

CHELFORD PARISH COUNCIL NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT - JANUARY 2019

1. INTRODUCTION

1.1 This Statement has been prepared by Chelford Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Cheshire East Council, of the Chelford Neighbourhood Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

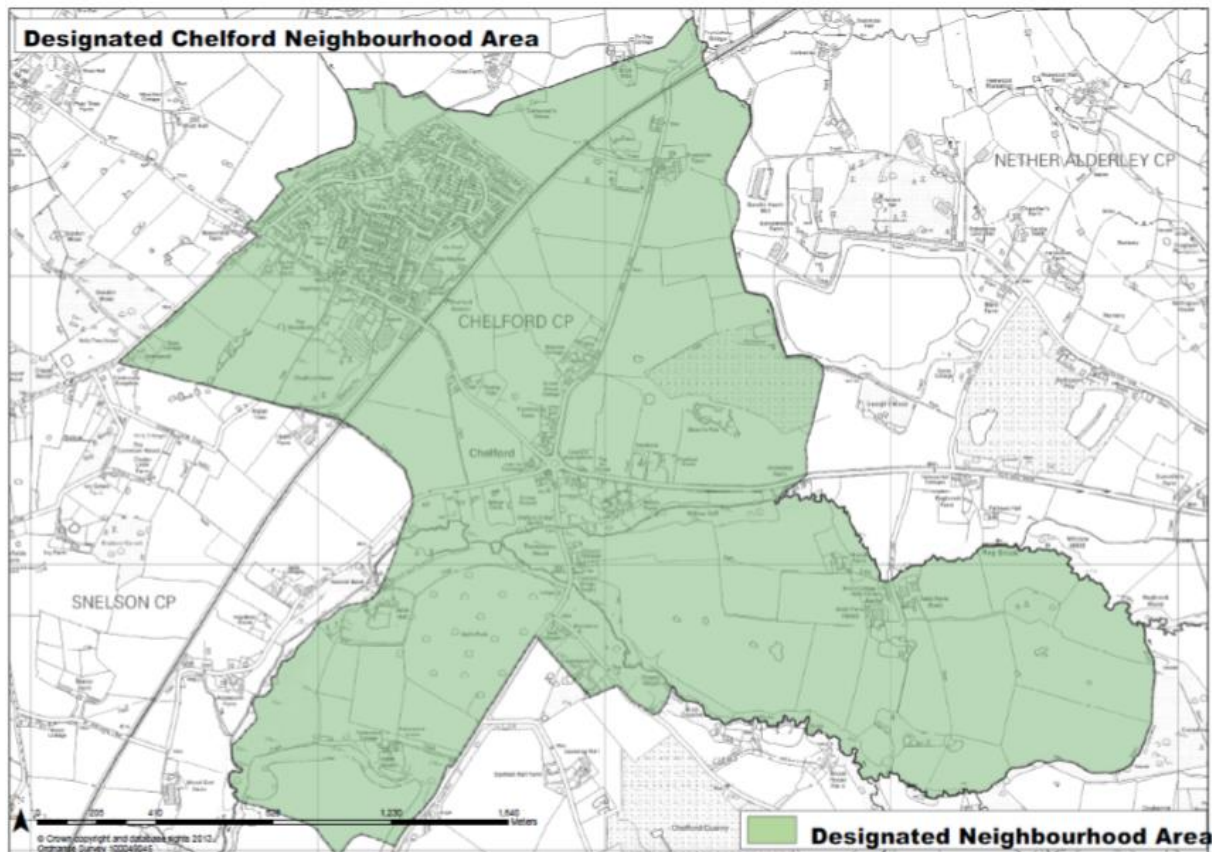
2. BACKGROUND

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2015 in response to the desire of the local community to have a greater say in future planning decisions. The Parish Council was encouraged along this route by positive action from Cheshire East Council who stressed the importance of Neighbourhood Plans and their support of rural parishes who wanted to play a role in determining local planning policy.

The Parish Council formed a Neighbourhood Plan Steering Committee, which has worked closely with officers of Cheshire East Council during the preparation of the Neighbourhood Plan.

2.2 DESIGNATED AREA OF THE CHELFORD NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been prepared by Chelford Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Chelford, as designated by Cheshire East Council on 1st December 2015. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



3. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan is to have effect from 2019 to 2030.

The Neighbourhood Plan does not:

- contain policies relating to excluded development in accordance with the Regulations;
- deal with County matters (mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

4. BASIC CONDITIONS STATEMENT

This Statement addresses each of the four 'basic conditions' required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Chelford Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2012. Paragraph 183-185 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraphs 14-16 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Chelford Neighbourhood Plan has had close regard:

- Building a strong, competitive economy;
- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Chelford Neighbourhood Plan and the guidance given in the National Planning Policy Framework is demonstrated in further detail in Table 1 on the following pages.

4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation as they are mutually dependent.

1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs

- and support its health, social and cultural well---being.
3. An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Chelford Neighbourhood Plan, as is highlighted by the Neighbourhood Plan’s vision and the objectives to help achieve the vision–

VISION

Chelford will continue as a thriving community, retaining its strong links with, and easy access to the surrounding countryside. Development in the Parish will be sustainable and demonstrate genuine progress in meeting the needs of all residents, whilst conserving and enhancing the local natural environment. Changes will have brought long-term benefits to the community; being of a scale and design which reflect the character of a semi-rural parish; protecting open and green spaces; and supported by an appropriate infrastructure and housing mix, reflecting local needs.

OBJECTIVES

- To promote a sustainable housing strategy, which will provide a housing mix sensitive to the needs of our community, protect our landscape and be of a scale, density and design, which retain the distinctive character of the Parish
- To ensure the protection of existing landscape, retains the green and open countryside and conserves and enhances our natural environment and biodiversity
- To protect and enhance existing green and open recreational spaces
- To encourage and promote the provision of local facilities, amenities and services and the delivery of a well-planned physical and connectivity infrastructure to support the community and local economy
- To protect and enhance existing community buildings, assets of value and amenities and services
- To encourage and promote sustainable forms of transport which benefit the environment and the local community.

The Neighbourhood Plan seeks to ensure that development promotes good design, preserves the valued local character and natural and built environment of the parish, contributes to the creation of a sustainable community and seeks to maintain and build a strong rural economy.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES

Positioning the Neighbourhood Plan in respect of the Cheshire East Council Local Plan Strategy (which was first submitted for Examination in 2014) was initially difficult, as its approval was delayed by the Inspector’s decision that certain elements required revisiting, including the overall housing figures. The revised document was finalised in summer 2015 and the examination of the Plan was resumed in October 2015. Further work and consultation was deemed necessary, and a further resumption of the Examination hearings was undertaken in September-October 2016.

The Local Plan was adopted in July 2017. Work is now underway on the Local Plan Site Allocations and Development Policies Document (SADPD) which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough. The draft SADPD was out for consultation in Autumn 2018, and it is anticipated that

it will be adopted in 2019/2020. Although Neighbourhood Plans need to be in general conformity with adopted policies, it has additionally made sense to consider the direction of the SADPD emerging policies and background evidence when finalising the Neighbourhood Plan policies.

The Chelford Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies firstly in the emerging Cheshire East Local Plan Strategy and more recently the adopted Local Plan, and through discussions with Cheshire East Council. Cheshire East Council has been extremely helpful and supportive of the Neighbourhood Plan, and has been involved from the outset. This has ensured general conformity and minimised any potential conflict between policies.

Additionally, in the adopted Cheshire East Local Plan Strategy consideration has been given to the 'saved' policies in the Local Plans adopted by the former Boroughs / County Council, and a list of previously adopted policies which the council is retaining or deleting are listed. Policies that are retained will continue to be used in the determination of planning applications in the borough until superseded by the Site Allocations and Development Policies Document and the Minerals and Waste DPD. There are a number of saved policies of the Macclesfield Borough Local Plan (adopted in 2004) which currently remain as adopted policies for the Chelford area, and as such, although dated, remain valid for the purpose of assessing the general conformity of the Neighbourhood Plan.

This Basic Conditions Statement demonstrates that the Chelford Neighbourhood Plan does not conflict with the strategic policies of the Cheshire East Local Plan policies, nor the saved policies of the Macclesfield Borough Local Plan. The Neighbourhood Plan seeks to add detail to the overall strategic policy of the Cheshire East Local Plan, and be flexible enough to work alongside it.

The general conformity of each Chelford Neighbourhood Plan policy to the Cheshire East Local Plan Strategy and, where relevant, the Macclesfield Borough Local Plan (2004) saved policies is highlighted in detail in Table 1 below.

CHELFORD NEIGHBOURHOOD PLAN POLICIES

TABLE 1 - General conformity with Local Planning Policies, regard to National Policy Guidance and contribution To Sustainable Development

Chelford Neighbourhood Plan Policy	<p>Policy HP1: Housing Development and Scale</p> <p>The following new housing development will be supported in principle: -</p> <ul style="list-style-type: none"> a) Small scale developments dispersed within the settlement boundary as defined by Cheshire East in Part Two of the Local Plan – Draft Site Allocations and Development Policies Document b) The redevelopment of suitable brownfield sites. (previously developed sites) In the case of sites currently or previously used for employment, there must be strong evidence, including appropriate marketing for 12 months, to demonstrate that they are no longer suitable or capable of employment development (see Local Economy Policy LE1). c) Replacement dwellings, or the conversion and adaptation of redundant rural buildings, where they would not require extensive alteration or expansion beyond the existing footprint and would enhance the character of the location. d) The use of infill sites limited to one or two individual small dwellings, in an otherwise built up frontage, providing the character and appearance of the immediate neighbourhood is maintained. e) A rural exception site where this specifically meets the housing needs of the Parish.
Cheshire East Local Plan Strategy	The Cheshire East Local Plan states that the Local Service Centres (of which Chelford is one of 13) are expected to accommodate in the order of 3,500 new homes. Emerging

(2017) and the emerging Part Two Local Plan (SADPD)	<p>Policy PG8 lists that Chelford should provide in the order of 235 new homes. Emerging Policy PG9 has drawn revised settlement boundaries to include permissions, completions and allocations, and within settlement boundaries development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that centre and do not conflict with any other relevant policy in the local plan.</p> <p>Policy PG2 – Settlement Hierarchy – highlights that in the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.</p> <p>Policy PG6 – Open Countryside highlights that infill, rural exception site, exceptionally designed dwellings, and conversions and replacements will be allowed in the open countryside.</p> <p>Policy SE2 – Efficient Use of Land highlights that the Council will encourage the redevelopment of previously developed land, indicating that development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p>Policy SC6 - Rural Exceptions Housing for Local Needs details that affordable housing will be permitted as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to certain criteria being met.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, as Policy HP1 seeks to ensure that new housing is delivered in line with the most up to date requirements identified by Cheshire East. The Cheshire East Local Plan Strategy highlights that the thirteen Local Service Centres should between them deliver 3500 dwellings between 2010-2030, and Chelford specifically for 235 units. A site has been allocated in the draft SADPD for 25 homes, and with further planning permissions and completions the housing target will be reached. This policy allows for further small-scale housing within the settlement boundary, whilst protecting the open countryside and green belt. The proposed new settlement boundary in the draft SADPD is supported, as it incorporates the new developments in Chelford, and will assist in directing built development towards the most suitable and sustainable locations in the Parish whilst defining the intended relationship between the settlement of Chelford and the countryside beyond.</p>
National Planning Policy Framework	<p>Para 184 states that Neighbourhood Plans should reflect Local Plan strategic policies, and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Neighbourhood Plan policy HP1 fully supports the strategic spatial distribution of development by allowing for housing development in appropriate locations and supporting the settlement boundary which has been drawn to include recently developed and allocated housing sites.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy HP1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.</p>

Chelford Neighbourhood Plan Policy	Policy HP2: Housing Mix New residential development should seek to deliver a range of property type, tenures and size. Where possible, sites should deliver accommodation suitable for older residents, and lower priced small and family sized dwellings. A positive balance should be struck between site layout and urban design delivering a variety of dwellings on site in keeping with the local character of the area (refer to the Chelford Character Assessment 2018).
Cheshire East Local Plan Strategy (2017)	Policy SC4 – Residential Mix states that new development should maintain, provide or contribute to a mix of tenures, types and sizes to help the creation of mixed, balanced and inclusive communities. Additionally, to meet the needs arising from the increasing longevity of the borough's older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people.
Comments	The Neighbourhood Plan is in general conformity with local plan policies, recognising that there is a need for a mix of dwellings to ensure a sustainable and mixed community.
National Planning Policy Framework	Neighbourhood plan policy HP2 helps deliver the key NPPF requirement of delivering a wide choice of quality homes. Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy HP2 contributes to the achievement of sustainable development by performing a social role, widening the choice of high quality homes to support a strong, vibrant, healthy, sustainable community.

<p>Chelford Neighbourhood Plan</p>	<p>Policy HP3: Housing Design</p> <p>To ensure that buildings, characteristic features and materials are representative of the settlement character and traditions of Chelford. The design and layout of new developments and any alterations to existing buildings and structures, should demonstrate consideration of the Cheshire East Design Guide (2017) and the Chelford Character Assessment (2018) or any updated versions.</p> <p>New development must, where appropriate:</p> <ul style="list-style-type: none"> a) Complement the established Chelford character in terms of scale, density, green spaces and architectural style. b) All new developments must, where appropriate, avoid introducing suburban forms and depth which will adversely affect the rural character of the Parish. c) Not harm features which make an important contribution to the landscape and character of the area, including hedgerows and trees. d) Provide adequate allocated parking (minimum standards as described in the Cheshire East Local Plan), so that it does not dominate the street. Consideration should be given to garage design, which reflects the style of house and which accommodates modern vehicles; garages set back from the street frontage and parking which is located on the footprint of the plot. e) Minimise the visual impact of refuse and recycling space; adopt well designed sewage and drainage systems. f) Maintain a positive transition between the rural and urban landscapes within the Parish, by ensuring the scale, materials and orientation of buildings are sensitive to the landscape, as well as heritage assets. g) Use a limited palette of materials, seeking opportunities to integrate and reproduce existing strong character elements already evident in the Parish. h) Reflect design characteristics from traditional properties to reflect local distinctiveness. i) Have proportions which reflect the characteristics of existing properties, including garden space and be of a height no more than 3 storeys. j) Have low rise boundary treatments facing the street, consistent with the immediate character of the area and which seek to create a sense of enclosure within the street scene. Boundary hedges should normally be retained and incorporated in any new development. k) Have pavements and fixed boundary treatments to complement existing features of properties and use texture and pattern to make permanent boundaries distinct where possible. l) Ensure a consistency of form with immediate neighbours who are in close proximity to one another. m) Protect visual amenity from significant harm. n) Incorporate SUDS which avoids all non-permeable surfaces or delivers a water management system which minimises surface water run-off and ensure that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>Policy SD1 – Sustainable Development in Cheshire East highlights that development should be locally distinct, of high quality, be sustainable and well designed and should contribute to protecting and enhancing the natural, built, historic and cultural environment.</p> <p>Policy SD2 – Sustainable Development Principles stresses that all development should contribute positively to an area's character and identity, in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance</p>

	<p>the landscape character of an area and pay particular attention to significant landmarks and landscape features, creating or reinforcing local distinctiveness.</p> <p>Policy SE2 – Efficient Use of Land states that new development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p>Policy SE1 – Design states that development should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, liveability and designing in safety.</p>
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Chelford.
National Planning Policy Framework	One of the core principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy HP3 helps deliver the key planning aim of requiring good design. Para 58 states that Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Developments should respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Para 61 states planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Chelford remains a valued and attractive place to live, work and invest.

Chelford Neighbourhood Plan Policy	<p>Policy NE1: Biodiversity</p> <p>a) Development proposals which are likely to have a significant adverse effect on local wildlife corridors or wildlife habitat will not be permitted, except where it can be clearly demonstrated that the reasons for or the benefits of the proposed development outweigh the impact of the development.</p> <p>b) Where appropriate, development will only be supported where there has been a detailed, independent survey to ascertain the impact on identified wildlife corridors and wildlife habitats as shown in the Cheshire Wildlife Trust Report 2018 and any adverse effects effectively ameliorated (see Maps D and E).</p> <p>c) Enhancement of wildlife corridors and wildlife habitats will be supported.</p>
Cheshire East Local Plan Strategy (2017)	Policy SE3 – Biodiversity and Geodiversity of the Cheshire East Local Plan Strategy – states that development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development, or where any residual harm following mitigation/compensation, along with any other harm, is clearly outweighed by the benefits of the development.

Macclesfield Borough Local Plan (2004)	Policy NE11 – Nature Conservation highlights the need to seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as it seeks to protect and enhance specifically identified areas of wildlife habitats and corridors valued by the local community, allowing for development in exceptional circumstances should mitigation be provided.
National Planning Policy Framework	Protecting and enhancing biodiversity and creating ecological networks are central to the National Planning Policy Framework. Indeed, biodiversity is mentioned fifteen times in the NPPF with protection and improvement of the natural environment as core objectives of the planning system. The NPPF states that planning policies should identify and map components of the local 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 local partnerships for habitat restoration or creation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NE1 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

Chelford Neighbourhood Plan Policy	Policy NE2: Landscape a) To protect and preserve the identity of Chelford as a village within its open countryside and farmland setting, new development must, where appropriate, respect the landscape character areas of Chelford (defined in the Chelford Character Assessment 2018) and respond positively to the landscape character with appropriate density, scale, massing, features and design of the development. b) Any proposed development, which adversely affects local views and skylines and impacts negatively on the visual character of the landscape, will not be supported.
Cheshire East Local Plan Strategy (2017)	Policy SE4 – The Landscape seeks to ensure that all development should conserve the landscape character and quality and should, where possible, enhance and effectively manage the historic, natural and man-made features that contribute to local distinctiveness of rural and urban landscapes. Development should preserve local distinctiveness and avoid the loss of habitats of significant landscape importance. The written justification of SE4 highlights that the impacts of proposed developments upon existing landscape and views of the surrounding area should be assessed as part of the planning process.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policy, by seeking to encourage good design and ensuring that development will respect and enhance the landscape character of Chelford.
National Planning Policy Framework	One of the principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Developments should respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural environment, and an economic role, ensuring that Chelford remains a valued and attractive place to live, work and invest.

Chelford Neighbourhood Plan Policy	<p>Policy NE3: Trees and Hedgerows</p> <p>a) Trees and hedgerows, which make a significant contribution to wildlife habitats and amenity, biodiversity and landscape character of the surrounding area should be preserved and any development which adversely impacts upon them will not normally be permitted.</p> <p>b) In exceptional circumstances, where the benefits of a development are considered to outweigh the benefit of preserving existing trees and hedgerows, the development must demonstrate appropriate mitigation to support amenity, landscape character and appearance of the area. This may include suitable planting of trees and hedgerows where appropriate.</p> <p>c) The retention and preservation of trees and hedgerows and in situ will always be preferable.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SE 5 - Trees, Hedgerows and Woodland indicates that development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy DC9 – Tree Protection stresses that development that would result in the loss, threat to wellbeing, or have an unsatisfactory relationship with trees worthy of protection will not be allowed unless they are no longer of amenity value, the removal is in accordance with arboricultural best practice, or mitigation provides a net environmental gain.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that valued trees and hedgerows are protected where possible.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy NE3 helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 118 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy NE3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment with access to greenery, an environmental role, protecting and enhancing the natural environment, and an economic role, ensuring that Chelford remains a valued and attractive place to live, work and invest.</p>

Chelford Neighbourhood Plan Policy	Policy GI 1: Green Space The following areas are designated as Local Green Spaces which are protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space. <ul style="list-style-type: none"> • Mere Court (play area, football pitch, picnic area, pond area). • Play areas off Dixon Drive. • Bowling Green (behind Chelford Farm Supplies)—an Asset of Community Value. • Parish Council land adjacent to the Village Hall site (play area, MUGA, BMX track and playing field). • Chelford Cricket Club.
Cheshire East Local Plan Strategy (2017)	Policy SE 6 Green Infrastructure highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.
Comments	By seeking to ensure the designation, and protection and enhancement of good quality locally distinct green spaces, which are important to the people of Chelford, Policy GI1 is in accordance with local plan policies.
National Planning Policy Framework	Neighbourhood Plan policy GI1 is in general compliance with Paragraphs 76 and 77 of the National Planning Policy Framework, which consider Local Green Space designations and set out when they might be appropriate. The designation should be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy GI1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Chelford remains a valued and attractive place to live, work, visit and invest.

Chelford Neighbourhood Plan Policy	Policy GI 2: Open and Recreational Space All sports fields and areas currently used for play and recreation will be protected and where possible, enhanced. Development will not be permitted unless: <ul style="list-style-type: none"> i) an assessment has been undertaken which shows them to be surplus to requirements; or ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or iii) in the case of the loss of sports and recreation facilities, the development is for alternative sports and recreation facilities, the needs of which clearly outweigh the loss.
Cheshire East Local Plan Strategy (2017)	Policy SC1 – Leisure and Recreation indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.

Macclesfield Borough Local Plan (2004)	Policy RT1 - Open space indicates that certain open spaces will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open spaces is not harmed.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important play and recreation facilities and services in Chelford.
National Planning Policy Framework	Neighbourhood Plan policy GI2 seeks to help deliver the NPPF aim of promoting healthy communities. Para 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: <ul style="list-style-type: none"> ● an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ● the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or ● the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy GI2 contributes to the achievement of sustainable development by performing an environmental role, protecting valued green spaces, a social role, allowing for the protection and provision of amenity, play and recreation facilities which contribute to the parish's social and cultural well-being, and an economic role, ensuring that Chelford remains a valued and attractive place to live, visit, work and invest.

Chelford Neighbourhood Plan Policy	Policy GI 3: Public Rights of Way and Footpaths a) Access to the countryside, village services and amenities, will be promoted through protection, maintenance and enhancement of the existing Public Rights of Way (PROWs) network and cycleways (see Map G) - map of existing PROWs and as a consequence will support the safety of users of rural roads and lanes. The construction and appearance of any new tracks, paths or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area. b) Any development that leads to loss or degradation of any PROW or cycleway will not be permitted in other than very special circumstances and then only if a suitable alternative can be provided. Proposals to divert PROWs should provide clear and demonstrable benefits for the wider community. c) Any new development must provide easy, accessible traffic free routes for non-motorised users (pedestrians, disabled people, people with prams/buggies, cyclists and where appropriate equestrians) to the nearby countryside. The provision of such additional routes will be supported.
Cheshire East Local Plan Strategy (2017)	Policy SE 6 Green Infrastructure highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces. Policy CO 1 - Sustainable Travel and Transport seeks to deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking.
Macclesfield Borough Local Plan (2004)	Policy RT7 – Cycleways, Bridleways and Footpaths highlights the borough council's aims to create a network of cycleways, bridleways and footpaths.

Comments	By protecting and establishing footpaths and links, Policy GI3 is in general compliance with Local Plan policies.
National Planning Policy Framework	Neighbourhood plan policy GI3 seeks to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. Para 75 indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy GI3 contributes to the achievement of sustainable development by performing an environmental role, protecting countryside routes and green links, and a social role, by protecting and establishing footpaths for the community to use, which encourages walking and good health.

Chelford Neighbourhood Plan Policy	<p>Policy CI 1: Community Facilities and Amenities</p> <p>a) Proposals for the refurbishment and improvement of all community buildings, car parks and recreational facilities will be supported. New community facilities in locations appropriate to the character and surrounding area will be supported.</p> <p>b) Any proposed development which would lead to a loss of recreational facilities and valued community assets, particularly those classed as an Asset of Community Value will not be supported unless the proposed use will provide equal or greater benefits to the community; the facility is replaced elsewhere; the facility is no longer required.</p> <p>c) Where appropriate, developer contributions or CIL (Community Infrastructure Levy-a charge on landowners and/or developers) will be sought to enhance existing community and recreational facilities and services and provide new ones in appropriate locations.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC1 – Leisure and Recreation indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.</p> <p>Policy SC 3 - Health and Well-Being highlights that the council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by protecting existing community infrastructure and ensuring the provision of a network of community facilities.</p> <p>Policy IN2 - Developer Contributions highlights that developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to protect and enhance community infrastructure, retail and recreational facilities, and recognising that new development may have an effect on existing infrastructure and services, and may necessitate the need for improvements.
National Planning Policy Framework	Policy CI1 contributes to one of the NPPFs core principles of delivering sufficient community and cultural facilities and services to meet local needs. One of the core planning principles (Para 17) is that planning should deliver sufficient community and cultural facilities and services to meet local needs. Para 70 states planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; 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; ensure that established shops, facilities and services are able to

	develop and modernise in a way that is sustainable, and retained for the benefit of the community. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CI1 contributes to the achievement of sustainable development by performing an economic role, supporting the retention of commercial and community uses, and a social role, seeking the retention and improvement of important village assets that are important to the community.

Chelford Neighbourhood Plan Policy	Policy CI 2: Heritage Assets a) Heritage assets will be protected for their historical significance and their importance to local distinctiveness, character and sense of place. b) Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.
Cheshire East Local Plan Strategy (2017)	Policy SE 7 - The Historic Environment states that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, include the setting of assets and where appropriate, the wider historic environment. Policy SD2- Sustainable Development Principles states that development should respect, and where possible enhance, the significance of heritage assets, including their wider settings. Policy SE1 – Design highlights the importance of ensuring sensitivity of design in proximity to designated and local heritage assets and their settings.
Macclesfield Borough Local Plan (2004)	Policy BE2 – Historic Fabric states that the borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.
Comments	By seeking to conserve and enhance the built and historic environment of Chelford, Policy CI2 is in general conformity with the Local Plan policies.
National Planning Policy Framework	One of the core planning principles of the NPPF, detailed in Para 17, is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Neighbourhood Plan policy CI2 aims to help deliver one of the NPPF's main policy aim of conserving and enhancing the historic environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CI2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Chelford remains a valued and attractive place to live, work and invest.

Chelford Neighbourhood Plan Policy	<p>Policy LE 1: Local Economy</p> <p>The following will be supported provided they demonstrate good quality design (see policy HP 3), they integrate positively with local surroundings, the environment and landscape character and they do not have an adverse impact on residential amenity and the highway network:</p> <ul style="list-style-type: none"> a) The conversion of existing non-residential buildings for commercial, retail or employment use. (Classes A1, B1 and B2) b) The development of new retail, enterprise and employment opportunities and the expansion of existing employment premises within the locations identified on map J of the designated area for enhanced retail, enterprise and employment opportunities. c) Proposals that promote or provide facilities for home-based working. d) Enterprises which promote agricultural and horticultural commercial activity. e) Change of use from Classes A1, B1 and B2 uses will only be supported where it can be demonstrated that no alternative user can be found through an appropriate and realistic marketing exercise for at least twenty-four months.
Cheshire East Local Plan Strategy (2017)	<p>Policy EG 1 - Economic Prosperity states that proposals for employment development (Use Classes B1, B2 or B8) will be supported in principle within the Principal Towns, Key Service Centres and Local Service Centres as well as on employment land allocated in the Development Plan. Proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy.</p> <p>Policy Policy EG2 – Rural Economy states that outside the towns and service centres, developments that provide for rural employment and encourage the expansion of existing businesses will be supported where the development meets sustainable development objectives.</p> <p>CO1 Sustainable Travel and Transport aims to reduce the need to travel by encouraging more flexible working patterns and home working.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting businesses and employment, and services to businesses, reflecting Chelford's growth and role as a local service centre, whilst ensuring that the open countryside is protected from inappropriate development.
National Planning Policy Framework	Neighbourhood Plan policy LE1 helps deliver the NPPF's key planning aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise, both through conversion of existing buildings and well designed new buildings. The Neighbourhood Plan policy also helps deliver the aim of building a strong, competitive economy.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy LE 1 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, and a social role, allowing for more employment opportunities which will lead to greater well-being.

Chelford Neighbourhood Plan Policy	<p>Policy DI 1: Digital Infrastructure</p> <p>a) The development of advanced high-quality communications structure, including high speed broadband and improved mobile network coverage will be supported, subject to:</p> <ul style="list-style-type: none"> • Development being kept to a minimum, consistent with the efficient operation of the network. • Any development being sympathetic to its surroundings and camouflaged where appropriate. <p>b) Where appropriate, proposals should ensure that new development provides high speed broadband connectivity capability.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy CO 3 - Digital Connections stresses that high capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of businesses and communities, subject to the number(s) of radio and telecommunications masts (and sites for such installations) being appropriately located and kept to a minimum and consistent with the efficient operation of the network. Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy DC 60 - Telecommunication Equipment states that the provision of masts or similar structures, antennas or other telecommunications development will normally be permitted unless the proposal would adversely affect a listed building or its setting; would adversely affect the appearance of a building in a designated conservation area or would adversely affect the character of a conservation area; would adversely affect an area of special county value for landscape; or would be visually obtrusive and result in a significant impact upon visual amenity in either a rural or an urban area.</p>
Comments	By seeking to ensure that Chelford has access to high quality digital connectivity, Neighbourhood Plan policy DI1 is in general conformity with local plan policies.
National Planning Policy Framework	The NPPF states in paragraph 42 that 'Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.'
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, allowing people access to the internet and reducing social isolation, and an economic role, ensuring that residents and employers have adequate digital connectivity to conduct their business.

Chelford Neighbourhood Plan Policy	<p>Policy T1: Transport</p> <p>a) Development should demonstrate where appropriate:</p> <ul style="list-style-type: none"> • Necessary enhancements and improvements in order to negate adverse impacts on parking and congestion within the Parish. It should also consider its cumulative impact on traffic with other approved developments in the locality and seek ways in which to mitigate these impacts. • How its plans link to public transport through the production of a detailed Travel Plan. • Provision for the enhancement and improvement of road safety in the Parish, to negate any adverse impacts on pedestrians and cyclists. Measures might include traffic calming, creating convenient pedestrian access to facilities. <p>b) The needs of non-motorised users must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Harmful impacts arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use must be taken into consideration. Measures to be considered to ensure this may include, separation of pedestrians/ cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction (see also policy GI 2).</p> <p>c) The needs of those with disabilities and the elderly must be positively considered and appropriate facilities within the transport infrastructure considered.</p> <p>d) Development proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across and through the Plan area (see also policy GI 3). Proposed developments should include adequate cycle storage.</p> <p>e) Proposals for any commercial development, must demonstrate adequate parking for employees' visitors and customers to avoid on street parking.</p> <p>f) Ancillary improvements to Chelford Railway Station which help sustain or improve its operation and facilities (for example, parking improvements and cycle storage) will be supported</p> <p>g) Proposals which promote better integration between different modes of transport, including links to the local railway station and which serve to improve bus routes, services and passenger facilities will be supported, subject to other policies within this Neighbourhood Plan.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy CO1 – Sustainable Travel and Transport seeks to deliver the Council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. The Council will expect development to reduce the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible.</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should be accessible by public transport, walking and cycling.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated and sustainable.
National Planning Policy Framework	Neighbourhood Plan policy T1 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy T1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe, an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Chelford remains an accessible and attractive place to live, work, visit and invest.

4.4 BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire East Council. The screening confirms that a Strategic Environmental Assessment is not required for this Plan (see Chelford SEA Screening Assessment, available at

<https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/chelford/chelford-sea-screening-assessment-october-18.pdf>

The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Cheshire East Council in order to confirm whether an HRA was required to support the Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan (see Chelford SEA Screening Assessment, available at

<https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/chelford/chelford-sea-screening-assessment-october-18.pdf>

The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.

4.5 BASIC CONDITION 5: COMPLIANCE WITH PRECIBED MATTERS

There are no other prescribed matters.

APPENDIX 1 – NOTICE OF DESIGNATION



Notice of Designation of Chelford Neighbourhood Area

Name of Designated Neighbourhood Area: Chelford Neighbourhood Area

Name of Relevant Body: Chelford Parish Council

Consultation Period: 18.09.15 – 06.11.15

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 01.12.15 by the Portfolio Holder for Housing and Planning, has designated the neighbourhood area as applied for by Chelford Parish Council, as the Chelford Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

- Reasons for the decision: The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan
- The application meets the criteria established in The Town and Country Planning Act 1990, The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012

Approved By:

Tom Evans, Neighbourhood Planning Manager on: 01.12.15

Designated Neighbourhood Area:

As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- Cheshire East Council's neighbourhood planning web pages
- Chelford Parish Council offices
- Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk