



# BOLLINGTON

# Live!

Number Sixty Four

Summer 2015



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# HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



## Consult Holmes Naden for Property Sales and Letting Advice this Summer

Recent reports indicate that house prices have risen by 9% in a year. If you are thinking of selling your property, contact Holmes Naden, your local property experts, to discuss both your sale and your onward investment. Well established and trusted, our range of property from large prestige homes to tiny stone cottages changes daily, particularly during the Summer months. Our Rental market is thriving and we have a high demand for new landlords.

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*We provide a wide range of services for Rental and Sales. Please contact either Prestbury or Bollington office for a no obligation appraisal of your property.*



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**THUMBS UP!**

Rob and Helen Ellwood of The Poachers Inn, Ingersley Road in Bollington are proud to reveal the arrival of a new Community Access Defibrillator which is situated (and very visible) on the front wall of The Poachers Inn.



Funds for the defibrillator were given by The Bollington Beer Festival Community Fund from the 2014 Festival and additional funds from The Poachers via their monthly quiz and donations from customers.

Rob and Helen would like to thank everyone for the donations and also thank The Bollington First Responders for the help in getting the defib sourced and initiated.

The defibrillator is supported by North West Ambulance Service, and in the case of it being required the cabinet access code will be revealed when 999 is called.

## LETTER FROM THE <sup>new</sup> EDITOR

After 21 years and 63 issues I feel honoured (and a little nervous!) to be the first female editor of *Bollington Live!*

Over the past 2 decades the design of the magazine has changed substantially, the advertising has evolved to reflect changing interests and the articles have become more diverse. The past recent editors have introduced a splash of colour, the 'sports page' on the back cover and the Bollington by interview with a young person in the village, to name but a few things, as well as encouraging wider participation in terms of article-writing. Unchanging however through the life of *Bollington Live!* has been Simon at Bollington Printshop. His great enthusiasm and affection for the magazine have undoubtedly contributed to the longevity and continued success of *Bollington Live!*

Many other people are involved in the production of *Bollington Live!*, as I have learnt quickly over the last few weeks, and all deserve a special mention but unfortunately space does not allow it! Local businesses, through their advertising and sponsorship, make all this possible so I guess my first words should have been "Thank you to all!"

"I've got no room for more articles" is what I have had to say to a couple of people - for others I've used my best judgement to edit what they sent in so as to maximise the variety of articles in this issue. It was a delight to see



the author Nik Perring at the junior writing club he runs at Bollington library; to marvel at the scale of the art work of Barbara Nicholls and to learn about the 'Talking newspaper' (for the blind) in Macclesfield which regularly include articles from *Bollington Live!* Learning about our local history and our links to Waterloo as well as seeing the magnificent artwork on White Nancy are all features in this issue. I hope you enjoy reading them as much as I did!

Editing *Bollington Live!* has taken away the excitement of picking up my new copy of the magazine from the door mat and reading what is going on in our town, but this has been balanced with the pleasure of putting this issue together. If you would like to get involved with *Bollington Live!* - writing articles, proof reading, taking photos, interviewing people, delivering, etc - please get in touch with us by email ([liveditor@happy-valley.org.uk](mailto:liveditor@happy-valley.org.uk)) or come to our next meeting on 29 June at 8pm at the Poachers.

I aim to look after *Bollington Live!* as well as it's been cherished in the past. I hope you like this issue.

*Annette*



If you have a photo of someone/thing that deserves a 'thumbs up' or a 'thumbs down' please email the editor

Date for next copy:  
**9 Sept 2015**

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*Bollington Live!* is published three times a year on a non-profitmaking basis, with free distribution to households in the town. Under the editorial banner of *Bollington Live!* - A voice for everyone" we aim to promote local concerns. The Editor cannot be held responsible for the opinion of contributors, the accuracy of the events listings, or the content of external websites referred to within this magazine.

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Back Issues: [www.happy-valley.org.uk/live](http://www.happy-valley.org.uk/live)

# HOUSING CRISIS

There is general acceptance that there is a serious housing shortage in this country. We presently build approximately 120,000 per year – we need around 250,000. They have to go somewhere and it has been determined that every community will share the burden. It's no longer a case of 'don't want', but of 'where'?

## Major developments status

We have several development sites in Bollington, most with planning permission but in very different states of progress:

- **Ingersley Vale Mill** – actually in Rainow! but should count towards Bollington. Presently derelict with planning permission. Owned by the government's Homes & Communities Agency. Once a developer can be found to take it on a new application would be expected proposing around 45 units. The remaining mill will be demolished.
- **Ingersley Vale bowling green** Rainow; one application withdrawn, revision expected to propose smaller development. \*
- **Lord Street** – consent for 13 units; development seems doubtful for technical reasons.
- **St John's Church** – consent for 13 units; development delayed by technical problems and bureaucracy; now out for tender.
- **Clarence Mill** – consent for 19 units. \*
- **Hurst Lane Wharf** – 6 units, development imminent. \*
- **Adlington Road** – no agreement yet regarding redeveloping the industrial units.
- **Waterhouse Mill** – construction of 91 units well under way. Completion due in 2016. \*
- **Old Co-op site** – site cleared, consent for 4 units. \*
- **Lowerhouse** – 15/3844M consent given for 33 units on small industrial site subject to agreement on improvements to flood management. \*
- **Lowerhouse** – 15/1683M application for 38 houses submitted for the larger industrial site. No one is happy about this

and no doubt it will be strongly challenged. \*

- **Ovenhouse Farm** – consent given for 6 units. \*
- **Hall Hill** – scheduled as lower grade Green Belt; owned by two developers; no application yet made.

\* These sites amount to around 265 units and should hopefully count towards our 2030 requirement but the inspector could re-set the base date from 2010.

**"WE ARE AT RISK OF DEVELOPERS APPLYING FOR DEVELOPMENT CONSENT ALMOST ANYWHERE, AND THERE IS VERY LITTLE TO PROTECT US."**

## Neighbourhood plan

How many houses do we have to plan for?

So long as we, and Cheshire East Council (CEC), don't have a housing plan, under the present planning rules we are at risk of developers applying for development consent almost anywhere, and there is very little to protect us.

CEC's first attempt at a plan was rejected by the inspector, they have prepared another attempt. Bollington is preparing its Neighbourhood Plan during this year.

CEC, in its latest plan, will provide land for 36,000 units for the period 2010-30. CEC have apportioned

this out across the communities and Bollington's share is expected to be 250-300. We cannot avoid this requirement and our new Neighbourhood Plan must account for it if the plan is to be accepted by CEC. Then it becomes binding both ways – no more, no less, subject only to development applications (and changes to government or CEC policy?).

So 300 less the c.265 already consented leaves us looking for room for about 35 units. That can't be too difficult.

## Where could we put them?

- **Infill** – not many infill sites left, and many would be better left as green space to avoid turning the town into a solid urban area.
- **Brown field / industrial sites** – as they become available they have been converted from industrial to housing; many are not happy about the loss of some small business industrial sites but it's not a strong argument in planning terms. Larger industry is not interested in the kind of sites that we have to offer in the town.
- **Green field** – Bollington is completely surrounded by Green Belt which could make it very difficult to find new space for housing. In most places the higher grade Green Belt is between 200m and 400m wide. In other places with a similar layout there are ideas to move the Green Belt out to provide development land within a new belt. It wouldn't be popular but we may have to consider this post 2030.

## Community constraints

- A need to maintain green space between Bollington and Tytherington, Bollington, A Place in its Own Right!.
- We need to keep employment land in the town, particularly for small businesses.
- Need to avoid adding to traffic; loading on the medical centre, schools and other services.

Tim Boddington

[www.happy-valley.org.uk/thetown/plan.htm](http://www.happy-valley.org.uk/thetown/plan.htm)

Photograph:  
Simon Nottage

