

A+M Neighbourhood Plan Questionnaire

v1.3, 6th May 2014

Additional Comments Received

- Parish is not far from the M6 and should be open to the idea of economic development.
- There is a lack of good facilities or homes suited to an aging population - A&M is a suitable environment for them.

All future housing plans and new business premises/sites should be planned so as not to detract from the rural village setting currently enjoyed by residents and visitors.

Ample brownfield capacity in Congleton. Please keep our precious countryside green.

Any development in industry, commerce or housing should be in relation to the current size of the village. No large intrusive development of housing or commerce. Making sure lanes are NOT used as rat runs in view of proposed link road.

Any housing/business development should be designed to fit in with the countryside and traditional local architecture. Traffic needs to be reduced on the A34 through Astbury Village.

Any new homes or new places of employment should be built in keeping with the local "country" architecture (i.e. low rise buildings with some degree of individuality - traditional style buildings)

Appreciate need to change/evolve over next 15 years. Needs to be in a controlled manner to preserve unique identity. Rapid expansion of housing could see some of the remote areas being swallowed up by Congleton

<p>As one of the instigators of the original A+M Parish Plan (in partnership with the Parish Council Clerk Charlie Pointon), I will watch the development of this Neighbourhood Plan with both interest and a critical eye.</p> <p>"Attachment A" attached to questionnaire</p>
<p>Astbury & Moreton are rural parishes and we need to maintain that character. We must ensure that any development is sympathetic to a rural environment. We do not want to become an extension of Congleton. There are already plenty of houses in Congleton for people who want to live on estates. The individuality of the house styles add to the character of the parishes and any development should use local building styles and materials. Redundant farm buildings could be split into small units so that younger single parish residents or young families could stay in their parish rather than having to move out of the area.</p>
<p>Astbury & Moreton are two very rural parishes and should remain as such for the future. The roads and lanes are unfortunately being used more and more as "rat runs" by people commuting to work both north/south and east/west. There should be weight restrictions as more of the lanes <??> (or discourage HGVs using the lanes as shortcuts/rat runs). Litter is also a real problem on many of the roads and lanes not least Mow Lane particularly north of the Horse Shoe pub. Astbury is primarily an agricultural/residential small village with the employment being provided by farms, garages, pubs and restaurants and it should stay that way. We had village shops once but it became non viable and closed - its a nice house! No <??> about the Parish Council</p>
<p>Astbury village should be kept as it is with no new buildings as the village relies on tourism to keep local businesses running. People will not want to visit our area with new buildings. Any new buildings for housing should be on the outskirts of the village. Traffic is definitely an issue on A34 - too much, too fast.</p>
<p>Balance needs to be found between affordable housing for local residents while retaining the small rural community and culture which makes the village such an attractive place to live. Peel Lane: heavy, fast traffic causing noise pollution and danger entering the village above Peel Drive.</p>
<p>Brown field sites should be seen as priority over agricultural land</p>
<p>Care that parishes don't merge into the boundaries of Congleton - maintain separate identity</p>
<p>Don't plan any building of any kind. There has been too much land bought in Astbury by the possible chance of building on it.</p>
<p>Homes & jobs needed for future generations</p>

<p>I don't want Astbury Village to turn in to more of this <picture of entrance to Glebe Farm - Attachment C>. This is the view from the end of School Lane.</p>
<p>I fully support the Parish Council in preparing the plan. My worry is that Cheshire (East) or Westminster may overrule our community decisions, particularly with regard to planning applications for new developments in our rural environment, which we treasure</p>
<p>I myself chose to live here because I thought it was a nice peaceful place to live, whilst most politicians and councillors regard growth as a good and positive thing it is also associated with many things that are not - peace, quiet and low amounts of traffic near to my house are why I live here I would not like to up sticks and move away something I would have to do is a large number of houses were built around me. I do realise I sound selfish and self centred but this is how I feel.</p>
<p>I really don't know enough about the demographics to say whether new homes or employment are needed except to say that either will increase traffic due to the poor public transport. My own attempts to work in Congleton and avoid long commutes were thwarted twice over the years and ended up having to travel by car to both Macclesfield and Crewe. Small businesses are vital and need encouragement but do not replace high-quality employers like Astra Zeneca.</p>
<p>I think we should concentrate on creating employment opportunities locally for local people thus reducing travel and carbon footprints. Astbury has a great community feel and I would like to see this staying in tact. I really hope Astbury remains a semi-rural area making use of its natural resources to create business and employment opportunities. We need to avoid getting consumed by urban town environment. I want my children to have countryside to enjoy. To keep crime to a minimum I would suggest that any new houses should be larger to attract more mature buyers and families.</p>
<p>I understand the need for new homes however as it is a rural area it would not be greatly appreciated to have this development in our area.</p>
<p>I would like to retain our rural areas</p>

<p>If there are to be new homes built in the parish they should be built in a local style to fit in with current buildings. They should also be built using locally sourced materials where possible. If people want to live in a modern looking house on an estate there are plenty available in Congleton. The character of homes in the parish needs to be retained. No big housing estates should be built.</p> <p>Traffic calming measures will be essential if new development goes ahead, particularly if the proposed link road is built. This will be extremely important on Brownlow Heath Lane and Wallhill Lane, as these roads will become a rat run through to the A34.</p>
<p>If there is to be more affordable housing and housing for the elderly there will need to be better bus links - not just with Congleton but to Stoke and Biddulph.</p>
<p>Keen to understand the expansion plans and any 'make good' plans that are associated with sand quarrying in the area.</p> <p>Vital that the aspirations of those of use existing residents are respected; namely that we choose and paid above the odds to live in a countryside surrounding - not as an extension of the town. We do not want creeping expansion of mid to large scale housing developments. We are especially keen that the indigenous wildlife is not disturbed or driven out.</p>
<p>Letter included - see Attachment B</p>
<p>Low cost housing, Recycling existing building stock.</p>
<p>Lower speed limits on A34 prior to coming into Astbury and in the village</p>
<p>No planning on green belt land, as in the past.</p> <p>Traffic flow/problems through the village definitely needs attention</p>
<p>No requirement, or even need, to become a part of Congleton Town or expansion into the rural areas. The possible conversion of the existing sand quarry admin/storage area into some minor employment area has to be a probability and an area already lost would have a future use.</p>
<p>Other than A34, roads not capable of taking much more traffic. Unsure of link road impact. New buildings not on flood plain and with suitable utility supply (note: sewers & gas not reached our house; electricity unreliable - care re. strain of development)</p>
<p>Peel Lane, canal bridge needs traffic lights or speed limit i.e. 30mph. Also railway bridge needs traffic lights or speed limit. I see close encounters at these bridges regularly. A34 at the bottom of Astbury Village needs speed limit reduced to 30mph to slow traffic down to help traffic that comes down through the village to access A34.</p>
<p>Preserve greenbelt and preserve good agricultural land</p>

<p>Road infrastructure, schools, new employment, ex-farm buildings being turned into plant hire office block, etc, outside these outlets. All hedge embankments broken down by vehicles using or visiting these places, typical example where I live are Wall Hill Lane, Brownlow Heath Lane, Brook Lane. All these additional industries demand they have large perimeter lights surrounding their property. This in turn gives light abuse to everyone else. Take Brook Lane for instance, 2 of the offending lights are at the wrong angle so as to light our front bedroom and landing - we live quarter of a mile away. Looking over Brook Lane it looks like a mini Congleton - some of these people do not live there so are not offended by their own installation.</p>
<p>The infrastructure would need to be expanded to adequately cope with such development.</p>
<p>The Parish should consider it's housing policy in respect of young people: none of them can afford to live in this Parish. This is why I have suggested small developments of social housing to encourage younger people or children of current residents to settle here. We have 33% of retired people in the Parish and could take steps to alter that balance</p>
<p>The proposed link road will have a significant effect on traffic using Wallhill Lane, Childs Lane, Brownlow Heath Lane. The lack of a link from the A34 to Sandy Lane (link road connection) means the above lanes will be used to access the link road from A34 south. The housing development at Loachbrook will also increase traffic to the A34 south. Rural lanes are not suitable for the current traffic volumes.</p>
<p>The road infrastructure will not take new houses or businesses - it is too busy now. We moved from a busy Congleton estate to the quiet village of Astbury to escape everything estates bring (crime, anti social behaviour, no community, noise pollution)</p>
<p>The two must go hand in hand (relating to new homes and employment)</p>
<p>Understand need for more housing but feel strongly that it should reflect the need of the local community, e.g. local young people can afford 1st time homes and older people can downsize without leaving the community. Housing on brown sites not green/farm land.</p>
<p>We are new comers to the parish and moved here because of how things are now - peaceful, beautiful views and not built up. When we are settled we will try and attend some of the meetings.</p>
<p>When I am older I would like to live in the countryside. So I would like there to be smaller houses that cost less that I could buy</p>