

Issues and Options Document

Synopsis of Responses to Open-Ended Questions

Q2 Please provide any comments suggesting how they (Draft Vision and Objectives) could be improved.

Respondent number	Comments
4,26,47,48 49,50,54	No building on greenbelt land (CS49 and NCGV)
1,19, 32,39	Restrict number of new homes – no large estates
21	Provide more social housing for the elderly
7,41	Provide better bus services
51,52	(Vision) too idealistic.
8	No more fast food outlets, provide better footpaths
16,25	Plan seems OK/nothing to add
10	Broadly agree – but with some “ifs” and “buts”
2	Plan seems short term
55	Provide better station access
11	Will infrastructure keep pace with new house building?
13	Site CS49 should come under the aegis of the Handforth NP
27	Less affordable housing is needed and there is a need for the release of more greenbelt land particularly if it is also brownfield
29	CS49 development may exacerbate low water pressure
30	Maintain biodiversity

Q4. Any further comments (re: future housing applications)?

Respondent number	Comments
1, 25	Residents should assess new housing proposals
2	New housing proposals should be assessed for “greenness” and sustainability. Windfall developments should be assessed for starter homes, social renting and suitability for the elderly
19	Review of proposed housing mix is vital
9, 10, 31, 37, 40	Ensure access to affordable/social housing
11	Both young and elderly need housing
27	Assessment should be made by suitably qualified persons – no affordable homes within developments of up to 15 homes
41	We have enough large/expensive houses
22	Handforth has need to build on non-strategic sites e.g. Knowle House site
7, 36	More house building will ruin Handforth/no new homes
8, 26	Oppose the strategic sites CS49 and NCGV
14, 47, 48, 49,54	No more building on green belt including non-strategic sites
16	No more large estates
18	Will infrastructure keep pace with new house building?
50	Please leave us some green grass
31	New developments will bring traffic problems

Q8 Are there any additional Green Spaces we should designate? Please explain why.

Respondent number	Comments
1, 23, 24, 27	Sagars Road/Dobbin Brook path to river Dean
26, 35, 47, 48, 49, 54	CS49 and/or NCGV site
4, 18	Land between Clay lane and A555
20	South side of Clay Lane
2, 40	Centre of the Paddock
39, 52	Land between rear of Handforth hall and Coppice Way
37, 43	Woodland behind Vale Head
7, 19	Don't lose any green spaces
14	Knowle House site
10	Yes
25	No
16, 27	Ensure green spaces in NCGV site
23, 46	Land adjacent to Meriton Road
41	Woodland off Hall Road
11	Triangular pocket of land south of Jones Homes site (south of Coppice Way) – site F in Draft town strategy 2012
22	Only designate land of recreational value and no other

Q10 Which community and recreational facilities should be supported? 
Please explain why.

Respondent number	Comments
1, 5, 8, 41, 52	Scout hut
1, 5, 6, 8, 9, 37, 38, 41, 45, 52	Youth centre
12, 55	Community centres
1	St Mary's Hall
2, 9, 14, 24, 26, 31, 32, 35, 40, 46	Meriton Road Park and pavilion
21	Stanley Hall Park
25	The Parsonage Park
8, 10, 45, 55	Parks
2, 10, 44	Play areas
19, 27	Station parking
2,	Library
2, 12, 16, 25, 40	Green spaces
22, 50, 55	Schools and their playing fields
11, 48, 49	Facilities listed in I and O document
39	Bus services
24, 27	Cycle ways/connectivity to NCGV
18	Cinema
30	A hall/stage for amateur dramatics
22	Health centres
8	The Mermaid site
4	Units in the Paddock

Q14 Is there anything else that should be included?

Respondent number	Comments
16, 47, 48, 54	Protect all greenbelt land
2	Plant more woodland
14	Provide allotments and more trees in village
18	Protect remaining greenbelt
10	Infrastructure to keep pace with home building
19, 31	Provide/plan for new school
20, 44	Expand/provide extra health centre
23	Protect school playing fields, grass verges, trees
30	Provide wildlife corridor in NCGV
33	Protect ancient hedgerows at eastern end of hall Road
50	Provide more parking bays for disabled
22	Distinguish between landscape and community value of land
26	Adopt more environmental focus
25	No

Q17 Is there anything else that should be included (re: trees, hedgerows, heritage assets)?

Respondent number	Comments
1, 33, 41, 42, 47, 49, 54	St Mary's church to be added to list of non-designated heritage assets
30	Cottage on Station Road/Old Road corner to be added to list of non-designated heritage assets
14	Health centre to be added to list of non-designated heritage assets
16	Ancient woodland
31	Access to Dobbin Brook clough
18	Restrict height of new developments
28	Prevent infill development within new developments
25	No
22	See guidance in NPPF and LPS
27	Good policy - but who is authorised/qualified to police it?

Q19 Is there anything else that should be included (re: house design)?

Respondent number	Comments
14, 47, 48, 49, 53, 54	New buildings should be eco-friendly
2	Plan should “insist on” rather than encourage sustainable design
11	New buildings should be in character with adjacent older property
12	Quality modern buildings are required for the future
16	Residents should be consulted before building starts
18	The elderly have need of lodges and bungalows rather than apartments
25	It is crucial that the visual appeal of the neighbourhood is enhanced.
35	Concern about the impact of building on air pollution
41	Concern about access and traffic problems associated with new building
22	Evolution of design should be allowed
27	Yes to high quality design – but not strictly according to Policy 10

Q21 Is there anything else that should be included (re: flood risks)?

Respondent number	Comments
1, 47, 48, 49, 54	Designate flood plains and ban building thereon
18, 21, 34	Promote regular cleaning of drain holes and gullies
14	A sewer emptying into the river dean is over-loaded
23	Discourage the paving of front gardens as car parks
2	Plant more woodland
11	Reduce the flooding tendency in Cherington Close
30	Reduce the erosion of back gardens by Spath Brook
27	Those with riparian rights should fulfil their obligations
25	No
6	Promote energy efficiency
24	Concern re: air pollution
37	Encourage cycleways in new developments

Q23 Is there anything else that should be included (re: employment opportunities)?

Respondent number	Comments
8, 18, 19, 41	No further fast food outlets and cafes in village centre
41	No more betting shops in village centre
2	Promote small businesses that have a sustainable element
14	Make provision for artists, artisan workshops
23	Promote Professional Development opportunities
21	Provide better station parking and bus services
22	Don't make live-work units a requirement in new developments
27	Don't focus on Wilmslow road businesses – the neighbourhood is wider
25	No

Q25 Should anything else be included in the criteria (re: district centre)?

Respondent number	Comments
2, 40, 47, 48, 49	Reduce number of downmarket outlets – fast food and betting shops
2, 18, 19	Promote sustainable businesses and restrict non service businesses to increase variety of retail outlets
1	Enhance village centre while avoiding “shared use” spaces
10	Reduce business rents
22, 24	Enhance Paddock and village centre
27, 52	Improve shop facades
14	Plant more trees, install artworks and sculptures
41	Convert vacant retail units into apartments
25	No

Q29 Should anything else be included (re: traffic and parking)?

Respondent number	Comments
9, 14, 19	Provide more car parking in village centre
7, 17	Provide more car parking near residents' homes
8, 30, 35	Prevent inappropriate parking (street corners etc)
23	Provide better signposting for car parks
47	Provide multi-storey car park
54	Don't surrender open space to car parking
10	Handforth has enough car parking
14	Provide cycle storage at station car park
2	Encourage sustainable transport and pedestrianisation
22	Don't restrict HGV traffic through village
52	Provide additional access to site CS49
25	No
27	Enhance access to Handforth Dean
32	More police presence, less litter, less dog poo

Q31 Should anything else be included (re: sustainable transport)?

Respondent number	Comments
1	Pelican crossing at StationRoad/Wilmslow Road junction
4, 7, 39, 40, 41	Retain bus services
10, 47, 48, 49, 53, 54	Provide more buses and trains
38	Provide bus link to Metro and Handforth Dean
14	Extend Metro from airport to Handforth
9, 23, 37, 45	Provide disabled access to station
28	Introduce long-stay car parking charges in village
11	Provide more drop kerbs
23	Improve pavements
12	Reduce frequency of early morning Virgin trains
21	Provide rail link between Alderly Edge and Macclesfield
2, 22	Support sustainable transport
37	Provide station car park near Youth Centre

Q33 What sort of infrastructure improvements are needed in the parish?

Respondent number	Comments
1, 14, 25, 39	Improved station access
2, 10, 24, 25, 28, 31, 55	Extended/extra medical centre
10, 31	Extended/extra school
1, 25, 28, 44	Improved village centre/shop facades
2, 23, 25	Improved/extended library
8, 27, 29	Improved/extended footpaths and cycleways
8, 19, 31	Better roads
35, 41	Provide public toilets
2, 37	Provide more housing for social rent
18	Provide better street lighting
26	None
25	Improve Youth centre
14	Provide cycle storage at station/station car park

Q35 Please explain your answer (Do you agree with this approach?)

Respondent number	Comments
1	Handforth allocated too many houses
2	Would prefer smaller developments
8	Improves area; accessibility encourages relocation
10	Residents must be consulted properly
14	Long term benefits include self-build sites
18	Make sure infrastructure keeps pace with housing and village characteristics maintained
19	NP should enhance lives of existing residents
22	NCGV masterplan should form part of NP
23	I hope this is a true consultation.
24	NP must be sustainable
25	Must have strong links with NCGV
27	Neighbourhood must include Wilmslow Road, Handforth Dean and NCGV
28	I'm impressed with document
30	Can't answer until have read the NP
31	Priorities must be schools, health, traffic control
32, 48, 49	Can't see any long term benefits
39	We are destroying our countryside
43	Who funds Engine of North?
47	Don't peddle this as a good thing – it isn't
50	Enough is enough for Handforth
53	Will roads be up to it?
54	Proposals all bad on every level