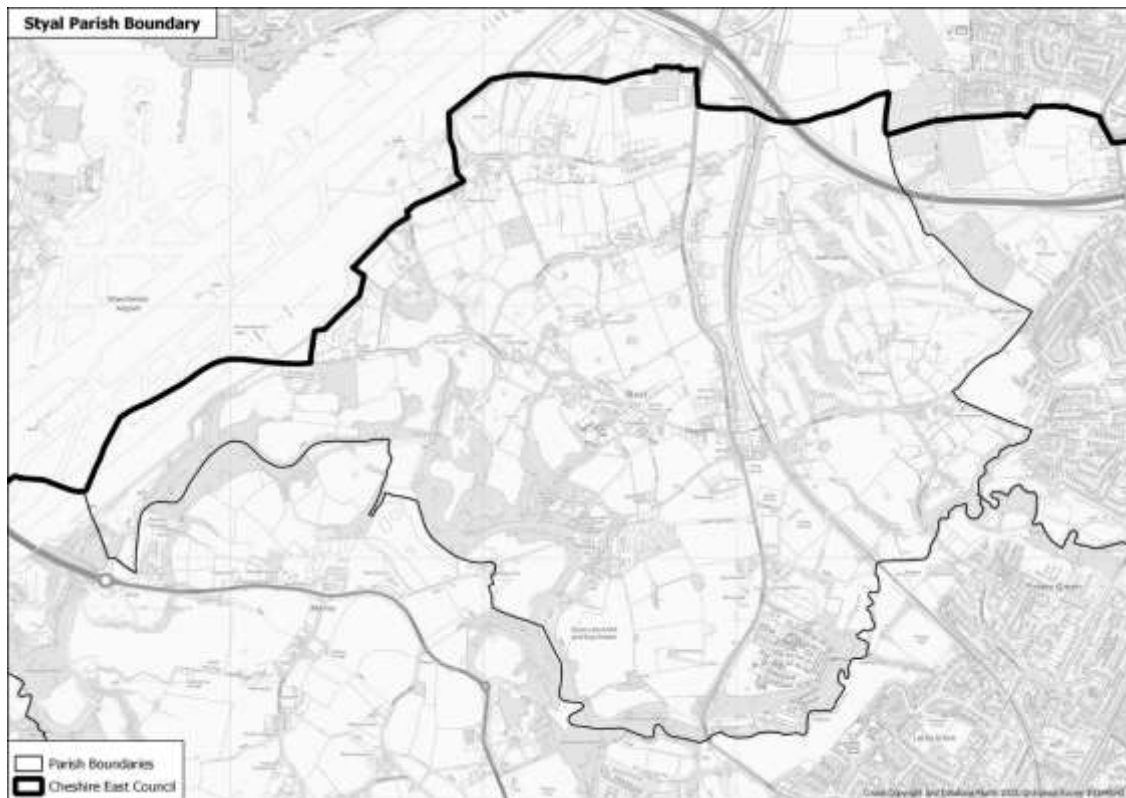
20th July 2015. The designated Neighbourhood Plan Area boundary has been updated following a recent change to the Parish Council boundary which included the transfer of an area of land to Handforth. This is important as the Plan policies can only be used to help determine planning applications within this area.

3. The designated neighbourhood area is the same as the Parish boundary and is shown on **Map 1: Styal Neighbourhood Area and Parish Boundary** on p9.

Figure 1: NDP Process



Map 1: Styal Neighbourhood Area and Parish Boundary



4. A Steering Group of local residents, parish councillors and representatives of the National Trust was formed to oversee the preparation of the Plan and a website set up to provide information about the progress of the NDP and to support future consultations – see <https://www.styalnp.com/>.

NDP Questionnaire, 2021

5. Between late July and the end of September 2021 Styal residents and local stakeholders were invited to complete a survey. The purpose of the survey was to ask people about the aspects of the village and area they value, and to identify any problems and issues that could be incorporated into the Neighbourhood Plan.
6. The survey was available on-line (at <https://www.styalnp.com/>) and hard copies were available at Earlam's community shop. The survey was advertised by a banner placed on the corner of Altrincham Road and Hollin Lane, a leaflet delivered to every home, business and institution within the parish as well as various social media channels. Non-residents were also invited to complete a different but related questionnaire.
7. There were over 100 responses to the survey. The results are presented in '**Survey Results 2021**' and '**Report on Styal Residents Survey**', and both documents are published on the NDP website <https://www.styalnp.com/>.
8. Key headline results included:
 - Most people are satisfied with the village amenities. However, the lack of provision for children was noted.

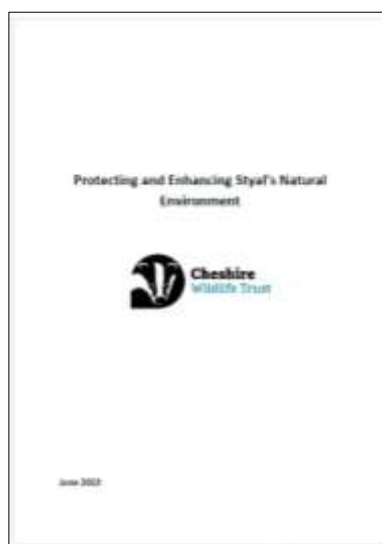
- Most people place a high value on the natural environment (wildlife, open spaces and countryside), the strong sense of community and the location of Styal and want to see these things protected.
 - Many appreciate and enjoy visiting Quarry Bank, Chapel Wood, The Ship and Earlam's.
 - Overall people felt that Styal was a safe place. However, there were concerns about traffic, parking and pollution.
 - People want to see the look and feel of Styal to be maintained and do not want to see major development or change. However, if there is development then individual plots, small scale schemes and affordable homes are supported by some.
 - Improvements to public rights of way, public transport and village amenities would be welcome.
 - Overall, there is a need to protect Styal's natural and built heritage and ensure Styal retains its strong sense of community, with good access to recreational facilities and the countryside for all, including visitors.
9. From the response from residents, the key themes identified for the NDP included:
- Protection of green space and conservation areas.
 - More traffic calming measures.
 - Stricter parking measures.
 - Strictly limiting new housing and industrial developments.
 - Planning rules that protect the aesthetic of the village.
 - Supporting the introduction of village amenities like shops and facilities for children.
 - Improving road and footpath conditions.
 - Improving public transport links.
 - Reducing air and noise pollution and preventing airport encroachment.
 - Consideration for how we can harmonise visitor and resident relationship.
10. Some of these issues, particularly those related to traffic calming, parking, improving the conditions of roads and footpaths and public transport are not dealt with through planning policies, but could be supported through actions led by the Parish Council working in partnership with other organisations such as CEC and the National Trust.
11. The Styal NDP therefore also includes actions and information about current activities related to these concerns.
12. Key themes from the non-residents' consultation identified for the NDP included:
- Welcoming village community.
 - Retain rural and green environment.
 - Preserve heritage.
 - Remain the same.
 - Retain charm.
 - Remain quiet or be quieter.
13. The responses were considered carefully and used to inform the Draft Vision and Objectives and the proposed Key Planning Themes for the NDP. These were set out in the NDP Topic Paper for consideration by the Parish Council and then used to inform the preparation of the Draft Plan.

Design Guidelines & Design Codes, AECOM, June 2023



14. To inform detailed policies on design, the Parish Council commissioned design codes through the Locality Technical Support programme. The Styal Design Guidelines & Design Codes document is provided on the NDP website (<https://www.styalnp.com/draftplan>). The design codes were prepared by consultants AECOM with input from members of the NDP steering group and a first draft was placed on the website, with comments invited. The guidelines and codes are referred to in NDP Policies S1, S3, S4 and S5 and the document is reproduced in Appendix 3 to aid decision making.

Protecting and Enhancing Styal's Natural Environment, Cheshire Wildlife Trust, June 2023



15. The Parish Council commissioned a wildlife survey from Cheshire Wildlife Trust in 2023. The report is provided on the Neighbourhood Plan page of the Parish Council website. The study identifies the natural assets in the Parish in terms of core, high and medium ecological sites for nature conservation and protection in the NDP, and the main local and regional ecological networks for safeguarding. In addition, the report identifies key features associated with Styal's landscape character. The report has been used to inform Styal NDP Policies S3 Local Landscape Character and Landscaping and S4 Biodiversity.

Regulation 14 Public Consultation Monday 5th February 2024 to Monday 18th March 2024

16. The Draft Styal Neighbourhood Plan was published for formal, Regulation 14 public consultation for 6 weeks from Monday 5th February 2024 to 5pm Monday 18th March 2024.
17. The Draft Plan, response form and all supporting documents were published on the Neighbourhood Plan website <https://www.styalnp.com/>. Hard copies of the Draft Plan could be viewed at Earlams community shop, Wilmslow and Handforth public libraries and Styal Primary School during normal opening hours.
18. A summary document of the Draft Plan was prepared and delivered to local households. A public drop-in event was held on Sunday 25th February at Earlams Community Shop and Café from 1.00pm to 4.00pm and around 6 local residents attended.
19. Responses were invited by an online response form or emailing a response form or comments to styalvillage@gmail.com or by submitting comments in writing and posting them to SPC NDP, c/o Earlams, Altrincham Road, Styal, Cheshire SK9 4JE or using the box provided in Earlams shop.
20. Overall, there was general support for the Draft Plan policies with some recommendations for changes. CEC advised that as Policy S1 referred to the Styal Design Guidelines & Design Codes there was no need to include other references to this document in other policies on design. Therefore, there were some amendments to several policies to delete these references. Other policies were revised slightly including those protecting landscape character and biodiversity. United Utilities recommended several amendments to existing policies and new policies on drainage, but these matters are addressed in sufficient detail in CEC planning policies and a Supplementary Planning Document, 'SuDS Guide Sustainable Drainage System Guidance for Cheshire East Borough', adopted February 2024 and therefore these changes were not supported by the Parish Council. Additional information provided by Cheshire Gardens Trust linked to Quarry Bank was added to the Plan.
21. The accompanying Styal Neighbourhood Plan Consultation Statement provides more detail about the formal, Regulation 14 public consultation and other informal public consultation and engagement processes.
22. Styal Neighbourhood Plan was submitted to CEC on 21st July 2024 and subjected to Regulation 16 consultation from 5th August 2024 until 17th September 2024. It was examined during October and November 2024. The Examiner recommended, subject to several minor policy modifications set out in his report⁵, the Plan meets the Basic Conditions and should process to a local referendum. This Referendum version of the Styal Neighbourhood Plan incorporates these recommended changes. If there is a majority Yes vote (50% of turnout + 1), the Plan will be 'made' (adopted) by CEC and used to help determine planning applications alongside the policies in Cheshire East Local Plan.

⁵ Report on Styal Neighbourhood Development Plan 2024 – 2030 - An Examination undertaken for Cheshire East Council with the support of Styal Parish Council on the Regulation 16 Consultation Version of the Plan, November 2024

4. A Spatial Portrait of Styal



1. Styal is a small parish located within the northern part of Cheshire East local authority area and south of the Greater Manchester urban area. The Parish extends across 424 hectares and has a population of about 1,000 residents (including the inmates at the prison) (2021 Census).
2. The Parish is bounded by Manchester Airport to the west, the built-up areas of Heald Green to the north, Handforth and Wilmslow to the east and open countryside to the south. The small village of Styal is about 11 miles south of Manchester city centre and about 6 miles southwest of Stockport.
3. Styal neighbourhood plan area is largely washed over by the Green Belt and Styal village is an Inset village. Therefore, it is unlikely to see significant growth over the plan period (up to 2030). Despite being on the edge of Manchester and in close proximity to the airport, it has a rural character with open fields of pasture surrounded by hedgerows and areas of woodland, including ancient woodland. The River Bollin meanders through the southwestern section of the parish in a steeply sided wooded clough and the Bollin Valley Way long distance route follows the course of the river. The area is crisscrossed by other public footpaths. There are several scattered farmsteads and associated rural buildings across the area.
4. Development is concentrated in a linear form north / south along Hollin Lane, east / west along Holly Lane and at Quarry Bank and associated buildings. The many built heritage assets include a Conservation Area and a number of Listed buildings including Quarry Bank Mill a late 18th century cotton spinning and weaving mill, late 18th century Apprentice House, early 19th century terraces of mill workers' cottages, chapels and school. Quarry Bank and Styal Country Park are

owned and run by the National Trust and provide recreational opportunities for local people and visitors.

5. In addition, a women's prison (Styal Prison and Young Offender Institution) occupies a large, enclosed site in the southeast of the Parish. The prison includes horticultural training facilities and a restaurant (The Clink) which is open to the public.
6. Local community facilities include Earlam's community store and café, a village school and two chapels but there is no village hall. There are a range of sports facilities and clubs including those providing golf, tennis, cricket, football, hockey and lacrosse.
7. Local people and residents are well catered for with food and drink establishments including a public house (The Ship Inn) and restaurant (El Bosc) as well as cafes at the prison and Quarry Bank. Other local businesses include a butchers and plant nursery.
8. Apart from a short section of the A555 to the north, the road network is characterised by winding rural lanes which are often busy with traffic. Styal rail station to the south of the village provides services to Manchester and other destinations. There are several bus stops including one near the prison.
9. Styal is in a much sought-after area and local residents place a high value on its attractive rural character, recreational opportunities and close proximity to Greater Manchester. The Styal Neighbourhood Plan is being prepared to ensure new development in the future is appropriate in terms of design and detail and responds positively to the distinctive character of existing buildings and significant built and natural heritage assets.

5. Vision and Objectives

1. An NDP has to have a Vision for the neighbourhood plan area up to the end of the Plan period (2030) and a set of objectives which the planning policies will help to deliver.
2. The Vision and Objectives were prepared by the NDP Steering Group taking into account the responses to the questionnaires and formal public consultation in early 2024.

Vision

For Styal to continue to be a desirable and attractive rural village in which to live, supporting a high quality of life for residents. Styal will remain a 'Green Lung' between South Manchester, Manchester Airport and other nearby urban areas providing accessible recreation and leisure opportunities for residents and visitors alike. The unique characteristics of Styal, including our special heritage offer, will be conserved, enhanced and promoted to ensure the distinctive historic and rural character of the village is maintained whilst evolving in a way that reflects our views and meets our needs to provide community facilities and allow complementary businesses to thrive.

Objectives

Overarching Objective: To contribute to the achievement of sustainable development:

To ensure Styal plays its part in securing a sustainable future by meeting net zero objectives, maximising resource efficiency and conserving and enhancing our natural environment and built heritage.

(This will be delivered through all NDP Policies)

Objective 1: Strategic Role: To enhance the area's role as a rural community providing open space, leisure and recreation whilst balancing the needs of our resident community to enjoy a high quality of life.

(This will be achieved through NDP Policies S7 and S8)

Objective 2: Built Heritage: To celebrate and promote the unique heritage of our parish through developing an integrated approach which, through use of design codes to inform sensitive and high-quality design, establishes continuity between the past and present in the built environment.

(This will be delivered through NDP Policy S1)

Objective 3: Housing: To support small scale, limited housing which provides for homeworking where proposals are consistent with Green Belt policies and do not encroach on productive agricultural land or important green spaces.

(This will be delivered through NDP Policies S1 and S2)

Objective 4: Natural Environment: To protect valuable wildlife and natural habitats including woodlands and watercourses and to ensure new development provides Biodiversity Net Gain through appropriate local enhancements and linkages.

(This will be delivered through NDP Policies S3, S4 and S5)

Objective 5: Economy and Tourism: To support a local visitor economy whilst protecting residents and residential areas from further adverse impacts such as traffic and parking, so that the area remains a 'Green Lung' for Manchester.

(This will be delivered through NDP Policies S6, S7 and S8)

Objective 6: Movement: To expand, integrate and improve the network of public transport, public footpaths, cycle ways, bridleways and accessible green spaces to ensure better accessibility for all and reduced reliance on private cars.

(This will be delivered through NDP Policies S7 and S8)

Objective 7: Leisure and recreation: To improve the local facilities and access to them so that both local people and visitors can benefit.

(This will be delivered through NDP Policies S6, S7 and S8)

Objective 8: Our Community: To build a caring and inclusive community for all our residents and ensure visitors and volunteers are welcomed.

(This will be delivered through NDP Policies S6, S7 and S8)

Objective 9: Airport: To maintain Styal's role as an important Green Lung for the local community and protect against the aural and environmental encroachment of Manchester International Airport and suburban Manchester.

(This will be delivered through all NDP Policies)

Note – some of these NDP Objectives will also be delivered through the Community Aspirations and Parish Council Actions. These are provided in Appendix 2.

6. Planning Policies



1. The following sections set out the draft planning policies for Styal neighbourhood area and these will be used to help determine planning applications for development.
2. The evidence and rationale behind each Draft Policy are set out in the supporting text.
3. They have been informed by the responses to the questionnaires and the Styal Design Guidelines & Design Codes document.
4. The policies are necessarily wide ranging in their scope and taken together, should help to deliver the future development within the Parish which is both sustainable and appropriate.

7. Built Heritage and Design



1. Styal has a distinctive built character and many built heritage assets. Development is concentrated in the village, around Quarry Bank and at Styal Prison and Young Offender Institution for women. There is a Conservation Area and 43 Listed Buildings in the Parish (see Appendix 1). Built heritage assets are shown on *Figure 05 Map showing heritage designations in the Neighbourhood area* in the Styal Design Guidelines & Design Codes in Appendix 3.

Styal Conservation Area

2. Styal Conservation Area is described in the **Styal Conservation Area Appraisal, 2008**⁶. The Conservation Area comprises the core of Styal village and the surrounding scattered farmsteads and fields, Quarry Bank and, a densely wooded section of the River Bollin valley. The majority of the land in the Conservation Area is owned by the National Trust and from Twinnies Bridge westwards, the river valley is designated as a Country Park, covering an area of 180 hectares.
3. Quarry Bank Mill was a cotton spinning and weaving mill built to the south-west of the village in the River Bollin valley by Samuel Greg in the late 18th century. The introduction of large-scale mechanised industry to the area was the catalyst for the exponential growth of the settlement through the late 18th and first half of the 19th centuries. A tight-knit grouping of mill workers' cottages and facilities including a school, chapel and shop were built on the south side of the Altrincham Road.
4. Today Grade II* Listed Quarry Bank Mill and its associated buildings provide a striking landmark. The mill is five storeys high and there is a four-storey weaving shed. Also Listed Grade II* is the associated Apprentice's House which was built in 1790 to house 80 pauper apprentices cared

⁶ Macclesfield Borough Council, Styal Conservation Area Appraisal, Public Consultation Draft November, 2008
<https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/styal-caa-final.pdf>

for by husband-and-wife superintendents. Children were brought from across England – from London to Liverpool. Quarry Bank House was the Greg family home. Half-timbered Oak Farm and Tudor Cottage are two of the original medieval buildings of Styal.

5. Quarry Bank is a major tourist attraction, enabling visitors to see a working cotton spinning and weaving mill and to visit the mill and cotton production museum. Styal Country Park is also a significant recreational facility, with footpaths along the Bollin valley, creating a resource for walkers and dog walkers.
6. Building methods, materials and local details prevalent in the Conservation Area are summarised below:

- Brick is the prevalent building material in Styal; the bricks are predominantly red in colour and made from clays locally available throughout much of Cheshire. There are also some yellow, blue and brindled bricks.
- Timber-framed buildings are constructed from locally available oak. Some have contrasting white walls with blackened timbers, and locally characteristic curved cove under the roof overhang. Framing is decorative, with roundel and chevron patterns;
- There is limited use of stone in bridges and stone plinths and Oversley Lodge is of dressed buff sandstone;
- Roofing materials include thatch, stone slates, slates and some tiles; and
- Door and window joinery is largely of timber.



7. In addition to Quarry Bank and associated buildings, the Conservation Area includes several scattered farms and rural buildings, including converted farm buildings, set in a pastoral and wooded landscape. The River Bollin flows through a steeply sided wooded valley.
8. The Conservation Area Appraisal describes local character in detail. It identifies four separate character areas:
 - Area A – Styal Cross, Lode Hill and Lode Hill Farm.
 - Area B – Quarry Bank Mill, the Apprentice House and Styal Village.
 - Area C – Norcliffe Farm and open fields.
 - Area D – The River Bollin Valley.
9. Elsewhere in the Parish there is a concentration of largely modern detached and semidetached 20th century housing set back from the road with parking areas and garden plots stretching in a linear form north south along the eastern side of Hollin Lane. There is also some residential development around the Moss Lane area.
10. HMP Styal comprises largely low-density two storey brick buildings set within a landscaped park with mature trees and shrubbery. The site is enclosed by security fencing set behind high hedges.

Public Consultation Responses

11. The questionnaire consultation responses showed that there was significant support for the NDP to protect local character and heritage. There was a strong response from resident consultees who agreed that it was important to maintain the look and feel of Styal and the importance of the village aesthetic came within the top 3 things people like about Styal. The responses to the stakeholders' questionnaire showed that heritage is the most valued attribute of Styal.

Promoting High Quality and Sensitive Design

12. Overall Styal Neighbourhood Area has a distinctive rural and 'green character', with clusters of mill and farm workers' cottages, converted farm buildings and low-density residential development set in a pastoral and wooded landscape. The predominant building material is dark red brick, with slate or thatched roofs, timber framed sash windows and chimney stacks. Decorative barge boards, gabled dormer windows and timber detailing, together with some mock Tudor buildings add interest and variety. Boundary treatments include hedges, timber fencing and open frontages.
13. The Styal Design Guidelines & Design Codes document identifies 6 character areas, each reflecting a variation in their context and built features – see map on p35 of the design codes document in Appendix 3. The areas have been distinguished based on a number of variables including infrastructure, context, building character, landscape, heritage, and development type.
14. The Styal Design Guidelines & Design Codes document also includes detailed descriptions of settlement character and built form features such as materials and detailing used for roofs, facades, boundary treatments, windows and porches and doors. Large scale development is not anticipated in Styal neighbourhood plan area and changes are likely to be small scale and incremental.
15. The Parish is protected by Green Belt and development opportunities are limited. Styal is identified as an Infill village in SADPD Policy PG 10 Infill villages. Elsewhere opportunities for development will be constrained by Green Belt policies and where relevant to the site concerned may have to take account of other constraints such as the Conservation Area and other built heritage assets as well as impacts on landscape and natural heritage assets. Land in the ownership of the National Trust is largely inalienable and so cannot be built on without special permissions.
16. It is likely that the neighbourhood area will see continued small scale development and conversions of former agricultural buildings over the Plan period and the NDP has a role in identifying these special qualities and ensuring development responds positively and sensitively to local character and does not erode its distinctiveness and heritage value over time.
17. There will also be a need for development to respond to climate change objectives and net zero targets which are set out at a national and Council level. Therefore, the NDP supports development which is energy and resource efficient, and which incorporates new technologies which promote sustainable design.

18. The Design Guidelines & Design includes design codes which apply to the whole Neighbourhood area. These are:
- Code A: Materials and detailing
 - Code B: Parking
 - Code C: Infill development
 - Code D: Development in the surrounding landscape
 - Code E: Conversions, extensions, and outbuildings
 - Code F: Green infrastructure and biodiversity and
 - Code G: Sustainable design.
19. NDP Policy S1 requires development proposals to show how they have applied the principles in the Styal Design Guidelines & Design Codes document. The Design Guidelines & Design Codes document is reproduced in full in Appendix 3.

Policy S1 High Quality, Sensitive and Sustainable Design

Development proposals will be expected to demonstrate how consideration has been given to the 'Styal Design Guidelines & Design Codes' document which is reproduced in Appendix 3.

Planning Policy Framework

20. The NPPF promotes high quality design. Paragraph 131 sets out *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
21. Paragraph 132 goes on to say, *'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'*
22. **Cheshire East Local Plan Strategy 2010 – 2030 Policies:**
- SE 1 Design
 - SD 1 Sustainable Development in Cheshire East
 - SD 2 Sustainable Development Principles

Cheshire East Local Plan Site Allocations and Development Policies Document Policy:

- GEN 1 Design principles.

8. Housing



1. The 2021 Census shows that Styal has a concentration of large, detached family houses in private ownership. In terms of accommodation type, 90.0% of households were in a whole house or bungalow and 10.0% were in a flat, maisonette or apartment. More households were in larger properties than in Cheshire East as a whole:
 - In Styal 5.9% of households were in properties with 1 bedroom compared to 7.2% in CEC,
 - A similar proportion to CEC were in properties with 2 bedrooms (25.0% and 25.2% respectively),
 - Fewer households in Styal were in accommodation with 3 bedrooms (25.0% and 38.6% respectively) and
 - A far higher proportion of Styal households were in 4 bedroom accommodation (44.1% compared to 29.0% in CEC).
2. The National Trust has 63 residential tenancies in Styal village and tenant numbers fluctuate depending on the family make up of tenancies. The residential lettings at Quarry Bank require constant management. There is a good range of properties with mainly two bedroom, a lower number of three bedroom, and a small number of one and four bed roomed properties. The location on the southern fringe of the Manchester conurbation means that there is ongoing market demand for smaller two-to-three-bedroom cottages. Virtually all of the properties are Listed, however this does not temper demand. The NT is constantly appraising the rent levels compared to other rented properties in the area and has a Lettings Consultant who undertakes all elements of the letting process. None of the cottages are identical, and this adds richness and charm to the appearance of NT properties in Styal. The variety is important as it helps to attract tenants with different experiences, which all add to the community spirit at Quarry Bank. There are several long-standing tenants, with different generations of the same family renting different properties.
3. Much of the Parish land is in the ownership of the National Trust. National Trust land is generally inalienable – such land cannot be voluntarily sold, mortgaged or compulsorily purchased against the Trust's wishes without special parliamentary procedure. This special

power means that protection by the Trust is forever. Apart from Styal Inset village, much of the rest of the neighbourhood area is protected by Green Belt. Therefore, it is reasonable to assume that development opportunities for new housing will be limited in Styal Neighbourhood area over the Plan period (up to 2030).

Public Consultation Responses

4. Styal Parish does not have an up-to-date parish housing needs survey, but the consultation responses to the questionnaires in 2021 showed some support for development (although many respondents had concerns about any further development in the village).
5. The responses to the residents' questionnaire showed that 18% of respondents (19) felt that their current housing would not be suitable by 2030. Of these, 11 respondents expected to require housing with 3-4 bedrooms and 5 stated that they would require affordable housing in the village. In terms of house sizes overall, the highest future demand was for 3-4 bedroom housing (58% of respondents), followed by smaller 1-2 bedrooms, eco housing, 1-2 bedroom housing and affordable housing. There was also some demand for bungalows, retirement and accessible housing. The responses to the Questionnaire also showed that in terms of housing development the greatest preference was for individual plots, followed by affordable housing.
6. Local Plan policies already address most of the issues related to local housing needs and 'eco-housing' is promoted in the Styal Design Guidelines and Design Codes document which is referred to in Policy S1.
7. Policy S2 recognises that working from home has become increasingly common in many households in recent years - particularly in response to the Covid-19 Pandemic but also following changes in working practices to accommodate family life and a better work/life balance) and designs for new homes should allow for sufficient space to accommodate this. If more people continue to work from home, Styal residents will reduce their need to travel and are more likely to support local shops and services, increasing the environmental, economic and social sustainability of the neighbourhood area.
8. Most schemes for office-based home working are addressed by permitted development rights, including use of outbuildings and extensions. However more client based, and small-scale manufacturing-based homeworking may require planning consent and Policy S2 supports such schemes provided they are not in conflict with other NDP and Local Plan policies.
9. In addition, the Parish Council is aware of some recent instances in Styal where applicants have applied for planning permission for garages and outbuildings etc, but once built or converted, the buildings include a range of facilities and services and appear capable of use as residential accommodation. Therefore, to help ensure such development does not result in infill development for new housing 'by the back door', where any such buildings are subject to planning permission a condition should be attached that restricts the use to that use permitted in the planning consent.

Policy S2 Working from Home

Proposals for development which provides accommodation suitable for home-based businesses and home working will be supported. Such development may include extensions to dwellings, new buildings or conversions of existing buildings within the curtilage of the existing dwelling for uses such as offices, small scale manufacturing or client-based business uses such as hair and beauty and personal training.

Such proposals would be acceptable where:

1. The proposed business use would not have an unacceptable adverse impact on the residential amenity of the surrounding area, in terms of noise, disturbance, odours, loss of privacy or light; and
2. Adequate parking is provided for visiting members of the public, customers and clients and the location is within reasonable walking distance of Styal railway station or local bus stops.
3. The business use is ancillary to and in association with the residential use of the main dwelling, and any new buildings or extensions are proportionate in scale.

Where separate new buildings or conversions of existing outbuildings are proposed, proposals should only include those facilities and amenities necessary to support the relevant business use.

Wherever possible new housing and conversions to residential use should include sufficient flexible internal or external space to facilitate working from home.

Planning Policy Framework

10. Paragraph 149 advises that *‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this [include]: c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.’*
11. **Cheshire East Local Plan Strategy 2010 – 2030 Policies:**
 - PG 3 Green Belt
 - PG 6 Open Countryside
 - SC 4 Residential Mix

- SC 6 Rural Exceptions Housing for Local Needs

Cheshire East Local Plan Site Allocations and Development Policies Document Policies:

- PG 10 Infill villages
- RUR 13 Replacement buildings outside of settlement boundaries
- RUR 14 Re-use of rural buildings for residential use
- HOU 1 Housing mix.

9. Natural Environment



©National Trust Images/Derek Hatton

1. Styal neighbourhood area is fortunate to have highly attractive countryside and its distinctive local landscape character supports a range of wildlife and habitats. This rural character is highly valued by residents and visitors alike and contributes to the area's appeal as an important visitor destination within accessible reach of the Greater Manchester urban area and Cheshire towns.
2. Styal Neighbourhood Plan has a role in identifying those landscape and wildlife features which contribute to the special character of the area and setting out how development proposals should take opportunities to conserve and enhance them.

Protecting Local Landscape Character

3. Styal falls within Natural England's **National Landscape Character Area 61: Shropshire, Cheshire and Staffordshire Plain**. This is an expanse of flat or gently undulating, lush, pastoral farmland and woodland, often with ancient semi-natural woodland. The presence of large conurbations and the dense network of roads mean that development pressures are likely to continue. Statements of Environmental Opportunity include to restore, manage and protect from diffuse pollution the rivers, streams, lakes, ponds and wetland habitats (including flood plain grazing marsh and wet woodland), to manage and restore ancient and plantation woodland and support partnerships to plan appropriately scaled new woodland cover, particularly where this will link and extend existing woodlands, and to protect and manage the nationally important heritage features.
4. **Cheshire East Landscape Character Assessment (2018)** identifies a series of landscape character types (LCT) in Cheshire East with more detailed landscape area classifications (LCA).

Styal includes areas in LCT 7 Lower Wooded farmland (LCA 7b Ringway) and LCT 10 River Valleys (LCA 10a Upper Bollin).

LCA 7b: Ringway Character Area

Including Ashley, Styal, and Manchester Airport's second runway

Key points include:

- *relatively flat topography with high hedges, narrow country lanes and tree-lined streams, and very intrusive man-made features such as the sprawling complex of Manchester Airport.*
- *post medieval small fields with broadleaved and mixed wooded areas – copses and along watercourses.*
- *Linear settlement pattern with medium settlement density and red brick buildings.*

LCA 10a: Lower Bollin Character Area.

Including Styal Country Park & Quarry Bank Mill

Key points include:

- *The Bollin is a steep sided, incised river valley with a network of surfaced footpaths. Mature woodland occupies the steep valley slopes providing a picturesque watercourse and mature trees giving a parkland atmosphere.*
- *The flat, poorly-drained ground in the Deane valley is used for pasture, divided by thin hedges and fences into a number of medium sized fields.*
- *The northern section of the river largely comprises Styal Country Park where the Grade II* Quarry Bank Mill is located amongst a wooded and grassy setting. Quarry Bank Mill and its associated buildings provide a striking landmark.*
- *Styal includes a large complex of woodlands, which are designated as an SBI. Around Norcliffe Hall there is semi-ornamental woodland, while to the south there is diverse broadleaved woodland. Burned Hey Wood is particularly interesting with wet carr woodland near the river and an excellent lichen population. The site is very good for fungi and is of ornithological interest.*



©National Trust images/Annapurna Melior

5. The Greg family planted a number of exotic tree species and woodlands on the Quarry Bank estate, including Chapel Woods, Arthur's Wood, Norcliffe Hall and the gardens. Exotic species include two types of redwood, copper beech and monkey puzzle. The National Trust has been working to restore the landscape. Folly Bridge features in paintings by Caroline, Robert Greg's daughter.
6. The Cheshire Gardens Trust provided additional information about Quarry Bank in response to the Regulation 14 consultation. The picturesque, designed landscape of woodlands, pleasure grounds,



productive and ornamental gardens were laid out by the Greg family who took an enormous interest in the landscape, new plant introductions, and the cultivation of food for themselves and their workers.

7. Greg planted trees to help with humidity for the cotton. In 1789 he had married Hannah Lightbody, who was a well-educated and romantic lady with a love of nature and the countryside. She wrote in her diary 'the romantic beauty of Quarry Bank delighted me'. Hannah made a picturesque garden by the side of the river. An upper walled garden was added to grow fruit and vegetables while another garden was created at the Apprentice House. There are a number of records of plants purchased from Caldwells by Samuel Greg and subsequently by his son, Robert Hyde Greg.

Wildlife



©National Trust Images/Derek Hatton

8. Styal Parish includes several areas of woodland including ancient woodland and other priority habitats such as traditional orchards, wood pasture and parkland. The Country Park provides opportunities to see kingfishers, herons and bats. The dead wood is important for 700 varieties of fungi recorded throughout the estate. Willow Carr is an area of wet woodland which is unique habitat feature of the estate. During late April and throughout May the wood bank is a carpet of bluebells (National Trust leaflet, 'Explore Quarry Bank').
9. The Cheshire Wildlife Trust Report, Protecting and Enhancing Styal's Natural Environment sets out more detailed information about the natural environment of the Parish. The report includes landscape character assessment and identifies ecological networks and habitats on a series of maps.
10. Several High Distinctiveness Habitats are identified in the report including woodland, grassland, watercourses and ponds, wood pasture and parkland with veteran trees and traditional

orchard. Medium Distinctiveness Habitats include woodland, grassland, open mosaic, field ponds, drains, scrapes and watercourses and hedgerows and scattered trees. The Ecological Network mapping and wildlife corridor (Map 11 in the report) both identify primary habitat or core areas for biodiversity within Styal.

11. The indicative wildlife corridor predominantly follows the rivers Bollin and Dean and includes extensive woodland habitat. The corridors link valuable habitat with good connectivity within Styal and there are grassland areas connected by lengths of hedgerow. The report includes proposed measures for Biodiversity Net Gain (BNG) and these recommendations are referred to in NDP Policy S4 Biodiversity.
12. Styal Design Guidelines & Design Codes includes Code D: Development in the surrounding landscape and Code F: Green infrastructure and biodiversity. Code D also notes that proposals within infill boundaries should consider the confines of the surrounding landscape.



Public Consultation Responses

12. The responses to the questionnaires demonstrated how important the natural environment of Styal is to people. Chapel Woods and Quarry Bank were used by almost all resident respondents and in terms of quality of life, 83% said open and green spaces are extremely important. 'Nature' (including green space / rural setting / woods) was by far the most popular category in the 'Top three things' about living in Styal. Recreation (including walks and lanes) and quiet/peacefulness also came through as consistent themes. In terms of residents' overall satisfaction, there was high satisfaction with green spaces, woodland and NT property and a desire to protect these resources.
13. Non-resident survey responses showed that local wildlife and habitats are most important, followed by green space and rural atmosphere.
14. Manchester Airport has a significant impact on Styal in terms of disturbance from noise and lights and the quality of life of local residents. There are measures in place to manage these impacts and the Parish Council will continue to work closely with the airport authorities on local issues. Overall, however the Parish Council would like to see the existing boundaries of the airport maintained in the future to avoid further urbanisation and encroachment on the countryside and rural character of the Parish.
15. NDP Policy S3 aims to ensure development conserves local landscape character in accordance with the design code D.

Policy S3 Local Landscape Character and Landscaping

Development proposals for, and which include, landscaping should use native species, integrate into the existing local landscape and reinforce and preserve existing landscape features that are distinctive to the local character, these are:

A. Traditional hedgerows

Traditional hedgerows are commonly used in field boundaries, line rural roads and are common in dwelling frontages as well as between plots. Landscaping schemes should restore hedgerows where these are fragmented and incorporate planting of new hedgerows using locally appropriate native species and linking them to existing nearby hedgerows and other wildlife corridors.

B. Mature trees and woodland

Individual trees, lines of mature trees and dense woodland form significant visual and landscape features in the neighbourhood area and form part of the wildlife corridors along the Rivers Bollin and Dean. Mature trees should be protected, and opportunities taken to use them in landscape designs. Planting of new trees is encouraged, taking into account the characteristics of the site, nearby buildings and future management.

C. Water courses, ponds and ditches

The River Bollin and River Dean flow through steep and narrow valleys and provide a contrasting topography to the level character of much of the wider surrounding landscape. The area also includes streams, ponds and ditches. Opportunities should be taken to protect water courses and incorporate suitable planting schemes to enhance wet woodland and wetland habitats.

15. Styal Design Guidelines & Design Codes Code F: Green infrastructure and biodiversity notes that the area's overarching 'green character' presents a strong foundation for enhancing local biodiversity. Its landscape character is also a valuable asset to the area, attracting visitors to its quiet rural lanes and wooded footpaths in Styal Country Park. Proposals should consider green infrastructure both within and outside of the site boundary, and how it can achieve the most uses. Green infrastructure can be incorporated into numerous elements of a proposals design including boundary treatments, front and back gardens, facades, and even roofs.
16. The Cheshire Wildlife Trust report, Protecting and Enhancing Styal's Natural Environment (see <https://www.styalnp.com/library>) recommends that Biodiversity Net Gain can be achieved in Styal through the following measures:
 - Prioritising a scheme design that retains and enhances important semi-natural habitats and key features for biodiversity, while also improving the permeability and function of the site for wildlife by creating new resources within and new connections to the wider landscape.
 - Embedding out of bounds areas and dark corridors along watercourses, woodland edges and hedgerows into the environmental design of the scheme.
 - Ensuring all external lighting is directional, low spillage and wildlife friendly.

- Ensuring the scheme drainage strategy directs run off away from sensitive environmental assets and does not promote pollution propagation pathways. This is particularly important for habitats that are dependent on hydrology such as running or standing water, peatlands, and floodplain grazing marshes.
 - Incorporating Sustainable Drainage Schemes (SuDS) which can provide additional wildlife habitat, provide measurable net-gains for biodiversity and prevent flooding. However, SuDs may hold polluted water so should not drain directly into running or standing water unless an extensive filtration or settlement system is in place.
 - Ensuring only UK and Northern Ireland sourced and grown nursery stock of native plant and tree species be used in the landscaping of developments.
 - Incorporating species specific mitigation measures where appropriate such as:
 - Hedgehog-friendly fencing, purposely designed to allow the passage of hedgehogs from one area to another;
 - South facing banks or bunds for reptiles, butterflies and other invertebrates, and;
 - Bee bricks and bat or bird boxes, ideally made of highly durable material such as woodcrete.
17. Tree planting should only occur on species-poor habitats away from existing (non-woodland) priority or semi-natural habitats, watercourses or aquatic habitats such as ditches and ponds and any other habitats of value to specific wildlife. Specialist ecological advice should always be sought before any tree planting is undertaken to ensure no unintended negative effects to biodiversity arise as a result.
18. Policy S4 requires development to apply design code F for green infrastructure and biodiversity and to have regard to the information and advice contained in the Cheshire Wildlife Trust report, Protecting and Enhancing Styal's Natural Environment.

Policy S4 Biodiversity

Development proposals should have regard to the Cheshire Wildlife Trust report, 'Protecting and Enhancing Styal's Natural Environment, June 2023.'

Development proposals should avoid any areas of high distinctiveness habitats, core wildlife areas and the wildlife corridor network. Any development adjacent or in close proximity to these areas must incorporate necessary mitigation to minimise the residual effects on wildlife while also seeking to enhance the overall condition of habitats in order to achieve an appropriate level of measurable net-gain for biodiversity by applying measures set out in NDP Part 9 Natural Environment paragraphs 16 and 17. Opportunities should be taken to support the creation of a coherent ecological network as set out in the report.

Where development gives rise to the need for offsite Biodiversity Net Gain provision, the provision should be made within the neighbourhood area, and be focused on habitats within the identified ecological network, where possible.



Key Views

19. The Conservation Area Appraisal identifies several important ‘Key Views and Vistas’ These are:

- *‘5.9: The impressive 23-bay east range of Quarry Bank Mill, with the tall brick chimney to the north, is well concealed within the heavily wooded valley of the Bollin, and therefore only visible within close range views. Striking views are obtainable on approaching the mill from the visitor car park, initially the upper storeys of the mill becoming visible, with the full east range coming into view as one progresses along the footpath down to the valley floor.*
- *5.10: In the valley pleasant views of the river are to be had as one moves along its course, particularly dramatic views are from Giant’s Castle Bridge, as the river tumbles over exposed rocks, and the rock-face of the Giant’s Castle towers above. Continuing westwards, a steep climb out of the valley affords views to the open countryside on the opposite (south) side of the valley. The footpath to the east of Giant’s Castle affords glimpses of Norcliffe Hall, set high above the river.*
- *5.11: The public footpath from Twinnies Bridge to Quarry Bank Mill crosses the high ground of the valley escarpment, with views eastwards across open fields to the transmitting station, Norcliffe Farm and the chapel of the orphanage and, Chorlton Union Cottage Homes (1895), now HM Prison. Looking westwards one can see the stone obelisk standing in a field, erected due south of Quarry Bank House to allow the millowner to set his clocks.’*



20. The Styal Design Guidelines & Design Codes document also identifies several Key Views which encompass these and other important and valued features which are positive contributors to Styal’s local landscape character. These are identified on Figure 16: Map showing key views in Neighbourhood area in the Design Guidelines & Design Codes document and are:

1. National Trust car park looking west to north-west over Quarry Bank and gardens;
2. Holts Lane looking north to north-east over Styal village;
3. Holts Lane looking east to south-east over Norcliffe Farm towards the old chapel at HMP Styal;
4. Oak Cottages looking south-east over Norcliffe Chapel, Styal Cross, and towards Apprentice House;
5. Arthur’s Wood looking east to north;
6. Giant’s Castle Bridge looking south along the River Bollin; and
7. Giant’s Castle Bridge looking west along the River Bollin.

21. The dramatic and steep topography of the River Bollin Valley in particular produces attractive landscape views from both within and outside the valley. These include views of the River Bollin

winding through the valley as well as of Quarry Bank Mill (a Grade II* Listed building) and its setting including gardens, woodland and other nearby historic buildings. Other views overlook open fields and Styal's historic villagescape. Public footpaths along the picturesque River Bollin allow public enjoyment of important local features such as the river valley and woodland, Giant's Castle Bridge and rock face, as well as glimpses of the attractive countryside and other listed buildings such as Norcliffe Hall, the chapel and various cottages and farm buildings. These features all make a significant contribution to local landscape character.

22. Policy S5 has been prepared to help protect these characteristic features and important landscape receptors and to ensure development proposals are sited and designed sensitively.

Policy S5 Key Views

Development proposals must not significantly harm, individually or cumulatively, characteristic features or important landscape receptors, within the local landscape, as identified in the Styal Conservation Area Appraisal 2008 (or most up to date version) and the Styal Design Guidelines and Design Codes document which is reproduced in Appendix 3.

Development proposals should also avoid harming views to such receptors from public vantage points.

The characteristic features within the landscape include but are not limited to the following:

- The River Bollin including the wooded river valley;
- Quarry Bank Mill and gardens within its woodland setting;
- Styal village;
- Norcliffe Farm and the old chapel at HMP Styal;
- Oak Cottages, Norcliffe Chapel, Styal Cross and Apprentice House;
- Arthur's Wood;
- Giant's Castle Bridge and Giant's Castle rock; and
- The stone obelisk.

These features are included in the views identified on Figure 16: Map showing key views in Neighbourhood area in the Design Guidelines & Design Codes document and reproduced in Appendix 3.

Planning Policy Framework

23. The NPPF recognises the importance of protecting trees and conserving and enhancing landscape character and biodiversity. Paragraph 135 says '*Planning policies and decisions should ensure that developments: b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*' Paragraph 185

sets out *'To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

24. Paragraph 174 goes on to say *'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'* Paragraph 179 advises *'To protect and enhance biodiversity and geodiversity, plans should: b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*

25. Cheshire East Local Plan Strategy 2010 – 2030 Policies:

- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 5 Trees, Hedgerows and Woodland
- SE 6 Green Infrastructure

Cheshire East Local Plan Site Allocations and Development Policies:

- ENV 1 Ecological network
- ENV 2 Ecological implementation
- ENV 4 River corridors
- ENV 5 Landscaping
- ENV 6 Trees, hedgerows and woodland implementation.

10. Local Economy and Tourism



1. Styal's location close to Manchester Airport and the Greater Manchester, as well as the Cheshire Towns means that local residents have plenty of accessible employment opportunities on their doorstep.
2. Within the neighbourhood area, the economy is concentrated on the visitor economy, tourism and agriculture. Styal Prison and Young Offender Institution is another local employer and provides education and training for prisoners.
3. As a popular visitor destination on the edge of Manchester, Quarry Bank attracts large numbers of visitors to Styal. The National Trust has advised that current visitor numbers are around 250,000 with a target to expand to 300,000 over the next few years. The National Trust employs a team of rangers and gardeners and has a café and shop and relies heavily on volunteers. There are no plans for any major changes or significant investment in new facilities.
4. Local businesses serving the community and visitors include The Ship Inn public house, a garden centre (Primrose Cottage Nursery) and a butcher (Kirk). There is a care home (Eden Mansions). There are also numerous other businesses in locations around the Parish including those operating out of converted former farm buildings at Beech Farm, a secondhand vehicle sales business, and a company providing hydraulic platforms as well as a number of home-based businesses. There are also several farms including Norcliffe Farm, Bank Farm, Beech Farm and Downs Farm.

Public Consultation Responses

5. The residents' responses to the Questionnaire showed that visitor facilities and food and drink establishments are well used and highly valued. Quarry Bank was used by almost all respondents. The Ship Inn is extremely popular and used by 87% of respondents and Earlam's by 69%. More than half of respondents used Kirk Butchers and 45% used the former 39 Steps restaurant (now El Bosc). Half of respondents supported possible land allocations for food,

restaurants, shops and retail and 23% supported allocations for tourism businesses. Respondents preferred that land should not be allocated to factories, manufacturing and industrial units.

6. The non-residents' responses also showed that Quarry Bank is the most popular amenity, followed by the Ship Inn and Earlam's. The vast majority of visitors were satisfied with village amenities.
7. Problems with traffic and parking were identified in both questionnaire responses, but these issues are addressed more thoroughly in the next section of the NDP (11 Movement, Recreation and Community Facilities).
8. Local businesses in Styal cater for the day-to-day needs of residents as well as providing food and drink for more special occasions. In addition, they add to the 'offer' of the neighbourhood area in terms of attracting visitors.
9. Proposals which support visitor and residents' quiet enjoyment of the countryside will be welcomed, such as sculpture trails, natural / forest play areas etc but schemes which could cause disturbance to local wildlife or have an adverse impact on the special qualities of the local landscape such as mountain bike trails would not be appropriate and will be resisted. In addition, all such proposals will be expected to protect local residential amenity.
10. The Parish Council recognises that, provided proposals are appropriate in terms of Green Belt policy, small scale rural enterprises which are sensitive to the distinctive built and natural heritage area may strengthen the local economy whilst helping to make Styal more sustainable in terms of increasing local provision and reducing the need to travel. The NDP Steering Group is not proposing to identify site allocations for business related development, but Policy S6 provides a supportive planning framework for suitable tourism and visitor related conversions and development in the neighbourhood area.

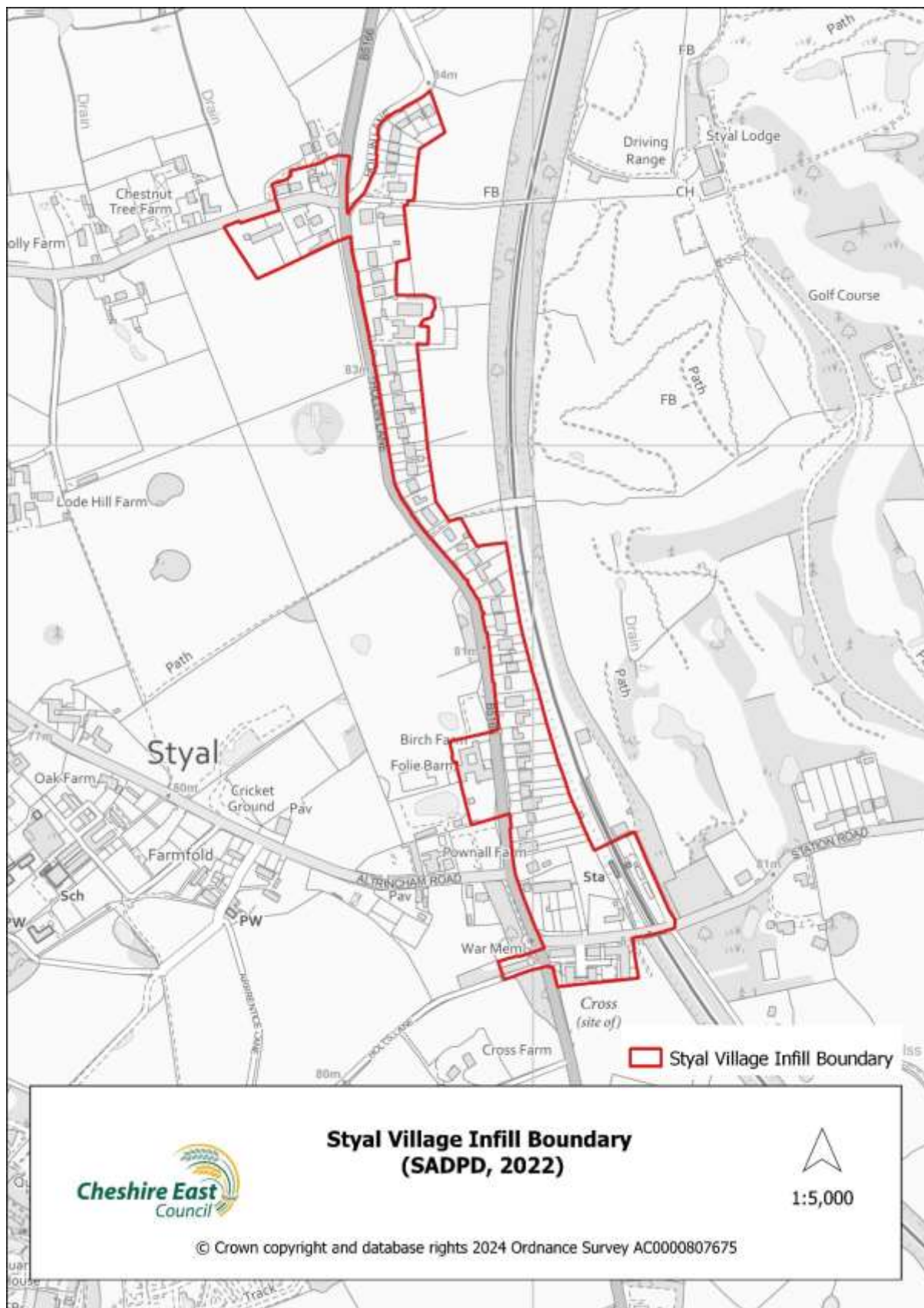
Policy S6 Tourism

Development proposals for uses such as food and drink and visitor accommodation within the infill village boundary shown on Map 2, will be supported where:

1. They do not lead to an unacceptable increase in vehicular traffic on the rural road network; and
2. They do not cause an unacceptable increase in on-street parking in residential areas due to a parking demand that cannot be met by the tourism use.

All proposals will be expected to meet the parking standards set out in Appendix C of the Local Plan Strategy.

Map 2: Styal Village Infill Boundary



Planning Policy Framework

11. The NPPF supports a prosperous rural economy. Paragraph 88 advises '*Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*'

12. **Cheshire East Local Plan Strategy 2010 – 2030 Policies:**

- EG 2 Rural Economy
- EG 4 Tourism

Cheshire East Local Plan Site Allocations and Development Policies:

- RUR 2 Farm diversification
- RUR 8 Visitor accommodation outside of settlement boundaries
- RUR 10 Employment development in the open countryside.



11. Movement, Recreation and Community Facilities



Movement

1. Styal has relatively good train services and there are several bus stops including adjacent to HMP Styal on Styal Road (B5166), just north of the zebra crossing on the B5166, near the northern boundary of the Parish and one in the National Trust Quarry Bank car park. However there has not been a bus service through Styal since May 2018 resulting in a loss of amenity and accessibility for many older residents and those without cars.
2. Heavy vehicular road traffic and associated adverse effects are significant issues for residents and visitors. NDP planning policies are limited as to how they can address road traffic and transport effectively, but the Plan can help to influence decisions about future development and require proposals to prioritise active and sustainable travel and using transport means other than the private car.
3. In addition, NDPs can include 'community aspirations' or 'actions for the Parish Council' to tackle non-planning matters such as working to improve public transport services, control speeding or manage car parking. However, the Plan needs to make clear that these proposals do not form part of the neighbourhood plan policies. A list of proposed Community Aspirations and Parish Council Actions is provided in Appendix 2.
4. Styal is relatively affluent and car ownership levels are comparatively high in the area when compared to other areas in Cheshire East and nationally. The 2021 Census showed that:
 - 6.6% of households in Styal had no cars or vans in household compared to 14.5% in CEC.
 - 35.8% of Styal households had only 1 car or van compared to 41.0% in CEC.

- 36.9% had 2 cars or vans compared to 33.3% in CEC and
 - 20.8% had 3 or more cars or vans in household compared to 11.3% in CEC.
5. Many residents use their cars to access employment, services and facilities in larger centres such as Wilmslow and Manchester which are located close by.
 6. Styal rail station has services to Crewe, Wilmslow and Manchester Piccadilly but the revised timetable for 2023 has removed direct trains to Liverpool Lime Street. Passengers are able to use Styal rail station to access Manchester Airport and then train or Metrolink services to Manchester.
 7. The Parish is crisscrossed by other public footpaths and country lanes, providing a range of opportunities for walking and cycling, both for recreation purposes and allowing travel to local towns and other areas. A section of the Bollin Valley Way long distance route from Macclesfield to Partington runs through the Parish, following the course of the river.
 8. The PROW network is shown on *Figure 21: Map showing pedestrian and cycle networks in the Neighbourhood area* in the Styal Design Guidelines & Design Codes document reproduced in Appendix 3. These walks through beautiful countryside offer a tranquil and welcome experience for residents and visitors alike, contributing to physical and mental health and wellbeing.
 9. However, how people currently travel into and through the area, often to access these walking and cycling opportunities, can impact adversely on those living and working in Styal. Most of Styal's roads are narrow and winding, but they carry significant volumes of vehicular traffic. The traffic contributes to noise and air pollution and speeding vehicles are perceived as a hazard on the narrow rural roads. In addition, motor vehicles can disturb local wildlife and vibrations can cause cracking and damage to fragile built heritage assets.
 10. There are problems with parking linked to Manchester Airport on Moss Lane and Holly Lane and cars travelling too fast on these small roads. Some visitors to Quarry Bank continue to park in the village even though a few years ago the National Trust completely re-vamped parking at Quarry Bank and made it free even to non-members. The National Trust were also involved in negotiating a better train service which allows visitors to avoid using a car.
 11. In terms of climate change the transport sector is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019⁷. Changing how people travel could make a major contribution to tackling the climate emergency by reducing carbon emissions and at the same time as improving air quality and support health and wellbeing. In line with national targets the NDP should support a transition towards 'active travel' – encouraging walking and cycling and use of public transport and a shift away from reliance on the private car. The lack of a bus service through Styal is a significant barrier to this and the Parish Council will work with CEC and other partners to try and restore services such as to Handforth Dean.

⁷ BEIS (2021). 2019 UK Greenhouse Gas Emissions (online).

Available at: <https://www.gov.uk/government/statistics/final-uk-greenhouse-gas-emissions-national-statistics1990-to-2019> (International aviation and shipping are not included in this figure)

Public Consultation Responses

12. The responses to the questionnaires showed that there are significant concerns in the area about traffic, parking and air quality.
13. In terms of quality of life, access to transport and access to Greater Manchester were moderately important compared to other issues in the residents' responses. Styal was seen as safe place by 62% of respondents but the 7 comments submitted all identified parking and traffic as safety issues. The most concerning matters for residents overall were parking and traffic, specifically speeding, with 39% of respondents noting these in the 'Bottom Three Things' about living in Styal. Issues with road conditions included potholes, overgrown hedges, drainage and lack of cycle lanes. 83% of resident respondents thought traffic was a serious or very serious problem and there were 69 comments about speeding and parking with Hollin Lane and Altrincham Road mentioned frequently.
14. In terms of the non-residents, the responses also showed that traffic and pollution are perceived as significant problems. 62% of respondents thought traffic was a serious or very serious problem and almost 80% thought parking is a serious problem. Parking was also the overwhelming top problem in the 'Bottom Three Things' about Styal.
15. There is a need to balance the role of the neighbourhood area as a recreational / visitor destination which is highly valued and serves a large urban population, with the need to reduce reliance on cars and ensure proposals do not add to existing problems on transport networks. Although consultation responses indicated that a lack of parking is a problem in the area, provision of additional car parking could lead to even more traffic on local narrow roads, and so more appropriate and sustainable response may be to promote increased walking, cycling and use of public transport.
16. The NDP supports the following travel hierarchy:
 - 1. Avoid:** reduce the need to travel for instance by encouraging homeworking (see Policy S2) and guiding development to locations close to existing facilities.
 - 2. Shift:** if travel cannot be avoided, then shift trips from car to walking, cycling and public transport.
 - 3. Improve:** if trips cannot be by sustainable modes, then minimise the impact of road traffic by improving it, such as by electrification.
17. NDP Policy S7 aims to require development proposals to reduce reliance on cars and encourage low or zero carbon forms of travel by linking to walking and cycling networks and including provision for cycle storage. Development should also be steered towards more accessible locations close to public transport facilities such as bus stops and the rail station.

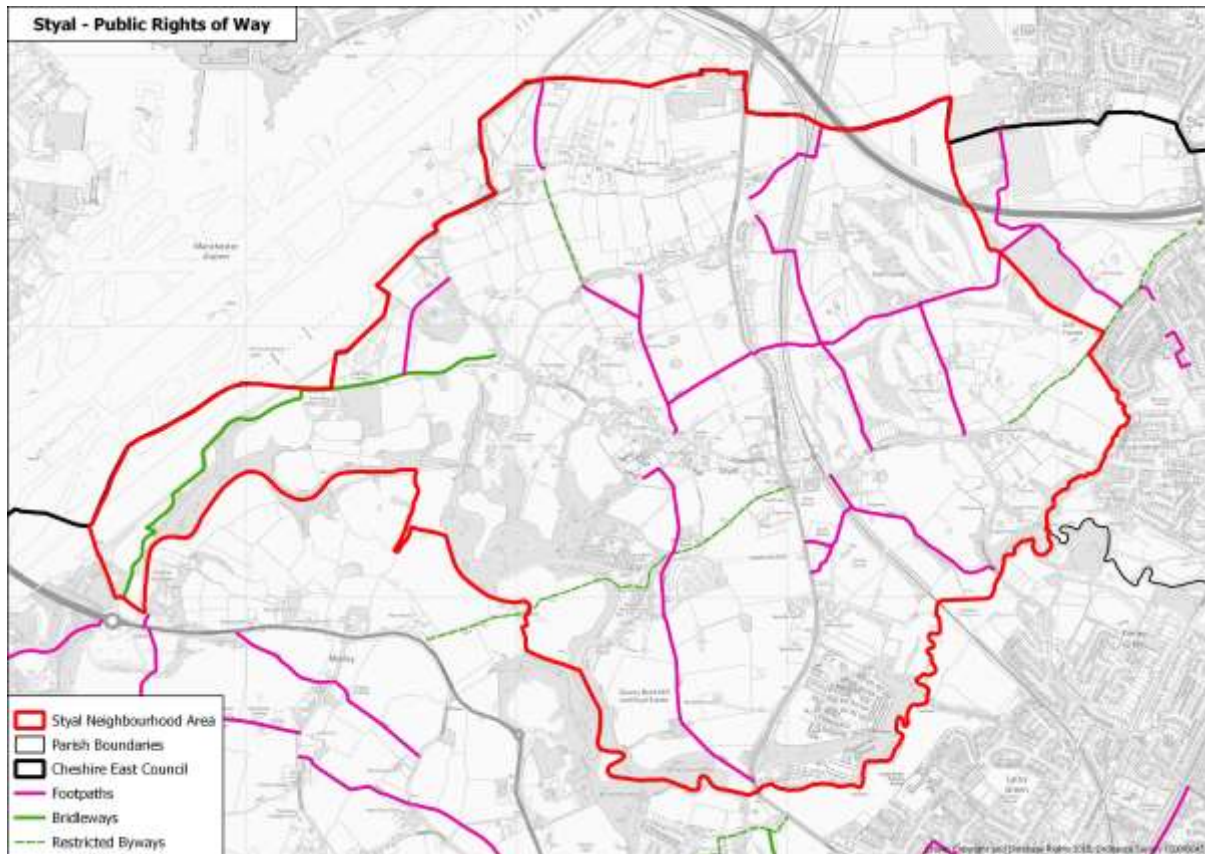
Policy S7 Active Travel

Development proposals which would cause unacceptable harm from increases in vehicular traffic on rural routes through the Parish will not be supported.

Development proposals will be supported in principle where they:

1. Are located within walking and cycling distance of bus stops or the train station; and
2. Where possible incorporate safe and accessible linkages to existing pedestrian and cycle routes in the area, including to local community facilities, the countryside, Manchester Airport and Wilmslow (see Map 3 Styal PROW); and
3. Provide suitable and secure storage provision for bicycles.

Map 3: Styal Public Rights of Way



Planning Policy Framework

18. The NPPF supports active and sustainable travel. Paragraph 96 advises '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: a) promote social interaction ... b) are safe and accessible ... – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes ... ; and c) enable and*

support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, ... and layouts that encourage walking and cycling.’ Paragraph 108 goes on to say, ‘Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: ... c) opportunities to promote walking, cycling and public transport use are identified and pursued.’

19. Cheshire East Local Plan Strategy 2010 – 2030 Policy:

- CO 1 Sustainable Travel and Transport

Cheshire East Local Plan Site Allocations and Development Policy:

- INF 1 Cycleways, bridleways, and footpaths

Recreation and Community Facilities



20. Styal residents are well served by recreational and sports facilities. Styal Golf Club, Styal Cricket Club, Wilmslow Albion Football Club and Phoenix Sports Club are all located within the neighbourhood area.

21. The Cricket and Football teams use the Sports and Social centre on Altrincham Road whilst the Wilmslow Phoenix Sports Club on Styal Road has very well-equipped facilities and is home to Wilmslow Albion Football Club, Wilmslow Hockey Club, Wilmslow Lacrosse Club and Wayfarers Cricket Club. There is parking on site for 110 cars.

22. Styal Tennis Club has 3 recently refurbished tarmac courts and a clubhouse with a social area and changing facilities, again on Altrincham Road. Styal Golf Club just along Station Road has an 18-hole golf course, driving range and eatery. Styal Lodge at the Golf Club is a wedding and events venue.
23. Community facilities include Earlam's community-run shop, café and gallery, and Styal Primary School, Norcliffe Chapel and Styal Methodist Church. All these are in buildings owned by the National Trust.
24. Earlam's community shop is a valued facility run by volunteers. Styal Community Store Café and Gallery opened in July 2014 and thanks to dedicated volunteers has grown to provide a focus for the community and brought new life to the village of Styal. Styal Village Community Store and Café Limited (SVCSC Ltd) was officially registered as a Society for the benefit of the community under the Industrial and Provident Society Act 1965. Trading as Earlam's to reflect the original store from 1800s the café is popular with residents and regular visitors including runners, dog walkers and those visiting the National Trust property. The store has a range of goods for sale and aims to meet the needs of the local population as well as providing treats. There is also a Gallery displaying craft items from local artists. In June 2019 the shop received the Queen's Award for Voluntary Service – a great tribute to all the volunteers.
25. Styal Primary School is a small 4-class village school comprising both Victorian and new buildings and with a large forest school in the adjoining woodland area. The site includes an adventure play area, play pod and book barn.
26. Norcliffe Chapel is a Grade II Listed Unitarian and Free Christian Chapel which has existed since 1823. Samuel Greg built the Chapel for the Baptists, though he was a Unitarian himself. Gradually, the Baptist cause seems to have died out in Styal and the Methodists began to take their place. However, Greg as owner of the Chapel, did not want the Chapel to be used by the Methodists. In 1833 it was declared that henceforth Norcliffe should be Unitarian, as it has remained to the present day. The Chapel holds weekly services on Sunday evenings and is a popular venue for weddings.
27. Styal Methodist Church is situated on Farm Fold Farm near The Mill. There have been Methodists meeting in Styal since 1790. Robert Hyde Greg, owner of Quarry Bank Mill, converted a grain store into the chapel in the 1830s, after it was discovered that the Methodists were meeting in secret in a cellar. The congregation was mainly mill workers. Styal Methodist Church is rented from the National Trust, with whom the church is working to encourage more visitors to the Mill and village. The church community today is drawn from Styal village and the surrounding area and there are weekly services.
28. There is no village hall, and the Parish Council meets at the Log Cabin at Earlam's.



Public Consultation Responses

29. The responses to the residents' questionnaire included comments that there is a lack of provision for children in the parish. Looking forward 10 years, the kind of place residents would like Styal to become included themes such as a sense of community, provision of amenities and a place for families and children.
30. The Cheshire East Open Space Assessment March 2012 includes various Key service centres open spaces summary reports. The Wilmslow Report and Open Space Map note the outdoor sports facilities in neighbouring Styal, and therefore Styal is included in the Wilmslow assessment. Paragraph 2.43 notes '*There is a shortage of children's play facilities in Wilmslow. Some areas in the west and east of Wilmslow are beyond the 5 to 10 minutes walking threshold and residents in south-west Wilmslow do not have access to a large site. Over 50 per cent of the facilities are average to poor quality.*' Recommendations include to address the shortage in children's play provision particularly for residents in western and eastern parts and in south-west Wilmslow.
31. NDP Policy S8 identifies the existing community facilities in the Parish.

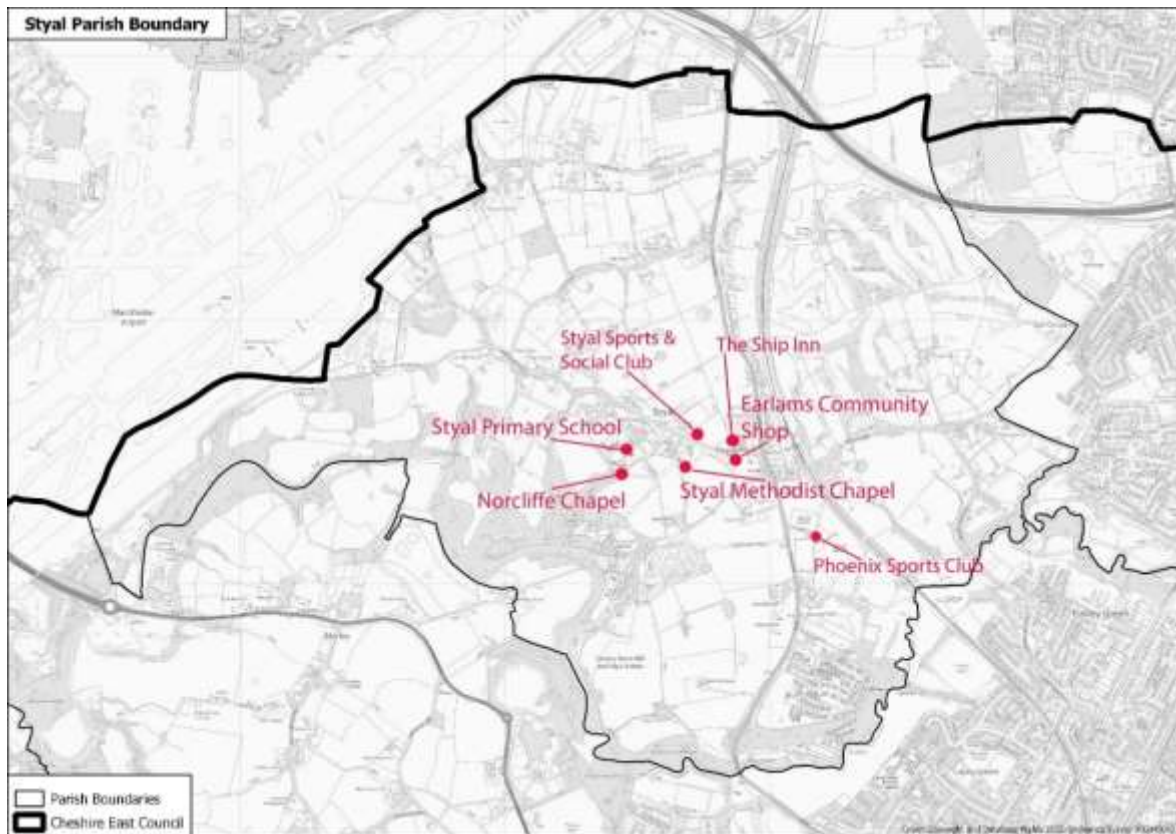
Policy S8 Community Facilities

Development proposals relating to the following identified community facilities will be decided in accordance with Policy REC 5 of the Site Allocations and Development Policies Document:

1. Earlam's community-run shop, café and gallery;
2. Styal Primary School;
3. Norcliffe Chapel;
4. Styal Methodist Church
5. The Ship Inn;
6. Styal Sports and Social Club; and
7. Phoenix Sports Club.

These are identified on Map 4.

Map 4: Community Facilities



Planning Policy Framework

32. NPPF paragraph 97 advises that ‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; ... c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; [and] d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.’
33. Paragraph 102 goes on to say ‘Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.’
34. Cheshire East Local Plan Strategy 2010 – 2030 Policies:
- IN 1 Infrastructure

- SC 1 Leisure and Recreation
- SC 3 Health and Well-Being

Cheshire East Local Plan Site Allocations and Development Policies Document Policy:

- REC 5 Community facilities

12. Appendices

Appendix 1: Listed Buildings

See Historic England <https://historicengland.org.uk/listing/the-list/>

FARM FOLD COTTAGES

List Entry Number: 1222058

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 1, 2, 3 AND 4, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

FARM FOLD COTTAGES

List Entry Number: 1222062

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 17, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

STYAL CROSS

List Entry Number: 1222064

Heritage Category: Listing

Grade: II

Location: STYAL CROSS, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

FARM FOLD COTTAGES

List Entry Number: 1222199

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 5, 6 AND 8, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

FARM FOLD COTTAGES

List Entry Number: 1222242

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 16, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

FARM FOLD COTTAGES

List Entry Number: 1222247

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 19, 20, 21 AND 22, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[NORCLIFFE CHAPEL](#)

List Entry Number: 1222255

Heritage Category: Listing

Grade: II

Location: NORCLIFFE CHAPEL, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[BRIDGE IN NORTHERN WOODS AT SJ 8321 8331](#)

List Entry Number: 1222256

Heritage Category: Listing

Grade: II

Location: BRIDGE IN NORTHERN WOODS AT SJ 8321 8331, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES](#)

List Entry Number: 1222257

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 8, 10, 11, 13 AND 14, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES](#)

List Entry Number: 1222259

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 15, 17, 18 AND 20, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES](#)

List Entry Number: 1222261

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 23, 24, 26 AND 28, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES](#)

List Entry Number: 1222262

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 33, 35, 37 AND 39, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[TUDOR COTTAGE](#)

List Entry Number: 1222263

Heritage Category: Listing

Grade: II

Location: TUDOR COTTAGE, 45, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[BEECH COTTAGE](#)

[FERN COTTAGE](#)

List Entry Number: 1222264

Heritage Category: Listing

Grade: II

Location: FERN COTTAGE, ALTRINCHAM ROAD, BEECH COTTAGE, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK FARMHOUSE](#)

List Entry Number: 1222266

Heritage Category: Listing

Grade: II*

Location: OAK FARMHOUSE, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[NORCLIFFE HALL](#)

List Entry Number: 1222267

Heritage Category: Listing

Grade: II

Location: NORCLIFFE HALL, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[STYAL COUNTY PRIMARY SCHOOL](#)

List Entry Number: 1222340

Heritage Category: Listing

Grade: II

Location: STYAL COUNTY PRIMARY SCHOOL, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES \(STYAL SHOP\)](#)

List Entry Number: 1222354

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES (STYAL SHOP), 22, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES](#)

List Entry Number: 1222362

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 29, 30, 31/32, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[OAK COTTAGES](#)

List Entry Number: 1222389

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 41, 42, 43 AND 44, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[SUNDIAL HOUSE](#)

List Entry Number: 1222394

Heritage Category: Listing

Grade: II

Location: SUNDIAL HOUSE, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[NORCLIFFE HALL FARMHOUSE](#)

List Entry Number: 1222413

Heritage Category: Listing

Grade: II

Location: NORCLIFFE HALL FARMHOUSE, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[1-7, HOLTS LANE, STYAL, WILMSLOW](#)

List Entry Number: 1222486

Heritage Category: Listing

Grade: II

Location: 1-7, HOLT'S LANE, STYAL, WILMSLOW, Styal, Cheshire East

[1, 2, 3, 4, 5, 6/7, SHAWS FOLD, STYAL, WILMSLOW](#)

List Entry Number: 1222487

Heritage Category: Listing

Grade: II

Location: 1, 2, 3, 4, 5, 6/7, SHAWS FOLD, STYAL, WILMSLOW, Styal, Cheshire East

[BEECH FARMHOUSE](#)

List Entry Number: 1237643

Heritage Category: Listing

Grade: II

Location: BEECH FARMHOUSE, HOLLIN LANE, WILMSLOW, Styal, Cheshire East

[THE APPRENTICES HOUSE](#)

[THE APPRENTICES HOUSE COTTAGE](#)

List Entry Number: 1237685

Heritage Category: Listing

Grade: II*

Location: THE APPRENTICES HOUSE, QUARRY BANK ROAD, THE APPRENTICES HOUSE COTTAGE, QUARRY BANK ROAD, WILMSLOW, Styal, Cheshire East

[QUARRY BANK HOUSE](#)

List Entry Number: 1237686

Heritage Category: Listing

Grade: II

Location: QUARRY BANK HOUSE, QUARRY BANK ROAD, WILMSLOW, Styal, Cheshire East

QUARRY BANK MILL

List Entry Number: 1237687

Heritage Category: Listing

Grade: II*

Location: QUARRY BANK MILL, QUARRY BANK ROAD, WILMSLOW, Styal, Cheshire East

THE PACKHORSE BRIDGE

List Entry Number: 1237830

Heritage Category: Listing

Grade: II

Location: THE PACKHORSE BRIDGE, QUARRY BANK ROAD, RIVER BOLLIN, WILMSLOW, Styal, Cheshire East

OVERSLEYFORD BRIDGE AT NGR 81628294

List Entry Number: 1237972

Heritage Category: Listing

Grade: II

Location: OVERSLEYFORD BRIDGE AT NGR 81628294, RIVER BOLLIN, WILMSLOW, Styal, Cheshire East

WALTON'S BUTCHERS SHOP AND ATTACHED HOUSE

List Entry Number: 1237976

Heritage Category: Listing

Grade: II

Location: WALTON'S BUTCHERS SHOP AND ATTACHED HOUSE, ALTRINCHAM ROAD, STYAL, Styal, Cheshire East

MILL COTTAGE

List Entry Number: 1274453

Heritage Category: Listing

Grade: II

Location: MILL COTTAGE, QUARRY BANK ROAD, WILMSLOW, Styal, Cheshire East

CROSS FARMHOUSE

List Entry Number: 1274566

Heritage Category: Listing

Grade: II

Location: CROSS FARMHOUSE, SHAWS FOLD, WILMSLOW, Styal, Cheshire East

BIRCH FARM COTTAGE

THE WORRALLS

List Entry Number: 1274647

Heritage Category: Listing

Grade: II

Location: THE WORRALLS, HOLLIN LANE, BIRCH FARM COTTAGE, HOLLIN LANE, WILMSLOW, Styal, Cheshire East

CHESTNUT TREE FARMHOUSE

List Entry Number: 1274648

Heritage Category: Listing

Grade: II

Location: CHESTNUT TREE FARMHOUSE, HOLLY LANE, WILMSLOW, Styal, Cheshire East

HILLSIDE COTTAGE AND ATTACHED FORMER STABLES 40 METRES NORTH WEST OF OAK FARMHOUSE

List Entry Number: 1274683

Heritage Category: Listing

Grade: II

Location: HILLSIDE COTTAGE AND ATTACHED FORMER STABLES 40 METRES NORTH WEST OF OAK FARMHOUSE, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

ESTATE OFFICE
OAK COTTAGES

List Entry Number: 1274729

Heritage Category: Listing

Grade: II

Location: OAK COTTAGES, 1, 2, 3 4/5 AND 6, ALTRINCHAM ROAD, ESTATE OFFICE, 7, ALTRINCHAM ROAD, WILMSLOW, Styal, Cheshire East

OVERSLEY LODGE

List Entry Number: 1274732

Heritage Category: Listing

Grade: II

Location: OVERSLEY LODGE, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

METHODIST CHAPEL, FARM FOLD

List Entry Number: 1274757

Heritage Category: Listing

Grade: II

Location: METHODIST CHAPEL, FARM FOLD, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

THE OLD SHIP INN

List Entry Number: 1274831

Heritage Category: Listing

Grade: II

Location: THE OLD SHIP INN, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[FARM FOLD COTTAGES](#)

List Entry Number: 1274833

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 9 AND 10, ALTRINCHAM ROAD, STYAL, WILMSLOW, Styal, Cheshire East

[FARM FOLD COTTAGES](#)

List Entry Number: 1274834

Heritage Category: Listing

Grade: II

Location: FARM FOLD COTTAGES, 13 AND 14, ALTRINCHAM ROAD, WILMSLOW, Styal, Cheshire East

[Styal War Memorial](#)

List Entry Number: 1430964

Heritage Category: Listing

Grade: II

Location: Styal War Memorial, Styal Road, Styal, Cheshire, Styal, Cheshire East

Appendix 2: List of non-planning actions for Styal Parish Council

The survey carried out on behalf of Styal Parish Council from June to September 2021 identified many issues of importance to both residents and non-residents of the village. Those issues that relate to planning matters have been used as the basis for developing the goals and policies of the Styal NDP.

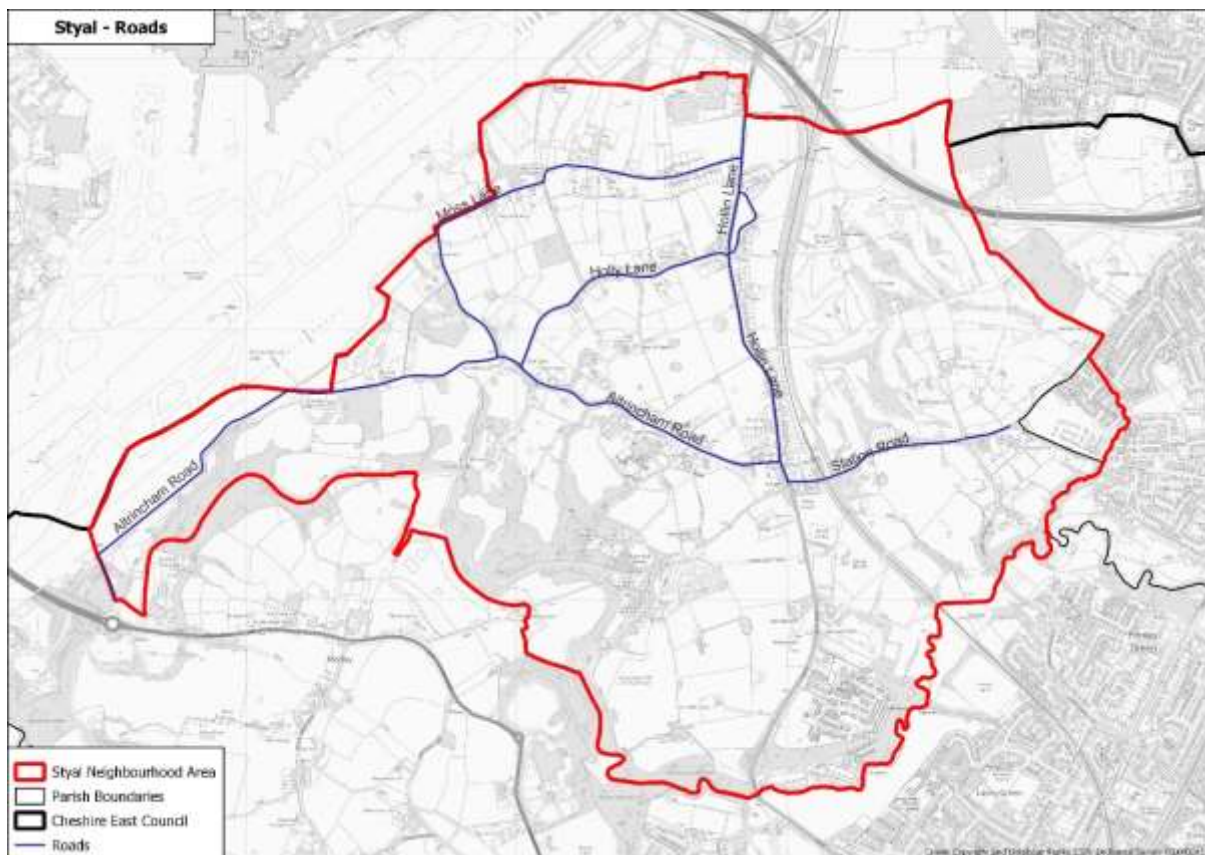
Non-planning matters that were raised in the responses to the 2021 survey need to be addressed by Styal Parish Council as part of their responsibility to represent the interests of the residents. The non-planning matters can be summarised as follows.

1. Public transport was raised as a problem for residents; specifically the lack of a bus service. Styal PC is committed to exploring all avenues to rectify the situation and find ways in which residents and visitors can travel without using cars.
2. Car parking by visitors is an important problem for residents particularly on busy days when access for emergency services can be compromised by thoughtlessly parked vehicles. Styal PC is working with Cheshire East Highways and the National Trust at Quarry Bank to tackle this problem.
3. Similarly, traffic through the village raises concerns because of speeding. Styal PC is working with Cheshire East Highways to agree appropriate speed limits and suitable traffic calming measures for the roads within the parish. The council is also committed to providing additional Speed Indicator Devices to reinforce the current speed limits.
4. The condition of all roads within the parish are a concern for residents with reference to both potholes and local flooding. Styal PC will continue to lobby with CEC for resources to address the problem with road condition. The council will continue to work with stakeholders involved in the flooding issues.
5. One of the key attractions of Styal for both residents and visitors is the access to the countryside available; Styal PC is committed to supporting the current network of footpaths within the parish.
6. Proximity to Manchester Airport is a concern for residents in terms of noise, lighting and pollution as well as the impact of unofficial airport parking services. Styal PC will continue to represent the interests of the residents through participation in all appropriate meetings and forums and through building connections with all parties that can influence the actions of MAG Manchester Airport.
7. Styal PC will nominate as Assets of Community Value several local facilities identified as being important to the amenity of the village. Doing this will provide some level of protection of these assets through the Community Right to Bid process which allows local communities time to bid should one of the designated assets be put up for sale.
8. The PC will investigate a possible site for a play area to improve play provision for young children in the Parish.
9. The PC will also assist Cheshire Gardens Trust with identifying Non designated Heritage Assets and support Cheshire East Council with a review of the Conservation Area Appraisal.

Map 5 identifies areas where improvements to local infrastructure are required. These include the following:

- The main road – B5166 (Hollin Lane) – is a busy route between Wilmslow and the Airport and there is frequent speeding through the village despite the SIDs, signage and even the S-bend.
- Station Road which runs East/West and has a junction with the B5166 has a 60mph speed limit despite the residential properties and numerous children that live there; CEC Highways are aware of the issue, and there should be action to reduce the speed limit; given the speeding on the B5166 we might want further measures on this road even after the speed limit change.
- The more country roads to the West of the B5166 (Holly Lane, Moss Lane and Altrincham Road) no longer provide a route out of the village since Runway 2 was completed at MIA but there are some businesses that operate on these roads and result in traffic issues. There are a number of airport parking sites (both small and large) and those that offer Meet- and-Greet result in erratic driving on narrow roads and at unsociable hours. There is at least one site that has large lorries entering and leaving which results in serious degradation of the road surface particularly on Moss Lane.

Map 5: Local Infrastructure



Appendix 3: Styal Design Guidelines & Design Codes

Refer to separate document on Styal Neighbourhood Plan website:

<https://www.styalnp.com/draftplan>

Appendix 4: Monitoring and Review

Styal Parish Council will monitor Cheshire East Council officer reports and decisions on planning applications within the plan area to consider the effectiveness of the NP policies.

