

Weston and Basford Neighbourhood Plan Statement of Basic Conditions – April 2017

INTRODUCTION

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

BACKGROUND

The Parish Council commenced preparation of the Neighbourhood Plan in May 2015 in response to the desire of the local community to have a greater say in future planning decisions. In summer 2015 the Parish Council was encouraged along this route by positive action from Cheshire East Council who agreed to provide help to parishes who wanted to play a role in determining local planning policy.

The Parish Council formed a Neighbourhood Plan Steering Committee comprising Parish Councillors and local residents.

The Neighbourhood Plan Steering Committee was delegated authority by the Parish Council to make decisions on the Neighbourhood Plan as the project reached specific approval milestones. These included the publication of the Pre-Submission Neighbourhood Plan in December 2016 and the authorising of the Submission Neighbourhood Plan in April 2017

The Steering Committee has worked closely with officers of Cheshire East Council during the preparation of the Neighbourhood Plan and with advisers from Cheshire Community Action whose assistance was funded by Cheshire East Council.

DESIGNATED AREA OF THE WESTON AND BASFORD NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been prepared by Weston and Basford Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Weston and Basford, as designated by Cheshire East Council in May 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. A copy of the plan of the Neighbourhood Plan Area is contained within the Neighbourhood Plan Regulation 15 submission on the inside cover.

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 2015 to 2030 and will be reviewed every five years to ensure conformity with current legislation and planning requirements.

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.

BASIC CONDITIONS STATEMENT

This Statement addresses each of the '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,
- Prescribed conditions are met in relation to the neighbourhood development plan and the prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

BASIC CONDITION 1: HAVING REGARD TO NATIONAL POLICY

Weston and Basford 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 they need. Paragraphs 14-16 of the NPPF sets out the presumption in favour of sustainable development which 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 the Weston and Basford Neighbourhood Plan has had close regard.

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change

- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

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

BASIC CONDITION 2: CONTRIBUTE TO THE ACHIEVEMENT OF 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.

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.

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.

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 Weston and Basford Neighbourhood Plan, which seeks to ensure that development is supported by additional infrastructure where appropriate to make the village more sustainable. Policies seek to provide for a range of homes, of a size, type and tenure to meet local housing needs; promote good design, seek to build a strong local economy, preserve valued green spaces and heritage assets and promote sustainable transport.

Weston and Basford Neighbourhood Plan has been subject to a sustainability appraisal, a copy of which has been submitted in support of the Neighbourhood Plan. The purpose of the Sustainability Appraisal is to ensure that the principles of sustainable development are considered throughout the plan making process and that the Neighbourhood Plan has considered all aspects of economic, social and environmental sustainability in its production.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail in Table 1 on the following pages.

BASIC CONDITION 3: BE IN GENERAL CONFORMITY WITH STRATEGIC LOCAL POLICY

Positioning the Neighbourhood Plan in respect of the Cheshire East Council Local Plan Main Modifications (which was the subject of a six week consultation process which ended on the 20th March 2017) has been made simpler as the Council has considered all of the representations and is preparing responses. In a recently released ‘Spatial Planning Update’ Cheshire East Council have pointed out that many of the issues raised repeat points made previously that have already been

considered through the examination process, or do not relate to any of the Main Modifications in the schedule. The Council is currently reflecting on the issues raised and will provide responses, where necessary, to the Inspector very shortly. The next step will then be to await the Inspector's final report detailing his final conclusions regarding the soundness of the Plan and his recommended modifications. It is anticipated that the Council will be in a position to adopt the plan incorporating the Main Modifications in July 2017. In the meantime consultation is currently taking place on the Site Allocation and Development Policies Document Issues Paper which runs until 10th April 2017. At the same time there is also a "call for sites" and consultation on the Community Infrastructure Levy Issues Paper both of which expire on the 10th April.

The community felt that it was important, however, to prepare a Neighbourhood Plan, and the Planning Practice Guidance (issued in March 2014) provides the following guidance in respect of neighbourhood plans coming forward before an up-to-date Local Plan is in place:

'Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan with appropriate regard to national policy and guidance.

Indeed, during the examination into the Tattenhall Neighbourhood Plan the Examiner considered that it was not unusual for there to be an emerging local plan and "there is nothing in the legislation to support the contention that such a situation should stop, or slow down, the progress of a neighbourhood plan". The Examiner further noted that one of the significant benefits of neighbourhood plans is the relative speed at which they can come forward and a made neighbourhood plan can provide for certainty in areas where there may otherwise be an absence of up to date policy.

The Weston and Basford Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies in the Cheshire East Local Plan Main Modifications 2017, and through discussions with Cheshire East Council. The Council has been very 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 the Cheshire East Local Plan Main Modifications does endorse many of the saved policies of Crewe and Nantwich Replacement Local Plan 2011. The saved policies currently remain as the adopted policies for the Weston and Basford 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 Weston and Basford Neighbourhood Plan does not conflict with the saved policies of the Crewe and Nantwich Replacement Local Plan, nor the strategic policies of the emerging local plan. The Neighbourhood Plan seeks to refine and add detail

to the overall strategic policy of the Cheshire East Local Plan, and be flexible enough to work alongside the Local Plan, once adopted.

The general conformity of each Weston and Basford Neighbourhood Plan policies to the Cheshire East Local Plan Main Modifications and the adopted Crewe and Nantwich Replacement Local Plan (2011) saved policies is highlighted in detail in Table 1 below.

TABLE 1 – WESTON AND BASFORD NEIGHBOURHOOD PLAN POLICIES GENERAL CONFORMITY WITH LOCAL PLANNING POLICIES, REGARD TO NATIONAL POLICY GUIDANCE, AND CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

<p>Weston and Basford Neighbourhood Plan Policy</p>	<p>Policy H1: Scale of Housing Development New development will be supported in principle provided that it is small in scale and in character with the settlement phased over the period of the plan and falling within the following categories:</p> <ul style="list-style-type: none"> • Infill – infilling of a small gap within the settlement boundary in an otherwise built up frontage of up to 2 dwellings in character and scale with adjoining development • brownfield – the redevelopment of environmentally sustainable brownfield sites within the Parish will be encouraged where they are neither suitable for nor capable of employment development, to meet the Housing Needs Assessment of Weston and Basford and satisfy in all other respects policies in the Neighbourhood Plan; • rural exception sites – sites of up to 10 houses to meet local needs and in character with adjoining developments on land immediately adjacent to the Settlement Boundary • Redundant buildings – the re-use, conversion and adaption of permanent structurally sound buildings to meet local needs, which would lead to an enhancement of the character of the immediate area.
<p>Crewe and Nantwich Replacement Local Plan 2011</p>	<p>Policy RES.4 Housing in Villages with Settlement Boundaries allows for the development of land or re-use of buildings for housing within the settlement boundaries of specific villages Policy NE2 – Open Countryside allows for the infilling of a small gap with one or two dwellings in an otherwise built up frontage in the open countryside.</p>
<p>Cheshire East Local Plan Strategy Main Modifications 2017</p>	<p>Policy PG5– Open Countryside allows for the infilling of a small gap with one or two dwellings in an otherwise built up frontage outside settlement limits, or where the dwelling is exceptional in design or sustainable development terms. Amend Criterion 3(i) – Open Countryside where there is an opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; limited affordable housing, in accordance with the criteria contained in Policy SC6 ‘Rural Exceptions Housing for Local Needs’; or where the dwelling is exceptional in design and sustainable development terms; And amend Policy PG5 Criterion 3(iii) for the replacement of an existing buildings (including dwellings) by a new dwelling buildings not materially larger than the dwelling it buildings they replace. 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</p>

	<p>surrounding area when determining the character and density of development.</p> <p>Policy SD1 – Sustainable Development in Cheshire East states that to achieve sustainable development, development should make best use of previously developed land where possible.</p> <p>Amend the Key Evidence list :</p> <ol style="list-style-type: none"> 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury Policy
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, allowing development within settlement boundaries, and on infill or brownfield sites outside the boundaries. The policy encourages appropriate development of brownfield land, as does Policy SE2 and SD1 of the Cheshire East Local Plan Main Modifications.
National Planning Policy Framework	One of the core planning principles detailed in Para 17 is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in Para 111 under the key policy direction of conserving and enhancing the natural environment, which states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H1 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.

Weston and Basford Neighbourhood Plan Policy	<p>Policy H2: Affordable Housing, Starter Homes and Low Cost Market Housing to meet Local Housing Needs</p> <p>The local community would like to see planning conditions and/or planning obligations requiring the first occupants of affordable housing to be residents of Weston and Basford or with a local connection, then adjoining parishes and finally Cheshire East.</p>
Crewe and Nantwich Replacement Local Plan 2011	<ul style="list-style-type: none"> • Policy RES7 – Affordable Housing within the Settlement Boundaries of Nantwich and the Villages indicates that in villages with a population of less than 3000, a threshold of 5 units will be applied (and where there is a proven need, the threshold will be sites of more than 1 unit). The affordable housing target is 30%.
Cheshire East Local Plan Strategy Main Modifications 2017	<p>Policy SC5 –Affordable homes states that in developments of three or more dwellings, at least 30% of all units are to be affordable. Affordable homes should be dispersed throughout the site and be indistinguishable from market homes. In exceptional circumstances, where scheme viability may be affected, developers will have to provide viability assessments to demonstrate alternative affordable housing provision</p> <p>Amend Policy SC 5 Criterion 1: 1. In residential developments affordable housing will be provided as follows: i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at</p>

	<p>least 30% of all units are to be affordable; ii. In developments of three 11 or more dwellings (or 0.2 hectares have a maximum combined gross floorspace of more than 1,000 sq m) in Local Service Centres and all other locations at least 30% of all units are to be affordable; iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the Borough's housing need the above thresholds and percentage requirements may be varied; Insert Policy SC 5 new Criterion 9: 9. Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or extension to an existing home. Amend paragraph 12.47: 12.47 Affordable housing requirements must also be balanced with other requirements for transport infrastructure, community facilities, open space and sustainable construction. However, it should be stressed that the provision of affordable housing will be additional to any requirements outlined in the Council's Charging Schedule under the Community Infrastructure Levy (CIL) - see Policy IN2. Following the Written Ministerial Statement of the 28 November 2014 and subsequent updates to the Planning Practice Guidance there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development as reflected in point 1 (ii) of policy SC5.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinctive. The figure required in the Neighbourhood Plan seeks a minimum of 30% affordable housing provision, which is in line with SC5 indicating a need of at least 30%, and recognises the need for affordable housing in Weston and Basford. The Neighbourhood Plan policy allows for flexibility should viability be an issue, in compliance with Policy SC5.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy P2 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:</p> <p>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>
Contribution to the Achievement of Sustainable Development	<p>Neighbourhood Plan policy H2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, widening the choice of good quality homes and supporting a strong, vibrant and mixed community.</p>

Weston and Basford Neighbourhood	<p>Policy H3: Tenure mix All new development should provide a mix of housing to meet local needs as identified in the most up to date Local Housing Needs Survey Report and</p>
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<p>Plan Policy</p>	<p>should include an element of low cost market housing. The Neighbourhood Plan will support the provision of smaller dwellings and development that provides for the changing needs and life styles of an aging population including Lifetime Homes standard in accordance with current national guidance Building for Life 12.</p>
<p>Crewe and Nantwich Replacement Local Plan 2011</p>	<p>No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local Plan (2005)The replacement of an existing dwelling by a new dwelling that is not materially larger</p>
<p>Cheshire East Local Plan Strategy Main Modifications 2017</p>	<p>Policy SC5 –Affordable homes states that in developments of three or more dwellings, at least 30% of all units are to be affordable. Affordable homes should be dispersed throughout the site and be indistinguishable from market homes. In exceptional circumstances, where scheme viability may be affected, developers will have to provide viability assessments to demonstrate alternative affordable housing provision</p> <p>Amend Policy SC 5 Criterion 1: 1. In residential developments affordable housing will be provided as follows: i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable; ii. In developments of three 11 or more dwellings (or 0.2 hectares have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable; iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the Borough’s housing need the above thresholds and percentage requirements may be varied;</p> <p>Insert Policy SC 5 new Criterion 9: 9. Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.</p> <p>Amend paragraph 12.47: Affordable housing requirements must also be balanced with other requirements for transport infrastructure, community facilities, open space and sustainable construction. However, it should be stressed that the provision of affordable housing will be additional to any requirements outlined in the Council's Charging Schedule under the Community Infrastructure Levy (CIL) - see Policy IN2. Following the Written Ministerial Statement of the 28 November 2014 and subsequent updates to the Planning Practice Guidance there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development as reflected in point 1 (ii) of policy SC5.</p> <p>Policy SC4 –Residential Mix states that new development should maintain, provide or contribute to a mix of tenures, types and sizes to help the</p>

	<p>creation of mixed, balanced and inclusive communities, and recognises the need for housing for the Borough's older residents.</p> <p>Insert new paragraph 12.35a Neighbourhood Plans can play an important role in securing an appropriate housing mix. Their policies can reflect more local evidence regarding the need for particular types of housing.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with this local plan policy, whilst being locally distinctive to reflect community feedback. The policy recognises that there is a need for smaller dwellings to help create a more mixed and balanced community in Weston and Basford allowing for the possibility of older residents to downsize and younger residents to remain in or return to the village. The Neighbourhood Plan is in conformity with the local plan policy, seeking a balance of housing that best meets the local housing needs of Weston and Basford as identified in the neighbourhood plan questionnaire and the Local Housing Needs Survey.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy P3 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:</p> <ul style="list-style-type: none"> • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand, and • where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) • 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	<p>Neighbourhood Plan policy H3 contributes to the achievement of sustainable development by performing a social role, widening the choice of high quality homes, providing a strong, vibrant community.</p>

Weston and Basford Neighbourhood Plan Policy	Policy H4: Settlement Boundary Development in the Neighbourhood Plan Area will be focussed on sites within the existing built up area of settlements with the aim of enhancing their role as sustainable settlements whilst protecting the surrounding countryside.
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Crewe and Nantwich Replacement Local Plan 2011	Policy RES.4 Housing in Villages with Settlement Boundaries allows for the development of land or re-use of buildings for housing within the settlement boundaries of specific villages will be permitted on a scale commensurate with the character of the village.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy PG6 – Spatial Distribution states that other settlements and rural areas will be expected to accommodate 2,950 new homes over the plan period 2010-2030. Appendix A of the Local Plan makes reference to the broad distribution of housing growth but does not make any reference to phasing. Amend paragraph 8.77: Cheshire East is a high quality place to live and work. The Local Plan Strategy seeks to manage change over the Plan period to make sure that it reinforces the advantages the area already possesses, in a sustainable way. Table 8.3 presents an indicative distribution for the levels of the settlement hierarchy in the Borough. The figure for Local Service Centres will be further disaggregated in the Site Allocations and Development Policies DPD and / or Neighbourhood Plans. Amend the Key Evidence list: 1. Determining the Settlement Hierarchy 2. Housing Development Study 3. Strategic Housing Land Availability Assessment 4. 'Made' Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury
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 Weston and Basford
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 P4 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, whilst 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	Neighbourhood Plan policy P4 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 Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy H6: Car Parking on New Development Within the plan area there are high levels of car ownership and parking should be designed so that it fits in with the character of the proposed development. Considerations should include: <ul style="list-style-type: none"> • Garages designed to accommodate a standard family car
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	<ul style="list-style-type: none"> • A minimum provision of two off road spaces • 3,4 and 5 bedroom houses shall provide 1 off street parking space for each bedroom
Crewe and Nantwich Replacement Local Plan 2011	Policy Tran.9 car parking standards all new developments generating an increased demand for car parking will be required to provide parking spaces for the minimum operational needs of the development on the site. Additional space for non-operational parking may be required where: the development cannot be reached easily by other modes of travel and is not served by public car parking within walking distance of the site; or off site car parking would result either in danger to highway safety or demonstrable harm to residential amenity. In no instance should car parking provision exceed the maximum standards set out in appendix 8.1.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy CO2 – Enabling Business Growth Through Transport Infrastructure states that for residential and non-residential development, where there is a clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles.
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 Weston and Basford.
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 H6 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, whilst 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	Neighbourhood Plan policy H6 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 Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy H7: Extensions and Alterations to existing dwellings Proposed extensions or alterations to existing dwellings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complimentary materials. The design should enhance the character and appearance of the existing dwelling and should also retain
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	garden space commensurate with the size of the altered or extended dwelling.
Crewe and Nantwich Replacement Local Plan 2011	Policy BE2 – Design Standards indicates that new development should achieve a high standard of design, enhance the built environment and respect the character and form of surroundings.
Cheshire East Local Plan Strategy Main Modifications 2017	<p>Policy SD2 – Sustainable Development Principles Amend Policy SD 2 Criteria 3. In addition to the above principles in point 1 above, employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. In addition to the above principles in point 1 above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.</p> <p>Policy SE1 –Design states that development should ensure a high quality public realm that enhances conditions for pedestrians and cyclists. Amend Policy SE 1 Criterion 4: Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Weston and Basford.
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 H7 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. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height,

	landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H7 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 adapting to climate change, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest.
Weston and Basford Neighbourhood Plan Policy	Policy H8: Co-location. Whilst the Plan accepts that there will be new development within the plan area of up to 10 houses it recommends that these new developments should not be built next to each other to create a single large development as this would be detrimental to the character of Weston and Basford and have a significant social and environmental impact upon the immediate area.
Crewe and Nantwich Replacement Local Plan 2011	Policy RES.4 Housing in Villages with Settlement Boundaries allows for the development of land or re-use of buildings for housing within the settlement boundaries of specific villages Policy NE2 – Open Countryside allows for the infilling of a small gap with one or two dwellings in an otherwise built up frontage in the open countryside.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy PG5 – Open Countryside allows for the infilling of a small gap with one or two dwellings in an otherwise built up frontage outside settlement limits, or where the dwelling is exceptional in design or sustainable development terms. Amend Policy PG 5 Criterion 3(i): i. where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; limited affordable housing, in accordance with the criteria contained in Policy SC6 ‘Rural Exceptions Housing for Local Needs’; or where the dwelling is exceptional in design and sustainable development terms; Amend Policy PG 5 Criterion 3(iii): iii. for the replacement of an existing buildings (including dwellings) by a new dwelling buildings not materially larger than the dwelling it buildings they replace. Policy SE2 –Efficient Use of Land highlights that the Council will encourage the redevelopment of previously developed land Amend the Key Evidence list ; 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury Policy SD1 – Sustainable Development –states that to achieve sustainable development, development should make best use of previously developed land where possible. Amend the Key Evidence list : 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, allowing development within settlement boundaries. The policy encourages appropriate development but seeks to reduce the impact of that new development on any one location in the plan area.
National Planning Policy Framework	The NPPF Para 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H8 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.

Weston and Basford Neighbourhood Plan Policy	Policy GG1: Proposals for housing development, the construction of new buildings or the change of use of existing buildings or land within the existing Green Gap in the Neighbourhood Plan area will not be permitted.
Crewe and Nantwich Replacement Local Plan 2011	NE.4 Green Gaps - the following areas defined on the proposals map are green gaps in the open countryside: Wistaston /Nnantwich gap; Willaston / Rope gap; Haslington /Crewe gap; Shavington / Weston / Crewe gap. within these areas, which are also subject to policy NE.2, approval will not be given for the construction of new buildings or the change of use of existing buildings or land which would: result in erosion of the physical gaps between built up areas; or adversely affect the visual character of the landscape. exceptions to this policy will only be considered where it can be demonstrated that no suitable alternative location is available. the re-use or redevelopment of existing employment sites in accordance with policy E10
Cheshire East Local Plan Strategy Main Modifications 2017	Policy PG4a – sets out the policy for the Green gaps between settlements to the south, east and west of Crewe. Amend Policy PG 4a Criterion 1: 1. The areas Areas between the following settlements are defined as Strategic Green Gaps: i. Willaston / Wistaston / Nantwich / Crewe; ii. Willaston / Rope / Shavington / Crewe; iii. Crewe / Shavington / Basford / Weston; and iv. Crewe / Haslington. Amend Policy PG 4a Criterion 4: 4. Within Strategic Green Gaps, policy PG 5 (Open Countryside) will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings of land which would: Result in erosion of a physical gap between any of the settlements named in this policy; Adversely affect the visual character of the landscape.; or iii. Significantly affect the undeveloped character of the Green Gap, or lead to the coalescence between existing settlements. Amend paragraph 8.63c: The identification of Crewe as a spatial priority for growth brings significant opportunities for this area, but also some challenges. As Crewe grows to fulfil its potential it will become increasingly important to maintain the distinctive identity of Nantwich and other nearby

	<p>settlements and to prevent them from merging into a Greater Crewe urban area. Accordingly it is not just the narrowest of gaps that are important – to maintain the sense of separation a broader area of open land is necessary – including that adjoining smaller settlements.</p> <p>Amend paragraph 8.63e: The detailed boundaries of the Strategic Green Gaps will be defined through the Site Allocations and Development Policies Document and shown on the Adopted Policies Map. This will allow for the full spatial definition of the policy and its delineation to an ordnance survey base. Until that time, the Green Gap boundaries, as defined in the saved policy NE.4 of the Borough of Crewe and Nantwich Replacement Local Plan will remain in force, apart from where specific changes are proposed in this document through the allocation of Local Plan Strategy sites, or where significant development proposals (10 or more residential units / 1,000 + sq.m. floorspace) adjacent to the urban area have an uncontested planning permission (or have been completed). The land to north of Moorfields, Willaston currently has planning permission for residential development (13/3688N) but remains in the Green Gap pending the outcome of the Supreme Court judgement. The judgement of the Supreme Court will subsequently be reflected in the detailed boundary of the Strategic Green Gap defined through the Site Allocations and Development Policies Document and shown on the Adopted Policies Map.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to respect , protect and enhance the open countryside and Green Gaps
National Planning Policy Framework	The conservation of the intrinsic character and beauty of the countryside is a core planning principle in the NPPF (para 17) and it is important to understand the character of the local landscape and how development may affect it. Development should contribute to the enhancement of landscape character both urban and rural and should also protect and manage historic, natural features and characteristics that contribute to local distinctiveness.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy GG1 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, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy LC1: Open Space within the Neighbourhood Plan Area All existing areas of local open space within the parish will be protected and their quality improved. Areas of locally important open space that have sport, recreation, amenity or conservation value, or that provide open vistas and rural skylines will be protected
Crewe and Nantwich Replacement	Policy RT1 – Protection of Open Spaces with Recreational or Amenity Value states that development will not be permitted which would result in the loss of open space which has recreation or amenity value, unless such sites are in

<p>Local Plan (2011)</p>	<p>excess of open space provision and have no significant value, ancillary to the principal use of the site, would be replaced elsewhere, or is for a sports facility which would be of such benefit as to outweigh the detriment caused by the loss of the open space.</p>
<p>Cheshire East Local Plan Strategy Main Modifications 2017</p>	<p>Policy SC1 – Leisure and Recreation seeks to protect and enhance existing leisure and recreational facilities and supports and promotes the provision of better facilities. Amend Policy SC 1 Criterion 1: Seek to protect and enhance existing leisure and recreational facilities, unless they are a needs assessment has clearly proven them to be surplus to requirements to local community needs or unless alternative provision, of similar equivalent or better quality, is to be made. Insert new paragraph 12.12a Although facilities may become surplus to requirements based on their current use, this may allow other leisure and recreation needs of local communities to be met through their re-use. Amend Key Evidence list (after new 12.12a): 1. Cheshire Retail Study 2. Open Spaces Assessment 3. Green Space Strategy 4. Playing Pitch Strategy 5. Indoor Leisure Facilities Development Statement.</p> <p>Policy SD1 – Sustainable Development in Cheshire East states that development should be accessible by public transport, walking and cycling Amend the Key Evidence list (after 9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</p> <p>Policy SE6 – Green Infrastructure. Cheshire East aims to deliver a good quality and accessible network of green spaces for people to enjoy. Amend Policy SE 6 Criterion 3 (viii): The Cloud, Congleton Edge and Mow Cop upland fringe (connected by the Gritstone Trail) Amend paragraph 13.52: Developer Contributions for Outdoor Sports facilities will be informed by any emerging or subsequently adopted Playing Pitch Sports Strategy, or made Neighbourhood Plan based on robust and tested evidence. The Playing Pitch Strategy will be prepared as per Sport England guidance. Policy SC2 covers the provision of Outdoor Sports Facilities. Amend paragraph 13.54: Paragraphs 76 and 77 of the National Planning Policy Framework consider Local Green Space designations: “Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period”. Paragraph 77 sets out when they might not be appropriate: “The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only 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), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land. Local Green Space</p>

	designations proposed in Neighbourhood Plans can be considered through the Site Allocations and Development Policies document.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect the open spaces and recreational facilities which are identified as important to the local community of Weston and Basford.
National Planning Policy Framework	Neighbourhood Plan policy LC1 seeks to help deliver the key planning aim in the NPPF 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. • Para 76 refers to the community identifying green spaces of particular importance for the Community.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LC1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment with accessible community green spaces, an environmental role, protecting the natural, environment, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest

Weston and Basford Neighbourhood Plan Policy	Policy LC2: Landscape Quality, Countryside and Open Views. All new development will be expected to respect and enhance the countryside surrounding Weston and Basford ensuring that local views and vistas into, out of and across the settlements and rural skylines are maintained and, where possible, enhanced and protected from development. All new development in these areas will be expected to respect and enhance the setting of existing settlements and the surrounding countryside.
Crewe and Nantwich Replacement Local Plan (2011)	Policy RT1 – Protection of Open Spaces with Recreational or Amenity Value states that development will not be permitted which would result in the loss of open space which has recreation or amenity value, unless such sites are in excess of open space provision and have no significant value, ancillary to the principal use of the site, would be replaced elsewhere, or is for a sports facility which would be of such benefit as to outweigh the detriment caused by the loss of the open space.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SE4 – The Landscape States that the Council will seek 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 landscape features that contribute to local distinctiveness.

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to respect and enhance the local landscape quality
National Planning Policy Framework	The conservation of the intrinsic character and beauty of the countryside is a core planning principle in the NPPF (para 17) and it is important to understand the character of the local landscape and how development may affect it. Development should contribute to the enhancement of landscape character both urban and rural and should also protect and manage historic, natural features and characteristics that contribute to local distinctiveness
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy P11 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 minimising pollution, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy LC3: Woodland, Trees and Hedgerows All new development that involves the loss or damage to local woodland, trees, hedgerows and wide verges that contribute to the character and amenity of the plan area must demonstrate the need for the development proposed and provide for appropriate replacement planting of native species on the site together with a method statement for the ongoing care and maintenance of that planting.
Crewe and Nantwich Replacement Local Plan (2011)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local Plan (2011)
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SD2 – Sustainable Development Principles states that new 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 the landscape character of an area and pay particular attention to significant landmarks and landscape features. Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above , employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above , retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town. Policy SE5 – Trees, Hedgerows and Woodland . Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands that provide a significant

contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area will not normally be permitted.

Amend first paragraph of policy PG 5: 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.

Amend paragraph 13.39: Trees and hedgerows are an important element of the landscapes and townscapes of the area, where they can make a valuable contribution to visual amenity. They may have historic importance, as part of wider designed landscapes or be keys to the history of the landscape by identifying former highways, settlements or field boundaries. They may also have ecological value, by providing habitats for legally protected and ~~Biodiversity Action Plan~~ **Biodiversity Action Plan** Priority species. It is essential that the presence of existing trees be considered at an early stage in the development process and that where appropriate, provision is made for new tree planting. Whilst trees can be seen as a constraint, with sympathetic design they can enhance a development.

Amend paragraph 13.40: Therefore development proposals which will result in the loss of trees or hedgerows that provide a significant contribution (including trees or woodlands subject of a Tree Preservation Schedule of Proposed Main Modifications to the Cheshire Local Plan Strategy – Proposed Changes (March 2016 Version) 35 Order, hedgerows which are classed as ‘important’ under the Hedgerow Regulations, those classified as UK ~~BAP~~ **BAP** Priority ~~H~~ **H**habitat) will be discouraged.

Policy SE6 – Green Infrastructure. Cheshire East aims to deliver a good quality and accessible network of green spaces for people to enjoy.

Amend Policy SE 6 Criterion 3 (viii): The Cloud, Congleton Edge and Mow Cop upland fringe (**connected by the Gritstone Trail**) Amend paragraph 13.52: Developer Contributions for Outdoor Sports facilities will be informed by any emerging or subsequently adopted ~~Playing Pitch Sports~~ **Playing Pitch Sports** Strategy, or made **Neighbourhood Plan based on robust and tested evidence.** The Playing Pitch Strategy will be prepared as per Sport England guidance. Policy SC2 covers the provision of Outdoor Sports Facilities.

Amend paragraph 13.54: Paragraphs 76 and 77 of the National Planning Policy Framework consider Local Green Space designations: “Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period”. Paragraph 77 sets out when they might not be appropriate: “The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only 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), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land. Local Green Space designations proposed in Neighbourhood Plans can be considered through the Site Allocations and Development Policies document.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that trees and hedgerows are both protected and planted, and that appropriate green space is provided in new developments, at a scale locally distinct and appropriate to Weston and Basford.
National Planning Policy Framework	Neighbourhood Plan policy LC3 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.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LC3 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 adapting to climate change, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy LC4: Historic Environment Any designated historic heritage asset and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that exist or may be extended will be protected and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. Proposals for development that affects non-designated historic assets will be considered taking into account of the scale and harm or loss and the significance of the heritage assets.
Crewe and Nantwich Replacement Local Plan (2011)	In the Built Environment section of the plan there are 11 separate policies relating to the 'Historical Environment'; BE7 – Conservation Areas BE8 – Advertisements in Conservation Areas BE9 – Listed Buildings – Alterations and Extensions BE10 – Change of Use of Listed Buildings BE11 – Demolition of Listed Buildings BE12 – Advertisements on Listed Buildings BE13 – Buildings of Local Interest BE14 – Development affecting historic parks and gardens BE15 – Scheduled Ancient Monuments

	BE16 – Development and Archaeology BE17 – Historic Battlefields
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements Policy SE7 – The Historic Environment states that the character, quality and diversity of Cheshire East’s historic environment will be conserved and enhanced. All new developments should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East’s historic and built environment, including the setting of assets and where appropriate, the wider historic environment.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to enhance, maintain and protect the appearance of Weston and Basfords Conservation Areas and heritage assets.
National Planning Policy Framework	One of the core principles of the NPPF, detailed in Para 17, is to conserve the 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 LC4 aims to help deliver one of the main policy aims of the NPPF by conserving and enhancing the historic environment
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LC4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work, visit and invest.

Weston and Basford Neighbourhood Plan Policy	Policy LC5: Footpaths Improvements to the existing public footpath network in the Parish will be supported. The construction and appearance of new paths, tracks or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area.
Crewe and Nantwich Replacement Local Plan (2011)	Policy RT.9 Footpaths and bridleways proposals which provide additional links into or improve the condition and appearance of the existing footpath and bridleway network will be permitted. Permission will not be granted for any development which would prejudice public access onto or through the network unless specific arrangements are made for suitable alternative routes.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot. Amend Policy CO 1 Criterion 3(v): v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible

	<p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should be accessible by public transport, walking and cycling. Amend the Key Evidence list (after ¶9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</p> <p>Policy SD2 -Sustainable Development Principles stresses that all development will be expected to provide or contribute towards identified infrastructure, services or facilities.</p> <p>Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above, employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure improved facilities for pedestrians and cyclists around Weston and Basford.
National Planning Policy Framework	Neighbourhood plan policy LC5 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 create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding

	street clutter and where appropriate establishing home zones.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LC5 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the area, a social role, making the area a safer place with less pollution and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy LC6: Weston and Basford's Wildlife Corridors The existing protected sites, woodlands, wildlife sites, drainage ditches, brooks and culverts will be maintained and enhanced and where appropriate new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.
Crewe and Nantwich Replacement Local Plan (2011)	Policy NE.5 Nature conservation and habitats; the local planning authority will protect, conserve and enhance the natural conservation resource. proposals for development will only be permitted: where they ensure that any wildlife habitat unavoidably damaged by development is compensated for by the provision of a similar or equivalent feature nearby, or by mitigation works to safeguard protected species; and where natural features such as trees, woodland, hedgerows, heathland, ponds, wetlands and watercourses are, wherever possible, integrated into landscaping schemes on development sites. Where appropriate, the borough council will enter into management agreements under section 33 of the wildlife and countryside act in order to safeguard sites.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SE3 – Biodiversity and Geodiversity states that areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create 'ecological stepping stone sites', 'wildlife corridors' and 'Nature Improvement Areas'. Amend Policy SE 3 Criteria 2, 3, 4, 5 and 6: 2. Development proposals which may have an adverse impact on adversely affect the integrity of a site with one or more of the following international designations will not be permitted: i. Special Protection Areas (SPAs) ii. Special Areas of Conservation (SACs) iii. Ramsar Sites iv. Any potential Special Protection Areas (SPAs), candidate Special Areas of Conservation (SACs) or proposed Ramsar sites v. Sites identified, or required, as compensatory measures for adverse effects on European sites, candidate Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites unless it has been demonstrated that there are no alternative solutions, there are imperative reasons of overriding public interest and that compensatory measures will be provided to ensure the overall coherence of the network of SPAs and SACs are protected or, in the case of deleting a Ramsar site or restricting its boundaries, by creating additional nature reserves for wildfowl to compensate for any loss of wetland resources as far as possible. 3. Development proposals which are likely to have an adverse impact on a Site of Special Scientific Interest (SSSI), a National Nature Reserve or the Peak District National Park fringe will not normally be permitted. Where an

adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.

4. Development proposals which are likely to have a significant adverse impact on a site with one or more of the following local or regional designations, habitats or species will not be permitted except where the reasons for **or benefits of** the proposed development **clearly** outweigh the ~~value of the ecological feature adversely affected and there are no appropriate alternatives~~ **impact of the development:**

- i. Local Nature Reserves
- ii. Sites of Biological Importance (SBI) or Local Wildlife Sites
- iii. Regionally Important Geological and Geomorphological Sites (RIGGS)
- iv. Designated Wildlife Corridors
- v. Habitats and species within the Cheshire Biodiversity Action Plan
- ~~vi. Priority habitats and species within the UK Biodiversity Action Plan~~
- ~~vii. Habitats and species listed in respect of Section 41 of The Natural Environment and Rural Communities Act 2006~~
- vi. National priority species and habitats (commonly known as 'UK BAP priority habitats and species') published for England under the requirements of Section 41 of the Natural Environment and Rural Communities Act 2006
- viii. Legally protected species
- ix. Areas of Ancient and Semi-Natural Woodland
- x. Nature Improvement Areas

5. All development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. ~~To ensure there are no residual adverse impacts resulting from a proposed development, where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives, the adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting.~~ When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective.

6. 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 or the Site Allocations and Development Policies documents 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.**

Insert new paragraph 13.25a: **The policy recognises that in rare and closely defined circumstances, proposals that have an adverse impact on a European site (or equivalent for planning policy purposes) may be permitted. This aligns with the legal framework governing these designations of international importance.**

Insert new paragraph 13.26a **The importance of biodiversity has been a common theme within Neighbourhood Plans in Cheshire East. Where supported by local evidence, there is an opportunity for communities to identify sites of nature conservation importance as Local Green Space designations to further support the aims of policy SE3.**

Amend the Key Evidence list: 1. Cheshire East - Habitats Regulations Assessment of the Local Plan 2. Cheshire

Region Biodiversity Action Plan 3. The Natural Environment White Paper 'The Natural Choice: Securing the Value of Nature' 4. Natural England - Condition Surveys for Site of Special Scientific Interest (updated yearly) 5. Natural England Wildlife Plans (2011) 140 6. Natural England - Information on Environmental Designations (2012) 7. Sites of Biological Importance / Local Wildlife Site Registry (on-going updates) **8. The UK Post-2010 Biodiversity Framework (July 2012)**

Policy SE4 – The Landscape

States that the Council will seek 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 landscape features that contribute to local distinctiveness.

Policy SE5 – Trees, Hedgerows and Woodland . Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area will not normally be permitted.

Amend first paragraph of policy PG 5: 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. Amend paragraph 13.39: Trees and hedgerows are an important element of the landscapes and townscapes of the area, where they can make a valuable contribution to visual amenity. They may have historic importance, as part of wider designed landscapes or be keys to the history of the landscape by identifying former highways, settlements or field boundaries. They may also have ecological value, by providing habitats for legally protected and **Biodiversity Action Plan** Priority species. It is essential that the presence of existing trees be considered at an early stage in the development process and that where appropriate, provision is made for new tree planting. Whilst trees can be seen as a constraint, with sympathetic design they can enhance a development. Amend paragraph 13.40: Therefore development proposals which will result in the loss of trees or hedgerows that provide a significant contribution (including trees or woodlands subject of a Tree Preservation Schedule of Proposed Main Modifications to the Cheshire Local Plan Strategy – Proposed Changes (March 2016 Version) 35 Order, hedgerows which are classed as 'important' under the Hedgerow Regulations, those classified as UK **BAP** Priority **H**habitat) will be discouraged.

Policy SE6 – Green Infrastructure. Cheshire East aims to deliver a good quality and accessible network of green spaces for people to enjoy.

Amend Policy SE 6 Criterion 3 (viii): The Cloud, Congleton Edge and Mow Cop upland fringe (**connected by the Gritstone Trail**) Amend paragraph 13.52: Developer Contributions for Outdoor Sports facilities will be informed by any emerging or subsequently adopted **Playing Pitch Sports Strategy, or made Neighbourhood Plan based on robust and tested evidence.** The Playing Pitch

	<p>Strategy will be prepared as per Sport England guidance. Policy SC2 covers the provision of Outdoor Sports Facilities. Amend paragraph 13.54: Paragraphs 76 and 77 of the National Planning Policy Framework consider Local Green Space designations: “Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period”. Paragraph 77 sets out when they might not be appropriate: “The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only 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), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land. Local Green Space designations proposed in Neighbourhood Plans can be considered through the Site Allocations and Development Policies document.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that existing wildlife corridors and buffer zones are retained protected and enhanced at a scale locally distinct and appropriate to Weston and Basford.
National Planning Policy Framework	The NPPF states that planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats. It goes on to state that to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LC6 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy LC8: Biodiversity. All development proposals are required to demonstrate that there will be no net loss in biodiversity.
Crewe and Nantwich	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local

Replacement Local Plan (2011)	Plan (2005).
Cheshire East Local Plan Strategy Main Modifications 2017	<p>Policy SE3 – Biodiversity and Geodiversity states that areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create ‘ecological stepping stone sites’, ‘wildlife corridors’ and ‘Nature Improvement Areas’.</p> <p>Amend Policy SE 3 Criteria 2, 3, 4, 5 and 6: 2. Development proposals which may have an adverse impact on adversely affect the integrity of a site with one or more of the following international designations will not be permitted:</p> <p>i. Special Protection Areas (SPAs) ii. Special Areas of Conservation (SACs) iii. Ramsar Sites iv. Any potential Special Protection Areas (SPAs), candidate Special Areas of Conservation (SACs) or proposed Ramsar sites v. Sites identified, or required, as compensatory measures for adverse effects on European sites, candidate Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites unless it has been demonstrated that there are no alternative solutions, there are imperative reasons of overriding public interest and that compensatory measures will be provided to ensure the overall coherence of the network of SPAs and SACs are protected or, in the case of deleting a Ramsar site or restricting its boundaries, by creating additional nature reserves for wildfowl to compensate for any loss of wetland resources as far as possible. 3. Development proposals which are likely to have an adverse impact on a Site of Special Scientific Interest (SSSI), a National Nature Reserve or the Peak District National Park fringe will not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest. 4. Development proposals which are likely to have a significant adverse impact on a site with one or more of the following local or regional designations, habitats or species will not be permitted except where the reasons for or benefits of the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives impact of the development: i. Local Nature Reserves ii. Sites of Biological Importance (SBI) or Local Wildlife Sites iii. Regionally Important Geological and Geomorphological Sites (RIGGS) iv. Designated Wildlife Corridors v. Habitats and species within the Cheshire Biodiversity Action Plan vi. Priority habitats and species within the UK Biodiversity Action Plan vii. Habitats and species listed in respect of Section 41 of The Natural Environment and Rural Communities Act 2006 vi. National priority species and habitats (commonly known as ‘UK BAP priority habitats and species’) published for England under the requirements of Section 41 of the Natural Environment and Rural Communities Act 2006 viii. Legally protected species ix. viii. Areas of Ancient and Semi-Natural Woodland x. Nature Improvement Areas 5. All development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. To ensure there are no residual</p>

	<p>adverse impacts resulting from a proposed development, where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives, the adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting. When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective. 6. 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 or the Site Allocations and Development Policies documents 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. Insert new paragraph 13.25a: The policy recognises that in rare and closely defined circumstances, proposals that have an adverse impact on a European site (or equivalent for planning policy purposes) may be permitted. This aligns with the legal framework governing these designations of international importance. Insert new paragraph 13.26a The importance of biodiversity has been a common theme within Neighbourhood Plans in Cheshire East. Where supported by local evidence, there is an opportunity for communities to identify sites of nature conservation importance as Local Green Space designations to further support the aims of policy SE3. Amend the Key Evidence list: 1. Cheshire East - Habitats Regulations Assessment of the Local Plan 2. Cheshire Region Biodiversity Action Plan 3. The Natural Environment White Paper 'The Natural Choice: Securing the Value of Nature' 4. Natural England - Condition Surveys for Site of Special Scientific Interest (updated yearly) 5. Natural England Wildlife Plans (2011) 140 6. Natural England - Information on Environmental Designations (2012) 7. Sites of Biological Importance / Local Wildlife Site Registry (on-going updates) 8. The UK Post-2010 Biodiversity Framework (July 2012)</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that areas of high biodiversity will be protected and enhanced.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy LC8 helps deliver one of the key aims of the NPPF, Paras 109 and 117, to minimise impacts on biodiversity and geodiversity. It states that planning policies should plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. Planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.</p>
Contribution to the Achievement of Sustainable	<p>Neighbourhood Plan policy LC8 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</p>

Development	sustainable modes of transport, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work, visit and invest.
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Weston and Basford Neighbourhood Plan Policy	Policy E1: New Business. Proposals which extend existing, or promote new, small scale employment opportunities will be supported where it can be demonstrated that the development will positively benefit the local economy and provide opportunity for local employment and training
Crewe and Nantwich Replacement Local Plan (2011)	Policy E5 – Employment in Villages indicates that employment within the defined villages will be permitted, provided it is of a scale and character appropriate to its surroundings. Policy E6 – Employment Development within Open Countryside highlights that outside settlement limits employment development will be restricted to appropriate small industries and commercial business enterprises within or adjacent to existing farm buildings or existing employment areas.
Cheshire East Local Plan Strategy Main Modifications	Policy EG2 – Rural Economy states that outside the towns and service centres that developments that provide for rural employment and encourage the expansion of existing businesses will be supported where the development meets sustainable development objectives. Amend the first bullet point of paragraph 11.25: • Alderley Park - Currently AstraZeneca’s largest research facility and the company’s global centre for cancer research. A Masterplan/Planning Brief or similar for the site will be development framework has been developed over the next 12 months. The objective of this document will be is to maximise the employment potential of the site to deliver a life science vision, and also to look at wider uses for all aspects of the site which would meet community/local need. Policy SE2 – Efficient Use of Land highlights that the Council will encourage the redevelopment of previously developed land Policy SD1 – Sustainable Development in Cheshire East states that to achieve sustainable development, development should make best use of previously developed land where possible. Amend the Key Evidence list (after 9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, encouraging the development of previously developed land, and the support of small businesses important to the rural economy.
National Planning Policy Framework	The NPPF Para 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E1 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater well-being.

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Weston and Basford Neighbourhood Plan Policy	Policy E2: Loss of Employment Sites and Community Facilities. The loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price
Crewe and Nantwich Replacement Local Plan (2011)	Policy CF3 Retention of Community Facilities states that proposals which would result in the loss of community facilities which make a positive contribution to the social or cultural life of a community will not be permitted, unless a suitable alternative provision is made.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy EG2 – Rural Economy indicates that the Council will seek to encourage the retention and expansion of existing businesses, particularly through the conversion of existing farm buildings and farm diversification. It also supports the retention and delivery of community services such as shops and public houses and village halls
Comments	This Neighbourhood Plan policy is locally distinct, and seeks to retain and enhance the range of employment opportunities and community facilities in Weston and Basford, recognising that many residents commute to work from the area, and reflecting Weston and Basford’s role by retaining existing facilities and encouraging new business enterprises.
National Planning Policy Framework	One of the core planning aims of the NPPF (Para 17) is to encourage the reuse of existing resources, including conversion of existing buildings.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E2 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role, protecting the natural environment and re-using existing buildings and resources, and a social role, allowing for more employment opportunities which will lead to greater well-being.

Weston and Basford Neighbourhood Plan Policy	Policy E3: Use of Rural Buildings. The re-use, conversion and adaption of permanent structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported
Crewe and Nantwich Replacement Local Plan (2011)	Policy NE15 – Re-use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use states that permission will be granted to re-use and adapt a rural building for commercial, industrial or recreational use, subject to certain criteria. Policy NE16 – Re-use and Adaptation of a Rural Building for Residential Use allows for the conversion of rural buildings for residential use, subject to certain criteria, and only when demonstrated that attempts have been made to secure a suitable business use for the building.

	Policy NE13 – Rural Diversification states that development which assists with diversification of the rural economy will be permitted subject to certain criteria.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy EG2 – Rural Economy states that outside the towns and service centres that developments that provide for rural employment and encourage the expansion of existing businesses through the conversion of existing buildings will be supported where the development meets sustainable development objectives.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, preferring the use of redundant farm buildings for employment uses rather than residential uses wherever possible, in order to assist the rural economy.
National Planning Policy Framework	One of the core planning aims of the NPPF (Para 17) is to encourage the reuse of existing resources, including conversion of existing buildings. Neighbourhood Plan policy P8 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 in rural areas, 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. Para 21 highlights that planning authorities should facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E3 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, and an environmental role, protecting the natural environment and re-using existing buildings and resources, and a social role, allowing for more employment opportunities which will lead to greater well-being.

Weston and Basford Neighbourhood Plan Policy	POLICY C1: Community Facilities Proposals that result in the loss of use, buildings or land for public or community use will not be supported.
Crewe and Nantwich Replacement Local Plan (2011)	Policy CF3 Retention of Community Facilities states that proposals which would result in the loss of community facilities which make a positive contribution to the social or cultural life of a community will not be permitted, unless a suitable alternative provision is made.
Cheshire East Local Plan Strategy Main Modifications 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. Amend Policy SC 1 Criterion 1: Seek to protect and enhance existing leisure and recreational facilities, unless they are a needs assessment has clearly proven them to be surplus to requirements to local community needs or unless alternative provision, of similar equivalent or better quality, is to be made. Insert new paragraph 12.12a Although facilities may become surplus to requirements based on their current use, this may allow other leisure and recreation needs of local communities to be met through their re-use.

	Amend Key Evidence list (after new ¶12.12a): 1. Cheshire Retail Study 2. Open Spaces Assessment 3. Green Space Strategy 4. Playing Pitch Strategy 5. Indoor and Outdoor Leisure Facilities Development Statement
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important community facilities and services in Weston and Basford, ensuring that the current and future residents of the area continue to enjoy an outstanding quality of life.
National Planning Policy Framework	Neighbourhood Plan policy C1 seeks to help deliver the NPPF aims of supporting a prosperous rural economy and promoting healthy communities. 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. Para 70 highlights that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: <ul style="list-style-type: none"> • 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
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy C1 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment and existing buildings and resources, a social role, allowing for the protection and provision of community facilities which contribute to the areas social and cultural well-being, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	POLICY C2: Existing and new facilities. The retention, continued use, refurbishment and improvement of all community buildings and recreational facilities together with the shop and public house will be supported.
Crewe and Nantwich Replacement Local Plan (2011)	Policy CF3 Retention of Community Facilities states that proposals which would result in the loss of community facilities which make a positive contribution to the social or cultural life of a community will not be permitted, unless a suitable alternative provision is made.
Cheshire East Local Plan Strategy Main Modifications	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. Amend Policy SC 1 Criterion 1: Seek to protect and enhance existing leisure

2017	and recreational facilities, unless they are a needs assessment has clearly proven them to be surplus to requirements to local community needs or unless alternative provision, of similar equivalent or better quality, is to be made. Insert new paragraph 12.12a Although facilities may become surplus to requirements based on their current use, this may allow other leisure and recreation needs of local communities to be met through their re-use. Amend Key Evidence list (after new ¶12.12a): 1. Cheshire Retail Study 2. Open Spaces Assessment 3. Green Space Strategy 4. Playing Pitch Strategy 5. Indoor and Outdoor Leisure Facilities Development Statement
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important community facilities and services in the area, ensuring that the current and future residents of the area continue to enjoy an outstanding quality of life.
National Planning Policy Framework	Neighbourhood Plan policy C2 seeks to help deliver the NPPF aims of supporting a prosperous rural economy and promoting healthy communities. 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. Para 70 highlights that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: <ul style="list-style-type: none"> • 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
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy C2 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment and existing buildings and resources, a social role, allowing for the protection and provision of community facilities which contribute to the areas social and cultural well-being, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy C3 Contributions to Community Infrastructure. All new development will be expected to address the impacts and benefits it will have on community infrastructure and how any impacts can be mitigated.
Crewe and Nantwich	Policy BE5 – Infrastructure states that the Local Planning Authority may impose conditions or negotiate with developers to make adequate provision

Replacement Local Plan (2011)	for infrastructure requirements and/or community facilities, the need for which arises as a consequence of that development.
Cheshire East Local Plan Strategy Main Modifications 2017	<p>Policy SD1 - Sustainable Development in Cheshire East states that in order to achieve sustainable development in Cheshire East, development should wherever possible provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; open space; sport and leisure; and community facilities.</p> <p>Amend the Key Evidence list (after ¶9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</p> <p>Policy SD2 -Sustainable Development Principles stresses that all development will be expected to provide or contribute towards identified infrastructure, services or facilities.</p> <p>Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above, employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.</p> <p>Policy IN1 – Infrastructure indicates that infrastructure delivery will take place in a co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration.</p> <p>The Council will also require new and improved social and community facilities, utilities infrastructure and other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities.</p> <p>Policy IN 2 - Developer Contributions</p> <p>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> <p>Contributions will be collected through Section 106 agreements and/or through a Community Infrastructure Levy once a Charging Schedule is in place. Until a Charging Schedule is in place, contributions from Section 106 agreements may be pooled to meet the costs of strategic infrastructure, where this meets the legal tests as set out in the Community Infrastructure Levy Regulations. Once the Charging Schedule is in place, Section 106 agreements will continue to be used for site specific costs and affordable housing.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan

	policies, recognising that new development may have an effect on existing facilities and services, and may necessitate the need for new ones. The policy is in line with the infrastructure policies in the Cheshire East Local Plan Strategy Submission Version, recognising that the Community Infrastructure Levy may be introduced at some point in the future.
National Planning Policy Framework	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 175 of the NPPF highlights that the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy C3 contributes to the achievement of sustainable development by performing a social role, allowing for the provision of community facilities which contribute to the areas social and cultural well-being, and an economic role, ensuring that the provision of infrastructure is provided, and that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy C4: Communications Infrastructure. Proposals which seek the expansion of electronic communications networks and high speed broadband will be supported
Crewe and Nantwich Replacement Local Plan (2011)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local Plan (2005)
Cheshire East Local Plan Strategy Submission Version (2014)	Policy IN1 – Infrastructure seeks to encourage the delivery of infrastructure in a co-ordinated manner including telecommunication networks broadband and other new communication technologies.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure the continued success and vibrancy of Weston and Basford.
National Planning Policy Framework	Neighbourhood Plan policy C4 seeks to help deliver the NPPF aim of supporting a high quality communication infrastructure. Para 42 states 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	Neighbourhood Plan policy C4 contributes to the achievement of sustainable development by performing an economic role, providing opportunities for growth and continued viability of existing businesses, an environmental role, protecting the natural environment, and a social role, allowing for the continued vitality and viability of Weston and Basford, with accessible communications to meet the community's needs.

<p>Weston and Basford Neighbourhood Plan Policy</p>	<p>Policy D1: Existing buildings in the open countryside. Proposed extensions or alterations to existing buildings in the open countryside should reflect the character of the rural area and will be required to be constructed of traditional materials and be in keeping with surrounding development.</p>
<p>Crewe and Nantwich Replacement Local Plan (2011)</p>	<p>Policy BE1 – Amenity states that new development must be compatible with surrounding land uses, and must not prejudice the amenity of future occupiers or adjacent occupiers by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour or in any other way. Policy BE2 – Design Standards highlights that new development should respect the pattern, character and form of the surroundings.</p>
<p>Cheshire East Local Plan Strategy Main Modifications 2017</p>	<p>Policy SD2 -Sustainable Development Principles stresses that all development will be expected to provide or contribute towards identified infrastructure, services or facilities. Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above, employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town. Policy SE1 –Design states that development should ensure a high quality public realm that enhances conditions for pedestrians and cyclists. Amend Policy SE 1 Criterion 4: Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p>

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of the area.
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 LC3 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. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy D1 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 adapting to climate change, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy D2: Environmental Sustainability of buildings Favourable consideration will be given on both existing and new developments to the installation of ground source heat pumps and solar panels provided that the installation does not detract from the character of the area and any heritage assets.
Crewe and Nantwich Replacement Local Plan (2011)	Policy NE19 – Renewable Energy highlights that proposals for the generation of power from renewable energy sources will be permitted where the development would not cause significant harm to the character and appearance of the surrounding area. Policy BE2 – Design Standards highlights that development should take into account the need for energy efficiency by means of building type, orientation and layout.
Cheshire East Local Plan Strategy Submission Version (2014)	Policy SD1 – Sustainable Development in Cheshire East states that development should use appropriate technologies to reduce carbon emissions Amend the Key Evidence list (after ¶9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury Policy SD2 – Sustainable Development Principles Amend Policy SD 2 Criteria 3. In addition to the above principles in point 1 above , employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible

development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. In addition to the ~~above~~ principles in **point 1** above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.

Policy SE1 –Design states that development should ensure a high quality public realm that enhances conditions for pedestrians and cyclists.

Amend Policy SE 1 Criterion 4: Liveability / workability i. ~~Providing internal and external space standards for living environments as set out in the national technical standards;~~ ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a **Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at:**

<https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/>

Policy SE9 – Energy Efficiency Development states that the Council will look favourably upon development that follows the principles of the Energy Hierarchy. Developments of over 10 dwellings should secure at least 10% of energy requirements from decentralised and renewable or low carbon sources, subject to availability

Amend Policy SE 9 Criterion 2: 2. ~~Where development is over ten dwellings (including conversions) or non-residential~~ Efficient Development

development over 1,000 square metres, it will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources, unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable. Amend paragraph 13.85: This justification for the on-site low carbon energy target is drawn from the Cheshire East ‘Climate Change and Sustainable Energy Planning Research’ ~~and the Zero Carbon Hub ‘Carbon Compliance: Setting an Appropriate Limit for Zero Carbon New Homes – Findings and Recommendations~~, February 2011’, which considers technical feasibility and financial viability. This approach is justified by the particular challenges and characteristics of the Borough. The target seeks to achieve a balance between the social, economic and environmental imperative of higher standards and the commercial realities of property developers. The Council recognises that this will in some cases remain a challenging target, particularly for certain building types, and so it will be acceptable to achieve average compliance across all buildings in a development.

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that development is designed to high standards of efficiency and sustainability so as to minimise energy use.
National Planning Policy Framework	One of the core principles detailed in Para 17 is to support the transition to a low carbon future in a changing climate, and to encourage the use of renewable resources (for example, by the development of renewable energy). Neighbourhood Plan policy ENV5 supports the key principle of meeting the challenge of climate change, flooding and coastal change. Para 95 indicates that to support the move to a low carbon future, local planning authorities should, when setting any local requirement for a building's sustainability do so in a way consistent with Government's zero carbon buildings policy and adopt nationally described standards. Para 96 highlights that in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy D2 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 Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy D3: Employment Development. All new employment development must be of a high quality of design.
Crewe and Nantwich Replacement Local Plan 2011	Policy BE1 – Amenity states that new development must be compatible with surrounding land uses, and must not prejudice the amenity of future occupiers or adjacent occupiers by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour or in any other way. Policy BE2 – Design Standards highlights that new development should respect the pattern, character and form or the surroundings.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SD2 – Sustainable Development Principles states that new 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 the landscape character of an area and pay particular attention to significant landmarks and landscape features. Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above , employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above , retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle

	<p>parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Weston and Basford.
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 P9 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. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy D3 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 Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy D4: Design of New Housing. All new housing proposals within the plan area must demonstrate good quality design.
Crewe and	Policy BE2 – Design Standards indicates that new development should

<p>Nantwich Replacement Local Plan (2011)</p>	<p>achieve a high standard of design, enhance the built environment, respect the character and form of surroundings, not adversely affect the street scene by scale, height proportions or materials used.</p>
<p>Cheshire East Local Plan Strategy Main Modifications 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>Amend the Key Evidence list (after ¶9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</p> <p>Policy SD2 – Sustainable Development Principles states that new 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 the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p>Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above, employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.</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 achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at:</p>

	https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/
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 Weston and Basford.
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 D4 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, whilst 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	Neighbourhood Plan policy D4 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 Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy D5: Adapting to climate change All new development within the plan area should seek to achieve high standards of sustainable development.
Crewe and Nantwich Replacement Local Plan (2011)	Policy NE19 – Renewable Energy highlights that proposals for the generation of power from renewable energy sources will be permitted where the development would not cause significant harm to the character and appearance of the surrounding area. Policy BE2 – Design Standards highlights that development should take into account the need for energy efficiency by means of building type, orientation and layout.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SD1 – Sustainable Development in Cheshire East states that development should use appropriate technologies to reduce carbon emissions Amend the Key Evidence list (after ¶9.3): 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury Policy SD2 – Sustainable Development Principles states that new

	<p>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 the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p>Amend Policy SD 2 Criteria 3 and 4: 3. In addition to the above principles in point 1 above, employment development will be expected to: i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles in point 1 above, retail/town centre development will be expected to: i. Provide high quality pedestrian and cycle facilities, including secure cycle parking; ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p> <p>Policy SE9 – Energy Efficiency Development states that the Council will look favourably upon development that follows the principles of the Energy Hierarchy. Developments of over 10 dwellings should secure at least 10% of energy requirements from decentralised and renewable or low carbon sources, subject to availability</p> <p>Amend Policy SE 9 Criterion 2: 2. Where development is over ten dwellings (including conversions) or non-residential Efficient Development development over 1,000 square metres, it will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources, unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable. Amend paragraph 13.85: This justification for the on-site low carbon energy target is drawn from the Cheshire East ‘Climate</p>
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	Change and Sustainable Energy Planning Research’ and the Zero Carbon Hub ‘Carbon Compliance: Setting an Appropriate Limit for Zero Carbon New Homes – Findings and Recommendations , February 2011’, which considers technical feasibility and financial viability. This approach is justified by the particular challenges and characteristics of the Borough. The target seeks to achieve a balance between the social, economic and environmental imperative of higher standards and the commercial realities of property developers. The Council recognises that this will in some cases remain a challenging target, particularly for certain building types, and so it will be acceptable to achieve average compliance across all buildings in a development.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that development is designed to high standards of efficiency and sustainability so as to minimise energy use.
National Planning Policy Framework	One of the core principles detailed in Para 17 is to support the transition to a low carbon future in a changing climate, and to encourage the use of renewable resources (for example, by the development of renewable energy). Neighbourhood Plan policy P15 supports the key principle of meeting the challenge of climate change, flooding and coastal change. Para 95 indicates that to support the move to a low carbon future, local planning authorities should, when setting any local requirement for a building’s sustainability do so in a way consistent with Government’s zero carbon buildings policy and adopt nationally described standards. Para 96 highlights that in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy D5 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 Weston and Basford remains a valued and attractive place to live, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy T1: Footpaths, Cycleways and Bridleways. Encourages the delivery of new footpaths and bridleways within the plan area as well as improvements to existing facilities.
Crewe and Nantwich Replacement Local Plan (2011)	Policy Trans 5 - Provision for cyclists where new developments will be expected to create cycle routes to form safe links between different areas. Policy Trans 6 – Support for the Cheshire Cycling Strategy across the Local Plan area Policy RT9 – Encourages proposals which provide links to or improvement of the condition and appearance of the footpath and bridleway network.
Cheshire East Local Plan Strategy Main	Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for

<p>Modifications 2017</p>	<p>pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot.</p> <p>Amend Policy CO 1 Criterion 3(v): v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Weston and Basford are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.</p>
<p>National Planning Policy Framework</p>	<p>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, avoiding street clutter and where appropriate establishing home zones.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>Neighbourhood Plan policy T1 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the plan area, a social role, making the plan area a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.</p>

<p>Weston and Basford Neighbourhood</p>	<p>Policy T2: Traffic Congestion. All significant proposed developments (over 10 houses or 1000sqm floor area) will be accompanied by a Transport Statement which must demonstrate</p>
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Plan Policy	predicted levels of generated traffic and the impacts of this increase on key road junctions in the plan area .
Crewe and Nantwich Replacement Local Plan (2011)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local Plan.
Cheshire East Local Plan Strategy Main Modifications 2017	<p>Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot.</p> <p>Amend Policy CO 1 Criterion 3(v): v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Weston and Basford are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.
National Planning Policy Framework	Neighbourhood Plan policy T2 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, avoiding street clutter and where appropriate establishing home zones.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy T2 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the plan area, a social role, making the plan area a safer place with less pollution, and offering more opportunities to exercise

	rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.
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Weston and Basford Neighbourhood Plan Policy	Policy T3: Improving Air Quality. Encourages the monitoring of and improvements to air quality across the plan area
Crewe and Nantwich Replacement Local Plan (2011)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local Plan .
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SE8 – Renewable and Low Carbon Energy seeks to encourage reductions in carbon dioxide levels and other pollutants. Insert Policy SE 8 new Criterion 5: 5. Planning permission for wind energy development involving one or more wind turbines will only be granted if: i. the development site is in an area identified as suitable for wind energy development in the Site Allocations and Development Policies Document or Neighbourhood Plan; and ii. following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. Policy CO2 – Enabling Business Growth Through Transport and Infrastructure supports new development that will mitigate the potential impact of the development the reduction of carbon emissions. Amend Policy CO 2 Criteria 3 and 4: 3. The Council will support the economic benefits of High Speed 2 whilst ensuring that environmental and community impacts are minimised. Safeguarding Directions for Phases 2a and 2b of High Speed 2 (January and November 2016) are in place and are shown on the Policies Map and the relevant Figures within the Crewe section of Chapter 15 of this document, along with further detail within the Policy for site CS2 Basford West. 4. The Council will work with neighbouring transport authorities and support proposals which mitigate the wider impacts of development and improve connectivity, particularly by public transport, so that the opportunities provided by economic growth can be accessible to a wider population. Where appropriate, developers will be required to provide information on cross boundary impacts and how these will be addressed through improvements to sustainable travel options, which may include contributions to cross boundary transport strategies where they exist. Insert new paragraph 14.18a The Council is committed to working with adjacent local authorities to mitigate the impact of cross boundary travel. A refresh of the SEMMMS study is underway between Cheshire East and Greater Manchester Authorities and a cross boundary strategy will also be prepared with Staffordshire County Council and related Authorities. Developments may be required to contribute to any identified measures where appropriate. Public funding for transport interventions will also be sought where appropriate. Amend Key Evidence list (after ¶14.26): 1. Cheshire East Local Transport Plan 2011-2026 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Local Transport Plan - Implementation Plan 2011-15 4. Cheshire East Council's Business Travel Planning Guidance 5.

	Cheshire East Parking Guidance 6. Town Strategies for Alsager, Crewe, Congleton, 7. Cheshire East - Staffordshire Cross Boundary Study (2016)
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that air quality in Weston and Basford is not exacerbated by new development.
National Planning Policy Framework	Neighbourhood Plan policy T3 seeks to help deliver one of the NPPF's key planning aims of supporting the transition to a low carbon future. It goes on to state that planning plays a key role in helping shape places to secure radical reductions in greenhouse gases. This is central to the economic, social and environmental dimensions of sustainable development.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy T3 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and making the plan area a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy T4: Walkable Neighbourhoods. New development should be designed to create and support walkable and cycle able neighbourhoods where priority is given to safe pedestrian and cycle connections.
Crewe and Nantwich Replacement Local Plan (2011)	Policy Trans 5 Provision for cyclists where new developments will be expected to create cycle routes to form safe links between different areas.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot. Amend Policy CO 1 Criterion 3(v): v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements. Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired

	or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Weston and Basford are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.
National Planning Policy Framework	Neighbourhood Plan policy T4 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, avoiding street clutter and where appropriate establishing home zones.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy T4 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the plan area, a social role, making the plan area a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy T5: Bus Services. Encourages the provision of regular bus services to serve new development and the provision of bus stops.
Crewe and Nantwich Replacement Local Plan (2011)	Policy Trans 1 – Encourages developments that support public transport
Cheshire East Local Plan Strategy Main Modifications 2017	Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot. Amend Policy CO 1 Criterion 3(v): v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements. Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal

	<p>and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Weston and Basford are not exacerbated by new development, and new bus services are provided.
National Planning Policy Framework	Neighbourhood Plan policy T5 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, avoiding street clutter and where appropriate establishing home zones.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy T5 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the plan area, a social role, making the plan area a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy T6: Cycle Parking. Encourages the provision of secure and covered cycle parking on all new housing developments.
Crewe and Nantwich Replacement Local Plan (2011)	Policy Trans 5 - Provision for cyclists where new developments will be expected to create cycle routes to form safe links between different areas.
Cheshire East Local Plan	Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to

<p>Strategy Main Modifications 20176</p>	<p>walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot.</p> <p>Amend Policy CO 1 Criterion 3(v): v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible priority whenever possible</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/sport/planning-tools-and-guidance/active-design/</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Weston and Basford are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.</p>
<p>National Planning Policy Framework</p>	<p>Neighbourhood Plan policy T6 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, avoiding street clutter and where appropriate establishing home zones.</p>
<p>Contribution to the Achievement of Sustainable Development</p>	<p>Neighbourhood Plan policy T6 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the plan area, a social role, making the plan area a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.</p>

Weston and Basford Neighbourhood Plan Policy	Policy T8: Identification of underground utility assets The design, type and/or location of any new development should have consideration for their impact on underground utilities infrastructure assets, their on-going protection, operation and future maintenance.
Crewe and Nantwich Replacement Local Plan (2011)	Policy BE5 – Infrastructure states that the Local Planning Authority may impose conditions or negotiate with developers to make adequate provision for infrastructure requirements and/or community facilities, the need for which arises as a consequence of that development.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy CO3 – Digital Connections requires developers to meet the needs of and work with existing businesses and communities regarding the provision of digital communication networks.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing facilities and services, and may necessitate the need for new ones. The policy is in line with the infrastructure policies in the Cheshire East Local Plan Strategy Submission Version, recognising that the Community Infrastructure Levy may be introduced at some point in the future.
National Planning Policy Framework	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 175 of the NPPF highlights that the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy T8 contributes to the achievement of sustainable development by performing a social role, allowing for the provision of community facilities which contribute to the plan areas social and cultural well-being, and an economic role, ensuring that the provision of infrastructure is provided, and that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy T8: Creation of new accesses. Where a new access is created or widened a new hedgerow or wall to match that removed shall be reinstated to maintain the appearance of the area.
Crewe and Nantwich Replacement Local Plan (2011)	BE3 Access and Parking indicates that proposals for new development will be permitted if they provide safe pedestrian access, and that safe vehicular access arrangements should be provided.
Cheshire East Local Plan Strategy Main Modifications 2017	Policy SD1 - Sustainable Development in Cheshire East states that in order to achieve sustainable development in Cheshire East, development should wherever possible provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; open space; sport and leisure; and community facilities. Amend the Key Evidence list (after ¶19.3): 1. Determining the Settlement

	<p>Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. ‘Made’ Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Amend Policy SE 1 Criterion 4: 4. Liveability / workability i. Providing internal and external space standards for living environments as set out in the national technical standards; ii. i. Ensuring appropriate level of privacy for new and existing residential properties; iii. ii. Ensuring appropriate external storage; iv. iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space; v. iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and vi. v. Ensuring appropriate access for the mobility impaired or partially sighted. Insert new paragraph 13.13a Prospective applicants should also consider the ten ‘Active Design’ principles published by Sport England and supported by Public Health England. They comprise an innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilitiesplanning/planning-for-sport/planning-tools-and-guidance/active-design/sport/planning-tools-and-guidance/active-design/</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Weston and Basford are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.
National Planning Policy Framework	Neighbourhood Plan policy T8 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, avoiding street clutter and where appropriate establishing home zones.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy T8 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the village, a social role, making the village a safer place, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Weston and Basford remains a valued and attractive place to live, visit, work and invest.

Weston and Basford Neighbourhood Plan Policy	Policy T9: Fibre Optic Cabling to Premises. New development should demonstrate how it will contribute to and be compatible with local fibre optic or internet connectivity.
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Crewe and Nantwich Replacement Local Plan (2005)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Crewe and Nantwich Replacement Local Plan (2005)
Cheshire East Local Plan Strategy Main Modifications 2017	Policy IN1 – Infrastructure seeks to encourage the delivery of infrastructure in a co-ordinated manner including telecommunication networks broadband and other new communication technologies.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure the continued success and vibrancy of Weston and Basford.
National Planning Policy Framework	Neighbourhood Plan policy T9 seeks to help deliver the NPPF aim of supporting a high quality communication infrastructure. Para 42 states 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	Neighbourhood Plan policy T9 contributes to the achievement of sustainable development by performing an economic role, providing opportunities for growth and continued viability of existing businesses, an environmental role, protecting the natural environment, and a social role, allowing for the continued vitality and viability of Weston and Basford, with accessible communications to meet the community's needs.

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 Neighbourhood Plan (see conclusion below and the Neighbourhood Plan web site for a full copy of the screening report). 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 Weston and Basford Neighbourhood Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan.

An explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive has been submitted with the Weston and Basford Neighbourhood Plan.

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

BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS

There are no other prescribed matters.

Conclusion of the Cheshire East Strategic Environmental Assessment Screening

The Weston and Basford Parish Council Neighbourhood Plan does not allocate sites for development or introduce policies that would give rise to additional development above that supported in the existing local planning framework.

The scope of the policies included in the W&BNDP support a quantum of development/policy approach aligned with the CELPS which has been the subject of HRA and SA and are unlikely to give rise to a significant effect on the environment.

There are no designated sites within W&BNA and five designated sites within 15km of the neighbourhood area. Due to the distance of such sites from the Plan area and the mix of policies included in the neighbourhood plan, it is unlikely that such sites will be significantly affected by implantation of the W&BNDP.

In addition the W&BNDP seeks to ensure that any new development is addressed sensitively in the context of evidence prepared in relation to natural, heritage and landscape assets thus incorporating environmental protection in general sense and specifically in the context of future development applications.

As a result of the Screening Assessment, it is concluded that there are no significant environmental effects likely to arise as a result of implementing Weston and Basford Parish Neighbourhood Plan in its current form. As such, W&BNDP does not require a full SEA to be undertaken. However, it is important to remember that this screening opinion is a 'snapshot in time' and that if the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken to determine whether an SEA will be required.

