

BRERETON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

VISION AND OBJECTIVES

We have taken all your comments from earlier consultations and identified five objectives which form the vision of how Brereton Parish could develop over the next 15 years.

With your input we have made good progress and the diagram on the next page shows what has been achieved so far, and what we still have to complete.

NOW IS UP TO YOU, AGAIN, TO EXPRESS YOUR VIEWS.

WE WANT YOUR OPINIONS ON THE OBJECTIVES AND PROPOSALS WE HAVE IDENTIFIED. YOUR OPINIONS ARE VALUABLE. IT IS YOUR COMMUNITY. HOW DO YOU WANT IT TO DEVELOP?

PLEASE SEND US YOUR RESPONSES AND HELP US SHAPE FUTURE POLICY FOR BRERETON.

RESPONSES ARE REQUIRED BY FRIDAY 21ST FEBRUARY.

READ ON . . . AND FIND OUT HOW TO *"Have Your Say"*.

About this Consultation

In this document we have set out five key objectives which have been identified from various sources of information, most importantly from earlier consultations with residents and other stakeholders in Brereton Parish. Under each objective heading we have set down a number of issues which you have identified as being important to you. Alongside these we have drawn up a number of proposals for you to consider and we would like you to respond by circling any of the rating numbers between 1 and 5.

Circling 5 means that you agree strongly with a proposal, circling 1 means that you disagree strongly.

You will see that some proposals are marked with an **asterisk *** and here there is no option to vote. Such proposals are very important but they are not within the sphere of influence of our Neighbourhood Development Plan because either they require external support and finance or are entirely within the responsibility of external agencies/utility companies. However it is the intention to continue to pursue these aspirations, in parallel with the Neighbourhood Development Plan through the Parish Council or independently.

You do not have to comment on each issue but we hope you will do so because your opinions will be of the utmost importance in forming the document which will become the Neighbourhood Development Plan. If you wish to add your own comments please do so where there is space on the last page.

To learn more about the background to our Neighbourhood Plan, what we have done so far, what we will be doing next and what it means for Brereton, either:

- visit www.BreretonParishCouncil.org.uk and follow the links to **Neighbourhood Plan**,
- or come along to our Neighbourhood Plan drop-in session on **Saturday 15th February, anytime between 10am and 1pm, at Brereton Primary School hall**, where you can meet the project team, enjoy some refreshments, and have a chat.

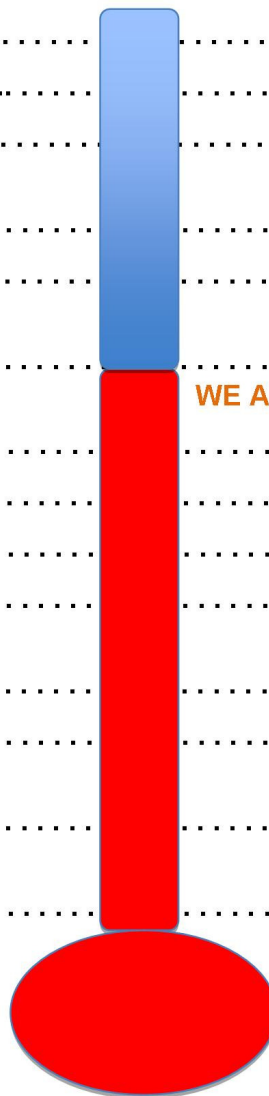
DETAILS ON HOW TO RETURN YOUR COMPLETED CONSULTATION DOCUMENT ARE ON THE LAST PAGE.

RESULTS FROM THE CONSULTATION WILL BE POSTED ON THE WEBSITE DURING MARCH.



BRERETON TO HAVE A VOICE IN LOCAL DEVELOPMENTS - ACTION PLAN

Neighbourhood Plan adoption by Cheshire East Council.	August 2015
Neighbourhood Plan residents referendum	July 2015
Submission of Draft NDP to Independent Examiner	April 2015
Submission of Draft NDP to Cheshire East Council	December 2014
Resident consultation on Draft NDP	September 2014
Resident feedback on the Draft NDP Objectives and Proposals.	February 2014
	WE ARE HERE
DCLG grant approved to support Neighbourhood Plan	September 2013
Rural Housing Needs resident survey and analysis	August 2013
Brereton garden party residents opinions sought on our Vision	July 2013
Cheshire East Council designate Brereton a Neighbourhood Area	June 2013
Resident and business survey to capture opinions on Brereton	March/April 2013
Residents meeting to commence communications on plan	March 2013
Parish Council supports the launch of a Neighbourhood Plan	January 2013
Residents respond to support a Neighbourhood Plan	October 2012



About our Neighbourhood Plan

Brereton Parish is characterised by a group of loosely related rural settlements located within the geographic triangle of the Cheshire East market towns of Congleton and Sandbach and the local service centre of Holmes Chapel. With your help we aim to make the Parish of Brereton an even better place to be, now and for future generations.

The Neighbourhood Plan will cover the next 15 years until 2029/30. It will allow parishioners to exert more control over where development takes place, to influence the type and size of that development and to ensure that any development meets local objectives. Not having an adopted Neighbourhood Development Plan risks inappropriate and piecemeal developer-led planning which forces local councils into a reactive response to each planning application, with subsequent lengthy appeals, rather than having local control through a strategic plan for our parish. Our Neighbourhood Plan will:

- Allow parishioners to influence the future character of the Parish; where new houses, businesses and facilities should be placed and what they should look like.
- Give our community a genuine opportunity to influence the future growth of their living environment, in line with Government policy.
- Support our local authority, Cheshire East, to achieve sustainable development in line with national planning policy – the “National Planning Policy Framework (NPPF)”.
- Allow local people – through a local referendum – to vote on the draft Neighbourhood Plan and if it receives a majority in favour it will become a statutory document.
- Require developers to adhere to the adopted Neighbourhood Plan in their planning applications and to consult our local community in a meaningful way.

Housing needs survey

In July and August 2013 a rural housing needs survey was sent out to all residential households within Brereton Parish. Almost 40% of households participated in the survey. From the total number of replies, 46% were in favour of a small amount of affordable housing being developed within the parish, 34% were against and 20% were unsure either way. Those in favour of some development felt that it would ensure a sense of community within the parish was maintained, and also that housing is too expensive for the majority of young people. They felt that young people in the parish should have an opportunity to get on the housing ladder. Those against development were concerned that enough affordable housing was already available or being built elsewhere, that affordable housing should not be built on greenfield sites and that Brereton lacks the infrastructure to cope with the extra demand that would be created by further development.

Objective 1: Deliver a sensitive housing strategy tailored to Brereton’s needs, protecting the landscape and in keeping with the distinctive character of the area.

Housing development in Brereton Parish should be planned so that it remains sympathetic to the rural character of the area, whilst protecting the landscape and meeting local needs. It should also take into account the potential impact of future development in and around the surrounding market towns of Sandbach, Congleton and the local service centre of Holmes Chapel. The intention is to enable all residents of Brereton to live in a pleasant, predominantly rural environment and also to recognise that well designed, appropriately located development will be of benefit to the community. It will seek to ensure that existing green spaces are maintained, and that important vistas (e.g. views across open fields, the views toward the hills etc.) are retained. The scale of development needs to be sufficient to satisfy future housing requirements, whilst ensuring that the character of the area is not lost through excessive development. Our proposals address the key elements that will provide residents with solutions that satisfy these goals.

The issues you identified:	The proposals:	Your opinions:
<ul style="list-style-type: none"> • Brereton lacks facilities to enable sustainability, e.g. shops, public transport, mains gas, sewerage, drainage and fast broadband. • Current & future development will encroach on green areas and good quality farmland. • Previous development has not met the need for balanced housing, attractive to all ages and abilities. • Settlements in Brereton have their own distinct character, which is at risk of erosion by insensitive development. • Recent housing developments show a lack of design sensitivity and are at too high a density. • Current housing developments fail to make maximum use of alternative energy sources. 	<ol style="list-style-type: none"> 1) The location of new housing should: <ol style="list-style-type: none"> a) be on brown field sites, disused sites or b) be on infill sites, c) have safe access and segregation from main roads. 2) Housing development must provide green spaces and play areas in keeping with the rural landscape and maintain the existing peace and tranquility of the area. 3) Housing development must preserve existing green spaces which are important to local people and wildlife, preserve existing woodlands and preserve important existing vistas. 4) Housing development must satisfy local people’s needs for balanced housing, attractive to all age groups and abilities. 5) Housing should be ecologically built, flexible and adaptable, with developments limited in size and number and “Building for Life 12”¹ compliant. Building diversity should complement local characteristics. 6) New residential developments will not be permitted without the provision of adequate infrastructure in keeping with the rural environment. This includes <ol style="list-style-type: none"> a) suitable access to local facilities via footpaths and cycle ways b) fast internet access, availability of a full range of utilities 	<p>Proposal 1a: 5 4 3 2 1 Proposal 1b: 5 4 3 2 1 Proposal 1c: 5 4 3 2 1</p> <p>Proposal 2: 5 4 3 2 1</p> <p>Proposal 3: 5 4 3 2 1</p> <p>Proposal 4: 5 4 3 2 1</p> <p>Proposal 5: 5 4 3 2 1</p> <p>Proposal 6a: 5 4 3 2 1 Proposal 6b: *</p> <p><i>Please circle a number between 1 and 5 for each proposal: (5 being strongly agree and 1 being strongly disagree.)</i></p>

¹ The sign of a good place to live: Building for Life 12, www.designcouncil.org.uk

Objective 2: Provide and improve local facilities to meet local demand.

It is important that current facilities and services are maintained and protected wherever possible and that, where appropriate, new facilities and services can be added in the future. It is envisaged that some facilities will be developed and possibly duplicated for the separate settlements as well as others to serve the whole parish. The development of a Community Centre will provide an additional community resource for local people, support community spirit within the parish and offer the potential for various new facilities.

The issues you identified:

- Brereton lacks good facilities, e.g. community meeting space, shops, sufficient public parking, easy access to health services, allotments.
- The primary school does not have sufficient capacity to meet the needs of future housing developments.
- Parks and play areas meet the needs of Brereton Green, but fail to do so for dispersed settlements.
- Current infrastructure is insufficient to meet the needs of future growth and safety will be compromised if this is not addressed.
- Brereton lacks adequate utility services, e.g. mains gas, sewerage, water disposal and fast broadband.

The proposals:

- 1) Support the provision of a Community Centre with potential for a shop, library, café, internet access, meetings, societies, clubs and training facilities.
- 2) Integrate, support and strengthen existing facilities, for example:
 - a) Scout hut,
 - b) St Oswald's Church / Davenport Chapel,
 - c) School,
 - d) Local nature reserve.
- 3) Support the provision of:
 - a) Additional play spaces,
 - b) Adequate parking facilities,
 - c) Allotments.

Your opinions:

Proposal 1: 5 4 3 2 1

Proposal 2a: 5 4 3 2 1

Proposal 2b: 5 4 3 2 1

Proposal 2c: *

Proposal 2d: *

Proposal 3a: *

Proposal 3b: *

Proposal 3c: *

Please circle a number between 1 and 5 for each proposal: (5 being strongly agree and 1 being strongly disagree.)

Objective 3: Strengthen and support local economic activity.

The agricultural industry continues to play a dominant role in the life and development of Brereton Parish but the changing nature of farming is likely to result in fewer, larger farms but not significantly more employment. Many small businesses are scattered throughout Brereton Parish but there are very limited opportunities for local employment. New housing developments have not been matched by new employment opportunities. The majority of people in employment travel out of the parish to work. There is a need for more local employment for people of all ages. Developing and maintaining a thriving local economy will be facilitated by the re-use of farm buildings or appropriate and sensitive new development to support business expansion. A local business alliance linked to business mini-hubs and the community will contribute to a vibrant and sustainable community.

The issues you identified:	The proposals	Your opinions:
<ul style="list-style-type: none"> • Minimal employment opportunities for local people in Brereton Parish. • Changes in the agricultural industry will present risks to employment and the rural nature of the 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 • Brereton is a leisure destination without supporting infrastructure. • Large scale industrial development will blight the landscape and threaten the rural nature of the parish. • No training/study facilities in Brereton. • Brereton Parish lacks a business network. • No encouragement for a green agenda. 	<ol style="list-style-type: none"> 1) Support farming and agricultural diversification. 2) Encourage development of business mini-hubs to encourage and support small local businesses in the countryside. 3) Encourage links with a local business enterprise centre/alliance. 4) Encourage provision of employment opportunities by supporting and encouraging the development of sustainable rural tourism. 5) Applications to extend existing/develop new or change the use of existing buildings for commercial, tourism or leisure purposes within the Parish will be supported provided that the proposal has no detrimental impact. 6) Promote and support “green” businesses. 	<p>Your opinions:</p> <p>Proposal 1: 5 4 3 2 1</p> <p>Proposal 2: 5 4 3 2 1</p> <p>Proposal 3: 5 4 3 2 1</p> <p>Proposal 4: 5 4 3 2 1</p> <p>Proposal 5: 5 4 3 2 1</p> <p>Proposal 6: 5 4 3 2 1</p> <p><i>Please circle a number between 1 and 5 for each proposal: (5 being strongly agree and 1 being strongly disagree.)</i></p>

Objective 4: Protect green space, the environment and the landscape; support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport.

Brereton has a high quality environment and is a pleasant place to live and spend leisure time. The rich biodiversity within the parish includes a site of special scientific interest at Bagmere, the local nature reserve and valuable agricultural land all of which are great assets not only for our residents but for the extended community. The balance between conservation and promoting the wellbeing of people living both in Brereton and its neighbouring communities will continue to be of concern. Areas of particular landscape value may be identified and conserved as very high value was placed on the rural beauty of the parish in our consultation.

The issues you identified:	The proposals:	Your opinions:
<ul style="list-style-type: none"> • Erosion of existing vistas and green spaces by unsympathetic development threatens the rural natural environment. • Footpaths, bridleways and cycle ways are not well maintained. • The rich biodiversity of the parish is under threat. • Pressure of land development is a threat to the productive and effective use of farmland. • The dispersed settlements comprising Brereton Parish are only easily accessible by motor vehicle. • Local service centres are only accessible safely by motor vehicle. • Country roads within the parish are perceived as dangerous. 	<ol style="list-style-type: none"> 1) Preserve the rural environment of Brereton Parish and maintain it as a “green gap/lung’ not only for the benefit of local residents but also visitors from neighbouring towns and large villages which are becoming increasingly crowded. 2) Conserve woodland, wetland and other wildlife areas to support and <ol style="list-style-type: none"> a) improve nature conservation. b) Improve public access to these areas where appropriate. 3) Improve and encourage the use of existing cycle ways, footpaths and bridleways for access between settlements, to local facilities and for leisure purposes. 4) Support the development of new cycle ways to local facilities e.g. to Holmes Chapel via the A50 and the A54. 5) Limit or restrict developments which would have a detrimental impact on the social and environmental infrastructure of the community. 	<p>Proposal 1: 5 4 3 2 1</p> <p>Proposal 2a: 5 4 3 2 1 Proposal 2b: 5 4 3 2 1</p> <p>Proposal 3: 5 4 3 2 1</p> <p>Proposal 4: 5 4 3 2 1</p> <p>Proposal 5: 5 4 3 2 1</p> <p><i>Please circle a number between 1 and 5 for each proposal: (5 being strongly agree and 1 being strongly disagree.)</i></p>

Objective 5: Seek ongoing improvements to transport, digital connectivity and utility services.

Residents are not well provided with public transport, digital connectivity and utility services. This is detrimental to their quality of life. There is strong dependency on personal transport to gain access to services in the nearby towns. There is no acceptable public transport that will facilitate commuting to places of employment, within and outwith the parish. The quality and speed of broadband service experienced by residents throughout the parish is insufficient to sustain social use never mind effective business use. There is economic concern over the lack of a long-term sustainable household fuel supply. Brereton residents wish to enjoy living and working in a pleasant rural environment, but recognise the growing and pressing need to have improved connectivity with surrounding service centres as well as wider geographic domains. Our proposals aim to address the key elements that will provide residents with solutions that satisfy these needs. Brereton residents in all our settlements are entitled to enjoy effective access to local, nearby, and distant services.

The issues you identified:

- 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.
- There is poor access to the local service centre.
- Brereton has a poor and unreliable broadband service.
- Improvements in connectivity are needed now for existing residents/future residents will expect good connectivity.
- Brereton households rely predominantly on non-mains domestic fuel supplies. This is not economically sustainable.

The proposals:

- 1) Encourage measures to improve traffic safety for all road users. This will encompass lower speed limits, traffic calming, improvement and maintenance of verges.
- 2) Make strong representations for improvements in/provision of fast internet access.
- 3) Seek improvement in bus service availability and connectivity.
- 4) Seek innovative ways to improve transport e.g. optimize the use of private transport.
- 5) Aspire to the provision of more affordable domestic fuel sources.

Your opinions:

Proposal 1: 5 4 3 2 1

Proposal 2: *

Proposal 3: *

Proposal 4: *

Proposal 5: *

Please circle a number between 1 and 5 for each proposal: (5 being strongly agree and 1 being strongly disagree.)

THANK YOU FOR PARTICIPATING IN THIS CONSULTATION.

If you have any questions about completing or returning the form, then please either:

- contact Jane Deans on 01477 537377
- or email BreretonNDP@gmail.com

Please return your completed form to one of the following drop-off points:

- Brereton Primary School reception - there will be a postbox labeled Neighbourhood Plan
- Directly to the home of any Neighbourhood Development Plan team member closest to you:

Andrew Lindsay, 11 Broomfields, Somerford, Congleton, CW12 4SG

Bob Coulson, The Homestead, Brereton Heath Lane, CW12 4SZ

Liz Love, Heathfield, Brereton Heath Lane, CW12 4SZ

Mark Elves, 48 School Lane, Brereton Green, CW11 1RN

Alastair Strang, Fields View, 54 School Lane, Brereton Green, CW11 1RN

Richard Phillipson, 22 Bagmere Close, Brereton Green, CW11 1SG

John and Debbie Charlesworth, Keepers Cottage, Sandlow Green, Holmes Chapel, CW4 8BD

David Brown, Brookfield Hall, Davenport Lane, Brereton, CW11 2SP

Jane Deans, Brereton House, Brereton Park, CW11 1RY

- By email; scan and email the forms to BreretonNDP@gmail.com
- or, bring your form to the Brereton Neighbourhood Plan drop-in session on **Saturday 15th February between 10am and 1pm, at Brereton Primary School hall.**

This section is for any comments that you may wish to make, or questions you would like to ask the project team:

Confidentiality

All your responses in the questionnaire will be treated in the strictest confidence and will only be used in relation to determining the overall priorities to be addressed in the Brereton Neighbourhood Plan. The information you give us will have no relevance to any other contact or business you may have with us and will not be linked in any way to you as an individual.

To assist in our analysis of the consultation, please provide us with:

Your Postcode: _____

Are you: a Resident / a Business / or Both? (please circle as appropriate)

Your contact Email address or other details (phone or postal) for our project team to respond to your comments or questions:

Note: Email will only be used for the purpose of keeping you updated on Brereton community matters. You can unsubscribe at any time.

Your Comments or Questions: