



Brereton Neighbourhood Plan

2010 to 2030



Brereton Neighbourhood Plan

“What you hear from the people of the parish and what you can see with your own eyes is how fortunate we are to live here. With our surrounding local towns expanding by the day we have a responsibility to preserve the best of what we have whilst meeting the needs of current and future generations.”

John Charlesworth, Brereton resident and Neighbourhood Plan team member.



About This Document

Brereton Neighbourhood Plan

In January 2013 Brereton Parish Council began to develop the Neighbourhood Plan with the aim of shaping the vision for Brereton Parish until 2030. In consultations over the last two years the whole community has helped to develop the Plan. You have told us what changes you would like to see within the Parish and how we can enhance and preserve the things you value most. This Plan and its proposed policies reflects these community aspirations and views, and will significantly influence future planning decisions for new developments within the Parish.

Reference to Supporting Documents is widely used throughout the Plan. These references, for example (ref. SD/B01), relate to the table of Supporting Documents listed in Appendix B.

The Plan has been prepared by Brereton Parish Council, the qualifying body responsible for creating the Neighbourhood Plan.

The Plan period is from 1st April 2010 until 31st March 2030.

The Plan period is derived to align with the emerging Cheshire East Local Plan Strategy. Supporting evidence with regard to local housing needs as well as Cheshire East Council extant planning permissions are incorporated to align with the Plan period.

Once the Plan has been made, following a favourable local referendum, the Brereton Neighbourhood Plan will form part of the development plan for the area and become, with Cheshire East Council's Local Plan, the starting point for deciding where development should take place and the type and quality of that development.

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I Introduction



Places are either growing or declining, nothing stays the same but a good Neighbourhood Plan will let you manage growth on your terms.



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SDC55: Brereton Parish is located in the central belt of Cheshire East.

What is the Brereton Neighbourhood Plan?

A Neighbourhood Plan is a new way that people can engage with each other to create a vision of the community as it could evolve over the next fifteen years, and to create a plan about how this can be realised. This is of particular importance for Brereton given the scale of growth and development proposed in Congleton, Sandbach and Holmes Chapel by Cheshire East Council in the Submission version of the Local Plan. The Brereton Neighbourhood Plan is a community-led framework for guiding the future development and conservation of our rural parish until 2030. It draws upon the views of the stakeholders in the community to create a vision for improving the area. It contains objectives and policies designed to bring that vision about over the plan period.

The National Planning Policy Framework (ref. SD/A06) provides a structure within which local people and their accountable councils produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. A core principle is that development is genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Upon successful completion of the planning process, the policies of our Neighbourhood Plan will have full legal status, forming an integral part of the statutory development process for Cheshire East Council. At that stage, future planning applications will be determined in accordance with these policies.

The Role of Brereton Parish Council

Brereton Parish Council is the 'qualifying body' for producing the Neighbourhood Plan. That is to say, it has the powers to initiate the process and produce the Pre-Submission Plan for consultation with stakeholders before Submission to the local planning authority, Cheshire East Council.

Brereton is a rural, mainly agricultural area comprising largely of open countryside and a number of dispersed settlements. The Parish Council believes that a relatively small and appropriate amount of development will enhance and improve the future sustainability of the parish. The Parish Council believes that without strong planning policies any future developments run the risk of being unsuitable, unsustainable and potentially damaging to the parish over the long term. The Parish Council strongly believes that a Neighbourhood Plan will address concerns surrounding future development. This Neighbourhood Plan supplements Cheshire East Council's planning policies, and sets out our community's vision on development and use of land in the parish. This includes setting specific policies which will direct development within Brereton.

I Introduction

The Process

After determining the desire within the parish to embark upon a plan for the future, the Parish Council established a Project Team with terms of reference to develop the Neighbourhood Plan. The Project Team comprises a Governance Board with membership from 3 Parish Councillors and 1 co-opted resident, assisted by a workgroup of residents who volunteered to help in developing the Plan. Settlements from across the parish were represented within the Project Team with 3 members from Brereton Heath, 2 from Brereton Green, 2 from Sandlow Green, 1 from Brereton Park, 1 from Hazelshawe, and 1 from Illidge Green. Guest members from neighbouring parishes were invited to attend from time to time. The Project Team consulted with residents and businesses at various stages throughout the project to seek their views and to keep them fully informed. Where planning technical expertise has been necessary the Project Team utilised planning consultants to advise on specific issues to ensure a robust evidence base for the proposed policies and compliance with the National and Local Planning Policy context.

Key milestones achieved during the development of the Neighbourhood Plan are:

• Residents surveyed to check on desire to develop a Neighbourhood Plan	October 2012		
• Parish Council agrees to establish a Neighbourhood Plan Project Team	January 2013		
• Project Team meet to commence communication on Neighbourhood Plan	January 2013		
• Residents/business surveyed to capture opinions and issues	March/April 2013		
• Cheshire East Council designate Brereton Neighbourhood Area	July 2013		
• Resident feedback captured on our Vision and Objectives	July 2013		
• Residents surveyed on Rural Housing Needs	August 2013		
• Residents consulted on draft Objectives and Policy Proposals	February 2014		
• Landscape Character Assessment completed	November 2014		
• Housing Needs Advice Report completed	December 2014		
• Housing Needs Supply Evidence Report completed	February 2015		
• Regulation 14 Pre-Submission Consultation completed	May 2015		
		• Regulation 15 Submission completed	July 2015
		• Regulation 16 Submission Consultation completed	September 2015
		• Regulation 17 Examination completed	December 2015
		• Regulation 18 Plan Proposal decision completed	January 2016



2 Our Neighbourhood Area

“We must not lose the character of this lovely area.”

Resident feedback during ‘Have Your Say’, March 2013 (ref. SD/C04)

Brereton Parish lies at the eastern edge of the Cheshire Plain, at the centre of Cheshire East. It is a relatively large rural parish with a population of 1190 and with 470 dwellings (ref SD/C14) of which over half are detached houses. The rural nature of the parish is emphasised as it lies between the adjacent urban areas of Congleton, Sandbach and Holmes Chapel. It enjoys excellent transport links beyond the parish being close to the M6, A50, A54, A34, West Coast Main Line and Manchester Airport.

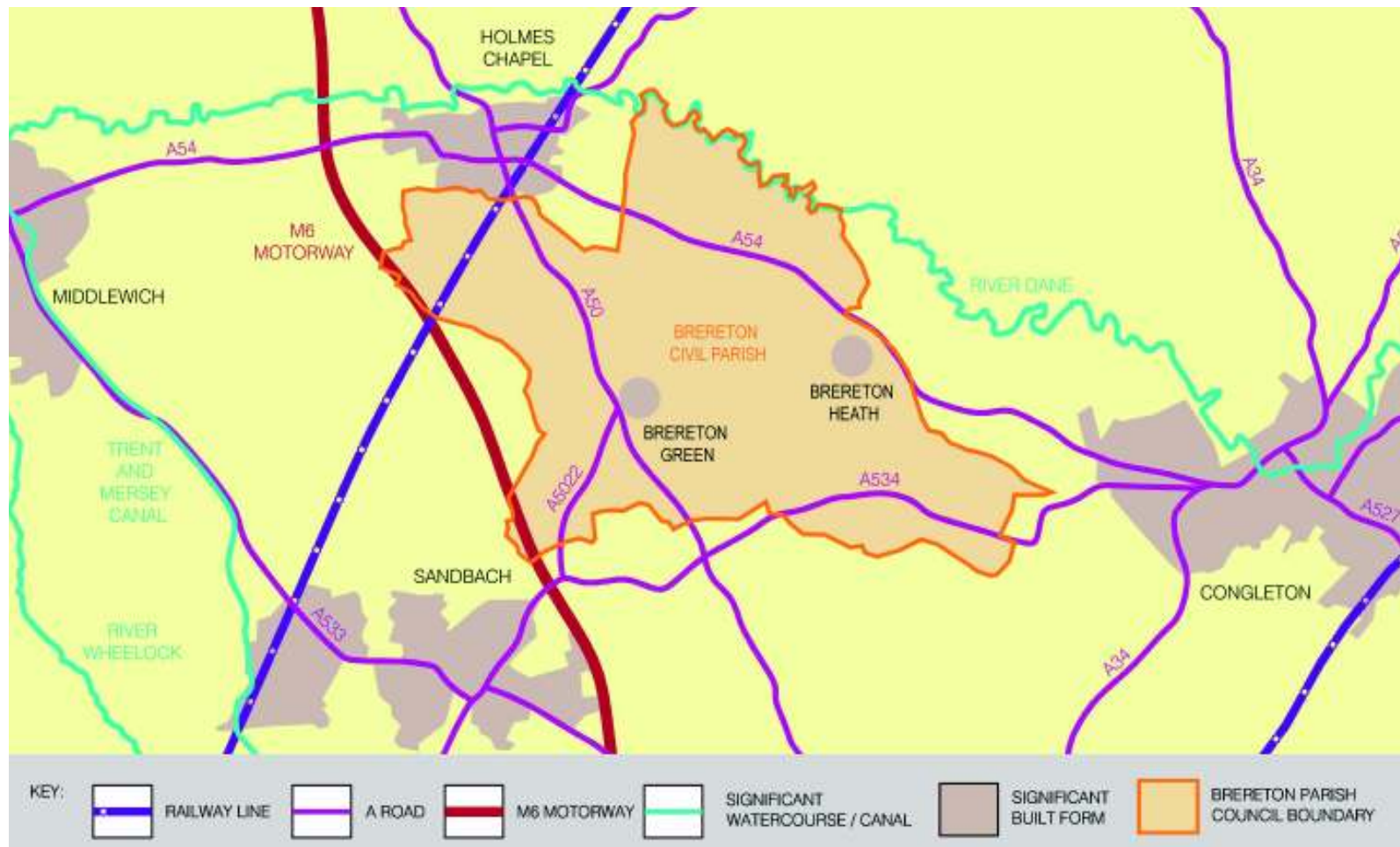
The landscape of the parish has changed little over time remaining a patchwork of green fields and hedges with a scattering of farms and small settlements. There are numerous small woods and coverts and the River Croco meanders through the centre of the area and the SSSI of the Dane Valley borders it to the north. The principal settlements are Brereton Green and Brereton Heath. Brereton Green is the traditional hub of the parish with St. Oswald's Church, Primary School and The Bears Head inn. The smaller parish settlements which include Bagmere, Brereton Park, Brindley Green, Brownedge, Davenport, Dunkirk, Hazelshawe, Illidge Green, Mill Lane, Medhurst Green, Moss End, Sandlow Green and Smethwick Green are dispersed in nature and retain an individual character. There has been recent development activity in the Brereton Heath area with the construction of several small estates of executive homes.

The principal economic activity within the parish remains agricultural, primarily dairy farming; however the majority of the inhabitants are no longer so employed. With the consolidation of farms into fewer larger units many redundant agricultural buildings have been converted to housing or other business use. A small but significant area is now used for equine use. Of the 639 economically active residents (ref. SD/C14) most work outside the parish. The community has a higher percentage of professional and managerial occupations than other areas of Cheshire East. There is a slightly higher percentage of retired residents.

The attractive countryside throughout the parish provides good opportunities to participate in outdoor leisure pursuits, such as horse riding, cycling, walking, orienteering, canoeing, and fishing to name a few. These are enjoyed by local residents as well as by visitors from a wider catchment area. Important conservation sites at Bagmere and Brereton Heath Local Nature Reserve not only provide a wealth of local interest, but they are also of interest at a European, National, and Regional level. The eastern backdrop of the Peak District offers attractive views throughout the parish. Brereton has an important history and heritage which is recognised in the variety and type of Listed Buildings throughout the parish. The Grade I listed Brereton Hall and adjacent St. Oswald's Church are buildings of historical significance.

The defining characteristics of the parish identified and valued by the residents during the ‘Have Your Say’ consultation, March 2013 (ref. SD/C03) are the sense of space and peace and it is this that they value most.

2 Our Neighbourhood Area



SDC57: Brereton in the context of its neighbouring Service Centres.

3 National And Local Planning Context

“Sustainable development is about enabling growth to cater for the needs of current generations, but ensuring that growth doesn’t mean worse lives for future generations”

National Planning Policy Framework (NPPF)

The Neighbourhood Plan must meet each of the basic conditions as set out in the Town and Country Planning Act 1990 (ref. SD/A02) and applied to neighbourhood plans by more recent legislation and guidance. These conditions say that the Neighbourhood Plan must:

- not breach and must be compatible with EU obligations
- have regard to UK national policies and advice issued by the Secretary of State. This includes the National Planning Policy Framework (ref. SD/A06) and National Planning Practice Guidance (ref. SD/A07)
- be in general conformity with the strategic policies contained in the development plan for the area i.e. local planning policy
- contribute to the achievement of sustainable development.

Throughout the preparation of the Neighbourhood Plan these basic conditions have been kept firmly in mind.

National Planning Policy

The NPPF sets out guidance for development planning. Key considerations are the presumption in favour of sustainable development in paragraph 14 and the section on Neighbourhood Plans in paragraphs 183 to 185. The National Planning Practice Guidance Internet based resource has a section on Neighbourhood Planning which gives advice and guidance on the key stages, content and process of Neighbourhood Planning.

The Taylor report (ref. SD/A08) was commissioned by Government and reported in 2008 regarding the planning and related issues facing rural areas. The report sought a more flexible approach for planning including for example that all forms of business can be appropriate in the countryside. The Taylor report also recommended the removal of planning rules and practices that encourage small businesses to move out of the countryside into urban areas as soon as they start to grow. Many of the recommendations have informed national planning guidance for the countryside over recent years.

Local Planning Policy

The Cheshire East Local Plan (ref. SD/B01) which will be the new Development Plan for Cheshire East and which will be the basis for determining planning applications is currently being prepared and will guide development up to 2030.

Prior to the adoption of the new Local Plan, the Saved Policies from Congleton Borough Local Plan First Review (ref. SD/B07), Cheshire Waste Plan (SD/B16) and Cheshire Minerals Plan (ref. SD/B17) will continue to be used for the Brereton area. Where appropriate, the Neighbourhood Plan refers to relevant Saved Policies proposed to be retained.

Cheshire East Council submitted its Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 and it is currently undergoing independent examination. The examination is currently suspended as the Borough Council undertakes further work following the first round of examination hearings held in Autumn 2014 and the Planning Inspector's written comments (ref. SD/B14) arising from those hearings. The Local Plan Strategy (ref. SD/B01) sets out the Cheshire East Council's case for sustainable economic growth and is the strategy that the Cheshire East Council wants to adopt to manage development in Cheshire East up to 2030.

The new Local Plan will cover a range of matters including the number of new homes that are needed and where they should be located; the amount and location of new employment land; the protection and improvement of important open areas and provision of new ones; the provision of new infrastructure and improvement of town centres and community facilities in Cheshire East.

Given the requirement for the Neighbourhood Plan to be in general conformity with the Local Plan and not to promote less development than the Local Plan or undermine its strategic policies, it is prudent to have regard to the emerging Local Plan in respect of the amount of housing and the status of Brereton Parish in the housing hierarchy.

However, until examination of the Local Plan has been completed and it has been adopted, it is possible that these elements of the Local Plan could change and this has been taken into account in this Neighbourhood Plan.

3 National And Local Planning Context

Neighbourhood Plan Policies

The policies in the Neighbourhood Plan have been prepared to reflect the needs, aspirations and requirements of the Brereton community and its visitors.

An initial gap analysis was undertaken between existing planning policies for the Brereton area and community aspirations for the future development of the parish to 2030. This analysis took into account:

- The National Planning Policy Framework (ref. SD/A06) and emerging National Planning Practice Guidance (ref. SD/A07)
- The existing Saved Policies from the Congleton Borough Local Plan First Review (ref. SD/B07)
- Cheshire East Local Plan (ref. SD/B01) emerging policy and evidence base
- Aspects of current Supplementary Planning Guidance (ref. SD/B25) which required some form of local interpretation
- Newly emerging areas of local concern to the community of Brereton in its engagement with the neighbourhood planning process
- Discussion about policy issues in the Neighbourhood Plan group which included an independent Chartered Town Planner.

It was apparent that a number of neighbourhood specific development policies would be required. Consultation and further analysis was undertaken, including external planning consultancy, to confirm which policy areas needed to be covered and had the requisite supporting evidence base to justify their inclusion in the Plan and bring a local Brereton dimension. If a national planning policy, saved or emerging Local Plan policy was considered adequate and relevant it was not duplicated.

Some policy areas such as housing, local environment and landscape, required evidence gathering. A number of reports were prepared, some by external sources, to support the policy development work and to justify the approach taken.

Publication of the Submission version of the Cheshire East Local Plan in May 2014 required a major review of the Brereton emerging policies. A further gap analysis was undertaken to assess the impact of this, more advanced, emerging Local Plan. The timing for the Neighbourhood Plan was fortuitous; not only did the Local Plan now have a full list of proposed policies with supporting evidence, but it also provided final details of the proposed Saved Policies from the Congleton Borough Local Plan First Review which could be taken into account in the neighbourhood planning policies. Final drafting was then commenced including consultation with Cheshire East Council on the more strategic components of emerging policy areas.

Development of the Neighbourhood Plan policies has been an iterative process. Policies are justified by a combination of gap analysis, evidence-base-work, local consultation and consultation with the Local Planning Authority and other stakeholders including adjoining parish and town councils. The reason for the inclusion of policies is detailed in the Appendix A - Policy Evidence with justification and evidence for each policy including the sources from which they were drawn. It is considered that these policies are consistent with national planning and environmental policies, with the Saved Policies of the Congleton Borough Local Plan First Review and with the Submission version of the Cheshire East Local Plan. The Neighbourhood Plan policies aim to provide a local dimension to decision making in Brereton with the provision of appropriate guidance being provided to ensure the character and environment of this rural area are taken into account. In this way, it is envisaged the area can continue to be a thriving, working and living community.

Proposed changes to Cheshire East Local Plan by Cheshire East Council, July 2015 (ref. SD/B27)

Cheshire East Council is considering its response to the Planning Inspectors Interim views on the Local Plan Strategy. Proposed modifications and additional supporting evidence have been published on 13th July 2015. A Cheshire East Council Cabinet Meeting on 21st July 2015 will consider the proposed changes, which are scheduled to be submitted to the Inspector by the end of July with the request that the examination into the Local Plan should re-convene in Autumn 2015.

The Parish Council commissioned a Chartered Town Planner to review the changes proposed to the Local Plan policies as they may affect the Submission version of the Brereton Neighbourhood Plan. The Proposed Changes to the Local Plan Strategy: Brereton NP Submission Impact Statement report (ref. SD/74) concludes that no changes are required to the policies of the Plan.

4 Community Engagement

Effective community engagement and a robust evidence base are the pillars on which a good Neighbourhood Plan will be built.

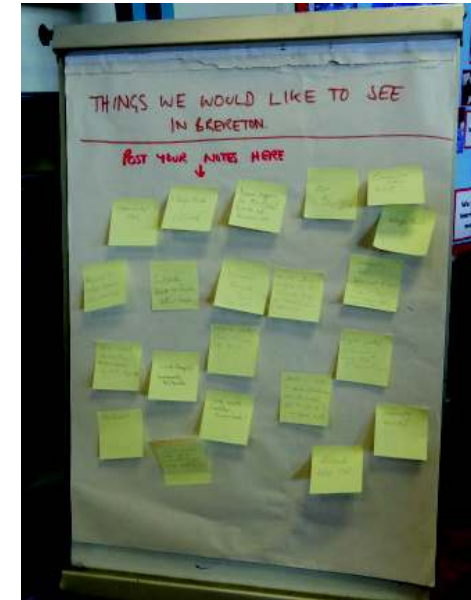


The Neighbourhood Plan has been developed on behalf of the Parish Council by a Project Team comprising a Governance Board with membership from Parish Councillors and a co-opted resident, assisted by a workgroup of residents who volunteered to help in the process. The Project Team has engaged with the community, residents, businesses and neighbouring parishes at various stages throughout the project to seek their views and keep them fully informed. Surveys, public meetings, booths at Brereton Rose Queen Garden Parties and Local Nature Reserve, as well as business breakfast briefings, were used to inform the local community and gather opinions and data. Regular progress updates were provided through the Community Newsletter which is delivered to every household in the parish as well as some immediately adjoining neighbouring parish households. The newsletters and a project blog were available on the Parish Council website pages at www.MyBrereton.com. The local press, Sandbach Chronicle and Congleton Chronicle, was used to publicise events and progress.

A proactive approach to consultation with the local community has been a cornerstone of our planning process.

Community Support to Develop a Neighbourhood Plan

In October 2012 all households in Brereton Parish were surveyed to ascertain support for a Neighbourhood Plan. The survey results (ref. SD/C02) determined that 31% of households, representing 36% of residents responded to the survey. 71% were in favour of having a neighbourhood plan and 72% wanted Brereton to remain rural. As a result, in January 2013 the Parish Council passed resolutions to proceed with the project, and approved the documents to initiate Brereton's Neighbourhood Area designation request to Cheshire East Council.



'Have Your Say' - What Are the Key Issues?

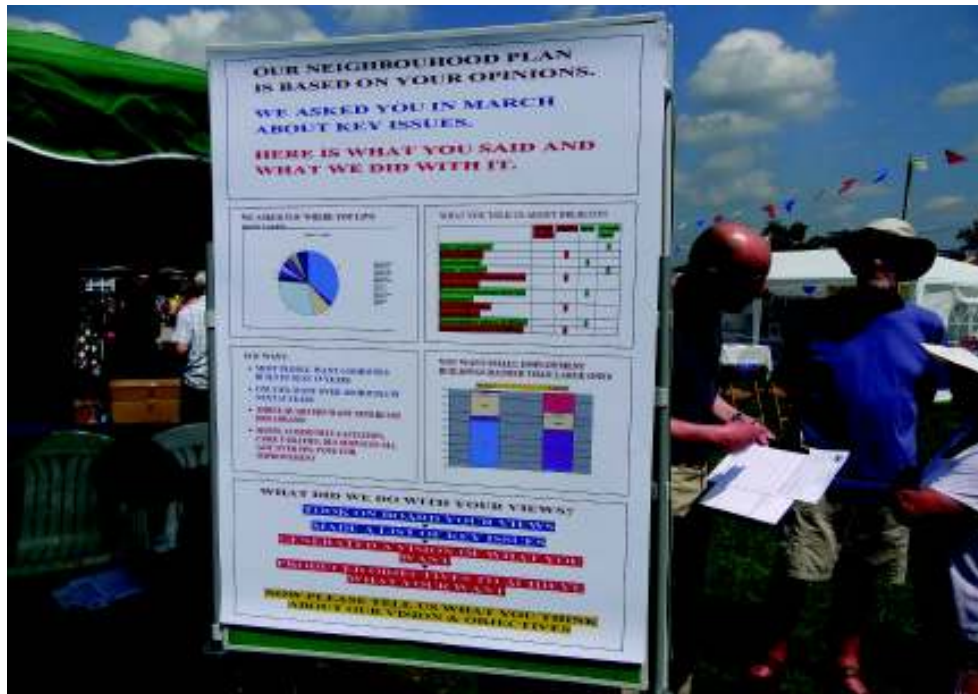
In March 2013 a consultation event was held to find out what Brereton residents and local businesses felt about living and working in the parish and what they saw as future needs. Information was made freely available, attendees were offered a survey questionnaire for completion and invited to make freehand comments on post-it notes.

Over 100 people attended the event of which 92 completed the survey. A business orientated questionnaire was posted to local businesses (99 in total) with a pre-paid envelope for return of completed forms. Questionnaires were issued to all parents of children attending the Primary School and Playgroup. Leaders of the local Youth Forum created an innovative game to capture input from young people of the parish. Visitors to the Local Nature Reserve on one Sunday in April 2013 were invited to respond to questionnaires. Using the resulting data report (ref. SD/C06) from the survey (116 returns in total) and freehand comments the Project Team was able to produce a vision statement and identify and prioritise six key objectives for the Neighbourhood Plan.

4 Community Engagement

Feedback on Vision & Objectives

In July 2013 the Visions and Objectives statement (ref. SD/C08) was displayed at the Brereton Rose Queen Garden Party, attended by many residents, families, friends and other visitors. Members of the project team were available to explain the project and how we had arrived at the statement. People were invited to complete feedback forms. There were 60 respondents, all of whom agreed with the statement.



Capturing Rural Housing Needs

In August 2013 a Rural Housing Needs Survey (ref. SD/C09) was sent out to all residential households in Brereton Parish, to assess the affordable housing needs within the parish over the next five years. 486 surveys were sent out and 189 returned, giving an overall response rate of 39%. Results from the survey indicated an affordable housing need of 12 households over the next five years.

Feedback on Proposed Policy Areas

The Project Team reviewed the six objectives from the Vision and Objectives statement, together with all available information, including results from previous consultations. It was agreed to combine the objective about cycle ways and footpaths with the objective about protecting green space.

The objectives were then prioritised into order to reflect their degree of importance. These five revised Objectives then formed the heart of the plan and from them the Neighbourhood Plan proposed policy areas were drafted.

A survey was developed (ref. SD/C11) and hand delivered to all parish households during February 2014 with a request for comments on the proposals. In addition, a 'drop-in' event was held where members of the Project Team were available to inform and answer questions. Maps and other relevant information were available at the venue. 25% of households completed the consultation and data was compiled into a report (ref. SD/C12). The proposals received very strong support across all 5 Objectives with 83% of responses in the 'agree' to 'strongly agree' range. A number of proposals, although of importance to the community, had been identified as being outside the scope of the neighbourhood plan and these were indicated as such in the survey material.



P57: Publicity for the Proposed Options consultation.

4 Community Engagement

Regulation 14 Consultation

The Pre-Submission consultation started on 10th April 2015 and closed on 22nd May after the statutory 6-week period. The full report of the consultation is documented in detail in the Consultation Statement (SD/C71). In summary, notification of the consultation was given via email to an extensive group of statutory consultees (368) and other potentially interested parties, including the Cheshire East Housing Market Partnership, as advised by Cheshire East Council. In addition, local residents and local businesses were advised by hand delivery to every household and business of an 8 page summary of the Plan and notification and representation forms. An active publicity campaign was implemented that included local newspaper articles, public notices in the local press, local newsletters, posters, banners, and through social media on Facebook and Twitter. Printed copies of the Plan, the Notification and Response forms, were accessible at 3 nearby public libraries, Cheshire East Council HQ and at 4 selected locations within the Parish. Two public drop-in events were hosted by the project team at the local Primary School to allow the public to review the Plan and to ask questions.

At the close of the consultation period, 82 valid representations had been received, with a total of 417 comments expressed. Of the 417 recorded comments, 300 were from local Brereton residents, of which 289 expressed support for the plan and its policies. There were no objections received from Brereton residents. Statutory Councils, including Cheshire East, expressed support for the plan. Of the 417 comments, only 13 expressed objection to part of the plan or its policies.

After a detailed analysis of all comments received, 20 comments were found to provide constructive positive suggestions aimed at improving the quality and integrity of the Plan. The resulting changes from these comments were approved by the Parish Council and incorporated into the Submission version.



5 Vision & Objectives

“By 2030 Brereton will be a vibrant, predominantly rural community encouraging prosperity for residents and local businesses alike. Local agriculture will remain a valued feature of local life. It will support high-quality development to meet local needs in keeping with the character of the area. It will provide outdoor recreation and open space to benefit people in our own and neighbouring areas. It will be a Green Gap, separating and balancing the continuing development of surrounding towns and villages. It will be a place where local people can live, work, play, and enjoy a high quality of life.”



Vision

The Vision is an aspirational statement, providing a foundation for all other content of the Neighbourhood Plan. It declares a view of and direction for the area, to guide the Plan's development and implementation.

Objectives

The Objectives are specific targets to be achieved during the implementation of the Plan.

The Objectives for our Neighbourhood Plan are to:

1. Deliver a sensitive housing strategy tailored to Brereton's needs, protecting the landscape and in keeping with the distinctive character of the area
2. Provide and improve local facilities to meet local demand
3. Strengthen and support local economic activity
4. Protect green space, the environment and the landscape, support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport
5. Seek ongoing improvements to transport, digital connectivity and utility services

6 Planning Policies

Our neighbourhood planning process identified five key policy areas for the Plan to address. Each area of Policy is defined to implement one of the five Objectives and to take into account the community responses received to the policy proposals during consultation. These are:

Housing Development (HOU)



Community Facilities (COM)



Business and Economic Activity (BUS)



Protect the Rural Environment (ENV)



Transport and Infrastructure (TRA)



Each of these policy areas has been given a three letter policy code to readily identify each policy area within the Plan.

The detailed justification and evidence underlying the policies can be found in Appendix A.

In consideration of the Planning Policies account has been taken of the need to contribute to all three dimensions of sustainable development: social, economic and environmental.

The Neighbourhood Plan promotes change that will be of long term benefit for the whole community.



6.1 Housing Development



Objective

Deliver a sensitive housing strategy tailored to Brereton's needs, protecting the landscape and in keeping with the distinctive character of the area.

There is a need for housing development in Brereton Parish to meet the needs of population growth; the reduction in average household size; the housing needs of all of the people of Brereton including the young, the elderly and those on low incomes.

However, there is the right of the people who live in Brereton Parish to continue to enjoy the distinctive local surroundings and the valuable rural aspects of our area. There are also the rights of the people from surrounding areas who visit Brereton Parish for its recreational resources and to enjoy the intrinsic beauty of the Brereton countryside. In addition Brereton Parish is a significant producer of food for the nation, especially dairy products.

The policies on housing development seek to balance the aspects of social, economic and environmental dimensions of sustainable development in order to have the necessary housing development and to keep the parish vibrant and economically successful. At the same time the policies seek to retain the rural nature of the area, its intrinsic beauty and distinctive character; its recreational resources and its food production.



6.1 Housing Development

POLICY HOU01 SETTLEMENT BOUNDARY

1. Brereton Heath and Brereton Green are identified as settlements lying within the open countryside and are identified by a settlement boundary on the inset maps within Appendix C of the Plan (key map C20a and key map C20b).
2. Within the settlement boundary of the settlements so defined, new housing development may be permitted where it is appropriate to the character of the area and accords with other policies of the Plan and the Cheshire East Local Plan.
3. In all other areas of the Parish not defined as lying within these settlement boundaries, no development will be permitted other than in accordance with the policies in this Plan and the Cheshire East Local Plan.
4. The settlement boundary of Brereton Heath lies less than 700m from Bagmere SSSI (Midlands Meres and Mosses Phase 1 Ramsar) and that settlement is within the water catchment for the site. Listed or proposed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the NPPF applies the same protection measures as those in place for European sites. Any development proposals in Brereton Heath will require adequate hydrological surveys and any necessary avoidance or mitigation measures as these areas are particularly sensitive to hydrological changes.

POLICY HOU02 EXCEPTIONS TO NEW HOUSING DEVELOPMENT

1. Beyond the settlement boundaries identified in this Plan, the following types of housing development may be considered acceptable as exceptions to Policy HOU01:
 - a) The redevelopment of previously developed land and buildings (subject to appropriate environmental safeguards and mitigation)
 - b) Conversion of existing buildings (subject to the preservation of the surrounding countryside)
 - c) Affordable housing schemes for local needs which meet the criteria for Local Plan rural exception sites
 - d) Self-Build Schemes according to Policy HOU04.
2. The development of an exception site shall comprise of a small scheme, which must be appropriate in scale, design and character to the locality.

POLICY HOU03 REPLACEMENT OF EXISTING DWELLING

1. Proposals to rebuild or replace an existing dwelling will be allowed providing the following criteria are satisfied:
 - a) The new dwelling would be sited within the existing curtilage and its design would create a visual enhancement of the site
 - b) The new dwelling by virtue of its siting, design, external appearance and any access arrangements would respect the traditional character and openness of the surrounding countryside
 - c) Existing landscape features are retained and appropriate additional landscaping carried out which reflects the character and appearance of the surrounding countryside
 - d) Any additional freestanding buildings should not have an adverse impact upon the character and appearance of the surrounding countryside
 - e) The new dwellings should respect the privacy and other existing amenities of any adjacent dwellings.



6.1 Housing Development

POLICY HOU04 SELF-BUILD SCHEMES

1. Applications for self-build or custom-built schemes within Brereton Parish will be supported where:
 - a) the location and proposed nature of the scheme are both sympathetic to the character of the open countryside and would have minimal visual and environmental impact
 - b) the site immediately adjoins a settlement boundary as shown on key maps C20a and C20b or the site would represent infill development (defined as 'the filling of a small gap with one or two dwellings in an otherwise substantially built-up frontage')
 - c) the development would be on land within the confines of a farm complex which is no longer in use for agricultural purposes and in association with the re-use of existing buildings, on land which:
 - (i) is hard-surfaced, or
 - (ii) is occupied by agricultural buildings which are not capable of re-use without extensive re-building, or
 - (iii) has previously been occupied by agricultural buildings.
2. Dwellings can only be built by those acting on behalf of individuals or a community group of individuals. No single individual or group will be granted planning permission for more than one dwelling in any one scheme.
3. New houses will need to conform to the quality standards set out in this plan and wider planning guidance.
4. Planning applications for the erection of self-build dwellings on exception sites as defined in Policy HOU02 shall be accompanied by evidence of the local housing connection(s) of the applicant(s) with Brereton Parish as defined in this plan. Planning permission for self-build dwellings on exception sites will be granted only where such a connection has been demonstrated. In addition, planning permission will be granted provided that an obligation is concluded under s106 of the Town and Country Planning Act 1990 in which the applicant(s) undertake(s) to commence construction of the dwelling within two years of the grant of a full permission or of the final approval of reserved matters submitted in accordance with an outline permission. The applicant(s) shall also undertake to occupy the dwelling upon completion.

POLICY HOU05 PROVISION OF OPEN SPACE IN NEW HOUSING DEVELOPMENT

1. In new housing development, provision shall be made for both informal and formal play an amenity open space that is safe, conveniently located and safeguards existing residential amenities of adjacent properties.
2. The extent, quality, design and location of such provision should be in accordance with the relevant standards of Cheshire East Council as may be set from time to time.

POLICY HOU06 PRESERVATION OF EXISTING OPEN SPACES

1. Areas of land in recreational use and open space to which there is a right of public access, as shown on Key Map C21, will be protected from development which would result in the loss of that amenity unless:
 - a) an assessment has been undertaken which has clearly shown the open space, or land, to be surplus to requirements, or
 - b) 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
 - c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
2. A buffer zone between existing development and any new housing development scheme (excluding infill or single house plots) will be identified in planning applications and be protected from development. The size and nature of the buffer zone will vary according to the characteristics of the site. The application shall safeguard and, where possible, enhance any existing natural features (such as field boundaries). The buffer created should be designed to make a positive contribution to the visual amenity of the area, including by landscaping and, where possible, provide an outdoor space for active uses.
3. Development proposals should respect their setting, including the effect they may have on the openness of the countryside and any important vistas which may be afforded across the site in its existing state.
4. The Landscape Character Assessment for Brereton (ref.SD/C16) will be used to assess development schemes coming forward.

POLICY HOU07 PROVISION OF BUILDING LINE IN NEW HOUSING DEVELOPMENT

1. Any proposals to build new houses adjacent to the main roads in the parish will provide for a minimum 10 metre gap alongside the road carriageway. This gap should protect the openness of the countryside and promote travel by walking and cycling along the roadside either adjacent to the carriageway or adjacent to any hedge or wall.



6.1 Housing Development

POLICY HOU08 HOUSING MIX

1. Housing development should provide a mix of dwellings to meet locally generated needs of Brereton Parish, particularly those arising from persons who live locally or have a strong connection to Brereton.
2. Dwelling size, type of dwelling, affordability, tenure, density, special needs, appearance, garden space and size are factors which should all be addressed in planning applications. New housing should be designed to take account of this housing mix and for each new dwelling to contribute in some manner to improving the quality of local life. This will be assessed against the following criteria:
 - a) the degree to which the design reflects the local vernacular architecture;
 - b) whether the scheme is sufficiently flexible to cope with changes over the plan period;
 - c) the extent to which the proposal would meet local housing needs, such as those wishing to build their own homes, meeting the needs of elderly people, those with disabilities or single persons; and
 - d) the inclusion of energy efficiency measures to meet the challenge of climate change.
3. Any housing scheme of two or more units should include at least one smaller unit designed to meet locally arising needs, including from newly formed households, elderly households and for single persons.

POLICY HOU9 HOUSING FOR LOCAL PEOPLE

1. For any housing developments resulting in a net increase of 10 or more dwellings units, 10% of all units shall be restricted to sale for those with a local connection to Brereton Parish. This requirement will be included in a legal agreement with Cheshire East Council under Section 106 of the Town and Country Planning Act (1990).
2. This requirement can be waived by Cheshire East Council if there is a lack of local need, which is demonstrated if the property remains unsold after a period of at least 9 months.
3. The criteria for a local connection are set out in the definition at the end of this section.

POLICY HOU10 THE LAYOUT AND DESIGN OF NEW HOUSING

1. Any new housing development should achieve a high standard of design. The new development should be compatible with the rural nature of Brereton Parish. The Landscape Character Assessment for Brereton (ref. SD/C16) will be used to assess development schemes coming forward.
2. The layout and design of new housing in Brereton should satisfy the following local design principles:
 - a) Reflect local rural character of the area
 - b) Respect the form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the setting and countryside

- c) Be sympathetic to the character of the local environment, the rural street scene, the linear and street frontage layout of development
- d) Enhance the local character and environment at an appropriate scale
- e) Achieve high environmental and energy standards
- f) Retain and enhance existing landscape features
- g) Be designed to comply with Building for Life principles.

DEFINITION OF LOCAL HOUSING CONNECTIONS

1. Local housing connections are defined for prospective self-build and open-market housing schemes in accordance with policies HOU04 and HOU09 above.
2. For the purposes of this Neighbourhood Plan, a local housing connection is classed as being either of a residency or employment nature.
3. Residency qualification is defined as any individual who satisfies any of the following criteria:
 - a) Has been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 12 months at the time of application, or
 - b) Has been resident in Brereton or an immediately adjoining rural* parish for 3 out of the previous 5 years at the time of application, or
 - c) Has close family (defined as mother, father, sister, brother, adult children or grandparent who have been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 5 years and continue to be so resident at the time of application.
4. Employment qualification is defined as any individual, or his/her partner, who is in employment locally, and satisfies all the following criteria:
 - a) The office or business establishment at which a person is based or from where their work is managed lies within Brereton or an immediately adjoining rural* parish, and
 - b) Is in paid employment, and
 - c) Works a minimum average of 16 hours per week on a regular basis, and
 - d) Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment, and
 - e) Has a permanent or fixed-term contract or is self-employed.

* Rural parish excludes Sandbach and Holmes Chapel



6.2 Community Facilities



Objective

Provide and improve local facilities to meet local demand.

Future development needs to strengthen the community and contribute to the additional facilities and services the community requires.

The policies on Community Facilities seek to meet the social needs for better community facilities while allowing uses of these facilities which aim to boost the local economy where possible and while protecting the rural character and environment of the parish.



6.2 Community Facilities

POLICY COM01 NEW COMMUNITY HUB SITE PLANNING

1. A new community building is proposed as a hub to meet local community needs for Brereton Parish. Any application for a new community centre should comply with the following:
 - a) The scale and location should be well-related to the catchment area of the parish in order to satisfy the needs of the local population
 - b) The proposed building should be in keeping with the open rural character of Brereton
 - c) The development should not cause harm to the character or amenity of adjacent uses and properties
 - d) The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided in accordance with the appropriate Cheshire East Council standards
 - e) The development will not adversely affect either directly or indirectly areas of nature conservation, geological or landscape interest
 - f) The development accords with policies of the Neighbourhood Plan and Local Plan.

POLICY COM02 NEW COMMUNITY HUB POSSIBLE USES

1. Uses to be accommodated within the community hub include those which aim to boost the local economy of this rural area by the provision of local workspace, community services and local facilities.
2. Appropriate facilities could include: reception facilities, IT suites and services, business facilities, meeting and consultation rooms, flexible spaces for community events and local activities and car parking.

POLICY COM03 EXISTING COMMUNITY FACILITIES

1. The Existing Community Facilities (ref. SD/C22) within Brereton Parish are identified in Key Map C22. These are important resources for the local community and should be retained for the benefit of those groups, organisations and the wider community which use them.
2. Support will be given to proposals which would assist in the retention and improvement of existing facilities.
3. Planning applications for land or buildings adjacent to community facilities will be expected to respect the continued retention of the community use and to integrate, support and/or strengthen the existing community resource base of the parish.
4. Proposals involving the loss of a community facility will be resisted unless each is to be replaced by a new and improved facility in a location approved by the local community.
5. The loss of any building or site identified as an Asset of Community Value will be given significant weight as a material consideration in the determination of any planning application affecting that asset.

POLICY COM04 PROVISION OF NEW COMMUNITY FACILITIES

1. Planning permission can normally be granted for new community facilities which meet the needs of the local community provided that:
 - a) The application is accompanied by evidence of the local need for the facility
 - b) No problems with regard to matters of highway safety are identified
 - c) The scale and location should be well related to the catchment area of the parish in order to satisfy the needs of the local population
 - d) The proposed building should be in keeping with the open rural character of Brereton
 - e) The development should not cause harm to the character or amenity of adjacent uses and properties
 - f) The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided on site in accordance with the appropriate Cheshire East Council standards
 - g) The development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest
 - h) The development accords with policies of the Neighbourhood Plan and Local Plan.

POLICY COM05 PROVISION OF ALLOTMENTS & ADDITIONAL CAR PARKING

1. Support will be given for the provision of allotments to serve local needs, and car parking to serve local visitor attraction and countryside facilities.
2. Areas of search for additional facilities will be identified in consultation with local partners and landowners. Any site-specific proposals will be expected to comply with the criteria set out for other new community facilities in Policy COM04.



6.3 Business and Economic Activity

Objective

Strengthen and support local economic activity.

Changes in the agricultural industry are reducing employment opportunities for the people of Brereton Parish. Young people are forced to seek employment outside the parish and to move away. The majority of people in employment travel out of the parish to work.

Economic activity and employment in Brereton Parish needs to be encouraged so as to increase the number of people who live and work in the parish, particularly young people.

The policy on business and economic activity seeks to meet the needs of the local economy whilst protecting local facilities from inappropriate development and supporting social and community-led enterprises with a social and/or environmental purpose.



POLICY BUS01 RURAL ECONOMY

1. Planning permission will not be granted for development which would be seriously detrimental to the continued operation of any local businesses, including visitor attractions and countryside facilities.
2. This plan seeks to help local businesses stay viable and encourages those which foster the retention of local employment opportunities. Planning permission will be granted for:
 - a) schemes of agricultural diversification which would increase local employment opportunities;
 - b) the development of rural tourism particularly those businesses which would complement existing tourism related uses
 - c) the re-use sympathetic extension of redundant agricultural or other buildings for business or visitor attraction purposes
 - d) social and community-led enterprises with a social and/or environmental purpose which involves the local community.
3. Development proposals would require to satisfy the criteria for development in the Open Countryside PG5 as set out in the Cheshire East Local Plan (ref. SD/B01).



6.4 Protect the Rural Environment



Objective

Protect green space, the environment and the landscape; support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport.

The existing rural environment is the most valued aspect for those living and visiting the parish. The active and productive use of the farmland is of value to the wider community. The demand to access the parish's rural tranquillity will increase in an urbanising world.

Nationally, environmental biodiversity is under extreme pressure. Areas which retain a rich variety of flora and fauna and provide good access for the wider population will be increasingly valued. Future development must not detract from the rural character of the parish and must assist in providing improved access.

The policies on protecting the rural environment seek to protect the valuable landscape, views, biodiversity, geodiversity, nature conservation features, recreational facilities and heritage of Brereton that are so valued by both those who live in Brereton and those who come into the parish to use its facilities. It is recognised that change must continue to take place but it must be managed so as to keep the area vibrant but to also protect these valued aspects of the rural environment.



P46: Pencil Sketch of Brereton Hall, a Grade I Listed Elizabethan House that is in private ownership and not open to the public.



6.4 Protect the Rural Environment

POLICY ENV01 THE LANDSCAPE VISION AND DEVELOPMENT

1. One area of High Landscape Value is defined on Key Map C23. Within this area, development which would damage the open or other landscape character or features so defined will not be permitted. The key attributes of these are set out in the Landscape Character Assessment for Brereton (ref. SD/C16).

POLICY ENV02 OPEN LANDSCAPE VIEWS

1. The Brereton area affords many views across the Cheshire Plain towards the Peak District lying within Cheshire and Staffordshire Peak ridgeline. Open views across the landscape should be protected and enhanced.
2. All development should respect the character and open appearance of the countryside, and in particular the views in an easterly direction towards the Peak District National Park.
3. The impact of development on the openness of the countryside should be assessed against the Landscape Character Assessment for Brereton (ref. SD/C16).

POLICY ENV03 NATURE CONSERVATION

1. Some areas of the parish are recognised as being of high nature conservation value at European, National and Cheshire East wide level (as shown on Key Map C26). Development which would damage the biodiversity or nature conservation features so defined will not be permitted. The key attributes of these are set out in the Landscape Character Assessment for Brereton (ref. SD/C16)
2. A Biological Impact Assessment shall be submitted with any planning application for development adjacent to or within the proximity of any site of high nature conservation value. Development adjacent to or within the proximity of the Bagmere SSSI (Midlands Meres and Mosses Phase 1 Ramsar) will not be permitted unless it is demonstrated by the submitted assessment that the potential hydrological impacts of the proposal in terms of water quality and supply can be avoided or adequately mitigated, with any foul water and effluent discharges made to a main sewer.
3. For any type of development adjacent to or within proximity of the Bagmere SSSI, development will not normally be permitted if the site is not connected to a mains sewer as foul water and effluent discharges would particularly be damaging to this site.

POLICY ENV04 BIODIVERSITY & GEODIVERSITY

1. The conservation, management and enhancement of local features of interest for their biodiversity and geodiversity will be supported and encouraged. These include:
 - a) Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution
 - b) Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate
 - c) Promotion of the nature conservation and ecological value of the Dane Valley and respect for its enclosed nature
 - d) Retention of historic field patterns wherever possible including any areas of new development
 - e) Retention and enhancement of the character of estate parkland at Brereton Hall and Davenport Hall, which forms a distinctive existing feature of the Cheshire Plain at this point
 - f) Management of woodland tracts to prevent deterioration
 - g) Incorporation and maintenance of hedgerows and lowland grassland margins
 - h) Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured
 - i) Promotion of geodiversity and biodiversity interests for the former sand extraction sites such as Brereton Heath Local Nature Reserve
 - j) Creation of Wildlife Corridors between existing sites of biodiversity such as Croco Valley, Bagmere and Brereton Heath Local Nature Reserve to enhance their individual status
 - k) Support for other initiatives which assist in linking biodiversity sites such as land management
 - l) Protection and enhancement of surface and ground water quality to comply with the Water Framework Directive (SD/A15) in ensuring that development does not cause deterioration in the status of inland waters
 - m) The potential impacts on any protected species of any development proposal should be taken into account in developer formulation of proposals and advice sought from Natural England and Cheshire East Council.



6.4 Protect the Rural Environment

POLICY ENV05 DEVELOPMENT & LANDSCAPE

1. Development should respect the vernacular architecture of the Cheshire Plain through the use of appropriate materials (such as Cheshire red brick and Cheshire style black and white metal estate railings for boundary and frontage treatments).
2. Development should reflect the distinctive local settlement pattern of the Parish by complementing the existing pattern of ribbon development at Brereton Green and Brereton Heath and avoiding the use of cul-de-sacs.
3. Development should provide high-quality design solutions which reflect the range of local building materials and details characteristic of the rural locality. Design should provide for some variation yet create improvements which respect the character of the area.
4. Development should respect the existing rural open views across the Cheshire Plain which contribute significantly to the local character. These open views should also be protected from unsympathetic development.
5. Development should enable sympathetic alterations to existing buildings to facilitate proposed changes of use so as to allow future occupiers the benefit of rural views across the landscape, whilst protecting privacy of any adjacent properties.

POLICY ENV06 RECREATIONAL FACILITIES

1. Areas of land in recreational use and open space to which there is a right of public access, as shown on Key Map C21, will be retained and enhanced for the visual and functional value they provide for local residents and the wider community, and will be protected from development which would result in the loss of that amenity unless:
 - a) an assessment has been undertaken which has clearly shown the open space, or land, to be surplus to requirements, or
 - b) 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
 - c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
2. Improvements to the existing provision for recreational walking, cycling and appreciation of nature will be sought. New provision should complement existing provision and if possible also link communities with local facilities and services.
3. Continued improvements to the educational resources at Brereton Heath Local Nature Reserve will be supported.

POLICY ENV07 LISTED BUILDINGS IMPROVEMENTS AND ENHANCEMENTS

1. Listed Buildings within Brereton are an important part of the area's heritage and are shown in Key Map C24.
2. Appropriate repair and enhancement of these buildings will be supported and encouraged.
3. Any development which would adversely affect a Listed Building or its setting will not normally be supported.
4. Consent for the demolition of any Listed Building will not normally be supported.

POLICY ENV08 LISTED BUILDINGS CHANGE OF USE

1. Change of use to existing Listed Buildings to retain them in active use may be supported provided the building would be preserved. The essential character of the building should be preserved in any change of use and the change should not adversely affect or detract from the local setting of the building.

POLICY ENV09 HERITAGE ASSETS AND THEIR SETTING

1. Any development should conserve and enhance the heritage assets of the Parish and their setting. This includes the separation between heritage assets and the settlements and small clusters of existing development. Heritage assets are defined as the current list of nationally listed buildings and parks and gardens of historic interest and any further national or local listings to be added during the period of the Plan by Historic England or the Local Planning Authority.
2. The Historic England national list comprises a number of assets within Brereton emphasising the importance and value of its heritage:
 - a) Grade I = 1
 - b) Grade II* = 3
 - c) Grade II = 17
3. These are identified on Key Map C24, and detailed in extracts from Historic England registers in SD/C24a in Supporting Documents.
4. If a proposed development has potential to affect the contribution of a heritage asset's setting to its significance or an appreciation of its significance, an assessment of its impact shall be made in accordance with the guidance on the setting of heritage assets from Historic England shall be made and in consultation with Cheshire East Council as the Local Planning Authority.

POLICY ENV10 CONSERVATION AND SUSTAINABLE MANAGEMENT OF SOILS

1. Proposals for land use change in the rural environment shall take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide. The permanency of the impact on soils shall be an important consideration. Planning decisions should take into account the need to:
 - a) Safeguard the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future
 - b) Avoid development that would disturb or damage other soils of high environmental value (eg wetland and other specific soils contributing to ecological connectivity, carbon stores such as peatlands etc) and, where development is proposed
 - c) Ensure soil resources are conserved and managed in a sustainable way.



6.5 Transport and Infrastructure



Objective

Seek ongoing improvements to transport, digital connectivity and utility services.

Brereton Parish has poor access between its settlements. Increased traffic volume, size and unacceptable high speed in the narrow lanes and settlements are of major concern. The lanes and verges are poorly maintained. Connections between the settlements of Brereton Parish need to be improved and measures encouraged to improve traffic safety for all road users with lower speed limits, traffic calming, improvement and maintenance of verges.

The policies on transport and infrastructure seek to promote the use of sustainable forms of transport which will benefit the environment and the health of the community. They also seek to increase the safety of all road users.

Initiatives to address digital connectivity in Brereton are already well advanced through the Connecting Cheshire programme, and no policies are proposed in this Plan.

No specific policies are being proposed in this Plan to address utility services.



6.5 Transport and Infrastructure

POLICY TRA01 TRANSPORT IMPLICATIONS OF NEW DEVELOPMENT

1. Where any proposed development would give rise to the need for transport measures, facilities or improvements, accessibility to the site should be assessed and measures taken to improve access to the site by all modes of transport including public transport, walking and cycling.
2. Proposed improvements within Brereton should aim to improve and encourage the use of cycle ways, footpaths and bridleways for access between settlements, to local facilities and for leisure purposes.

POLICY TRA02 IMPROVEMENTS TO LOCAL SUSTAINABLE FORMS OF TRANSPORT

1. Improvements to the existing network of cycle ways, bridleways and footpaths will be sought to encourage their use.
2. Measures to improve the accessibility of existing developments in Brereton by public transport, walking and cycling and by the provision of additional car parking, will be sought.
3. The priorities for improvements should include links between the parish and the local service centres between the dispersed settlements of Brereton Parish and the development of new cycle ways to and from local facilities such as Holmes Chapel via the A50 and the A54. Opportunities will be taken to fund such improvements through planning applications and provision for off-site sustainable options for travel.



POLICY TRA03 COMMUNITY INFRASTRUCTURE

1. The Neighbourhood Plan priorities for spending any monies derived from Planning Agreements (Section 106) and Community Infrastructure Levy (CIL) from development within Brereton will be as follows:
 - a) New community hub (Policy COM01)
 - b) Additional car parking (Policy COM05)
 - c) Provision of allotments (Policy COM05)
 - d) Sustainable forms of transport (Policy TRA02)



7 Implementation

“People of Brereton value the rural, agricultural economy and environment that they have now and want to keep it that way. They do not want to become a crowded dormitory area for the nearby towns and cities.”

Stuart Yarwood, Chairman, Brereton Parish Council

Brereton Parish Council is committed to developing and strengthening the contacts and groups that have evolved as a result of the Neighbourhood Planning process. It believes that by working together to implement the Plan it will make Brereton an even better place to live, work, play and enjoy a high quality of life.

The Neighbourhood Plan will be delivered and implemented over a 15-year period to 2030. Different stakeholders and partners will be involved. It is not a rigid ‘blue-print’ and provides instead a ‘direction for change’ through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect, implementation, monitoring and review will be crucial.

Brereton Parish Council will be the responsible body to manage and oversee the implementation of the Neighbourhood Plan.

There will be three key strands of activity which will direct delivery and each is important in shaping Brereton Parish in the months and years ahead. These comprise:

a) The statutory planning process will direct and control private developer and investor interest in the parish in the context of the Neighbourhood Plan and the Local Planning Authority and the NPPF. The Parish Council (in its role as statutory consultee to planning applications) and the Local Planning Authority will use the Neighbourhood Plan to assess the appropriateness and suitability of applications. This assessment will help inform the Parish Council’s response to the application (e.g. written representations in support of, or in objection to the proposals) and will inform the Local Planning Authority’s final decision. In summary, planning applications that are broadly in accordance with both the Cheshire East Local Plan, and with the Neighbourhood Plan should be supported while those that are not, should be refused.

b) Investment in, and management of, public services, assets and other measures to improve local services and vitality and viability for the parish. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the parish will be challenging to secure. The Community Infrastructure Levy (CIL), once introduced by Cheshire East Council, will contribute a small amount through new development. In the meantime, Section 106 of the Town and Country Planning Act 1990 allows for agreements between developers and Cheshire East Council, with financial contributions towards necessary services and infrastructure improvements. Such contributions resulting from developments within the Neighbourhood Plan designated area should be allocated towards improvement or addition of local services to benefit Brereton Parish residents and community.

c) The voluntary and community sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector is likely to play an important role in the future, and includes, but not limited to, Brereton Community Interest Group, St. Oswald’s Church, Davenport Chapel, Brereton WI, Brereton Wives Group, 2nd Brereton Scout Group, and Brereton Youth Forum.

The key areas of action (over leaf) summarises the Parish Council’s approach to delivery and implementation of the Neighbourhood Plan.



7 Implementation



Housing Development

The Parish Council will work with local landowners, developers and Cheshire East Council to deliver modest incremental growth in appropriate housing over the Plan period to meet the local needs



Community Facilities

The Parish Council will work with local organisations and Cheshire East Council to improve facilities and services for local people. An important aspect of this will be to facilitate the development of a community hub to serve as an integral component of parish activity.



Business and Economic Activity

The Parish Council will encourage businesses to improve local employment opportunities for local people. The Parish Council will work with landowners and stakeholders to bring brownfield sites, such as under-used or dis-used agricultural buildings, forward for redevelopment or conversion into economic use.



Protect the Rural Environment

The Parish Council will work with Cheshire East Council, English Heritage, Natural England and The Environment Agency, together with landowners and stakeholders, to ensure the rural environment will be protected from inappropriate development.



Transport and Infrastructure

The Parish Council will work with Cheshire East Council to find ways to address speed and parking issues, and to provide pedestrian and cycle access to key areas throughout the parish.

7 Implementation

Monitoring and Review

The Brereton Parish Neighbourhood Plan is a 'living' document and as such will become an integral component of the stewardship of the Parish Council.

- a) The Parish Council monthly meeting will include a regular agenda item to monitor and action activities to progress the implementation of the Neighbourhood Plan.
- b) The Parish Annual Meeting will report on annual progress achieved, and set out the programme aims and key activities for the subsequent year ahead.
- c) The Parish Council will undertake a strategic review of the Neighbourhood Plan every 3 years. The focus of the strategic review will be to ensure that the policies made are effectively contributing to the realisation of the vision and objectives set out in the Neighbourhood Plan. Any resulting proposals to correct and improve policies to meet the vision and objectives will require to be undertaken in full collaboration with Cheshire East Council.

Appendix

Appendix

- A Policy Evidence
- B Supporting Documents
- C Key Maps
- D Glossary
- E Acknowledgements

Appendix A - Policy Evidence

APPENDIX A - POLICY EVIDENCE

Section 6 details the Policies that define the Neighbourhood Plan.

This Appendix provides the Justification and Evidence that informs and supports these policies. By its nature this is a technical description which will mainly be of interest and benefit to statutory consultees, planners and developers.

Supporting Documents used in Evidence References are listed in Appendix B.

A-1 Housing



Appendix A I - Policy Evidence

Housing

BACKGROUND

1. These policies are justified by the parish location within the Cheshire countryside which is protected from development by long standing planning policies stemming from national planning objectives and policy aimed at preventing larger urban areas from coalescing. It is also informed by the need to plan positively for some new housing arising from locally generated needs, especially for affordable housing.
2. Brereton Parish lies within the Open Countryside as defined by the Submission version of the Cheshire East Local Plan Strategy May 2014 (ref. SD/B01). This designation reflects previous planning policies for the area as reflected in the Cheshire County Structure Plan (ref. SD/B15) and adopted by Congleton Borough Local Plan First Review (ref. SD/B07). The Local Plan provides for a Settlement Hierarchy of Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas. Brereton Parish lies within the latter category where the strategy is that development, growth and investment should be confined to small scale infill and change of use or conversion of existing buildings in order to sustain local services and facilities. Furthermore, the local strategy also provides that the preservation of the countryside for its scenic, recreational, aesthetic and productive qualities is a key objective of planning policy. All of these qualities are reflected in the use of the countryside within the Brereton area.
3. The community of Brereton wishes to plan positively for the identified needs of the local area which may arise during the plan period. The policy seeks to find an appropriate planning balance between preserving the countryside for its landscape, ecological and recreational value and protecting the best and most versatile agricultural land on one hand and meeting locally arising needs from within the local community on the other.
4. The villages of central Cheshire have grown incrementally over the centuries in response to changes in patterns of living, working and relaxing. In this way, the essential rural character of Brereton has been maintained although it lies within good access to the regional and national road motorway network and the facilities and amenities of the three adjacent settlements of Sandbach, Congleton and Holmes Chapel each of which is identified within the Local Plan as a service centre. This proximity and facilities make the parish attractive to live in for both existing and prospective residents. The Neighbourhood Plan seeks to provide for locally generated housing needs rather than meeting wider housing requirements. The Local Plan provides that such wider generated needs should be accommodated closer to, within or adjacent to those adjacent towns which have a wider range of services than Brereton and are more likely to meet the principles of sustainable development as required by the NPPF



Appendix A I - Policy Evidence

POLICY HOU01 SETTLEMENT BOUNDARY

Justification & Evidence

1. The Local Plan states that the smaller settlements of Cheshire East and the rural areas are expected to accommodate around 5 hectares of employment and 2000 new homes. Following the receipt of the Planning Inspector's comments on the amount of new housing development in the Submission version of the Local Plan, discussions with Cheshire East Council indicated that the rural figure could increase as could other housing figures in order to provide an overall increase in housing numbers of up to 50% (to around 3000 houses). Accordingly, the fair share allocation of the Local Plan rural housing figure for Brereton Parish was also adjusted in the Housing Needs Advice for Brereton report (December 2014) from 28 to 42, thus providing a range of 42 (fair share growth) to 58 (unconstrained growth) dwellings, and a clear indication of an appropriate scale of growth to be expected by 2030.
2. The settlements within Brereton Parish make up a very small proportion of the countryside and rural areas within Cheshire East which, set alongside the other positive uses already existing and the constraints on sustainable development in such areas.
3. Given the strategic policies of restraining development in the countryside, the Neighbourhood Plan seeks to provide a limited amount of development which reflects both the Settlement Hierarchy and Spatial Distribution of Development policies of the Local Plan. Also at a parish level, the community sought to identify the potential for some new housing based on an assessment from a variety of sources alongside an assessment of environmental, landscape and other constraints.
4. Local support through the community surveys (ref. SD/C06) of the Plan showed that almost 50% or respondents considered that up to 50 new homes in Brereton would be an appropriate scale of growth by 2030.
5. In order to plan where the objectively assessed housing need of between 42 (fair share allocation) and 58 (unconstrained growth) dwellings could be accommodated, two assessments were undertaken. Based on evidence supplied by Cheshire East Council, a review took place of the status of completions and outstanding planning consents within the Parish between 1st April 2010, the baseline date used to determine the housing need, and 31st October 2015. The data is set out in table HOU01/A as follows:

Table: HOU01/a
Document: Cheshire East Extant Planning Permissions, Brereton Parish
Date: 5th November, 2015
Source: Raw data (CEC) provided by Cheshire East Council Spatial Planning 4th November, 2015
Period: 1st April 2010 to 31st October 2015

Cheshire East Council Spatial Planning Data							
Site Address	Planning Application Number	Planning Permission Type	Planning Permission Decision Date	Total Net Dwellings	Total Completions	Net Remaining Dwellings	Site Construction Status
WILLOW BARN, NEWCASTLE ROAD, BRERETON	11/0350C	Full	24-Mar-11	4	4	0	Completed
KENWYN, MOSS LANE, BRERETON HEATH	11/3977C	Full	15-Dec-11	0	1	-1	Completed
Ivanhoe, Holmes Chapel Road, Brereton Heath	12/0763C	Full	17-Oct-12	11	11	0	Completed
Dunkirk Way, Land off London Road, Holmes Chapel	12/0036C & 14/1941C	Full	25-Jan-13	20	0	20	Not Started
Holmlea Farm, Newcastle Road South, Brereton, Sandbach, CW11 1SB	13/3932C	Full	08-Nov-13	0	0	0	Under Construction
Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	12/3807C	Full	12-Feb-14	25	16	9	Under Construction
Handfield Farm, Methurst Green, Sandbach Road, Congleton, Cheshire, CW12 4TA	13/4280C	Full	17-Feb-14	1	0	1	Under Construction
Birch Grove, Brereton Heath Lane, Brereton Heath, Congleton, CW12 4SZ	14/0284C	Full	24-Feb-14	0	0	0	Not Started
Lyndale & 2 Somerford View, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	13/0791C	Outline	02-Apr-14	4	0	4	Not Started
Land Adjacent to Ivy House, Holmes Chapel Road, Somerford, Congleton, CW12 4SP	13/4415C	Full	24-Apr-14	2	0	2	Under Construction
LAND NORTH OF BIRCH VIEW, HOLMES CHAPEL ROAD, BRERETON	14/1408C	Full	09-Jun-14	0	1	-1	Completed
Hill View Farm, SANDBACH ROAD, BRERETON, CW11 2UH	14/3790C	Full	10-Oct-14	1	0	1	Not Started
Land to rear of Ivanhoe, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	13/0784C	Full	21-Oct-14	2	0	2	Not Started
Land at Moss Lane, Brereton, CW12 4SX	14/0648C	Outline	20-Jan-15	6	0	6	Not Started
Moss Farm, Moss Lane, Brereton Heath, CW12 4SX	15/1759C	Full	11-Jun-15	2	0	2	Not Started
WELLCROFT, NEWCASTLE ROAD SOUTH, BRERETON	15/1000C	Full	16-Jul-15	1	0	1	Not Started
THE ORCHARD, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CW12 4SP	14/1907C	Outline	25-Sep-15	8	0	8	Not Started
Total for Period				87	33	54	

The second assessment was a review of the latest Strategic Housing Land Availability Assessment (SHLAA) of Cheshire East Council of all sites included in whole or in part within the Parish of Brereton. This assessment included some large sites, particularly on the fringes of the three service centres adjoining Brereton: Holmes Chapel, Congleton and Sandbach. The assessment work concluded that there were sufficient permissions in total to accommodate the forecast housing needs within the Plan period, without the need to promote any further additional sites from the SHLAA. There is, in addition, evidence from the last 10 years to indicate that numbers of small sites do come forward on a regular basis. However, in terms of accommodating locally generated needs, policies in the Neighbourhood Plan needed to provide some guidance as to the types of development which might be acceptable and therefore these can be considered as exceptions under Policy HOU02.



Appendix A I - Policy Evidence

POLICY HOU01 SETTLEMENT BOUNDARY (continued)

6. There are therefore sufficient sites available to provide the level of housing and to have some degree of flexibility (5%). This evidence has been collated through the Cheshire East SHLAA, consultation with officers of Cheshire East Council, Housing Needs Advice for Brereton report and Housing Supply Evidence for Brereton report. In this context and based on the current local and national policies at the time of plan preparation, this Neighbourhood Plan makes no specific site allocations for housing development.
7. It is acknowledged that further work on the Cheshire East Local Plan may require the Brereton community to meet further and/or additional needs. The preferred approach of this Neighbourhood Plan in response to this situation is as follows:
 - a) It is to confirm that the location of any new further housing development beyond the local requirement of between 42 and 58 units should be located within the parts of the parish which are defined as Brereton Green and Brereton Heath. The settlement boundaries of these areas are shown in Key Map C20a and Key Map C20b.
 - b) The Plan sets out in Policy HOU02 a number of exceptions beyond the local requirement of between 42 and 58 units which indicates the additional circumstances in which new housing development may be permitted beyond the Settlement Boundaries.
8. A ribbon form of development is the predominant form of current development in Brereton as confirmed by the Landscape Character Assessment for Brereton. All new housing development should reflect this distinct local settlement pattern.
9. The Congleton Borough Local Plan sets out at policies PS5 and PS6 a settlement boundary for Brereton Green and Brereton Heath. Both policies are proposed to be retained as Saved policies in the submitted version of the Cheshire East Borough Local Plan (Appendix B Saved Policies refers) so still form an important part of the Development Plan. However, the 2005 Plan was itself a replacement of the original Congleton Borough Local Plan adopted in 1998. It has also been recognised that since those settlement boundaries were last defined (more than 10 years ago) some development has occurred which requires existing boundaries to be redefined to recognise the de-facto boundary of the settlement as now exists on the ground. The Congleton Borough Local Plan also provides settlement boundary definition maps for all settlements including the rural areas which includes both Brereton Green and Brereton Heath.
10. The submitted version of the Cheshire East Local Plan does not specifically identify a settlement boundary policy, although some policies do refer to settlement boundaries such as policy PG5. Previous policies related to settlement boundaries/settlement zone lines (including those in the Congleton Borough Local Plan 2005) are proposed to be saved until superseded by the Site Allocations and Development Policies, and Waste Development Plan Documents.
11. It is the intention of this Plan to propose a slightly amended boundary to recognise those limited changes on the ground or in course of build. This will serve a dual purpose as follows:
 - a) to update the settlement boundary through the Neighbourhood Plan so it could be utilised for planning decisions to be based on policies in the Plan
 - b) to inform any Development Plan Documents which Cheshire East Council may subsequently produce following the adoption of the Local Plan Core Strategy in due course.

12. The preparation of the Neighbourhood Plan provided an opportunity to bring these objectives together. Accordingly, guidance was sought from Cheshire East Council as to the appropriate criteria to be used for defining settlement boundaries in the light of current national and emerging Cheshire East planning policies so as to ensure that the Neighbourhood Plan was compliant with these wider planning issues which is a basic condition any neighbourhood plan should satisfy.

13. The basic settlement boundary criteria used for defining the Brereton boundaries were as follows:

- a) The boundaries should follow clearly defined features and physical boundaries that can be identified on the ground: walls, fences, hedgerows, roads, rail, bridleways, footpaths, groups of trees and watercourses
- b) The boundaries should enable the delivery of any identified quantum of land for housing and/or employment.

14. Areas which were included within the settlement boundaries included as appropriate built and extant planning permissions for:

- a) residential/employment use for areas that are physically or functionally part of the settlement
- b) community facilities and buildings that are physically or functionally part of the settlement
- c) site allocations identified in the Development Plan that are physically or functionally part of the settlement.

15. The relevant planning permissions granted within the Plan period included in the extended amended settlement boundary are set out in Table HOU01/b as follows:

Cheshire East Extant Planning Permissions

Table: HOU01/b
Document: Cheshire East Extant Planning Permissions, Brereton Parish Settlement Boundary Inclusions
Date: 5th November, 2015
Source: Raw data (CEC) provided by Cheshire East Council Spatial Planning 4th November, 2015
Period: 1st April 2010 to 31st October 2015

Cheshire East Council Spatial Planning Data							
Site Address	Planning Application Number	Planning Permission Type	Planning Permission Decision Date	Total Net Dwellings	Total Completions	Net Remaining Dwellings	Site Construction Status
KENWYN, MOSS LANE, BRERETON HEATH	11/3977C	Full	15-Dec-11	0	1	-1	Completed
Ivanhoe, Holmes Chapel Road, Brereton Heath	12/0763C	Full	17-Oct-12	11	11	0	Completed
Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	12/3807C	Full	12-Feb-14	25	16	9	Under Construction
Birch Grove, Brereton Heath Lane, Brereton Heath, Congleton, CW12 4SZ	14/0284C	Full	24-Feb-14	0	0	0	Not Started
Lyndale & 2 Somerford View, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	13/0791C	Outline	02-Apr-14	4	0	4	Not Started
Land Adjacent to Ivy House, Holmes Chapel Road, Somerford, Congleton, CW12 4SP	13/4415C	Full	24-Apr-14	2	0	2	Under Construction
Land to rear of Ivanhoe, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	13/0784C	Full	21-Oct-14	2	0	2	Not Started
Land at Moss Lane, Brereton, CW12 4SX	14/0648C	Outline	20-Jan-15	6	0	6	Not Started
THE ORCHARD, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CW12 4SP	14/1907C	Outline	25-Sep-15	8	0	8	Not Started
Total for Period				58	28	30	



Appendix A I - Policy Evidence

POLICY HOU01 SETTLEMENT BOUNDARY (continued)

16. Areas which were excluded from the settlement boundary included as appropriate:

- a) Curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens
- b) Recreational or amenity space at the edge of settlements which primarily relate to the countryside (in form or nature)
- c) Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings, renewable energy installations)
- d) Farm buildings adjacent to the settlement boundary where the predominant land and building use was still agricultural.

17. Other considerations were taken into account when deciding what to include/exclude which included the evidence base for the Neighbourhood Plan and local knowledge of the Parish Council, local residents involved in plan making and its advisers. Where appropriate, site inspections were made to confirm boundaries. These included:

- a) Landscape value –gateways, setting of settlement etc
- b) Land that affords views into/out of the settlement to the countryside and fulfils some kind of amenity purpose
- c) Land of unallocated recreation and amenity value
- d) Wildlife/natural conservation interests including the important international and national sites in Brereton.
- e) Historic landscape and assets and their settings
- f) Ribbon development along existing roads outside the settlement boundaries
- g) Isolated or peripheral development - Development that has occurred which is physically separate to the existing boundary but is functionally part of the settlement
- h) Agricultural buildings at edge of settlement
- i) Adjacent land which might be designated as Previously Developed Land (PDL) within the terms of the definition given in the National Planning Policy Framework.
- j) Local knowledge and experience of the Brereton community in reviewing the boundaries for their two settlements.

18. Note: The settlement boundary for Brereton Heath in this policy excludes an area that is beyond the Brereton Neighbourhood Plan Designated Area. The area in question is within the boundaries of Somerford Parish and was included within the Infill Boundary of Brereton Heath as defined within the Settlement Boundary policy of the Congleton Borough Local Plan 2005. This area must remain part of the Infill Boundary of the Congleton Borough Council Local Plan of Brereton Heath for development planning purposes until as such times that Somerford Parish Council, or Cheshire East Council redefine its status.

19. During Pre-Submission consultation comments on the Plan were received from Natural England. Natural England acknowledge and also confirm the international and national status of some sites within the Parish in terms of their significance for interests of nature conservation. Natural England advise that the special features of the Midland Meres and Mosses Phase I Ramsar Sites are particularly sensitive to hydrological changes. They advise that there is potential for adverse impacts to arise from new housing as a result of policy HOU0 from:

- a) the further modification of the hydrological function of the catchments supporting the sites particularly loss and/or change in the character of water input (chemistry and flow) to the site
- b) the potential changes in the water supplying the habitats of the site, the further risk of pollution of the sensitive wetland, by activities during construction and from domestic activities post construction
- c) the potential for hindrance of the conservation/restoration measures necessary, both within the site and its surrounding catchment, to achieve the sites' conservation objectives. 20. Natural England that the settlement boundary of Brereton Heath lies less than 700m from Bagmere SSSI (Midlands Meres and Mosses Phase I Ramsar) and the settlement is within the water catchment for the site. They would be concerned if development came forward in Brereton Heath without adequate hydrological surveys and any necessary avoidance or mitigation measures. Listed or proposed Wetland of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the NPPF applies the same protection measure as those in place for European sites.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SC 4, SC 5, SC 6, SD 1, SD 2
UK Documents	SD/A06, SD/A07, SD/A08, SD/A09
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B04, SD/B05, SD/B06, SD/B07, SD/B13, SD/B14
Neighbourhood Documents	SD/C06, SD/C10, SD/C15, SD/C16, SD/C17, SD/C18, SD/C20

Appendix A I - Policy Evidence

POLICY HOU02 EXCEPTIONS TO NEW HOUSING DEVELOPMENT

Justification & Evidence

1. The Neighbourhood Plan seeks to ensure that sustainable forms of development which meet wider national and local planning guidelines are acknowledged and planned for, even if their development would exceed the anticipated locally assessed and evidenced housing need for this rural area. It is therefore appropriate to identify certain categories of development which can meet such a wider need on a case by case basis which this Neighbourhood Plan defines as 'exceptions'.
2. Exceptions of limited sustainable development may be considered beyond the settlement boundaries identified in this Plan.
3. Previously developed land continues to be treated as having the benefits of certain on-site services and facilities as well as having in Brereton's case some visual impact, by reason of the previous or current development, on the character and appearance of the open countryside. For the purposes of this policy, 'previously developed land' has the meaning set out in the Glossary section of the NPPF.
4. Similarly, existing buildings in the rural countryside of Brereton have some potential for re-use and re-vitalisation which would provide some continuity in the local area, help support the response to a changing climate, would reduce the requirement for new buildings and comply with wider national and local policies.
5. The Neighbourhood Plan and other studies have confirmed an identifiable need for affordable housing within Brereton. A greenfield development of 18 affordable units was approved by Cheshire East Council in 2012 at Dunkirk Farm in the north of the parish adjoining Holmes Chapel for a local Registered Housing Landlord. Permission was granted as an exception to the normal presumption to improve the supply of affordable housing locally and to enable newly forming households in the local area to continue to live locally. Further sites may be required to meet such needs within Brereton, but these are to be treated as exceptions to policy in accordance with the adopted Congleton Borough Local Plan First Review and the emerging Cheshire East Local Plan. Further guidance may be given in a Cheshire East Council Supplementary Planning Document on Affordable Housing.
6. The Neighbourhood Plan acknowledges the benefits that some limited self-build housing could bring to the local area.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SC 4, SC 5, SC 6, SD 1, SD 2
UK Documents	SD/A06, SD/A07, SD/A08, SD/A09
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B04, SD/B05, SD/B07
Neighbourhood Documents	SD/C10, SD/C15, SD/C17

POLICY HOU03 REPLACEMENT OF EXISTING DWELLING

Justification & Evidence

1. The NPPF accepts that some development of high quality can be permitted within the countryside and sets out criteria to meet these quality tests. Both the Congleton Borough Local Plan First Review and Submission version the Cheshire East Local Plan make some provision for the replacement of existing dwellings in the countryside.
2. This Neighbourhood Plan seeks to provide for the rebuilding or replacement of existing dwellings in order to support the continued stewardship and enhancement of dwellings and land within the countryside through investment and maintenance. In this way, the future stewardship of dwellings and land can be secured for the longer term. The existing character, appearance and openness of the countryside however need to be safeguarded in the event that planning permission is granted. Proposals should lead to an enhancement in the appearance and quality of the local environment.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 5, PG 6, SC 4, SC 5, SC 6, SD 1, SD 2
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13
Neighbourhood Documents	SD/C16



Appendix A I - Policy Evidence

POLICY HOU04 SELF-BUILD SCHEMES

Justification & Evidence

1. There is a duty under the NPPF for local planning authorities to assess the local demand for self-build homes and to cater for them through the planning process. Self-build is when people create a new home to their bespoke design either by building it themselves or more often by working with an architect, builder or developer. Custom build is the term by which groups of people are able to build their own homes on a single site. This country builds a lower proportion of self-build units than other Western countries.
2. The Neighbourhood Plan acknowledges the benefits that some limited self-build housing could bring to the local area. Firstly, they represent an opportunity for local people to continue to live locally in a house designed to be sympathetic to a countryside location. Secondly, it provides a different type of housing mix to that offered by house builders constructing similar designs in small groups or estates. Thirdly, there is some evidence that due to its location and other factors, a small number of such houses have already been constructed in Brereton in recent years, often through the demolition and replacement of existing houses.
3. Given the wider policy constraints, it is not considered appropriate to identify the number of self build units or a specific site for this type of housing within the Parish. This policy is included as the Plan wishes to encourage more self-build dwellings on appropriate sites. On exception sites a Section 106 obligation is required to ensure it is constructed by or on behalf of persons with a local connection and some continuity of occupation by local persons is secured following their completion of building works.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SC 4, SC 5, SC 6, SD 1, SD 2
UK Documents	SD/A06, SD/A07, SD/A08, SD/A09
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B04, SD/B05, SD/B07
Neighbourhood Documents	SD/C10, SD/C15, SD/C17

POLICY HOU05 PROVISION OF OPEN SPACE IN NEW HOUSING DEVELOPMENT

Justification & Evidence

1. Accessible and safe amenity play spaces and play areas, beyond the curtilage of each property, are essential when new housing is built, to meet the needs of residents and visitors.

1. Cont. These serve a dual function; providing open space and play space for its own sake for recreation, play and contributing to a healthy lifestyle, but also visually in terms of the openness such areas can bring to help retain the open character of the countryside of the Brereton area.
2. Planning policies at national and local level require an appropriate provision to be made in new housing development. The adopted Saved Policy GR22 of the Congleton Borough Local Plan First Review requires developers to make provision for open space (including for children) in relation to all new housing developments (or to make a commuted payment in lieu of provision if considered appropriate). This policy is proposed to be retained as a Saved Policy in the Submission version of the Cheshire East Local Plan. However, it is understood that the provision of open space is likely to be a key component of the Site Allocations and Development Management part of the Cheshire East Local Plan upon which work is to start soon. The policy has been worded in such a manner as to reflect any potential change of planning policy at Cheshire East Council level should that occur and to ensure some continuity of provision of open and play space within any new housing development during any transitional period. The importance of the need for such a Neighbourhood Plan policy has been recognised in strong local support through the community surveys of the Plan.
3. The Landscape Character Assessment undertaken for this Neighbourhood Plan has confirmed the strong rural character of the Brereton area in spite of its close proximity to the three adjacent settlements of Sandbach, Congleton and Holmes Chapel. The community in accepting that some local housing needs have to be accommodated within the parish also expect that if possible the immediate amenity and recreational needs are met alongside the houses to be built.
4. The Neighbourhood Plan does not attempt to set any open space standards but provides that open space should be provided locally within the development rather than off-site. Any off-site provision particularly if beyond the Parish and out of short walking distance would not meet the local need. Given the rural nature of the area, such provision would be of no benefit or use to future occupiers of new properties nor would it assist in mitigating any visual impact arising from the housing development upon the open countryside.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6 SD/B07: GR22
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13
Neighbourhood Documents	SD/C16



Appendix A I - Policy Evidence

POLICY HOU06 PRESERVATION OF EXISTING OPEN SPACES

Justification & Evidence

1. The parish lies within the Cheshire countryside and the Landscape Assessment Study for this Neighbourhood Plan has confirmed the important role of the countryside in creating the essential characteristics of the Brereton area. This policy seeks to ensure that any new development is respectful of the existing open landscape character which is acknowledged is formed from a variety of different land uses.
2. Existing Saved Policy GR5 of the Congleton Borough Local Plan First Review requires development to respect or enhance the landscape character of the former Congleton Borough which includes Brereton. That policy is proposed to be deleted as a Saved Policy by the Local Plan Strategy. The Strategy states that GR5 will be superseded by Policy SE 4 of the Local Plan which sets out the Council's approach to landscape protection. However, this policy is a strategic one intended to apply to the whole of the Cheshire East Council area. It does set out some general principles against which any development can be assessed in terms of its impact on the landscape. The Neighbourhood Plan proposes a more detailed and appropriate policy response in the light of the substantial landscape evidence which is now available.
3. This Policy is considered to be consistent with SE 4 of the Cheshire East Local Plan, particularly in complying with the criteria set out in item 2 of SE 4 as to what the expectations are of new development in terms of the landscape. The policy seeks to promote the preservation and promotion of local distinctiveness and diversity. That distinctiveness and diversity has been confirmed in the Landscape Character Assessment for Brereton commissioned for this Neighbourhood Plan. The Assessment has identified important existing vistas and provides the evidence for establishing any buffer zones to protect visual amenity.
4. The policy is also intended to inform development management decision making within Cheshire East. The Landscape Character Assessment for Brereton report will be a material planning consideration in its own right in the determination of planning applications having been recently prepared, at a local level and by a professional and independent consultancy practice.
5. In all new housing developments in the former Congleton Borough, minimum distances were set out for the distances between dwellings facing each other. An absolute minimum of 21.3 metres (70 ft) has been used and has been used in many other Cheshire towns over a long period in an effort to create sufficient private open space between and within new residential development areas. Supplementary Planning Guidance Note 2: Provision of Private Open Space in New Residential Developments (November 1993) was updated and incorporated into the Appendix A10 of the Congleton Borough Local Plan First Review. This minimum standard is therefore a continuation of an existing approved planning policy for the Brereton area. In terms of the upper guidelines figure of 50 metres, this has been based on the Landscape Character Assessment for Brereton and an application of its principles to the character and appearance of the open countryside within Brereton.
6. Outdoor space for active uses can include a range of small scale recreational or sporting activities and pursuits aimed at serving the local population. Any uses should not require ancillary buildings or facilities as the primary purposes of these areas is their contribution to the visual amenity of the area including its openness. In making decisions as to the appropriateness of particular uses on any one site, account should be taken of the nature of the proposed activities or pursuits. The ability of the site to sustain that use on the long term should also be taken into account. Any activity or pursuit should not become a dominant feature in the local countryside or landscape. In principle acceptable examples of outdoor activity may include walking, rambling, orienteering, nature trails, cycling and horse riding.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SE 4 SD/B07: GR5, A10
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B10, SD/B11, SD/B12, SD/B13
Neighbourhood Documents	SD/C16



Appendix A I - Policy Evidence

POLICY HOU07 PROVISION OF BUILDING LINE IN NEW HOUSING DEVELOPMENT

Justification & Evidence

1. The Landscape Character Assessment for Brereton identifies ribbon development along the main roads as the predominant existing nature of housing development. This policy seeks to emphasise the need to respect the open character of the countryside in the construction of any housing development along the main roads. In addition, the provision of an open frontage between new houses and the adjacent main road will improve the opportunities for more sustainable forms of transport to be accommodated alongside the highway. This policy would facilitate improvements to road safety for all users which has been identified through engagement with local community and is also reflected in policies in the Transport policy section of this Neighbourhood Plan.
2. The main roads through the Plan area, the A50, A54, A534 and A5022, provide open and straight vistas for drivers which in turn creates opportunities for faster journey times and overtaking. However, this in turn threatens the safety of slower moving vehicles and other road users travelling through the settlements.
3. Furthermore, this is combined with the existing limited opportunities for safe travel for slower moving traffic adjacent to, and separate from, but alongside the highway via a dedicated route and separated by a verge. Slower moving traffic includes tractors, horses, bicycles, pedestrians, and vehicles in close proximity to the local primary school.
4. The provision of such a gap therefore has a number of aims. The safety of all those using these roads is the primary aim in the first instance. In the longer term, by retaining a building line, opportunities for incremental improvements in safety measures to separate the traffic through the creation of routes for local rather than through traffic. This would include provision for more sustainable forms of transport adjacent to the highways. Another important aim of this policy is to support other policies aimed at retaining the openness of the character of the Cheshire Plain at this point as confirmed in the Landscape Character Assessment for Brereton.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 2, PG 5, PG 6, SC 4, SD 1, SD 2
UK Documents	SD/A06, SD/A07
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B09, SD/B10, SD/B11, SD/B12, SD/B13
Neighbourhood Documents	SD/C12, SD/C16

POLICY HOU08 HOUSING MIX

Justification & Evidence

1. The Parish Council undertook a Rural Affordable Housing Needs Survey in conjunction with the Housing service of Cheshire East Council to help inform the policies of this Plan. Cheshire East Council analysed the data for the survey. The provision of smaller housing units to meet local needs was a particular requirement which needs to be reflected in the design and tenure of new development. This survey is consistent with a Housing Needs Survey undertaken by Congleton Borough Council in 2004.
2. There are Saved Policies in the Congleton Borough Local Plan First Review which are relevant. Saved Policy H13 addresses the provision of Affordable Housing while policy H14 deals with rural exception housing to meet local needs. The Cheshire East Local Plan seeks to delete those policies upon adoption of the new Local Plan. The Submission version of the Local Plan would replace those two policies with new policy SC5 concerning Affordable Housing and new policy SC6 dealing with Rural Exceptions Housing for Local Needs.
3. The Neighbourhood Plan has been prepared in consultation with the Housing and Planning officers of Cheshire East Council. This Policy seeks to conform with both the existing Congleton Borough Local Plan First Review and Saved Policies and the Submission version of the Cheshire East Local Plan. This Policy will enable small scale schemes to come forward which may be of mixed tenure designed to meet a variety of local needs and supported by a viability study.
4. Community support for a balanced provision of new housing to address local needs has been consistently supported throughout the stages of the Neighbourhood Plan. The policy provides for priority to be given to those with previous local connections, but also acknowledges that there may be other local needs such as key workers who may require local accommodation through their employment. Self-build schemes of an appropriate small scale property to meet future local needs may also meet this policy.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SC 5, SC 6, SD 1, SD 2, SD/B07: H13
UK Documents	SD/A06, SD/A07, SD/A08, SD/A09
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B04, SD/B05, SD/B06, SD/B07, SD/B13
Neighbourhood Documents	SD/C06, SD/C10, SD/C16, SD/C17



Appendix A I - Policy Evidence

POLICY HOU09 HOUSING FOR LOCAL PEOPLE

Justification & Evidence

1. Policy SC 6 of the submitted Cheshire East Local Plan is concerned with rural exceptions housing for local needs. One of the criteria to be satisfied if a rural exceptions Affordable Housing scheme is to be permitted concerns a limit on the number of dwellings to be built in any one scheme which is set at a maximum of 10 units. By applying the principle of a maximum of 10 units for all new developments, this Policy provides that any sites with 10 or more units in any category of housing, 10% of all new units should have a local connection.

This would be applied by rounding down as follows: 1 unit for local connection for 10-19 units, 2 units for local connection for 20-29 units, 3 units for local connection for 30-39 unit, etc.

The evidence for this policy derives from the housing studies undertaken for the Neighbourhood Plan by Cheshire East Council and the Parish Council. These have confirmed the local consultation about the Neighbourhood Plan that people want to continue to live in the Brereton area when their personal or family circumstances change. The policy provides an opportunity for one local family to occupy a property within any larger schemes in the Parish, thereby also helping to improve social cohesion as well as giving some priority to local owner occupiers.

2. A period of 9 months is considered a reasonable one in which to allow a local need to be identified and the necessary documentation and legal completion to be achieved. A shorter period may create difficulties for prospective local purchasers to make the arrangements required. A longer period would result in a newly habitable dwelling being unoccupied when there is a national requirement for more houses to come forward for families. This figure has been informed by the URS Housing Needs Advice for Brereton (SD/C17) and local knowledge and experience of the local housing market in Brereton.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SC 4, SC 5, SC 6, SD 1, SD 2
UK Documents	SD/A06, SD/A07, SD/A08, SD/A09
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B04, SD/B05, SD/B07, SD/B13
Neighbourhood Documents	SD/C10, SD/C15, SD/C16, SD/C17



Appendix A I - Policy Evidence

POLICY HOU10 THE LAYOUT AND DESIGN OF NEW HOUSING

Justification & Evidence

1. Paragraphs 55-56 of the NPPF set out the general policy to be applied to design, in particular that all developments should achieve a high standard of design. The need for this policy derives on the one hand from the local character of the Brereton area which comprises an open landscape typical of the Cheshire Plain with distance views beyond. It also derives from the need to identify the particular design characteristics of the local area and to provide a local planning framework for future designs. This Policy seeks to ensure that these characteristics are not just retained in any new development, but actually enhance its appearance and specific qualities for future generations.
2. The key features of the existing settlement pattern are identified in the Landscape Character Assessment for Brereton undertaken for this Neighbourhood Plan. Brereton Green and Brereton Heath are the only residential areas recognised in the relevant local planning policies set out in the Congleton Borough Local Plan First Review. Elsewhere a dispersed settlement pattern can be seen within a predominantly agricultural landscape. These attributes, together with previous landscape assessments at a wider spatial scale, should not only be respected in any further development of the parish, but also be reflected in the layout and design of new housing, whether that is ancillary buildings for domestic use, extensions to existing houses, conversion of existing buildings to residential use or the erection of new dwellings.
3. The submitted Cheshire East Local Plan policy SE 1 sets out the policy criteria for all development proposals to satisfy in order to ensure they make a positive contribution to their surroundings. As Cheshire East has a unique character, Brereton not only lies at the centre of the Cheshire Plain but is also particularly typical of the Cheshire landscape and countryside with its dispersed building pattern.
4. The criteria against which the layout and design of new housing will be assessed are based on the emerging and existing adopted Local Plan policies and national guidance which puts design quality at the centre of the decision making process for planning permissions. Cheshire East Council is also intending to produce a Supplementary Planning Document on Design which would provide further guidance at a Cheshire East level.
5. This policy seeks to ensure that new development is not only sympathetic to the rural character of the area, but at the same time complements existing development and achieves high standards appropriate for an attractive and high quality environment. Housing schemes of any size should be of a high quality which respect and reflect the local stock of building styles. In recognition of its importance and relevance, the Landscape Character Assessment for Brereton report will be a key component in the assessment of the layout and design of schemes.
6. There has been substantial community support for local design guidance for those developments which comply with the other policies at national, Cheshire East and Parish scale. It is a community aspiration that design standards should be set high to reflect the quality of the local environment. It is considered that this policy is consistent with the NPPF and with existing and emerging Development Plan policy as well as previous local guidance.
7. The former Congleton Borough Council adopted a Supplementary Design Guidance for Sustainable Development in 2009. It retains some status in making planning decisions for the former Congleton Borough area. It was however a Borough-wide document with generic guidance and advice for prospective applicants for planning permission and their advisors. Its status will be reviewed in due time by Cheshire East Council as the successor Local Planning Authority.
8. Design guidance is provided by both the NPPF and NPPG. The Saved Policy GR2 from the Congleton Borough Local Plan First Review concerns design and is the current most specific local guidance on design matters. The Cheshire East Local Plan document proposes to delete this policy and replace it instead with a group of other design policies. Policy SE1 sets out a comprehensive approach to design and additional policies at SE 2-4, and SE 6-9 deal with matters of energy efficiency, the historic environment and environmental protection. In particular, there are some matters covered within policies SE 1 and SE 9 which are particularly relevant to and of interest to the community of Brereton. However, the link between the local community support to achieve high environmental standards for new development, the strategic Cheshire East wide policies set out in the Strategy and the Brereton Landscape Assessment Study have all led the community to include a more bespoke and detailed design policy for new housing to be included in the Neighbourhood Local Plan.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, PG 6, SD 1, SD 2, SE 1, SE 8, SD/B07: GR2
UK Documents	SD/A06, SD/A07,
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B08, SD/B13
Neighbourhood Documents	SD/C17



Appendix A I - Policy Evidence

Note: Definition of Local Housing Connections

1. Brereton lies in the centre of Cheshire East, has very good transport links by rail and road both locally and regionally and is a popular choice for housing by a wide range of groups of occupiers. Through this policy, the Neighbourhood Plan seeks to ensure that at least some priority in the local housing market, in both affordable and open market housing is given to local families and residents. Such a policy complies with the aspirations of national and local planning guidance in terms of sustainable development and community cohesion. It is accepted that local needs can arise by reason of housing or employment within the Parish of Brereton.
2. The Taylor review of local economies and housing demonstrated the interrelationship between and the vision of a living, working and sustainable countryside. The criteria for a residency and employment qualification are based on a series of factors including residency, personal and family relationships and nature of the employment situation. It is evident from the Housing Needs Advice for Brereton report that those in employment in the area are highly likely to work from home or to have a long daily commute or to have a combination of these on different days of the week or other work patterns. Such is the nature of employment in a small community in the middle of the Cheshire East countryside which is accessible to the local conurbations of Merseyside, Greater Manchester and the West Midlands for a daily commute. It is our aspiration through these criteria that Brereton continues to develop and grow at a modest rate, yet acknowledging those who have already made it their home or place of employment.
3. This definition only applies to self-build and certain open market schemes as set out in policies HOU05 and HOU09 of this plan. These should not be confused with the current policies for affordable housing which are set out in national guidance and the relevant policies for affordable and low rent housing set out in the Congleton Borough Local Plan 2005 (Policies H13 and H14). Cheshire East Council's proposed policies for affordable housing are set out in the emerging Cheshire East Local Plan Strategy at policy SC 5 and SC 6. Once adopted in their current or amended form following public examination, it is the Borough Council's intention to provide more guidance on affordable housing in a Supplementary Planning Document.

Note: Gypsies and Travellers and Travelling Showpeople within the Cheshire East area

1. National planning policy for traveller sites is set out in the document "Planning Policy for Traveller Sites" published in March 2012 (SD/A13) at the same time as the NPPF. The aim of this national policy is to require all local planning authorities (in this case Cheshire East Council) to make their own assessments of the need for traveller sites which both facilitate the way of life of travellers and yet respects the interests of existing settled communities. The policy clearly sets out what actions authorities have to take in respect of traveller sites and these include:
 - a) Making their own assessment of the need for sites
 - b) Working with other local authorities to develop strategies to meet the need through the identification of sites
2. Cheshire East Council has responded in a number of ways to these requirements:
 - a) A gypsy and traveller accommodation assessment was prepared and published in January 2014 on behalf of the four unitary boroughs lying within the former county area of Cheshire which set out the proposed provision over 5 year periods until 2018
 - b) A strategic planning policy for accommodating gypsies and travelling show people has been included in the submitted version of the Cheshire East Local Plan Strategy which sets out how the Council will consider meeting their needs (policy SC 7 of the submitted Plan refers)
 - c) Sites for gypsies and travellers are proposed to be allocated in the Site Allocations and Development Policies Development Plan Document which will be prepared and subject to consultation and examination following the approval of the Local Plan Strategy.
3. Existing development plan policy for gypsy caravan sites within Brereton is set out at policy H8 of the Congleton Borough Local Plan First review (2005). That policy is proposed to be deleted in the submitted version of the Cheshire East Local Plan and would be superseded by proposed new policy SC 7.
4. National policy guidance has therefore placed full responsibility on Cheshire East Council through these various planning tools to actively plan for traveller accommodation. Cheshire East Council has provided clear evidence that it takes these responsibilities very seriously and is progressing in consultation with adjoining local authorities how to meet the arising need across the whole Borough. The introduction of a neighbourhood plan policy would therefore be inappropriate and potentially prejudicial to that work. Furthermore, Cheshire East Council has been consulted throughout the preparation of the Plan and has not requested that the Plan seeks to address any traveller needs. Opportunities for the traveller community to contribute to the plan making process are available through the Local Plan Strategy examination and later on through the Site Allocations and Development Policies document. Planning for travellers at a neighbourhood level would be inappropriate as it is clear that such planning would be contrary to national and Borough planning policies which require a more strategic approach in respect of locating such development in proximity to appropriate facilities and services and in respect of the potential impact on the character and appearance of the countryside.



Appendix A2 - Policy Evidence

Community Facilities

POLICY COM01 NEW COMMUNITY HUB: SITE PLANNING

Justification & Evidence

1. Brereton Parish does not have a dedicated community building or centre for use by members of the community as well as guests. The community engagement for the Plan has identified evidence of support for a bespoke community centre to serve the wide variety of local groups and organisations currently using other facilities within or beyond the parish. It is considered that a community hub, similar to those in other parishes within Cheshire in recent years, would also increase community cohesion and a sense of local identity. There are no specific sites identified in this Plan as the notion of a dedicated community building is a relatively new proposal. The means by which it might be delivered will be considered in the Implementation Plan for the Neighbourhood Plan. Rather, this policy sets out the appropriate planning criteria against which any new proposed community centre would need to be considered whatever the sources of funding, land and other resources needed to bring it forward over the plan period to 2030.
2. The Stronger Communities section in the Submission version of the Local Plan confirms that Cheshire East Council will work with providers to ensure that appropriate infrastructure is provided across a range of community services and facilities. As a small rural parish, Brereton only provides a limited number of these within the local area. The buildings which serve these uses have been primarily designed to meet specific needs such as education, faith or other local group with an absence of any building to meet whole community needs. The Parish Council is aware of similar facilities being developed in Cheshire as village halls in partnership with other organisations and wishes to encourage such provision within the parish.
3. The majority of policies in the Recreation and Community Facilities chapter of the Congleton Borough Local Plan First Review are proposed to be saved within the Submission version of the Cheshire East Local Plan. Saved Policy RC1 is significant in terms of seeking to retain and enhance local community facilities and ensuring they continue to contribute to local life. Saved Policy RC1 currently provides a criteria-based policy by which any new application might be assessed. This policy would no longer be saved if the Cheshire East Local Plan is adopted as submitted. It will be replaced by Policy SC1 Leisure and Recreation which does not have the same level of detail. This policy conforms generally with Policy SC1 and indeed complements it at the local level of this Neighbourhood Plan.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SC1, SC2, SD1, SD2, SD/B07: RC1
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B18
Neighbourhood Documents	SD/C16

POLICY COM02 NEW COMMUNITY HUB POSSIBLE USES

Justification & Evidence

1. In order to support the bringing forward of a community centre, some consideration has been given in the preparation of the Neighbourhood Plan as to the range of possible uses which such a building might need to accommodate. The possible uses set out in this policy have been derived from community engagement and local knowledge about the variety and range of Existing Community Facilities (ref. SD/C22). The aspiration is to create uses which have a community benefit in terms of providing space for existing services to be delivered locally and also have the potential for new services to be made available so that residents would be able to access them without having to travel into adjoining towns and settlements as happens at present. Such a facility would also afford opportunities for local organisations and clubs to meet on a regular basis closer to where people live. The selection of uses is intended to be indicative at the Plan making stage as more detailed feasibility work would be required before a specific brief for uses is prepared. Experience elsewhere suggests that uses of rural community halls and centres can and do change in any event once a local community centre has been built. The delivery of such a facility would require the strong support of the local community including the Parish Council.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SC1, SC3, SD1, SD2
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B18
Neighbourhood Documents	SD/C02, SD/C16



Appendix A2 - Policy Evidence

POLICY COM03 EXISTING COMMUNITY FACILITIES

Justification & Evidence

1. The community engagement for the Plan has identified evidence of support from the local community to retain those community buildings which serve the variety of local groups and organisations currently within the parish.
2. The Stronger Communities section in the Submission version of the Local Plan confirms that Cheshire East Council will work with providers to ensure that appropriate infrastructure is provided across a range of community services and facilities. As a small rural parish, Brereton only provides a limited number of these within the local area, listed in Existing Community Facilities (ref. SD/C22). The buildings which serve these uses have been primarily designed to meet specific needs such as education, faith or other local group. This policy seeks to allow for the continued provision and expansion of these facilities.
3. The majority of policies in the Recreation and Community Facilities chapter of the Congleton Borough Local Plan First Review are proposed to be saved within the Submission version of the Local Plan. Saved Policy RC1 is significant in terms of seeking to retain and enhance local community facilities and ensuring they continue to contribute to local life. Saved Policy RC1 currently provides a criteria-based policy by which any new application might be assessed. This policy would no longer be saved if the Cheshire East Local Plan is adopted as submitted. It will be replaced by Policy SC 1 Leisure and Recreation which does not have the same level of detail. This policy conforms generally with Policy SC 1 and indeed complements it at the local level of this Neighbourhood Plan.
4. The Parish Council may nominate a building or a piece of land the use of which furthers the cultural, social or leisure interests of the local community. If the nomination is accepted by Cheshire East Council, and the current owner decides to sell the asset, then the Parish Council would be notified and given time to raise funds to buy the asset if they chose to do so. Cheshire East Council would make any decision as to the listing in accordance with The Assets of Community Value (England) Regulations 2012 (SD/A13), and would also consult with the owner.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SC 1, SC 3, SD 1, SD 2, SD/B07: RC1
UK Documents	SD/A06, SD/A07, SD/A08, SD/A13
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B18
Neighbourhood Documents	SD/C02, SD/C16

POLICY COM04 PROVISION OF NEW COMMUNITY FACILITIES

Justification & Evidence

1. The community engagement for the Plan has identified evidence of support from the local community for further community buildings to serve the variety of local groups and organisations currently within the parish.
2. The Stronger Communities section of the submitted Cheshire East Local Plan confirms that Cheshire East Council will work with providers to ensure that appropriate infrastructure is provided across a range of community services and facilities. As a small rural parish, Brereton only provides a limited number of these within the local area. The buildings which serve these uses have been primarily designed to meet specific needs such as education, faith or other local group. This policy seeks to allow for the development of new facilities subject to appropriate environmental safeguards.
3. The majority of policies in the Recreation and Community Facilities chapter of the Congleton Borough Local Plan First Review are proposed to be saved within the Submission version of the Local Plan. Saved Policy RC1 is significant in terms of seeking to retain and enhance local community facilities and ensuring they continue to contribute to local life. Saved Policy RC1 currently provides a criteria-based policy by which any new application might be assessed. This policy would no longer be saved if the Cheshire East Local Plan is adopted as submitted. It will be replaced by Policy SC 1 Leisure and Recreation which does not have the same level of detail. This policy conforms generally with Policy SC 1 and indeed complements it at the local level of this Neighbourhood Plan.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SC 1, SC 3, SD 1, SD 2, SD/B07: RC1
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B18
Neighbourhood Documents	SD/C02, SD/C16



Appendix A2 - Policy Evidence

POLICY COM05 PROVISION OF ALLOTMENTS & ADDITIONAL CAR PARKING

Justification & Evidence

1. The community engagement for the Plan has identified evidence of support from the local community for both these facilities, one to serve a local need, the other to serve a wider need arising from the popularity of local countryside attractions to car-borne visitors from the wider region.
2. The Stronger Communities section of the submitted Cheshire East Local Plan confirms that Cheshire East Council will work with providers to ensure that appropriate infrastructure is provided across a range of community services and facilities. This policy seeks to allow for the development of two specific new facilities subject to appropriate environmental safeguards.
3. The majority of policies in the Recreation and Community Facilities chapter of the Congleton Borough Local Plan First Review are proposed to be saved within the Submission version of the Local Plan. Saved Policy RC1 of the Congleton Borough Local Plan First Review is significant in terms of seeking to retain and enhance local community facilities and ensuring they continue to contribute to local life. Saved Policy RC1 currently provides a criteria-based policy by which any new application might be assessed. This policy would no longer be saved if the Cheshire East Local Plan is adopted as submitted. It will be replaced by Policy SC1 Leisure and Recreation which does not have the same level of detail. This policy conforms generally with Policy SC1 and indeed complements it at the local level of this Neighbourhood Plan.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SC 1, SC 3, SD 1, SD 2 SD/B07: RC1
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B18
Neighbourhood Documents	SD/C02, SD/C16



Appendix A3 - Policy Evidence

Business and Economic Activity

POLICY BUS01 RURAL ECONOMY

Justification & Evidence

1. The NPPF urges a positive approach towards sustainable new development in rural areas. Towards this aim, consultation on the Neighbourhood Plan has sought to engage with the local business community. Local companies are in a very good position to identify how previous and existing planning policies, mainly of restraint on development in rural areas, may have constrained their business development and other opportunities. The Taylor Report and more recent national planning and other advice and guidance have all emphasized the need for a more flexible approach to the needs of business than has been in evidence in previous planning for rural Cheshire. This Plan seeks to encourage a more enabling role for business development, whilst set within the general context that growth and development can sustain the working and living rural area which the community of Brereton wishes to see. The rural economy needs to offer a range of skill and employment opportunities which meet the needs of existing and future residents.
2. The community engagement for the Plan has identified evidence of support from the local community for local business activities as well as those supporting tourism and countryside uses in the Brereton area. Brereton is a popular area for day visitors due to the variety of its countryside-led local visitor and tourist attractions and the easy and convenient motorway access to the local area. The Plan seeks to acknowledge the potential of these existing facilities in meeting the objectives of positive planning. In particular, the Plan seeks to encourage:
 - a) Development which supports investment within the rural economy
 - b) Development which supports existing local businesses within the parish
 - c) Development of businesses which offer local products and services (including food and drink) linked to their mid-Cheshire and rural provenance.
3. The NPPF provides that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive attitude towards sustainable new development. This policy reflects the NPPF.
4. Policies E5 and E6 of the adopted Congleton Borough Local Plan First Review set out the assessment criteria for employment development in the villages listed (including Brereton Green) and the Open Countryside in which the majority of the plan area is located. Those policies pre-date the NPPF and are both proposed to be deleted from the Saved Policies of the Congleton Borough Local Plan First Review Plan in the Submission version of the Local Plan.
5. The Submission version of the Local Plan states that new policies PG6, PG5 and EG2 are intended to set out the spatial distribution of development across Cheshire East and also address the matter of planning policy to apply for the open countryside and the rural economy.
6. New Local Plan policy EG 2 provides support for appropriate development to support the rural economy where it meets selected criteria. New Policy EG 4 concerns Tourism and it also seeks to comply with the NPPF. Sustainable rural tourism and leisure development are also supported in the NPPF if they benefit tourism in rural areas, rural communities and visitors and which respects the character of the countryside.
7. Policy BUS01 is considered to comply with the NPPF and the relevant policies in the Local Plan proposed as replacements for the Saved Policies of the Congleton Borough Local Plan First Review.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	EG 2, EG 4, PG 5, PG 6, SD 1, SD 2, SD/B07: E5, E6
UK Documents	SD/A06, SD/A07, SD/A08, SD/A10
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B19, SD/B20
Neighbourhood Documents	SD/C02, SD/C16



Appendix A4 - Policy Evidence

Protect the Rural Environment

POLICY ENV01 THE LANDSCAPE VISION AND DEVELOPMENT

Justification & Evidence

1. The NPPF states that the conservation of the intrinsic character and beauty of the countryside is acknowledged as a core planning principle. Previous planning policies at both County and Borough level have identified the important features of the Cheshire landscape and have sought to achieve an appropriate balance between the protection and management of the rural landscape, including its key features, and enabling development which supports and enhances the landscape. The open character of the Brereton area is its principal characteristic although there are variations within it. There have been landscape designations in other plans, but in preparing this Plan the community wishes to acknowledge and identify the particular local characteristics of the landscape and the many ways that landscape is valued by the community and visitors alike.
2. Towards this end, a Landscape Character Assessment for Brereton was commissioned. Its purpose was to assist and support a neighbourhood-level designation of landscape value. This designation is not at the same level in the hierarchy of protection as the 'Local Landscape Designations' set out in policy SE 4 of the submitted Cheshire East Local Plan.
3. This policy is intended to complement the strategic policy in the emerging Local Plan, but also to supersede at a local level the relevant Saved Policies in Congleton Borough Local Plan First Review which will be deleted by the Local Plan. Saved Policies PS8 Open Countryside and PS9 Areas of Special County Value (ASCV) would provide protection of the open countryside and the Dane Valley ASCV from inappropriate development. Saved Policy PS8 may be replaced in due course by a policy in Part 2 of the Cheshire East Local Plan for Site Allocations and Development Management policies. It is likely that Policy SE 4 of the submitted Cheshire East Local Plan will continue to control development in the open countryside. The Neighbourhood Plan has sought to identify those specific areas of local value that have been identified through the technical evidence set out in the Landscape Character Assessment for Brereton, and how developments might be assessed in these areas. Policy PS9 which is relevant in relation to the Dane Valley ASCV will be replaced by provisions in Policy SE 4 The Landscape which relate to Local Landscape Designations. This special area will therefore continue to be protected.
4. The community engagement for the Plan has identified evidence of local community support for landscape conservation and identifies the erosion of existing vistas and green spaces by unsympathetic development as a key issue which threatens the rural natural environment.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SE 4, SE 5
UK Documents	SD/A06, SD/A07, SD/A08, SD/A10
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13
Neighbourhood Documents	SD/C02, SD/C16



Appendix A4 - Policy Evidence

POLICY ENV02 OPEN LANDSCAPE VIEWS

Justification & Evidence

1. The conservation of the intrinsic character and beauty of the countryside is a main planning objective of the NPPF. The characteristics of local landscapes are recognised as important features of each area and the Cheshire Plain is recognised as a distinctive character-area of low lying gently rolling countryside. More than that however, the part of the Cheshire Plain lying within the Parish of Brereton affords open views towards another distinctive Cheshire landscape form, that of the Peak District fringe area to the east of Macclesfield town.
2. The policies in both the Submission version of the Cheshire East Local Plan and Saved Policies of the Congleton Borough Local Plan First Review both acknowledge the distinctive character of the Cheshire landscape at this point, including setting general requirements for landscape impact and compliance for any development.
3. The landscape character of the Brereton area has previously been assessed at a number of spatial scales. The Parish Council commissioned the report to enable specific policies and principles to be developed for the area which would form the basis of a Neighbourhood Plan area-wide landscape strategy. The report provides a robust evidence base upon which the landscape components of the Plan have been prepared.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, SE 4
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13
Neighbourhood Documents	SD/C16

POLICY ENV03 NATURE CONSERVATION

Justification & Evidence

1. Both the NPPF and the Natural Environment White Paper 'The Natural Choice: Securing the Value of Nature' confirm that spatial planning should contribute to and enhance the natural and local environment in various ways. Cheshire has many areas of high nature conservation value and this is reflected in both existing plans and locally within the Brereton area. Policy SE 3 of the submitted Cheshire East Local Plan sets out the strategic policy for areas of high biodiversity and geodiversity value and how they are proposed to be considered in relation to development proposals coming forward.
2. The relative significance of nature conservation sites is based on a hierarchy as follows:

- a) Sites of European interest: The site at Bagmere is a component Site of Special Scientific Interest (SSSI) in the Midland Meres and Mosses Phase 1 Ramsar.
 - b) Sites of national interest known as SSSIs are strictly protected from development by legislation and Natural England. Sites at the Dane Valley and Bagmere are within Brereton. The site at Bagmere is a component SSSI in the Midland Meres and Mosses Phase 1 Ramsar site which further enhances its status.
 - c) Sites of regional, Cheshire East or local importance: these include sites of biological importance, Local Nature Reserves and designations of local value including wildlife corridors. Brereton sites include the Croco Valley, Bagmere and Brereton Heath Local Nature Reserve.
3. The boundaries for all sites protected for their nature conservation interest are shown on the Proposals Map and various settlement inset maps for the Congleton Borough Local Plan First Review and its Saved Policies NR1 to NR4. The Submission version of the Local Plan states that Saved Policies NR1, NR2 and NR4 are proposed to be deleted as they would be superseded by policy SE 3. However, Policy SE 3 of the Submission version of the Local Plan is a Borough-wide policy for biodiversity and geodiversity. Policy ENV04 of this Neighbourhood Plan is specific to the Brereton area, and is based on evidence in the report from Landscape Character Assessment for Brereton. It is considered these matters are in general conformity with the NPPF and existing and emerging Local Plan policies.
 4. During Pre-Submission consultation comments on the Plan were received from Natural England. Natural England acknowledge and also confirm the international and national status of some sites within the Parish in terms of their significance for interests of nature conservation. Natural England strongly recommended that Policy ENV04 Nature Conservation of the Plan is not limited to development within designated sites and should extend protection to development adjacent to, and within proximity to, designated sites that may damage the features for which the site is designated. With this extension of protection Natural England would be satisfied that, in so far as their strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed Plan. Natural England would be consulted by Cheshire East Council as the Local Planning Authority on any development adjacent to or within proximity of the Bagmere SSSI. Their views would be taken into account in the consideration of any planning application for built development proposals.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SE 4, SE 5, SD/B07: NR1, NR2, NR4
UK Documents	SD/A06, SD/A07, SD/A08, SD/A11
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B21
Neighbourhood Documents	SD/C16



Appendix A4 - Policy Evidence

POLICY ENV04 BIODIVERSITY & GEODIVERSITY

Justification & Evidence

1. The proposed Cheshire East Local Plan Policy SE 3 provides protection for areas of high biodiversity value, which will cover the Ramsar site, Local Nature Reserve and Site of Biological Importance, Area of Ancient woodland and Site of Special Scientific Interest. The policy also states that 'development proposals that are likely to have a significant impact on a non-designated asset or site valued by the local community identified in a Neighbourhood Plan or the Site Allocations and Development Management Policies documents will only be permitted where suitable mitigation and/or compensation is provided.' This provides an umbrella policy for identification of a site in the Neighbourhood Plan. Proposed Policy SE 5 Trees, Hedgerows and Woodland in Cheshire East Local Plan provides protection for woodland areas, Policy SE 6 Green Infrastructure provides protection for 'green infrastructure' which includes all of these elements.
2. These policies will replace the following Saved Policies in the Congleton Borough Local Plan First Review: NR1 Trees and Woodlands, Wildlife and Nature Conservation policies NR2 Statutory Sites, and NR4. Policies NR3 and NR5 are to be retained for the time being although it is possible these may be replaced in due course by other policies in Part 2 of the Cheshire East Local Plan.
3. There is strong support within the local community for a policy which seeks to recognise the diversity of local sites of nature conservation at whatever scale they are recognised as being important.
4. During Pre-Submission consultation comments on the Plan were received from Natural England. Natural England acknowledge and also confirm the international and national status of some sites within the Parish in terms of their significance for interests of nature conservation. Natural England broadly support the positive emphasis of this section of the Plan, particularly the support for conservation, management and enhancement of local biodiversity and geodiversity in policy ENV05. Additional criterion in ENV05 is included regarding the protection and enhancement of surface and ground water quality to comply with the Water Framework Directive (SD/A15) in ensuring that development adjacent to, and within proximity to, designated sites does not cause deterioration in the status of inland waters.
5. Natural England provide standing advice for developers and other interested parties concerning many types of protected species. Potential developers are encouraged to refer to this standing advice to make sure they stay within the law when considering any development proposal which may affect protected species. Further information and advice on these matters is available from Natural England the Cheshire East Council.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SE 3, SE 4 SD/B07: NR1, NR2, NR3, NR4, NR5
UK Documents	SD/A06, SD/A07, SD/A08, SD/A11, SD/A15
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B21, SD/B22
Neighbourhood Documents	SD/C02, SD/C16

POLICY ENV05 DEVELOPMENT & LANDSCAPE

Justification & Evidence

1. As part of the evidence base for the Neighbourhood Plan, the Parish Council commissioned a Landscape Character Assessment for Brereton. The report published in November 2014 contained a detailed analysis of the landscape character of the parish using the existing levels of analysis undertaken at a wider spatial scale and their own assessment of eight distinct Landscape Description Units (LDUs). Many recommendations were made based on the assessment of these units. The assessment now provides an appropriate evidence base against which all planning applications for the Brereton area, which are likely to have any impact on the landscape can be considered. Planning decisions can be made in their proper context of landscape quality and value. This policy summarises the recommendations from the Landscape Character Assessment for Brereton report for the assessment of development proposals against the landscape vision for the area.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, SE 4
UK Documents	SD/A06, SD/A07, SD/A08
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13
Neighbourhood Documents	SD/C16



Appendix A4 - Policy Evidence

POLICY ENV06 RECREATIONAL FACILITIES

Justification & Evidence

1. Outdoor sport and recreation facilities are an important aspect of life in Brereton for both residents and visitors alike. The parish has a wide range of formal and informal, public and private facilities which benefit from the countryside location and access to adjoining towns and settlements. The Plan seeks to achieve two objectives in respect of outdoor recreation: to protect existing facilities from inappropriate development which would threaten the existing facility and to support enhancement and improvement to existing facilities.
2. Within the Congleton Borough Local Plan First Review, there are a range of policies concerning recreation and community facilities. Whilst some of these are to be retained as Saved Policies in the submitted version of the Cheshire East Local Plan, one of the main policies concerned with the provision of new facilities, Saved Policy RC1, is proposed to be deleted. Instead, Cheshire East Council refers to a range of emerging policies as potential replacement-policy guidance. It is considered that these proposed new policies are at strategic level and that policy ENV06 of the Neighbourhood Plan is required to provide some continuity in securing the retention of existing outdoor recreational facilities within the Brereton area.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SC 1, SC 3, SD 2, SE 3, PG 5, SD/B07: RC1
UK Documents	SD/A06, SD/A07, SD/A08, SD/A11
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B21, SD/B22
Neighbourhood Documents	SD/C16

POLICY ENV07 LISTED BUILDINGS IMPROVEMENTS AND ENHANCEMENTS

Justification & Evidence

1. Brereton has an important history and heritage which is recognised in the variety and type of Listed Buildings within a relatively small rural Parish area. The Saved Policies of the Congleton Borough Plan First Review provide a comprehensive range of policies concerning the heritage assets at Cheshire East Council level and the majority of these are proposed to be saved in the Submission version of the Local Plan. The approach of the Neighbourhood Plan is to recognise and support this intent, but also to recognise that national guidance concerning the heritage now postdates the publication of the Congleton Local Plan in 2005. Furthermore, there is no guarantee at the time of preparing this Plan that the Submission version of the Local Plan will be adopted quickly. Given the significance of the heritage of Listed Buildings for the Brereton area, there may be a possible local policy gap in the protection and enhancement of the Listed Buildings within the parish. This would not be in the interests of the local community who value their historic environment, or of building owners or prospective purchasers wishing to make investment decisions. The need to provide clear local guidance is therefore included in the Plan.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SE 7
UK Documents	SD/A06, SD/A07, SD/A08, SD/A11
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13, SD/B21, SD/B22
Neighbourhood Documents	SD/C16, SD/C24

POLICY ENV08 LISTED BUILDINGS CHANGES OF USE

Justification & Evidence

1. Refer to Policy ENV07 for all details.



Appendix A4 - Policy Evidence Continued

POLICY ENV09 HERITAGE ASSETS AND THEIR SETTING

Justification and Evidence

1. There are significant heritage assets within the Parish which are reflected in existing and emerging planning policies at a national and Borough level. The NPPF provides the context for heritage planning at Borough and Neighbourhood level. The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. In the case of Brereton, many of the listed buildings have to be seen in their landscape and wider context.
2. In responding to consultation on the Plan, Historic England have recommended that the Plan might include a specific policy to protect and enhance important aspects of the setting of the listed buildings and park and gardens as local heritage assets. Any proposed development likely to affect the setting of the heritage assets should therefore be considered in terms of the historic landscape and a views analysis. To provide guidance to all parties, Historic England has recently published its latest practice advice to ensure some consistency in assessing the setting of listed building as a part of the formal consideration of development proposals. That document is "Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets" published in March 2015 (SD/A14). The inclusion of policy ENV10 therefore reflects:
 - a) current and recent advice from Historic England in terms of compliance with the National Planning Policy Framework
 - b) Historic England's response to consultation on the Plan
 - c) detailed guidance to applicants for development which may have some effect on the setting of listed buildings and the park and garden within the Parish.
3. In terms of other policies for heritage, there are 12 policies (BH1, BH2, BH3, BH4, BH5, BH7, BH8, BH9, BH10, BH11, BH13, BH15) in the Congleton Borough Local Plan concerning the Built Environment and Heritage. The Cheshire East Local Plan Strategy seeks to retain all but one of these and to replace that with a new policy of its own (SE 7). The proposed deleted policy concerns opportunities for local listing of buildings. The submitted Local Plan policy SE 7 is appropriate and does not need to be duplicated in the Neighbourhood Plan. There are no buildings in Brereton on the Cheshire East List of Local Listed Buildings. It is considered that the introduction of new policy ENV10 combined with the NPPF, saved policies of the Congleton Borough Local Plan, new policy SE 7 of the submitted Cheshire East Local Plan and other policies and evidence supporting this Plan are proportionate to the significance of heritage assets within Brereton.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	SE 7 SD/B07: BH1, BH2, BH3, BH4, BH5, BH7, BH8, BH9, BH10, BH11, BH13, BH15
UK Documents	SD/A14
Cheshire East Documents	
Neighbourhood Documents	

POLICY ENV10 CONSERVATION AND SUSTAINABLE MANAGEMENT OF SOILS

Justification and Evidence

1. Brereton is a predominantly rural area in which farming and other uses of the land are a major determinant of land usage within the Parish. The conservation and sustainable management of soils is reflected in the NPPF particularly in paragraphs 109 and 112. When decisions are to be made concerning land use change, particular care over planned changes to the most potentially productive soil is needed. This is needed for the ecosystem services it supports including its role in agriculture and food production. This new policy has been introduced into the Plan to reflect both the national policy (as set out in the NPPF) and in response to the consultation response from Natural England who have recommended policies given the importance of understanding agricultural land quality within the plan area and to safeguard 'best and most versatile' agricultural land in line with paragraph 112 of the NPPF.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	PG 1, PG 2, PG 5, SE 4
UK Documents	SD/A06, SD/A07, SD/A08, SD/A15
Cheshire East Documents	SD/B01, SD/B02, SD/B03, SD/B07, SD/B13
Neighbourhood Documents	SD/C16



Appendix A5 - Policy Evidence

Transport and Infrastructure

POLICY TRA01 TRANSPORT IMPLICATIONS OF NEW DEVELOPMENT

Justification & Evidence

1. At a national level, the NPPF notes the importance of transport in delivering sustainable development as well as contributing to wider sustainability and health objectives. Brereton is connected by the local major roads which allow good access to national and regional strategic highway network. This accessibility aids long distance commuting patterns allowing convenient travel to wider business destinations for those working from home. However, national policy seeks to reduce car use and adopt more sustainable travel habits.
2. The policies within the Connectivity chapter of the submitted version of the Cheshire East Local Plan seek to redress any existing shortfalls in infrastructure and improvements in connectivity in order to support economic growth, whilst at the same time changing the need for travel and the way people travel through promotion of new and sustainable options. It is towards the latter objectives that this Neighbourhood Plan policy addresses.
3. A number of Saved Policies from Congleton Borough Local Plan First Review are relevant including: GR11 Development involving New Roads and other Transportation Projects, Policy GR14 cycling measures, GR15 pedestrian measures GR16 Footpath, Bridleway and Cycleway networks and GR19 Traffic Generation.
4. There is strong support in local community surveys for improvements to existing local transport options. If residents and visitors are to be offered a genuine alternative to the private car, opportunities need to be taken as development applications arise throughout the parish to improve those local choices. This should lead to improvement in traffic safety and in the longer term to an improvement in healthier choices of travel.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	CO 1, SD/B07: GR11, GR14, GR15, GR16, GR19
UK Documents	SD/A06, SD/A07
Cheshire East Documents	SD/B01, SD/B07, SD/B22, SD/B23
Neighbourhood Documents	SD/C02

POLICY TRA02 IMPROVEMENTS TO LOCAL SUSTAINABLE FORMS OF TRANSPORT

Justification & Evidence

1. The NPPF looks for our transport infrastructure to be more balanced towards sustainable modes of transport (together with public transport). The benefits will include improvements in sustainability, reductions in carbon emissions and health benefits. The relevant submitted Cheshire East Local Plan policies for Connectivity, particularly CO 1, endorse and support this national guidance at a Cheshire East level.
2. The relevant Saved Policies of the Congleton Borough Local Plan First Review are: GR9 Accessibility, Servicing and Parking Provision, GR13 Public Transport Measures, GR14 Cycling Measures, GR15 Pedestrian Measures and GR16 Footpath, Bridleway and Cycleway Networks. These policies provide for access and connectivity to new residential developments. These policies will all remain in place until such time as the Cheshire East Local Plan Part 2 is adopted. Similar policies are likely to be included in the Part 2 Local Plan. The Neighbourhood Plan policy aims to make transport and travel within and around the Brereton area more sustainable.
3. Improved access and connectivity have been strongly supported in the community surveys with high proportions of respondents agreeing or strongly agreeing that adequate infrastructure including suitable access to local facilities via footpaths and cycleways should be a requirement before planning permission is granted.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	CO 1, SD/B07: GR9, GR13, GR14, GR15, GR16
UK Documents	SD/A06, SD/A07
Cheshire East Documents	SD/B01, SD/B07, SD/B22, SD/B23
Neighbourhood Documents	SD/C02



Appendix A5 - Policy Evidence

POLICY TRA03 COMMUNITY INFRASTRUCTURE

Justification & Evidence

1. The Community Infrastructure Levy (CIL) is a national scheme which allows local planning authorities to set local charges for new development to fund the provision of infrastructure. In the Submission version of the Local Plan, the section on infrastructure sets out the intentions to develop a Charging Schedule for CIL following the approval of the Local Plan. In addition, policies IN 1 and IN 2 establish a framework for the delivery of infrastructure within which developer contributions would be applied. An Infrastructure Delivery Plan has also been prepared to demonstrate what strategic infrastructure is required to support the development proposed in the Local Plan. Money raised by CIL can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The proceeds would be paid directly to parish and town councils and can be used to back the community's priorities. Within Neighbourhood Plan areas which secure the consent of local people in the referendum, 25 per cent of the revenues from the Community Infrastructure Levy arising from the development that they choose to accept would be made available. This policy sets out the priorities for spending CIL within Brereton Parish.
2. Planning agreements under section 106 of the Planning Act are intended to mitigate the impact of development on local communities. For all development schemes with a local impact, Cheshire East Council would normally negotiate with the developer a package of measures to limit the impacts on the local environment and residents. This policy provides Cheshire East with guidance as to the priorities for funding within the parish of Brereton of such monies as may arise.

Supporting Evidence References

Cheshire East Local Plan Strategy Policies	IN1, IN2
UK Documents	SD/A12
Cheshire East Documents	SD/B26
Neighbourhood Documents	SD/C22

NOTE: IMPROVEMENTS TO ROAD SAFETY ON LOCAL ROADS

1. Brereton Parish experiences road safety issues arising from the rural nature of the area combined with the speed of vehicles along the principle roads within the area. These roads also provide access to local facilities and more residential parts of the local area. There is local concern for all road users, not only for those moving at slow speed but also those moving at a more leisurely speed by whatever means because they live locally or are visiting some of the many facilities within the parish. It is acknowledged that more specific evidence may be required to justify and then implement measures to mitigate the speed and flow of through traffic. This note is intended to provide some priority to investigating the scope for any road safety measures which may then be pursued on an individual scheme basis.
2. A range of road safety improvements will be sought over the plan period.
3. Priority will be given to road safety situations where pedestrians, cyclists, horse riders and other slow moving vehicles in this rural area have to use and cross busy and/or fast moving roads and where traffic speeds are high.
4. Priority will be given to the following areas which are a cause of concern for safety to all road users:
 - a) Junctions from local roads to/from the A50 and A54
 - b) Junctions to/from roads serving the local community facilities such as Brereton Primary School.



Appendix B - Supporting Documents

This section lists key information sources used to evidence, support and inform the Neighbourhood Plan. The term 'information' includes but is not restricted to UK and EU legislation and regulations, Local Development Frameworks, Local Plans, data, maps, policies, plans, guides, and consultation documents.

Evidence entries are categorised by source as follows:

Reference	Category	Included Sources
SD/Axx	UK	UK Government, National, and European Union
SD/Bxx	CE	Cheshire East, Local Planning Authority, and Regional
SD/Cxx	NA	Neighbourhood Area
SD/Dxx	OT	Other

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/A01	UK	SEA Directive 2001/42/EC	2001	Web page	European Commission	http://ec.europa.eu/environment/eia/sea-legalcontext.htm
SD/A02	UK	Town and Country Planning Act 1990, as applied to neighbourhood plans by more recent legislation and guidance	1990	Web page	UK Legislation HMSO	http://www.legislation.gov.uk/ukpga/1990/8/contents
SD/A03	UK	Localism Act	2011	Web page	UK Legislation HMSO	http://www.legislation.gov.uk/ukpga/2011/20/contents
SD/A04	UK	A Plain Guide to the Localism Act	Nov. 2011	PDF	DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/59591/1896534.pdf
SD/A05	UK	The Neighbourhood Planning (General) Regulations 2012, and its amendments	2012	Web page	UK Legislation HMSO	http://www.legislation.gov.uk/uksi/2012/637/contents/made
SD/A06	UK	National Planning Policy Framework	Mar. 2013	PDF	DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf
SD/A07	UK	Technical Guidance to the National Planning Practice	Mar. 2013	PDF	DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60002/115548.pdf

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/A09	UK	McDonald, N and Williams, P. (2014) Planning for Housing in England, RTPI	2014	PDF	RTPI	http://www.rtpi.org.uk/media/819060/rtpi_research_report_-_planning_for_housing_in_england_-_january_2014.pdf
SD/A10	UK	The Government Policy and Tourism Planning Guidance	2011	Web page	Visit England	http://www.visitengland.org/england-tourism-industry/gov_tourism_policy/Govt-tourism-policy.aspx
SD/A11	UK	Natural Environment White Paper "The Natural Choice: Securing the Value of Nature"	2011	Web page	DEFRA	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf
SD/A12	UK	The Community Infrastructure Levy Regulations	2010	PDF	UK Legislation HMSO	http://www.legislation.gov.uk/uksi/2010/948/pdfs/uksi_20100948_en.pdf
SD/A13	UK	Planning Policy for Traveller Sites	2012		DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60782/113371.pdf
SD/A14	UK	Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets	Mar. 2015		Historic England	https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/
SD/A15	UK	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003	Dec. 2003	PDF	UK Legislation HMSO	http://www.legislation.gov.uk/uksi/2003/3242/pdfs/uksi_20033242_en.pdf
SD/A16	UK	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003	Jun. 2012	PDF	UK Legislation HMSO	http://www.legislation.gov.uk/ukdsi/2012/9780111525791/pdfs/ukdsi_9780111525791_en.pdf
SD/B01	CE	Cheshire East Local Plan Strategy CEC Ref=SD001 Submission version and supporting documents	Mar. 2014	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library

Appendix B - Supporting Documents

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/B02	CE	Cheshire East Local Plan Strategy Policies: IN 1 Infrastructure IN 2 Developer Contributions PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 5 Open Countryside PG 6 Spatial Distribution of Development SC 1 Leisure and Recreation SC 3 Health and Wellbeing SC 4 Residential mix SC 5 Affordable Homes SC 6 Rural Exceptions Housing for Rural Needs SC7 Gypsies and Travellers and Travelling show people SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles SD1 Sustainable Development in Cheshire East SD2 Sustainable Development Principles SE 1 Design SE 4 The Landscape SE 8 Renewable and Low Carbon Energy	Mar. 2014		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B03	CE	Cheshire East Council Local Plan Annual Monitoring Reports	Various	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B04	CE	Cheshire East Council Strategic Housing Market Assessment CEC Ref=BE001 CEC Ref=BE002	2013 2010	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B05	CE	Cheshire East Council Strategic Housing Land Availability Assessment Report and area maps for adjoining towns CEC Ref=BE005	Feb. 2013	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B06	CE	Cheshire East Council Internal Migration Statistics – Origin and Destination Statistics CEC Ref=PS B018	Aug. 2014	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B07	CE	Congleton Borough Local Plan First Review (2005), including Saved Policies	2005	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/congleton_local_plan.aspx
SD/B08	CE	SPG Sustainable Development (2005)	2005	Web page	Cheshire East Council Spatial Planning Supplementary	http://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan/supplementary_plan_documents/sustainable_development.aspx

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/B09	CE	Landscape Assessment of Congleton Borough (1999) Appendix A7 of the Congleton Borough Council Local Plan – First Review 2005	1999	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/congleton_local_plan.aspx
SD/B11	CE	Cheshire Historic Landscape Assessment (2008) CEC Ref=BE 138	2008		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B12	CE	Cheshire Landscape Character Assessment (2008) CEC Ref=BE 019 B	Nov. 2008		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B13	CE	Cheshire Landscape Character Assessment Maps CEC Ref=BE 019 A	Nov. 2008		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B14	CE	Examination of Cheshire East Local Plan Strategy - Examiners Interim Report on the Soundness and Legal Compliance of the Submitted Local Plan Strategy CEC Ref=PS A017b	Nov. 2014		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B15	CE	Cheshire County Structure Plan	Mar. 2006	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_structure_plan.aspx
SD/B16	CE	Cheshire Replacement Waste Plan	Jul. 2007	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_waste_local_plan.aspx
SD/B17	CE	Cheshire Minerals Plan	1999	Web page	Cheshire East Council	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_minerals_local_plan.aspx
SD/B18	CE	Cheshire East Indoor Leisure Facilities Development Statement	Sep. 2013	Web page	Cheshire East Council Spatial Planning Research & Evidence	http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence.aspx
SD/B19	CE	Cheshire East Council - Determining the Settlement Hierarchy LDF Background report	2010	Web page	Cheshire East Council Spatial Planning Research & Evidence	http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx

Appendix B - Supporting Documents

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/B21	CE	Cheshire East Contribution to Biodiversity	N/A	Web page	Cheshire East Council	http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/nature_conservation/biodiversity.aspx
SD/B22	CE	Cheshire East – Habitats Regulations Assessment of the Local Plan: CEC Ref=SD 004 Final report CEC Ref=SD 005 Summary report	Feb. 2014	Web page	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B23	CE	Cheshire East Local Transport Plan – Implementation Plan 2011-15	2011	Web page	Cheshire East Council Public Transport	http://www.cheshireeast.gov.uk/public_transport/local_transport_plan.aspx
SD/B24	CE	Cheshire East Local Transport Plan – Implementation Plan 2011-15	2011	Web page	Cheshire East Council Public Transport	http://www.cheshireeast.gov.uk/public_transport/local_transport_plan.aspx
SD/B25	CE	Cheshire East Supplementary Planning Guidance	Various	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/supplementary_plan_guidance.aspx
SD/B26	CE	Infrastructure Delivery Plan CEC Ref=SD 012	Mar. 2014	Web page	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B27	CE	Cabinet Report on the Local Plan Strategy, 21st July	Jul. 2015	Web page	Cheshire East Council Local Plan Strategy Hearing Session	http://cheshireeast-consult.limehouse.co.uk/portal/planning/hs/cabinet
SD/C01	N/A	Consultation 0 - NP Support Survey	Sep. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C02	N/A	Consultation 0 - NP Support Survey Report	Oct. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C03	N/A	Consultation 1 - NP Identify Issues Survey	Mar. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C04	N/A	Consultation 1 - NP Identify Issues Survey -Businesses	Apr. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C05	NA/	Consultation 1 - NP Identify Issues Survey - Youth	May 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C06	N/A	Consultation 1 - NP Identify Issues Survey Analysis Report	Jul. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C07	N/A	Consultation 2 - NP Vision & Objectives Response Form	Jul. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C08	N/A	Consultation 2 - NP Vision & Objectives Data Analysis Report	Jul. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C09	N/A	Consultation 3 - Brereton Rural Housing Needs Survey	Aug. 2013	PDF	BreretonNDP	http://www.brereton-parishcouncil.org.uk/
SD/C10	N/A	Consultation 3 - Brereton Rural Housing Needs Report	Sep. 2013	PDF	Cheshire East Council	http://www.brereton-parishcouncil.org.uk/
SD/C11	N/A	Consultation 4 - NP Vision & Objectives Option Proposals Survey	Jan. 2014	PDF	BreretonNDP	http://www.brereton-parishcouncil.org.uk/
SD/C12	N/A	Consultation 4 - NP Vision & Objectives Option Proposals Survey Analysis Report	May 2014	PDF	BreretonNDP	http://www.brereton-parishcouncil.org.uk/
SD/C13	N/A	Rural Community Profile for Brereton Parish ONS 2001	Jan. 2012	PDF	Cheshire Community Action / ACRE /OCSI	http://www.brereton-parishcouncil.org.uk/
SD/C14	N/A	Rural Community Profile for Brereton Parish ONS 2011	Jul. 2013	PDF	Cheshire Community Action / ACRE /OCSI	http://www.brereton-parishcouncil.org.uk/
SD/C15	N/A	Cheshire East Council Extant Planning Permissions	Nov. 2015	PDF	Derived from Cheshire East Council data & Planning Application portal	http://www.brereton-parishcouncil.org.uk/
SD/C16	N/A	URS Landscape Character Assessment for Brereton (2014)	Oct. 2014	PDF	URS, commissioned by Brereton Neighbourhood Development Plan	http://www.brereton-parishcouncil.org.uk/
SD/C17	N/A	Housing Needs Advice for Brereton (2014)	Dec. 2014	PDF	URS, commissioned by Brereton Parish Council	http://www.brereton-parishcouncil.org.uk/
SD/C18	N/A	Housing Needs Supply Evidence for Brereton (2015)	Feb. 2015	PDF	AECOM, commissioned by Brereton Parish Council	http://www.brereton-parishcouncil.org.uk/
SD/C19	N/A	Brereton Designated Neighbourhood Area Decision Notice	Jul. 2013	PDF	Cheshire East Council Neighbourhood Planning	http://cheshireeast-consult.limehouse.co.uk/portal/planning/np/brereton?tab=files
SD/C20	N/A	Neighbourhood Plan Settlement Boundaries a. Settlement Boundary Brereton Heath b. Settlement Boundary Brereton Green	Jan. 2016 Jan. 2016	PDF	Derived from Congleton Borough Council Local Plan First Review (2005) and recent Cheshire East Planning permissions	http://www.brereton-parishcouncil.org.uk/

Appendix B - Supporting Documents

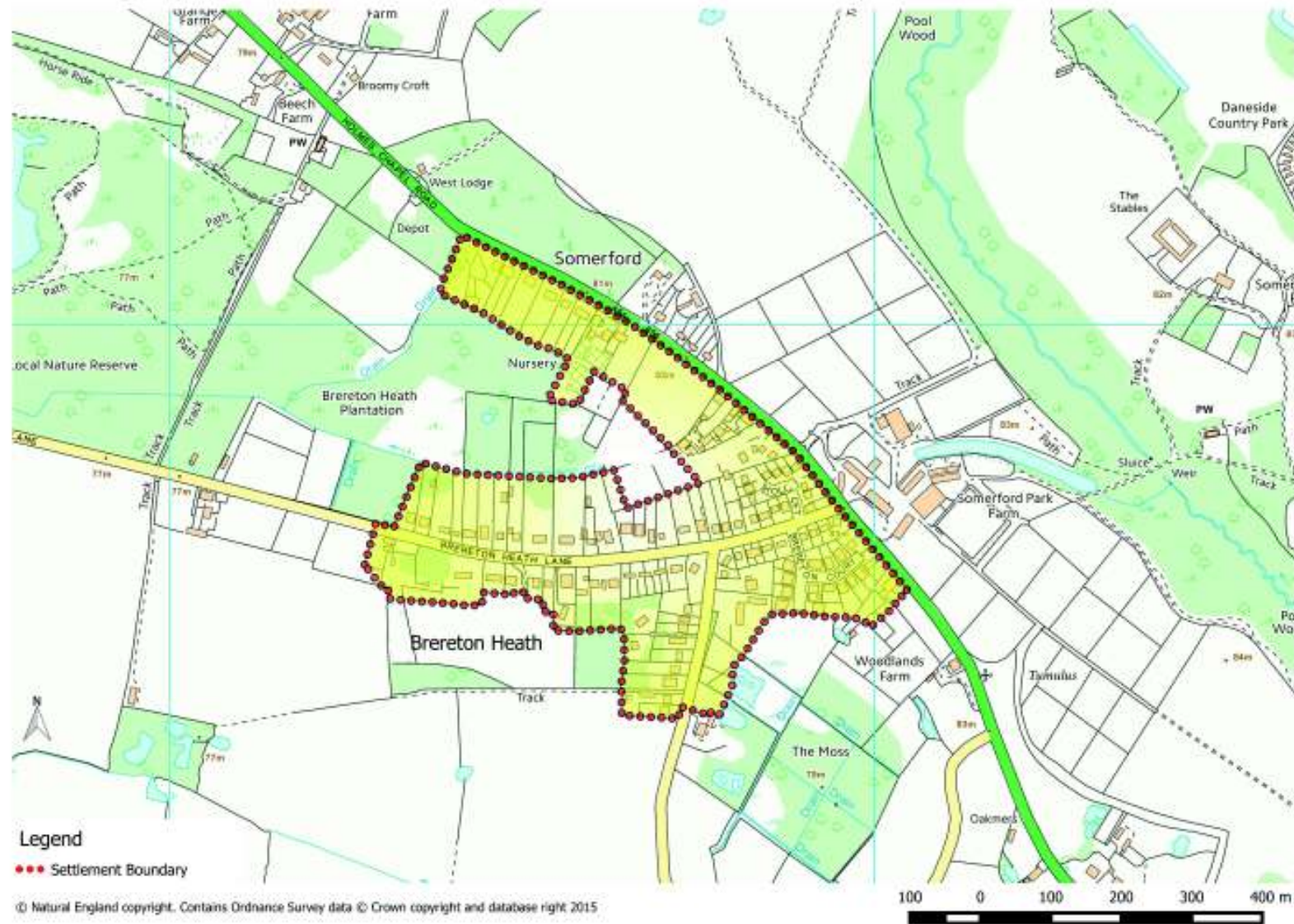
PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C21	N/A	Existing Recreation and Open Spaces a. Recreation and Open Spaces Listing b. Recreation and Open Spaces Map	Jan. 2016 Jan. 2016	PDF	Locally produced	http://www.breretonparish-council.org.uk/
SD/C22	N/A	Existing Community Facilities a. Community Facilities Listing b. Community Facilities Map	Jan. 2016 Jan. 2016	PDF	Locally produced	http://www.breretonparish-council.org.uk/
SD/C23	N/A	Landscape Values	Jan. 2016	PDF	Extract from SD/C16	http://www.breretonparish-council.org.uk/
SD/C24	N/A	Brereton Listed Buildings a. Listed Buildings Listing b. Listed Buildings Map	Jul. 2015 Jul. 2015	PDF	Derived from English Heritage site	http://www.breretonparish-council.org.uk/
SD/C25	N/A	Brereton Neighbourhood Area Map	Jul. 2013	PDF	Cheshire East Council Neighbourhood Planning	http://cheshireeast-consult.limehouse.co.uk/portal/planning/np/brereton?tab=-.files
SD/C26	N/A	Brereton Natural Conservation Interests	Nov. 2015	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C28	N/A	Sustainability Appraisal	Apr. 2015	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C29	N/A	Cheshire East Council a. Brereton NA SEA Screening Opinion including Habitats Regulations Assessment b. Brereton NA SEA Screening Environmental Designations c. Brereton NA Habitats Regulations Screening HRA Designations	Jul. 2015 Mar. 2015 Mar. 2015	PDF	Cheshire East Council	http://www.breretonparish-council.org.uk/

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C50	N/A	Regulation 14 Representations a. Register of Entries b. Received Reference Reports Representations Ref 100 Manual Entry.pdf Representations Ref 113.pdf Representations Ref 114.pdf Representations Ref 117.pdf Representations Ref 121.pdf Representations Ref 168.pdf Representations Ref 169.pdf Representations Ref 181.pdf Representations Ref 182.pdf	Jul. 2015 May 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C50 Cont.		Representations Ref 183.pdf Representations Ref 184.pdf Representations Ref 185-0.pdf Representations Ref 185-1.pdf Representations Ref 185-2.pdf Representations Ref 186-0.pdf Representations Ref 186-1.pdf Representations Ref 186-2.pdf Representations Ref 186-3.pdf Representations Ref 186-4.pdf Representations Ref 187.pdf c. Response Reference Reports	Jul. 2015			
SD/C51	N/A	Regulation 14 Notification a. Notification b. Representation form	Apr. 2015 Apr. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C55	N/A	Brereton Parish in Context of Cheshire East	Apr. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C57	N/A	Brereton Parish in Context of Local Service Centres	Apr. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C70	N/A	Pre-Submission to Submission Change Log	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/

Appendix B - Supporting Documents

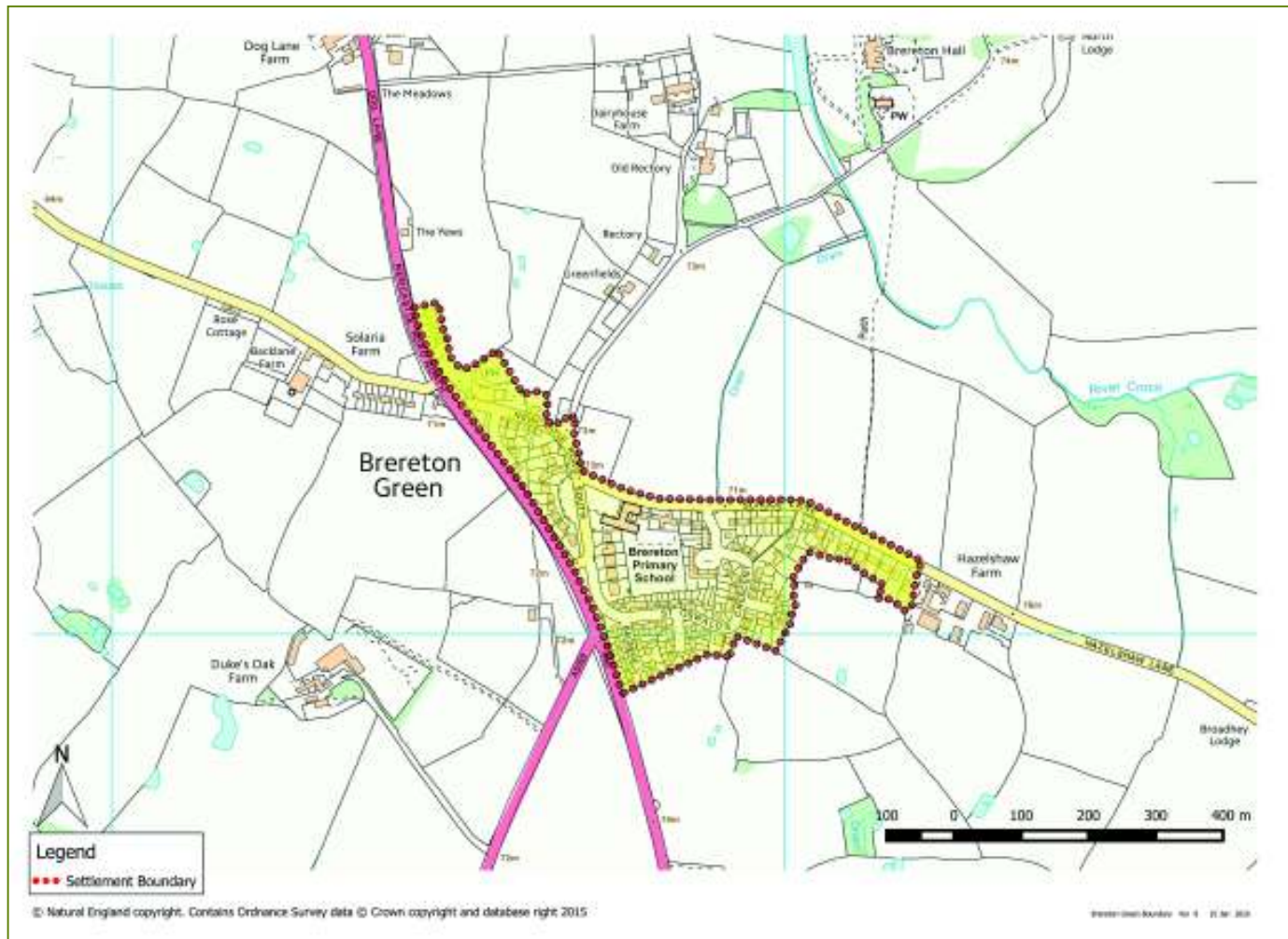
PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C71	N/A	Consultation Statement	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C72	N/A	Consultation Communications	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk
SD/C73	N/A	Basic Conditions Statement a. Brereton Parish Council Statement b. AECOM Report	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk
SD/C74	N/A	Cabinet Report on the Local Plan Strategy, 21st July: Brereton NP Submission Impact Statement	Jul. 2015	Web site	BreretonNDP	http://www.breretonparishcouncil.org.uk
SD/C80	N/A	Regulation 16 Consultation Reports Part 1 Part 2	Sep. 2015	Web site	Cheshire East Council Neighbourhood Planning	http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/brereton-neighbourhood-plan.aspx
SD/C81	N/A	Regulation 17 Examination Notice of Examination Hearing Examiners Hearing letter Hearing Statements	Oct. 2015	Web site	Cheshire East Council Neighbourhood Planning	http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/brereton-neighbourhood-plan.aspx
SD/C82	N/A	Regulation 18 Publication of Examiners Report Copy of Examiners Report Decision Proposal	Dec. 2015	Website	Cheshire East Council Neighbourhood Planning	http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/brereton-neighbourhood-plan.aspx
SD/C83	N/A	Submission to Referendum Changes Log	Jan. 2016	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/D01	OTHER	CPRE - How to shape where you live: a guide to neighbourhood planning	Jan. 2012	PDF	CPRE	http://www.cpre.org.uk/resources/housing-and-planning/planning/item/2689-how-to-shape-where-you-live-a-guide-to-neighbourhood-planning?highlight=W91liwic2hhcGUgd2hlcmUiLCJzaGFwZSB3aGVyZSB5b3UiXQ==
SD/D02	OTHER	Locality - Neighbourhood Plans Roadmap Guide			Locality	http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/

Appendix C - Key Maps

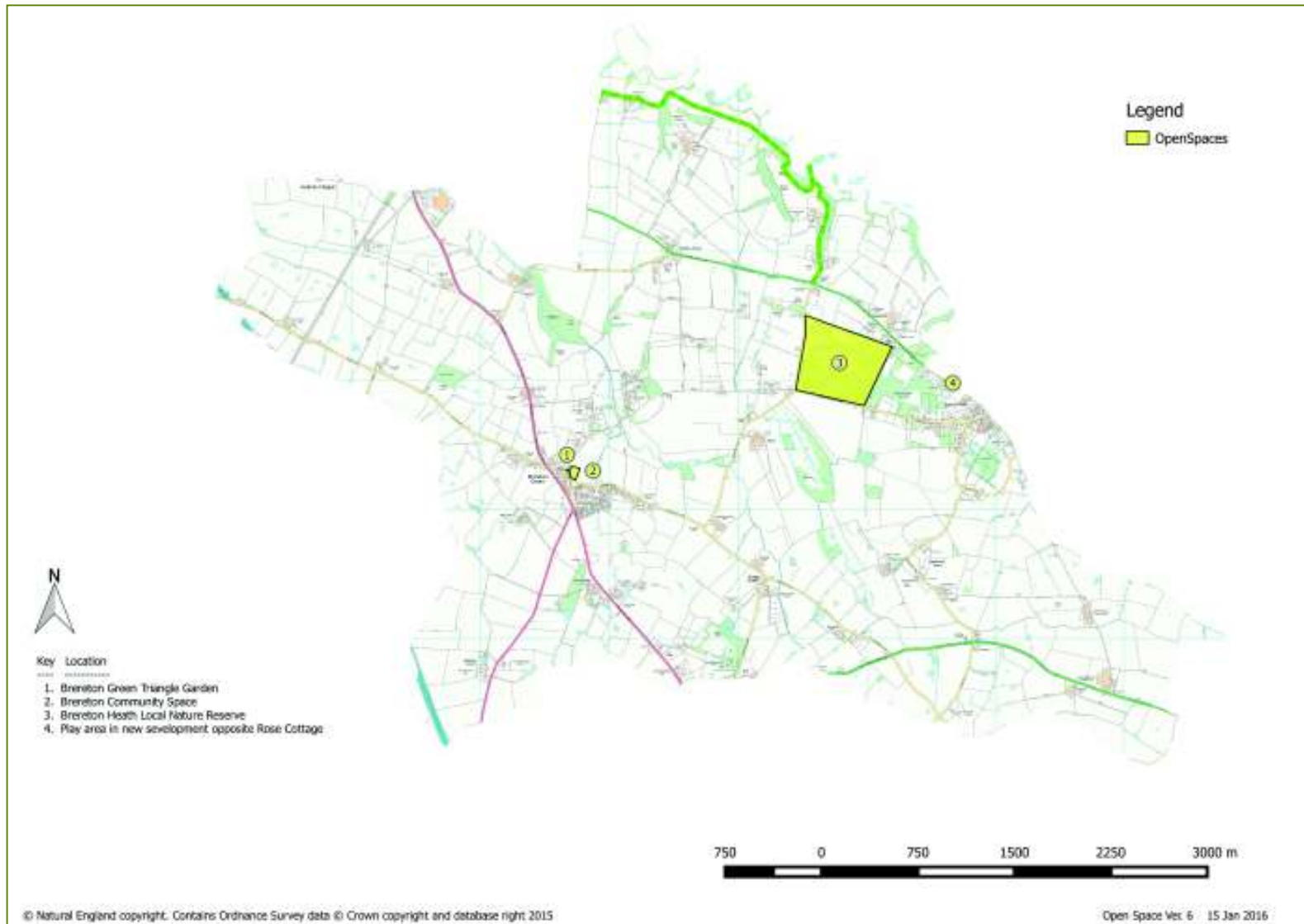


C20a Settlement Boundary - Brereton Heath

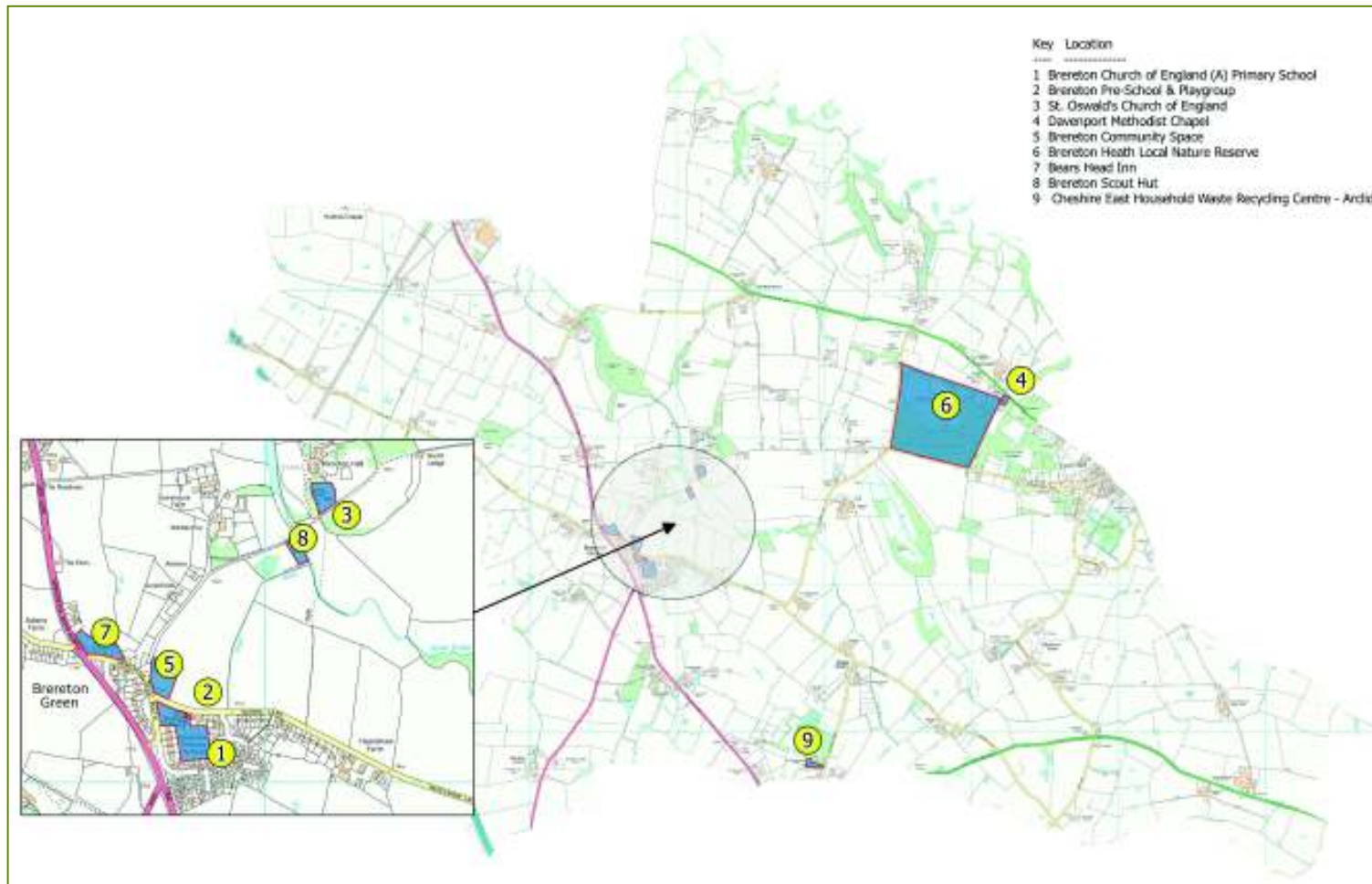
Appendix C - Key Maps



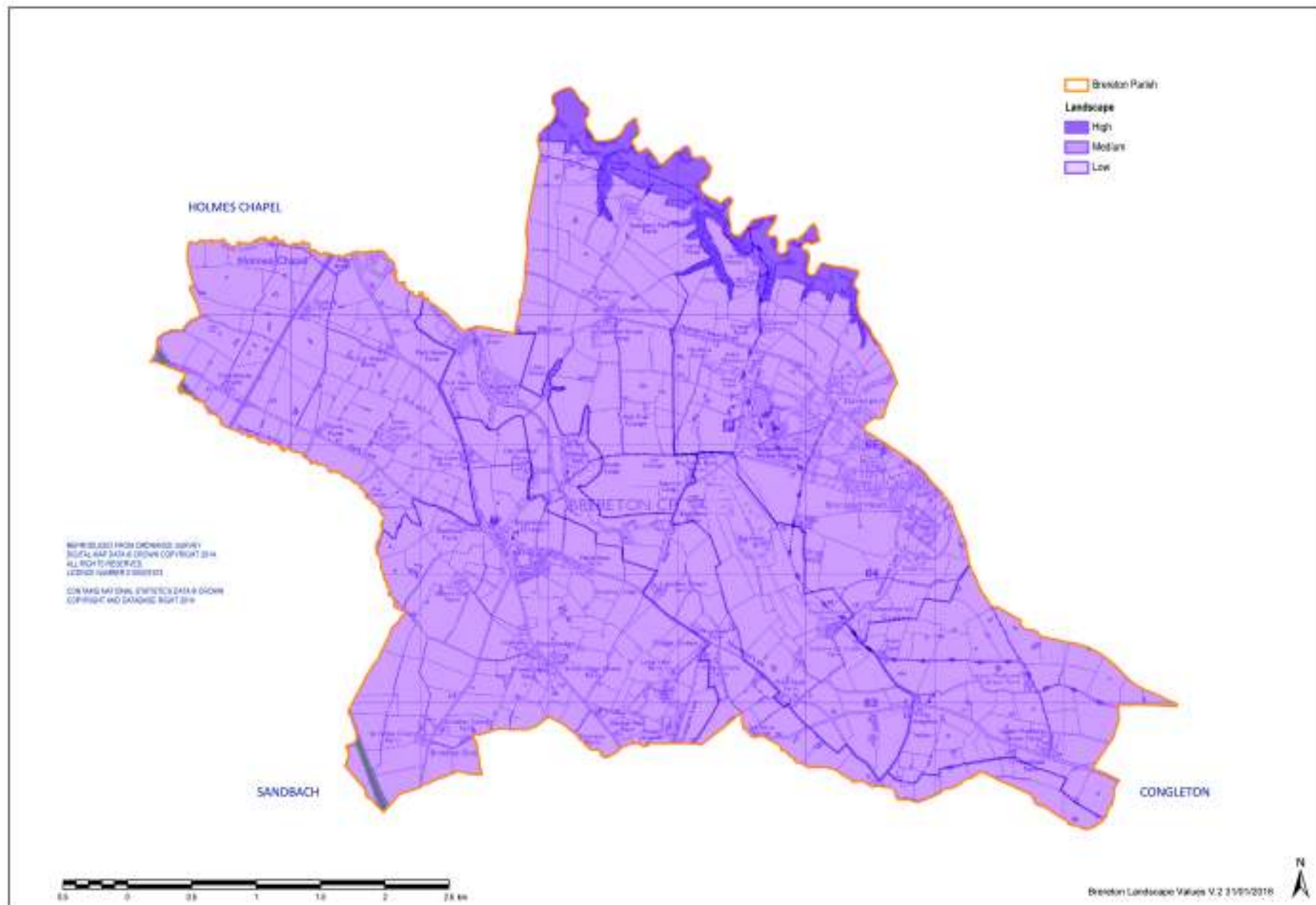
Appendix C - Key Maps



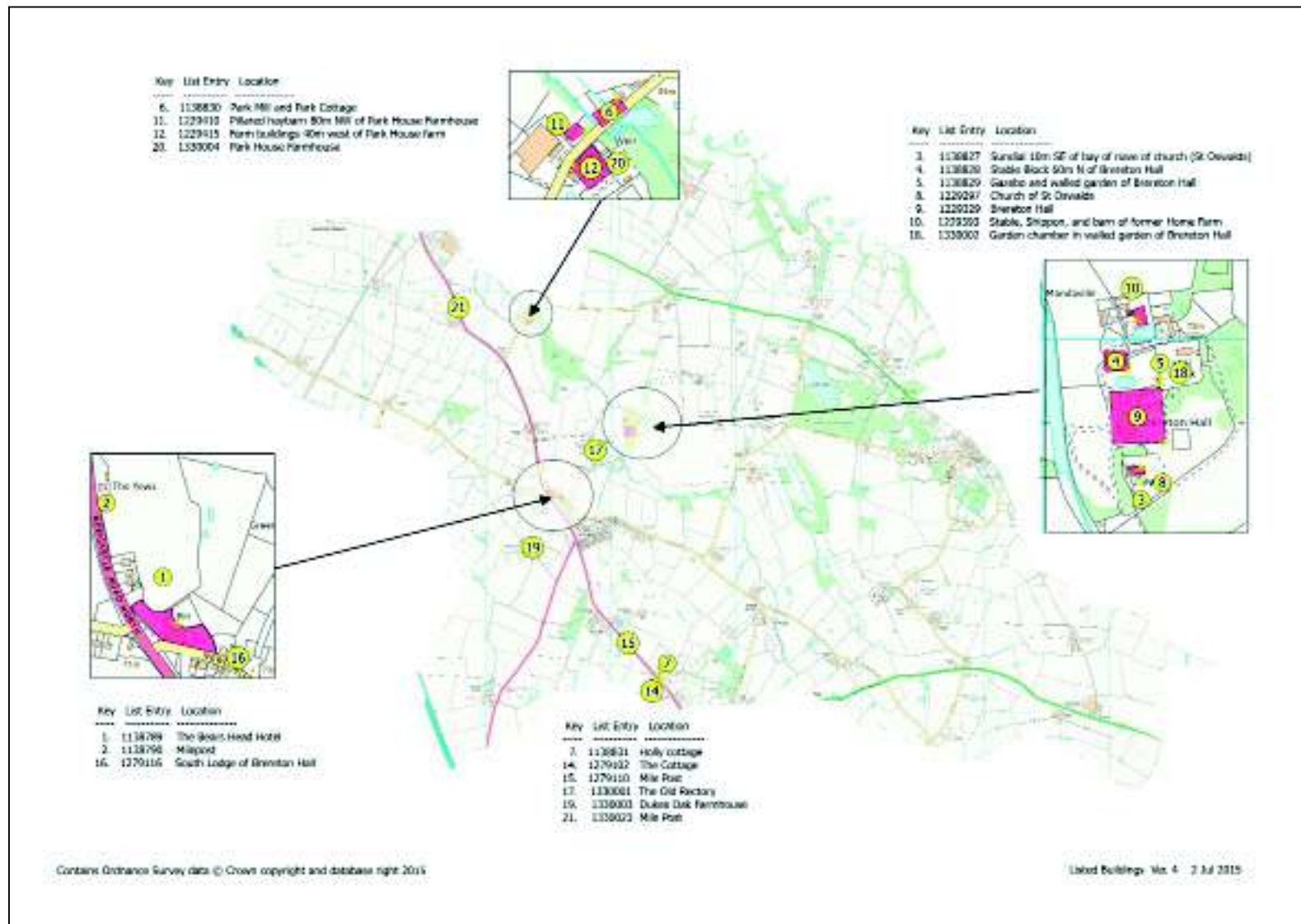
Appendix C - Key Maps



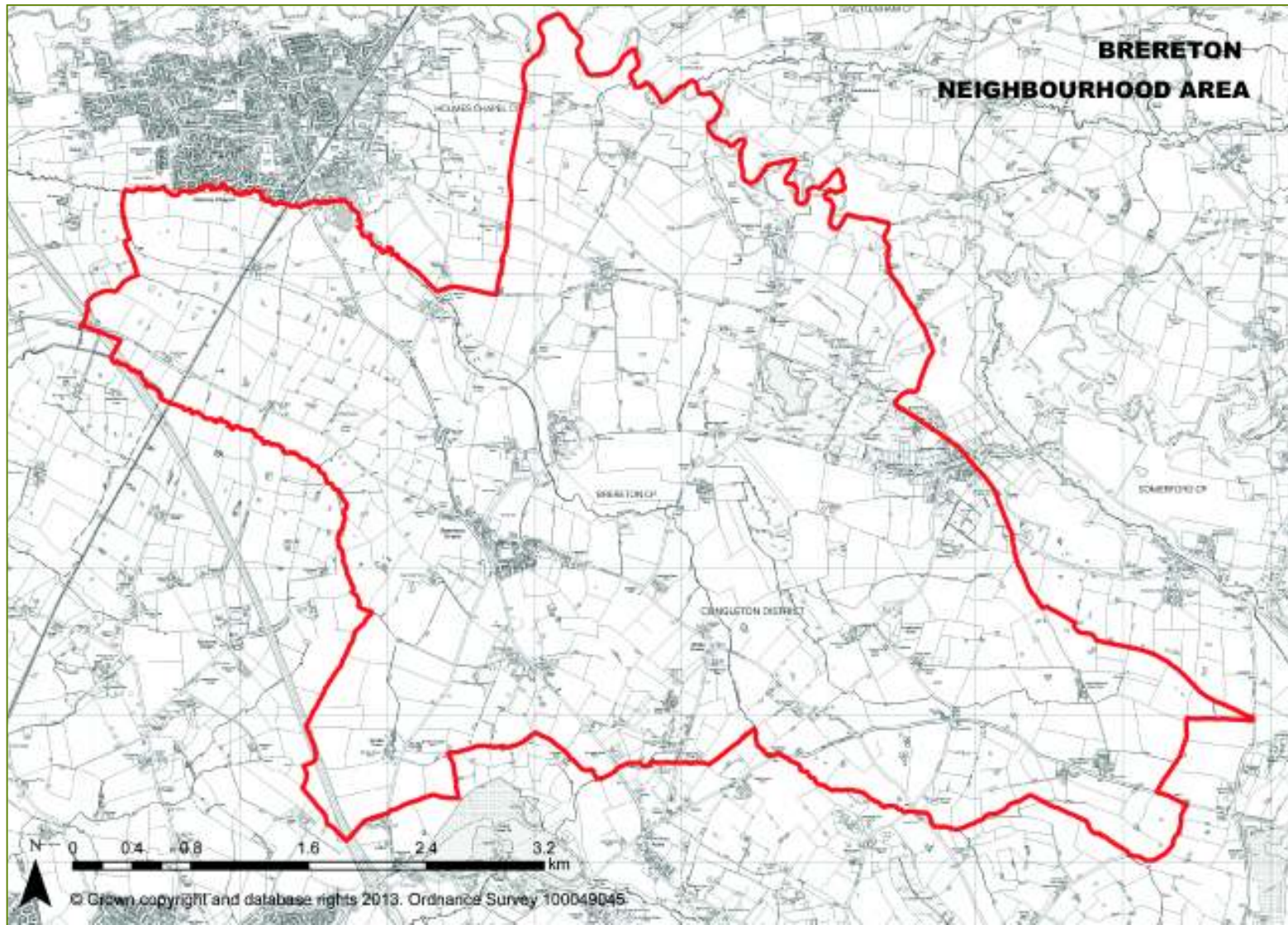
Appendix C - Key Maps



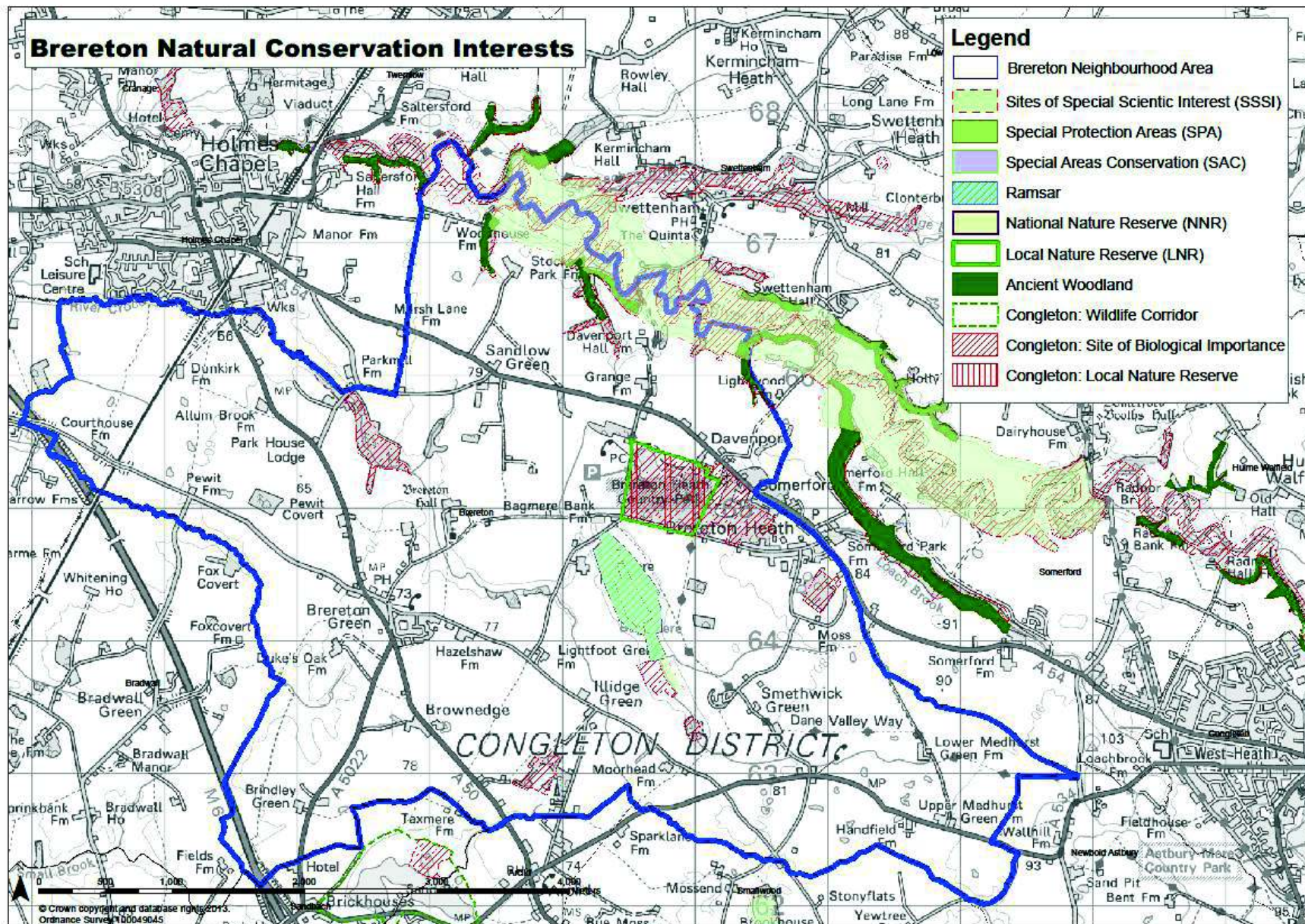
Appendix C - Key Maps



Appendix C - Key Maps



Appendix C - Key Maps



Appendix D - Glossary

Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.	Neighbourhood Plan (The Plan)	The Brereton Parish Neighbourhood Plan prepared by Brereton Parish Council under the the Planning and Compulsory Purchase Act 2004.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.	NPPF	The National Planning Policy Framework
Assets of Community Value	As defined in the Assets of Community Value (England) Regulations 2012.	NPPG	The National Planning Practice Guidance
Biodiversity Action Plan	An action plan which is part of a national and international programme of actions outlining the activity needed to protect an area's most important and at-risk wildlife species and habitats.	OCSI	The organisation Oxford Consultants for Social Inclusion.
Borough Council	Cheshire East Council.	Open Countryside	The area of Brereton Parish outside the settlement boundaries of the Brereton Parish Neighbourhood Plan.
Brownfield Land and sites	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
Building for Life	The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.	Parish Council	Brereton Parish Council.
CEC	Cheshire East Council.	Pre-Submission	The Pre-Submission version of the Brereton Parish Neighbourhood Plan (the Plan). Regulation 14 of The Neighbourhood Planning (General) Regulations 2012, directs that the Pre-Submission of the Neighbourhood Plan is used to publicise and consult with people who live, work or carry on business in the Neighbourhood Area.
DCLG	The Department of Communities and Local Government.	Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.	Rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.	Saved Policies	Planning policies from the Congleton Borough Local Plan First Review 2005 that remain part of the statutory Development Plan for Cheshire East and can still be used in determining planning applications.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.	Self-Build	Housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders.
Green Gap	A Green Gap describes an area of land and how that land is used. It is a rural area consisting of dispersed, small settlements, rich in flora and fauna, which lies between large settlements keeping them separate from each other. It is an area where diverse trees, plants and wildlife can flourish to the benefit of the environment. It is an area where land is used for farming to provide vital food for the nation and to benefit the environment. It is a leisure area for activities such as walking, cycling and horse riding not only for the local residents but also for visitors from nearby large settlements. Residents and visitors can enjoy the open space and views the area provides.	Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Infill Development	The filling of a small gap with one or two dwellings in an otherwise substantially built-up frontage.	Submission	The Submission version of a plan to the next higher planning authority. In the case of the Cheshire East Local Plan Strategy, this was done in May 2014 to the DCLG planning inspectorate. In the case of the Brereton Parish Neighbourhood Plan, this will be to Cheshire East Council after the Regulation 14 consultation.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II or II* with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. English Heritage is responsible for designating buildings for listing in England.	Supplementary Planning Documents (SPD)	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Local Plan	The plan for the future development of Cheshire East, drawn up by Cheshire East Council in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. Once adopted, the Local Plan covers the development period 2011 to 2030.	Sustainable Development	As defined and specified in the National Planning Policy Framework.
Local Planning Authority (LPA)	The Local Authority or Council that is empowered by law to exercise planning functions.	Wildlife Corridor	Strip of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.
Local Plan Strategy	In the case of this Neighbourhood Plan the LPA is Cheshire East Council. This sets out the overall vision and planning strategy for development in Cheshire East and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed.		

Appendix E - Acknowledgements

Brereton Parish Council appreciate the support and assistance of the following people, groups, and organisations during the development of the Neighbourhood Plan.

Brereton Neighbourhood Plan Project Team, who have volunteered their time and energy to develop the Plan.

Parish Councillors: Jane Deans, Bob Coulson, Andy Lindsay

Parish Residents: Alastair Strang, Elizabeth Love, John Charlesworth, Debbie Charlesworth, Richard Phillipson, Mark Elves, David Brown

Neighbouring Parish Residents: Andy Fell (Arclid), Don Muir (Astbury)

Helen Metcalfe, **Planning for People**, who assisted us in the project startup stages with sponsorship from CPRE

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Imagery of Brereton, reproduced with kind permission of residents Alastair Strang, David Brown, Elizabeth Love.

Sketches of Brereton, reproduced with kind permission of resident Stuart Foster, Dukes Oak Gallery.

The Bears Head, who provided meeting space for the Project Team.

Pre-Submission Report, designed and produced by Katy O'Regan at South Cheshire Print.

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