

## **Brereton Parish Neighbourhood Plan Consultation Communications**

### **About this Document**

This document is an evidence base document that records communication articles in the local press publicising the Neighbourhood Plan activities.

This demonstrates the desire of the Neighbourhood Plan project team to keep the local community engaged and informed throughout the planning development process.

The document is structured as follows:

#### **A. Community Newsletters**

#### **B. Local Newspapers (Congleton Chronicle, and Sandbach Chronicle)**

#### **C. Community Website / Parish Council Neighbourhood Plan Blog**



# Brereton Parish Neighbourhood Plan Consultation Communications

## A. Community Newsletters

Issue 25: March 2013

**Brereton 2030 . . . Your Village, Your Future, Your Say**

The launch of our **Neighbourhood Development Plan** was announced by the Parish Council on 28th January. 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 twenty years, and to create a plan on how this can be realised. This is of particular importance for Brereton given the scale of growth and development proposed by Cheshire East in Congleton, Sandbach and Holmes Chapel, as evidenced in the draft Core Development Strategy documents. Under consideration during the formation of our own Neighbourhood Plan will be such issues as housing, including the type of housing needed and where it might be built and for whom, perhaps particular types of housing for young people or the elderly. We will also be consulting residents about their feelings on transport all the way from buses to the development of new cycle routes perhaps to Holmes Chapel or Sandbach. Other issues can be raised that affects our life in the village, opening up discussion and debate across the parish. The Neighbourhood Plan project team, comprising parish councillors and residents, will be consulting with residents and employers over the next few months to fully understand the concerns and aspirations from all settlements in the parish. The Neighbourhood Plan will then be drafted by the team, after which Cheshire East will review the plan along with a planning inspector. Finally, a referendum of the electorate of Brereton will decide if the plan is to be adopted, and become a statutory planning document alongside the Cheshire East Local Plan. If everything goes to plan, the Neighbourhood Plan will become "live" in early 2015.

The Parish Council and the project team do not underestimate the effort involved in developing our Neighbourhood Plan. It will involve a lot of research and analysis, much consultation with the people of Brereton and other stakeholders, as well as working with planning experts to help us ensure that we comply with all the legal aspects to ensure our resulting plan will withstand the detail scrutiny it will attract from Cheshire East and their independent planning inspectors. We believe this will be worth it to give us a degree of control over the future development of Brereton to ensure it retains the distinctive characteristics of our rural environment that we enjoy today. The Parish Council is confident that this is the right approach, and is budgeting £15,000 over the next 2 years to fund the project. This does mean that the precept (the Parish Council annual budget) will increase for 2013/14 by 17%.

The project team aims to consult with you at various stages throughout the project to seek your views and to keep you fully informed. **The first Consultation Event is a drop-in event on**

**Saturday 16th March between 11am & 2pm at Brereton Primary School Hall.**

This is your opportunity to come to meet the project team, and to find out more about the plan, the process we will be following, and start to put forward your ideas for the future of Brereton. Please do try and drop-in for 10 minutes or longer - we look forward to seeing you there.

If you would like to help the project, further information can be found at [www.BreretonParishCouncil.org.uk](http://www.BreretonParishCouncil.org.uk), or email [BreretonNDP@gmail.com](mailto:BreretonNDP@gmail.com).

**Brereton's Past is the Foundation for the Future . . .** Neighbourhood Plan project team member David Brown is considering the production of a DVD record showing the history and development of Brereton. David is asking for information on Brereton's past with photographs if possible, but other information will be required. For instance residents may know of the past use of properties and locations; such as the previous shop in Brereton Green, the Cart Race Track in Davenport Lane, the caravan sales premises in Newcastle Road South, conservation areas, tree preservation areas and any premises, locations, views of special interest. The DVD could provide valuable input to the development of the Brereton Parish Neighbourhood Development Plan and promote local discussion on how residents see the future for Brereton and aspects they would like preserved. If you have any comments or advice on the contents please let David know.

Contact David via email at [brown.davidjohn@virgin.net](mailto:brown.davidjohn@virgin.net).

# Brereton Parish Neighbourhood Plan Consultation Communications

Issue 26: June 2013

Brereton 2030 . . . Our Community Our Future	
	<p>Since our report in the last Newsletter, quite a lot has been happening! Over 100 people came along to our Consultation Event on 16th March, and this was followed up with consultation questionnaires to the Primary School, Playgroup, an event in April at Brereton Heath Local Nature Reserve, and a session with the Youth Forum. Analysis of the results of these surveys is now being reviewed by the project workgroup, and will be available for all to look at in the next few weeks at <a href="http://www.BreretonParishCouncil.org.uk">www.BreretonParishCouncil.org.uk</a>.</p>
<p>The project team will have a stand at the Brereton Garden Party on Saturday 6th July. This will have displays of results from the surveys, as well as our draft Vision and Objectives for the Neighbourhood Plan generated from your responses you provided in the recent survey. This will be a great opportunity for you to meet the project team, see what we are heading towards, and to give us your feedback.</p>	
<p>An early indication from the work we have done so far is that we need to assess in more detail the need for the provision of affordable housing for local people. The assessment is seen as a priority by Cheshire East, as well as a key element in developing a balanced and sustainable community. The project team is therefore preparing a Rural Housing Needs Survey which will be delivered to every household in Brereton in the forthcoming weeks. The last survey for Brereton was completed in 2008 and now needs to be refreshed. It will be of enormous help to the project if you can take a few minutes to complete the survey and return it in the pre-paid envelope. Even if you do not have specific housing needs, then we would still encourage you to complete the survey; in this case only the first few questions need be answered.</p>	
<p>On an equally important matter, the Parish Council and the project workgroup were very surprised and disappointed to learn that the Cheshire East Strategic Planning Board met on 22nd May but deferred making a decision on our Brereton Neighbourhood Area application. Gaining approval for this is an important step in the formal process for our plan. Brereton Parish Council made this application to Cheshire East Council on 9th January this year after a 3 month local consultation which included all households, businesses, neighbouring parishes, as well as Cheshire East Council planning departments. 36% of our residents responded which was a very good survey response, and of these 99% were all in favour of developing a Neighbourhood Plan for our parish. All in all, we believe this demonstrated a strong mandate to progress with the application to Cheshire East to designate Brereton as a Neighbourhood Area. Parish Councillor Jane Deans who chairs the project workgroup said, "It is particularly frustrating for us that, after 5 months of deliberation on our application, Cheshire East Council does not have sufficient information to make what should be a straightforward and simple decision. It is also 12 months since the government launched its policy to encourage parish councils to take more responsibility for their own futures in this way. We were surprised that the costs to Cheshire East Council of the administration of the scheme, independent examination and referendum have been flagged as issues as these costs are recoverable in grants to Cheshire East Council from the central government's Department for Communities and Local Government. We are confident that the Strategic Planning Board will view our application more favourably in June. After all, our community is actively embracing the essence of Localism and have complied with all the regulations required for our application to be successful. We do not believe that the Council can refuse this."</p>	
<p>Follow progress with the project on Twitter ( @BreretonNDP ) or on Facebook/BreretonNDP. Further information can be found at <a href="http://www.BreretonParishCouncil.org.uk">www.BreretonParishCouncil.org.uk</a>, or email <a href="mailto:BreretonNDP@gmail.com">BreretonNDP@gmail.com</a></p>	
<p><b>Walks Around Brereton</b></p> <p>The Community Interest Group is finalising a leaflet of interesting walks around Brereton. This will be available shortly and will be launched in September with a series of guided walks in the Autumn months.</p>	<p><b>Superfast Broadband</b></p> <p>Connecting Cheshire has recently announced BT Group as the contracted supplier to provide fibre deployment to Exchanges and local cabinets primarily in rural and outlying areas, with the goal of providing superfast broadband services to 96% of premises in Cheshire. A Deployment Plan is expected to be published by the end of 2013, with implementation complete by mid-2015. More information is at <a href="http://www.connectingcheshire.org.uk">www.connectingcheshire.org.uk</a></p>



# Brereton Parish Neighbourhood Plan Consultation Communications

Issue 27: September 2013

## Brereton 2015 to 2030 . . . Neighbourhood Planning is On-Track!



### Correction

We would like to point out a printing error in the "Brereton Neighbourhood Plan has NOT stalled" flyer that was distributed with the last Newsletter in June. This incorrectly stated that the Parish Council increased its share of this year's Council Tax by 3%. This should have stated that the *overall* increase is 17%, as reported to you in the March Newsletter. We apologise for any confusion.

*[continued from front page]* In the last 8 months, from a standing start in January this year, the project team reports they have learned so much about Neighbourhood Planning!

- ◊ We are the first parish in Cheshire East to embark upon the initiative, and recently formally achieved Neighbourhood Area Designation.
- ◊ We have established links with Cheshire East planning department to ensure we connect with the emerging Cheshire East Local Plan.
- ◊ We have researched government websites, planning websites, read case studies and learnings from other parishes who are further down the roadmap in their development of Neighbourhood Plans.
- ◊ We have had training from a planning consultant, who came back recently to check how we are doing, and our "report card" said "well done"!
- ◊ We have pulled together lots of evidence relevant to our parish, including maps, existing planning policies, emerging planning policies, demographic data, and neighbourhood statistics.
- ◊ We have consulted with residents, businesses, organisations, and young people within Brereton, on their current and future aspirations for living and working in Brereton.
- ◊ We have launched our Rural Housing Needs Survey for Brereton residents, and will have the analysis in Sept.
- ◊ We have produced a Vision and Objectives statement based upon what residents have told us, that now sets out the basis for our ongoing research and development activities. Visit the website to review these.
- ◊ We have been successful in our application for needed funding and expert planning support from a government (DCLG) backed organisation set up to support Neighbourhood Plan project teams.

*How can I find out more and provide my input to how Brereton will develop?* Follow the project on Twitter @BreretonNDP or on Facebook/BreretonNDP. Alternatively, you may wish to visit the Parish Council webpages [www.MyBrereton.com](http://www.MyBrereton.com) where we provide periodic updates, or come along to any Parish Council monthly meeting. If you have any questions, would like additional information, or tell us what you think, then please do not hesitate to contact any member of the project team as follows: Cllr. Jane Deans (Brereton Park, Brownedge, Brindley Green), Cllr. Bob Coulson (Brereton Heath), Cllr. Andy Lindsay (Brereton Heath), Liz Love (Brereton Heath), Cllr. Alastair Strang (Hazelshawe, Medhurst Green, Smethwick), Richard Phillipson (Brereton Green), Mark Elves (Brereton Green), David Brown (Illidge Green, Bagmere), John Charlesworth (Sandlow Green, Mill Lane, Dunkirk), Deb Charlesworth (Sandlow Green, Mill Lane, Dunkirk).

**Money Saving Top-Tip for Oil purchases!** Local resident Gina Brennand recently contacted us via the MyBrereton website with a top-tip to save on fuel bills this winter. Gina says, "Can a mention be made in the next newsletter of [www.oil-club.co.uk](http://www.oil-club.co.uk). For all of us that have oil fired heating we can register on the site and join a local group. Orders are placed en-masse and suppliers bid for the order, delivering in one go (cutting down on carbon emissions!) and the best price is accepted. Brereton does not have a village group registered yet, but the nearest group is Sandbach to which most residents in CW11 are able to register." Gina reported a good success with her first order, with a fantastic saving of 3 pence per litre.

### What's On in Brereton . . . latest details at [www.MyBrereton.com](http://www.MyBrereton.com)

Due to lack of space in this issue, unfortunately we are unable to include the list of What's On. Copies however are posted in the Parish Noticeboards in Brereton Green and Brereton Heath, and of course on the community website. To post new entries into the Calendar, please provide details to Helen Edge on 01477 532649 or email to [BreretonCIG@gmail.com](mailto:BreretonCIG@gmail.com).

Page 4

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Supported by Brereton Parish Council.

# Brereton Parish Neighbourhood Plan Consultation Communications

Issue 28: December 2013

## Brereton 2015 to 2030 . . . Neighbourhood Planning 1 Year on!



### Neighbourhood Development Plan



**Mark Elves**  
Workgroup Member  
2013-2015 (2nd Year)

Mark Elves from our project team reports that the Parish Council initiative to create a development plan for Brereton has continued to forge ahead since the last report in the September newsletter. The team has met every week to create development options to meet the objectives that were drawn from your feedback during the consultations earlier this year. The next few months will see things start to move forward quite quickly. Since the last update our workgroup has:

- ◊ Finalised the results of the Rural Housing Need Survey carried out in the summer and incorporated these into producing a housing objective that will ensure Brereton remains a vibrant, desirable place, where people want to live and work. Nearly 40% of households responded, so a big thank you to all who took part. You can read the survey report and results via the Neighbourhood Plan page at [www.MyBrereton.com](http://www.MyBrereton.com).
- ◊ Developed and agreed a set of strong objectives, with options to ensure that these are implemented in keeping with the needs of the parish. All of the objectives have been formed from the views of residents in previous consultations.
- ◊ Met with representatives from Tattenhall Parish in Cheshire West who have completed their Neighbourhood Plan all the way through to referendum, to learn from their experiences.
- ◊ Met with Cheshire East Spatial Planning to understand the impact upon our project of the progress of their Core Development Strategy (Local Plan), and their decision to have additional public consultation (until 16th December) on their Pre-Submission Core Strategy.
- ◊ Met with Fiona Bruce MP, who expressed her support and strong interest in the Brereton project. Fiona is fully aware that Brereton is at the forefront of developing a Neighbourhood Plan, and has agreed to take our concerns over the disconnect between recent central government-level planning decisions and the effect it has on the ground in rural communities. Brereton's forward thinking will now be raised at Minister's Questions in the House of Commons, and be talked about at Ministerial level!

In December, a specialist planning consultant is reviewing our work in advance of bringing this stage to you for consultation in January. Banners and posters will start to appear around the parish shortly to let everyone know that the next consultation is on its way. Mark says, "The team will be going out and around the parish in January to meet residents and discuss their thoughts and concerns regarding the neighbourhood plan options. We aim to personally deliver a set of the plan objectives to every household, with a brief questionnaire asking for your views on them." Remember, every team member will have their ID badge (see Mark's badge at top of the page) when they call. Ask to see it if you're not sure. The feedback you give us in January will be used when we start to draft the key planning policies that will form the core of our draft Neighbourhood Plan. Brereton *will* change over the next 15 years, and this is your chance to influence those changes. We want as many people as possible to take part in the consultations, so tell us what you think and make your voice count!

*How can I find out more and provide my input to how Brereton will develop?* Follow the project on [Twitter @BreretonNDP](https://twitter.com/BreretonNDP) or on [Facebook/BreretonNDP](https://facebook.com/BreretonNDP). Alternatively, you may wish to visit the Parish Council webpages at [www.MyBrereton.com](http://www.MyBrereton.com) where we provide periodic updates, or come along to any Parish Council monthly meeting. If you have any questions, would like additional information, or wish to tell us what you think, then please do not hesitate to contact any member of the project workgroup as follows: Cllr. Jane Deans (for Brereton Park, Brownedge, Brindley Green), Cllr. Andy Lindsay or Cllr. Bob Coulson or Liz Love (for Brereton Heath), Cllr. Alastair Strang (for Hazelshawe, Medhurst Green, Smethwick), Richard Philipson or Mark Elves (for Brereton Green), David Brown (for Illidge Green, Bagmere), John or Debbie Charlesworth (for Sandlow Green, Mill Lane, Dunkirk).



Brereton Parish  
Neighbourhood Development  
Plan  
2015-2030

### What's On in Brereton . . . latest details at [www.MyBrereton.com](http://www.MyBrereton.com)

Copies are posted in the Parish Noticeboards in Brereton Green and Brereton Heath, and of course on the community website. If you are unable to access these, then please contact us and we will either email you a copy or deliver one to your home. To post new entries into the Calendar, please call Helen Edge on 01477 532649 or email at [BreretonCIG@gmail.com](mailto:BreretonCIG@gmail.com).

Page 4

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## Brereton Parish Neighbourhood Plan Consultation Communications

Issue 29: March 2014

### Brereton 2015 to 2030 . . .



Brereton Parish  
Neighbourhood Development  
Plan  
*Have your Say!*

Please visit us at [www.BreretonParish.org.uk](http://www.BreretonParish.org.uk)

A very big "thank-you" to everyone who took the time to respond to our latest consultation exercise. Every household and business in Brereton received a copy of the consultation which summarised the issues identified by residents in earlier consultations, along with draft proposals for solutions to implement the key areas of each of the five objectives the Neighbourhood Plan workgroup has compiled. A number of residents attended the drop-in event on Saturday 15th February to ask questions of the project team. This consultation stage has closed and the project team is now analysing what you have said. An early view is that the vast majority of respondents are supportive of the proposals. In addition, we are very pleased that about 25% of households completed the consultation. One of our external planning consultants advised the workgroup that this is a very good response rate at this stage of the project. Clearly we would like a higher response rate since the development of a Neighbourhood Plan will have impact upon all residents and businesses in Brereton, and we want to ensure that decisions we make in the next stage of the planning exercise are representative of the whole parish.



The outcome of the consultation will be published in the next few weeks on the Neighbourhood Plan pages on the community website at [www.MyBrereton.com](http://www.MyBrereton.com). This will help the workgroup prioritise the most important aspects of local needs that will be carried forward into the development of planning policies for our Neighbourhood Plan. Over the next few months the project workgroup will be undertaking various activities to establish further evidence to underpin these high priority areas prior to drafting the key policies. These activities are likely to include such tasks as landscape assessments, land ownership, market housing analysis, site proposals, sustainability assessments, and more! It's not too late get involved if you would like to participate. We are only about 50% through the project, and still have more than another year to see it through, before we start the implementation phases. So, if you are interested and have some free time, the project team is always keen to have fresh faces on-board.

Contact Jane Deans on 01477 537377 for more information.

#### Rose Cottages Planning Inspector Decision in Favour of Developer

The Planning Inspectorate allowed the developer's appeal for planning application 12/3807C, for land adjacent to Rose Cottage, Holmes Chapel Road, Brereton Heath. Brereton Parish Councillor, Mr. Andy Lindsay, who represented the Parish council at the Appeal hearing, said, "The fact that Cheshire East did not (at the time of the Appeal hearing) have a demonstrable 5 year supply of deliverable housing was crucial to this appeal being allowed. The result is very disappointing but there is no more Brereton Parish Council could have done." The Inspector did not consider the adverse impacts of the development to be sufficient to outweigh the benefit of 25 new houses to the CEC housing shortfall.

# Brereton Parish Neighbourhood Plan Consultation Communications

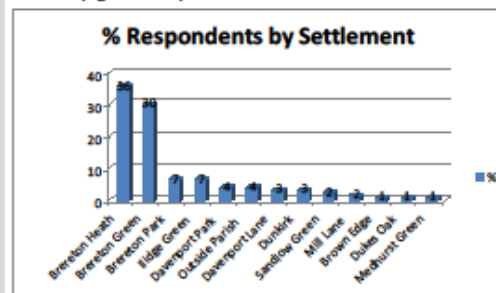
Issue 30: June 2014

## Brereton Parish Neighbourhood Plan . . . 2015 to 2030

John Charlesworth presented our progress to the Annual Meeting of the Parish Council on 19th May. This included what we have achieved so far in 2014, and what we hope to achieve in the next 6 months. John also gave an insightful perspective on his personal involvement in the project. The Parish Council endorsed the project with their full support, saying it was a key initiative for Brereton and that we need to do whatever is necessary to complete the plan.

In February 2014 the Brereton Neighbourhood Development Plan Team undertook a consultation exercise to ascertain the level of support from residents for our draft proposals to deliver the Vision and Objectives. The proposals had been developed by the team from previous surveys, consultations and fieldwork with a wide range of stakeholders.

The consultation document was delivered by hand to all homes in the parish and local businesses. Where possible, residents were individually briefed by team members on the details of the plan and how their input would shape the plans development. At the conclusion of the consultation, a drop-in event was held at Brereton Primary School for those seeking greater detail. A total of 630 consultation packs were distributed. 129 completed documents were returned, which for this type of survey is a very good response rate.

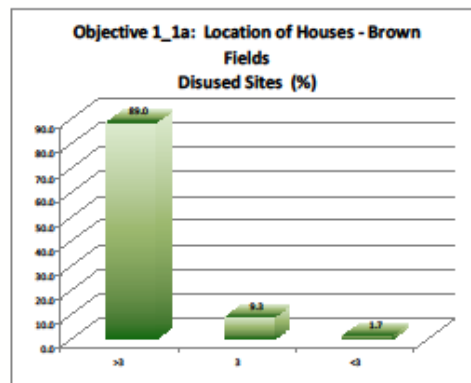


Responses were received from across all settlements of the parish, providing representative sampling data. The two main population centres of Brereton Heath and Brereton Green represented 66% of all respondents. A small number (5) of respondents were from outside the parish.

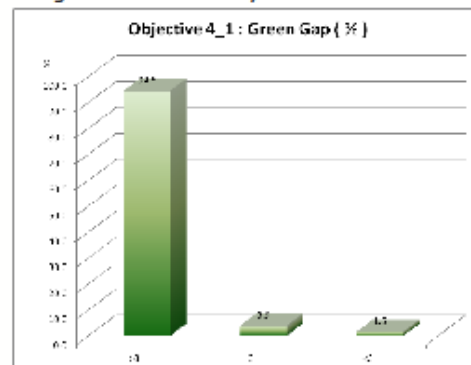
### Some highlights of what you told us.

The proposals received very strong support across all the 5 objective areas with overall 83% of responses in the "agree" to "strongly agree" range.

Objective 1 was all about housing. It was clear the vast majority of respondents (89%) preferred to have any new developments located on brownfield (ie. previously developed) sites.



Objective 4 was about our environment. This was the most strongly supported set of proposals with an average of over 90% "agree" or "strongly agree" to preserve the rural environment that we enjoy throughout Brereton today.



Objective 3 was about strengthening and support for local economic activity. This recorded strong support for local farming but weaker support for other economic activity within the parish.



# Brereton Parish Neighbourhood Plan Consultation Communications

Issue 31: September 2014

<div>News</div> <div>from around . . . and about in Brereton!</div>	
<p><b>St Oswald's Church - a Season of Thanksgiving</b></p> <p>Everyone is invited to a Special service of Thanksgiving for the new church roof on 28th September (10.30am). Thanks also to the Open Gardens Committee for a great community event (and Olywn Evans' team which decorated the church) and the raising of £3000 towards our next project - St Oswald's community room. Thanks to the School PTA and church for a great Rose Queen Garden Party. Our Harvest Thanksgiving Services are on 5th October at 10.30am &amp; 6.30pm. This years' Remembrance Services is on 9th November at 10am &amp; 6.30pm when we will give thanks for those who gave their lives for their country. This year has a special poignancy as we commemorate the First World War. Many thanks to the PCC's team which put on the WW1 exhibition, and a special Cool Church service, and for all those who supported the WW1 Vigil Service.</p> <p>Every Blessing, Revd. Robin Mosley</p>	<p><b>Brereton Wives Group, reported by Mrs. Jean Yarwood</b></p> <p>In July, members of the Wives Group held a stall at the village Garden Party selling lovely home made cakes and jams etc. Other members sold bacon baps, while other members helped to serve tea, cakes and sandwiches in the school hall with a "Welcome Sit Down". In August, members of the Wives Group helped to display the WW1 memorabilia in the Church. The September meeting on Wednesday 27th September at 7.30pm will be held at the home of Mrs M Williams, Illidge Green, when the speakers will be Mr and Mrs Chant whose subject is "Preserves and Wine etc from the Hedge-row". New Members, or visitors, are always welcome. Contact Mrs Mary Sanderson (tel. 01477 500386) for further details.</p>
<p><b>Tuesday Club, reported by Wendy Davenport</b></p> <p>At St Oswalds' church in June there was a special celebration service by members of Tuesday Club, the after school 'church' group which began in 2007 with just 6 members and now has 20 children. It has been running for seven years and the founder members (Oliver Davenport, Megan Cornes and Georgie Beresford) are all preparing to leave Brereton Primary School for high school next term. The service, although especially celebrating the three original members, also remembered all children who are preparing either a move to primary or high school. The children had all prepared their own special prayers for the occasion and then delighted the congregation by singing beautifully 'I Sing a Song of Saints'. As ever the service ended with fabulous refreshments. Tuesday Club would like to thank Wendy Davenport, Christine Derrick, Sue Leigh, Lesley Mosley and Ann Peach for all their hard work in running this group all year round.</p>	<p><b>Brereton Youth Forum, reported by Shirley Strang</b></p> <p>BYF is a club where young people meet regularly on a Thursday evening from 6pm - 8pm in Brereton Primary School Hall. It is an opportunity to meet friends, have fun and learn new skills. Over the last 7 years we have enjoyed a huge variety of activities including crafts, guest speakers, music, drama, visits, sub-aqua diving, to name but a few. If you are aged between 11 and 16 and would like to find out more about joining the group please contact Shirley Strang (tel. 01477 532947, or email shirlstrang@gmail.com).</p>
	<p><b>The Brereton BIG TIDY!</b></p> <p>Dog mess is the most unacceptable and offensive type of litter in our public areas. Dog fouling is not only deeply unpleasant, it is dangerous. Irresponsible dog owners (you know who you are) continue to allow their dogs to mess without clearing up. Remember, you must always Bag It, Tie It, Bin It! from all public areas, including paths, verges, &amp; farmland.</p> <p>Cheshire East's dog warden does patrol our area, and WILL issue Fixed Penalty Notices. You have been warned!</p>
<p><b>Brereton Neighbourhood Plan, reported by Alastair Strang</b></p> <p>The project is now ramping up to start the writing of the Draft Neighbourhood Plan, having made the decision, approved by the Parish Council, to have a strong focus on development policies, rather than include specific development sites. During August, a planning consultant reviewed the evidence we have collected to date against the high level emerging policies that we drafted. This provides us with a "gap analysis" to plan what additional evidence we need to either firm up or collect. We have contracted a specialist planning consultancy to produce a formal Landscape Assessment of Brereton in September which will provide us with further key evidence on the characteristics of our rural environment and how we can best protect areas of special importance including key vistas around the settlement areas. You may also have read recently in the local Chronicle on Cheshire East Council's new found support for Neighbourhood Planning, and they are gearing themselves up to support parishes and towns. Brereton, as the first parish in Cheshire East to be designated a Neighbourhood Area in 2013, is to be included in this. Our project workgroup met with the leader of the Cheshire East Council, Cllr. Michael Jones a few weeks ago to discuss what additional support Brereton can expect from Cheshire East to accelerate our efforts to complete the neighbourhood plan process. Cllr. Jones re-affirmed that the plan must be what the people of Brereton want for the future. He gave us his full support for our efforts so far, and committed "whatever it takes" from Cheshire East Council planning department to help us complete the plan by the first half of 2015. So, during September and October we will write the Draft Neighbourhood Plan (NP). We plan to invite all stakeholders of our Neighbourhood Plan (residents, businesses, neighbouring parishes, statutory authorities, etc.) later in the year, hopefully by December, to review the Draft NP, before we submit it to Cheshire East Council for their formal review. For more information, follow our progress at <a href="http://www.MyBrereton.com">www.MyBrereton.com</a>.</p>	

Page 3

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## Brereton Parish Neighbourhood Plan Consultation Communications

Issue 32: December 2014

### Brereton 2015 to 2030 . . . Our Plan is being Drafted



Alastair Strang, project manager of the Brereton Neighbourhood Plan reports that NP workgroup members are busy writing the DraftNP document. This involves writing the policies that will help determine the outcome of planning applications in Brereton. All the policies need to be justified and referenced with supporting evidence, as well as being in compliance with government and local authority guidance and policy. We now also have the support and help of John Knight who is working on behalf of Cheshire Community Action. John, an experienced planner, is drafting the policy sections of the document.

The Landscape Assessment report from our consultants URS has now been finalised, and the Housing Needs Assessment also commissioned from URS is well under way. We have the draft report and are working towards the final version.

In the meantime, the Cheshire East Local Plan has been under the scrutiny of an independent Examiner. The public enquiry for this has been adjourned to give the Examiner time to review the submissions made from developers. The Examiner has just provided his opinion on the submitted plan which has been much publicised in the press and media. His main findings are that Cheshire East Council's aspirations for economic growth are at a disconnect with the housing development strategy, in that Cheshire East's minimum figure of 27,000 is inadequate; the examiner's view is that in excess of 40,000 should be considered. He has given Cheshire East three options to proceed: the first is to continue with the Examination, in which case the examiner would likely conclude that the Local Plan is unsound - a bad situation for Cheshire East and also us here in Brereton. The second is to take up to 6 months time out to fix the key issues in the plan, and then resume the examination of the plan. The third is to cancel the current examination, take time to change the Local Plan, and to re-submit for a new examination at a later stage. Cheshire East is considering its position, but is likely to take a timeout to listen to advice, make the necessary changes, and consult before re-submission of a revised local plan.

#### *What does this mean for the Brereton NP?*

Well, it emphasises the need for us to have our NP in place and to accelerate the completion of it, and that is exactly what we are doing. The workgroup has been following and monitoring the developments of the examination of the Cheshire East Local Plan, as we do need to take into account any key findings. This has unfortunately slowed us down in the last 6 weeks. The workgroup still plans to finish the DraftNP for its next consultation with you in the early part of the new year in 2015. This will be a very important consultation, known as the Regulation 14 Consultation, as we will be seeking the views of not just residents and local business within Brereton, but also with surrounding parishes, and statutory consultees such as public bodies, landowners, as well as the development industry.

#### *How can I find out more and provide my input to how Brereton will develop?*

Follow the project and visit the Parish Council web pages at [www.MyBrereton.com](http://www.MyBrereton.com) where we provide periodic updates, or come along to any Parish Council monthly meeting. If you have any questions, would like additional information, or wish to tell us what you think, then please do not hesitate to contact any member of the project workgroup as follows: Cllr. Jane Deans

(for Brereton Park, Brownedge, Brindley Green), Cllr. Andy Lindsay or Cllr. Bob Coulson or Liz Love (for Brereton Heath), Alastair Strang (for Hazelshawe, Medhurst Green, Smethwick, Illidge Green, Bagmere), Richard Phillipson (for Brereton Green), John or Debbie Charlesworth (for Sandlow Green, Mill Lane, Dunkirk).



# Brereton Parish Neighbourhood Plan Consultation Communications

Issue 33: March 2015

**The Brereton Plan 2030 . . . Another Milestone Reached!**



**Project Manager of the Brereton Neighbourhood Plan, Alastair Strang, reports that the project team has completed the drafting of the Neighbourhood Plan that will help achieve Brereton Parish development objectives over the next 15 years.**

Your feedback to us in past consultations has been that you want Brereton to be a place where local people can live, work, play and enjoy a high quality of life. The draft Plan has proposed planning policies, all 30 of them, which will be used to determine the outcome of planning applications for new developments once we get to the end of the plan process.

The draft Plan is now in the process of being published, with the artwork and styling being designed by local resident Katy from South Cheshire Print. This will be completed in time for our next major milestone. In May we open the Pre-Submission Consultation when you will all have a chance to review the draft Plan and 'Have Your Say!'.

The project team is very excited to see the realisation of what the Plan is going to look like, and we hope



**Brereton  
Neighbourhood Plan**

*It's Nearly Time to  
Have Your Say!*

... watch this space

Your information will never be passed on to third parties.

that you will be equally excited to read it, and to tell us what you think. Your feedback is a key part of the planning process, as it ensures that the Plan is aligned to the aspirations of the community living in the parish. It is so important that the government has legislated through Regulation 14 of the Town and Country Planning Act 1990, that all Neighbourhood Plans must be widely publicised with feedback sought from the community.

The Pre-Submission Consultation will start at the beginning of May, and will run for 6 weeks to give everyone plenty opportunity to have time to review and provide their comments.

The project team will deliver a Summary of the Draft Neighbourhood Plan to every household in the parish at the start of the consultation period. This will be the last chance for you to influence our Neighbourhood Plan before the Parish Council makes the full submission of the Plan to Cheshire East Council for consideration and wider public consultation. There will then be an independent examination of the Plan, followed by a referendum of the Brereton electorate to decide whether or not the Plan is to be adopted by Cheshire East. So, still a few steps and hurdles to go along the way!

**Look out for the banners and posters around the parish coming soon with more information about how you can 'Have Your Say!'.**

Brereton Parish Community Interest Group



MASTERMIND ? MILLIONAIRE ? POINTLESS ?  
No ... it's

BRERETON  
QUIZ NIGHT

Friday 13<sup>th</sup> March 7.30pm  
Brereton Primary School Hall

Tickets £3.00 p/p  
School children free!

No need to have a team (max 6) in advance.  
Come along and join others on the night.  
Bring along your own snacks & drinks.  
For further details,  
contact Shirley Strang on 01477 511947  
more info at [www.MyBrereton.com](http://www.MyBrereton.com)

Proposed New Development in Brereton

A significant planning application has recently come forward that, if successful, will bring 190 new houses and some commercial development into Brereton.

For full details, please refer to the Cheshire East Planning website for details of planning application 14/5921C.

You will also be able to view a display of the proposed development by Gladmans at Holmes Chapel Library.

Your views and feedback to Cheshire East Council are really important, so please consider the application carefully and make sure you respond by 11<sup>th</sup> March.

You may also wish to contact Brereton Parish Council, via email to [clerk-bpc@hotmail.com](mailto:clerk-bpc@hotmail.com).

Page 5

Published by Brereton Parish Community Interest Group.

Supported by Brereton Parish Council.



# Brereton Parish Neighbourhood Plan Consultation Communications

Issue 34: June 2015

## BRERETON PARISH COMMUNITY INTEREST GROUP NEWSLETTER

Issue 34, June 2015



### The Times are a Changing

After 34 issues of the Community Newsletter over the last 9 years, we have decided to give the quarterly newsletter a well deserved facelift.

This June issue will be the last one in the current format where a printed copy is delivered to every household in Brereton. The new focus will be on giving you more timely and frequent news about what is happening around the parish.

Moving forward, we will be using internet based resources. Our new community website will be launched in July, and you will be able to follow us there as well as on social media through Facebook and Twitter. If you have registered your email address with us you will receive monthly "What's On in Brereton" email news feeds.

Don't worry however if you are not able to access the internet!

You can still receive a quarterly news summary which we will deliver to your address as before; just **register** your request for this by contacting the editor, Alastair Strang on 01477 532947, or by emailing [info@MyBrereton.com](mailto:info@MyBrereton.com).



### Brereton Neighbourhood Plan

The Consultation period on the Pre-Submission Plan ended on Friday 22nd May. Thank you to every one who took the time to review the Plan and to provide us with comments and feedback. This is a very important aspect of the Neighbourhood Plan process. The project team is currently analysing all comments and determining what changes will be necessary to the Plan. This should be completed by early July, when we expect to be able to submit the formal version of the Plan to Cheshire East Council, who will then take the Plan forward through its remaining stages of the neighbourhood planning process. The project team will make the Submission version of the Plan available on the website at [BreretonParishCouncil.org.uk](http://BreretonParishCouncil.org.uk).



### Walks Around Brereton

The Community Interest Group launched its new '5 Walks Around Brereton' in May with a group walk following one of the described routes. You will find your own copy enclosed in this issue of the Newsletter. The free leaflet is also available from selected locations around Brereton, including the Brereton Heath LNR Visitors Centre, Brereton Primary School, St. Oswald's Church, Davenport Chapel, and The Bear's Head. Please enjoy the walks, and if you have any suggestions, then please let us know.



**Business**

Our online directory is available, connecting local people to local business. Support our local businesses . . . check it out & pass the word around!



Lookout for all the latest details of events in the "What's On In Brereton" calendar on the community website.



**Contact Us**

[info@MyBrereton.com](mailto:info@MyBrereton.com)  
Phone: 01477 532947

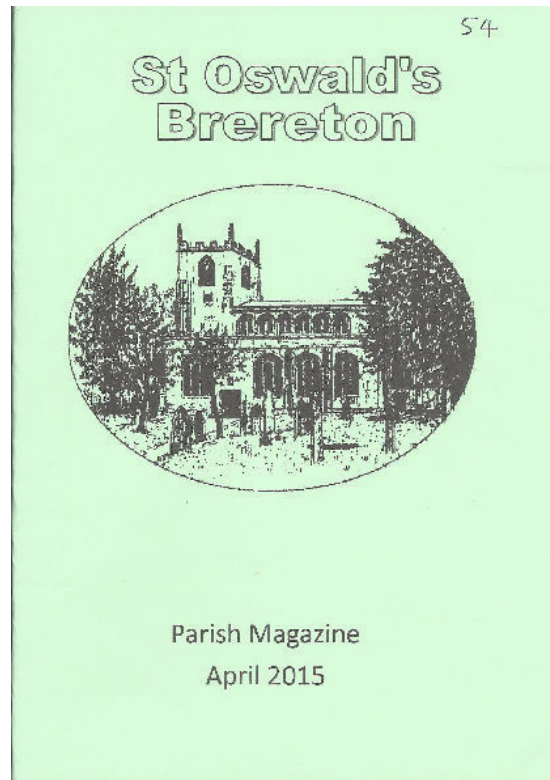
[www.MyBrereton.com](http://www.MyBrereton.com)


Page 1

Published by Brereton Parish Community Interest Group.



## Brereton Parish Neighbourhood Plan Consultation Communications





### Brereton Parish Neighbourhood Plan

The project team is finalising the publication of the draft Neighbourhood Plan - the Pre-Submission version - that will help achieve Brereton Parish development objectives over the next 15 years.

Your feedback to us in past consultations has been that you want Brereton to be a place where local people can live, work, play and enjoy a high quality of life. The draft Plan has proposed planning policies, all 30 of them, which will be used to determine the outcome of planning applications for new developments once we get to the end of the plan process.

In May we open the Pre-Submission Consultation when you will all have a chance to review the draft Plan and 'Have Your Say'.

Your feedback is a key part of the planning process, as it ensures that the Plan is aligned to the aspirations of the community living and working in the parish.

It is so important that the government has legislated through Regulation 14 of the Town and Country Planning Act 1990, that all Neighbourhood Plans must be widely publicised with feedback sought from the community.

The Consultation will start at the beginning of May, and will run for 6 weeks to give everyone plenty opportunity to have time to review and provide their comments.

The Parish Council will deliver a Summary of the Draft Neighbourhood Plan to every household in the Parish at the start of the consultation period. The project team plan to have Consultation sessions at Brereton Primary School on Sunday 10th May, 11am to 3pm, Saturday 23rd May, 11am to 3pm and Wednesday 3rd June, 4pm to 7pm. So come along, see the plan, meet the project team, and provide your feedback.

Look out for the banners and posters around the parish coming soon with more information about how you can 'Have Your Say!'.

Alastair Strong, Brereton Neighbourhood Plan team

8

## Brereton Parish Neighbourhood Plan Consultation Communications

### B. Local Newspapers (Congleton Chronicle, and Sandbach Chronicle)



## Brereton Parish Neighbourhood Plan Consultation Communications

SANDRINE CROOKER 30/5/2013

The

# Neighbourhood plan progress has stalled

By James Byrne

Cheshire East Council has come under fire after deferring an application for a new Brereton neighbourhood development plan.

Last Wednesday, the council's strategic planning board chose to postpone the plan's first application after one councillor described it as "barmy".

The planning board decided more information was needed before it could make a decision.

The Brereton's neighbourhood plan was announced in January following a deluge of speculative planning applications for housing developments across east Cheshire.

It aims to protect Brereton from any unwanted developments.

A team of Brereton parish councillors and residents have had two consultation events in the village to gauge local residents' opinions.

But Coun Brendan Murphy, independent councillor for Tisbury and Bollibook, believed there have failed to

raise enough interest.

He said: "Only nine people have responded in the consultation and because of that we would have to spend up to £26,000 to create a parish plan even though the council already has the capacity to create a parish plan."

"I consider it ill thought out and we should have nothing to do with it if that's the case. They can do for nine people's sign it."

Coun John Wray, ward councillor for Brereton, said production of the plan will cost £18,000 and that it will be paid for by the parish.

For application before the council was only asking councillors to decide whether Brereton was a suitable area for constructing a neighbourhood plan.

But Coun Murphy took a clear stance against the plan during the consultation.

Speaking after the meeting, Coun Deane, vice chairman of Brereton Parish Council, commented that she had not expected any problems. "I have no idea where Mr Murphy gets the number 18,000 from."

"We were very surprised and disappointed to learn that the strategic planning board has deferred making a decision."

Brereton Parish Council made this application to Cheshire East Council on 10 January this year after a successful local consultation which included all households.

neighbourhood parishes, as well as Cheshire East Council planning department.

Thirty six per cent of our residents responded which was a very good survey response, and of these 90% were all in favour of developing a neighbourhood plan for our parish."

Coun Thomas added: "It is particularly frustrating for us that after five months of deliberation on our application, Cheshire East Council does not have sufficient information to make what should be a straightforward and simple decision."

It is also 13 months since the Government considered its policy to encourage parish councils to take more responsibility for their

own future in this way.

"We are confident that the strategic planning board will view our application more favourably in time. After all, our community is actively embracing the essence of localism and has complied with all the regulations required for our application to be successful. We do not believe that the council can refuse this."

"In the meantime our parish team of volunteers from the parish council and Brereton residents will continue with our neighbourhood plan activities."

The neighbourhood plan's draft and objective will go on show to local residents at the Brereton Parish Party on Saturday, 6th July.



# Brereton Parish Neighbourhood Plan Consultation Communications

## Why the wait for our neighbourhood plan, residents ask council

By James Byrne

Brereton residents are wondering why it is taking Cheshire East Council so long to deal with their request to have a neighbourhood development plan.

The council's strategic planning board postponed the decision on the formation of a plan. Councillor David Brown, Cabinet member in charge of strategic communities, said Brereton was the first application received and "it's fair to say that this is a learning process for all involved".

Clive Williamson from Somerton contacted the *Chronicle* to say: "It began to feel that Cheshire East has taken five months from Brereton's application in January to only now get to the point that they say it does not understand what

a neighbourhood plan is intended to do.

"It allows individual councillors to make recommendations and make decisions at committee meetings which then get reported in this newspaper."

Donald Allen from the South Lane Action Group commented that by deferring the application, the council had not signed the government's Localism Act.

He said: "Cheshire East's responsibility does not appear to include a right to block, defer or evade a case."

The local planning authority has a statutory duty to advise or assist communities in the preparation of neighbourhood development plans.

Mr Allen's application was submitted in January, after an up and down process in June. What possible cause for delay?

Cllr Brown said: "Cheshire East is keen to support local communities in planning and development and has engaged with a number of parish councils (including Brereton) to discuss and advise on the significance of preparing a neighbourhood plan."

He said: "It is the first neighbourhood plan application that

Cheshire East Council has received and it's fair to say that this is a learning process for all involved."

At this local group, Cllr Brown said: "The strategic planning board has a responsibility to advise whether Brereton's plan is an appropriate one within which Brereton Parish Council should prepare a neighbourhood plan. This decision was deferred on 22nd May and will be reconsidered on 19th June."

Cheshire East's planning has important implications for communities across Cheshire West, both in terms of their ability to produce development in their local areas by making their own planning decisions and also for the preparation of Cheshire East's local plan.

Mr Brown said: "These issues are complex and fully and in depth an informed and sound decision, members of the strategic planning board felt it important to give more consideration to the implications of this process which will affect our communities for years to come."

Brereton's neighbourhood plan, which would be the first in east Cheshire, was due to be examined by the council's strategic planning board yesterday (Wednesday).

# Brereton Parish Neighbourhood Plan Consultation Communications

SANDBACH CHRONICLE  
27/6/13

## Village with neighbourhood plan 'will be the role model'

By James Byrne

Brereton has been held up as a "role model" for Cheshire East after councillors approved the first step of the village's neighbourhood plan.

At a strategic planning board meeting in Crewe last Wednesday, councillors praised Brereton's residents for their hard work in setting up the plan.

It is the first neighbourhood plan to be put forward in east Cheshire. So far only three have been adopted nationwide.

Brereton's scheme was first announced in January following a deluge of speculative planning applications for housing developments across east Cheshire.

It aims to protect Brereton from any unnecessary developments.

A team of Brereton parish councillors and residents have held two consultation events in the village so far to gauge residents' opinions.

The application went before East's strategic planning board to decide whether Brereton was a suitable area for a neighbourhood plan.

Jane Deane, vice chairman of Brereton Parish Council, told last Wednesday's meeting that 99% of residents who had responded supported the plan.

She said: "Councillor Louise, Michael Jones has said many times what he thinks that we

just should move away from development-led development and to do it ourselves."

The same committee had expressed doubts about the plan at a meeting last month and deferred it until they had been given more information.

Councillors asked Mrs Deane why Brereton residents were so keen for their own plan.

Counr Andrew Koller said: "What are the parish's intentions, is the plan to protect the rural nature of Brereton or encourage appropriate development?"

Mrs Deane replied: "The latter, we are not keen to have inappropriate housing and we're very wary of density in general. I want to be clear on what is needed."

Coun George Withers then asked if Brereton already has a parish plan which would fit in with a neighbourhood plan.

Mrs Deane answered: "No we don't, we considered it a few years ago but we did not feel it would have a great impact in its context of the future."

Coun Basilian Murphy had expressed concern at last month's meeting about the costs of the plan and asked Mrs Deane to explain where the funding for the plan will come from.

She explained that a potential sum of up to £20,000 from the Department for Communities and Local Government would help to support it.

Councillors then agreed that Brereton was a suitable area for the plan and unanimously approved the application.

Coun Harold Davenport, ward councillor for Dilke, said: "I am pleased, Mrs Deane on her enthusiasm and is also aware that Brereton will be the role model for the whole of Cheshire

East."

Coun Koller, added: "Brereton Parish Council are very happy, they've done a fantastic job of representing their community."

After the meeting, Mrs Deane told the Chronicle: "I feel very happy that's happened. I feel that it could have been accepted sooner but it's a new system so it was a matter of talking and understanding."

"Hopefully now it will be easier for other people to look into it."

The neighbourhood plan's draft and objectives will go on show at the Brereton Garden Party on Saturday 6th July.

## Brereton Parish Neighbourhood Plan Consultation Communications

SANDWICH CHRONICLE 20/11/13

# Brereton praised for early start on a first neighbourhood plan

By James Byrne

Brereton residents have been praised by Fiona Bruce MP for working on the first neighbourhood plan in her constituency.

It would be the first plan in east Cheshire with so far fewer than 10 being adopted nationwide.

Brereton Neighbourhood Development Planning Team, which aims to fend off unwanted development, comprises parish councillors and residents who have held consultation events in the village to gauge local opinion.

At a recent meeting, Mrs Bruce was told about the results of the consultation and about plans for further consultation in January.

Concerns were also raised with the MP about unsustainable developments

planned for land near Brereton.

Jane Deans, vice-chairman of Brereton Parish Council, said: "The team discussed their fears that localism promoted by the Government was in danger of being trampled with the Secretary of State Eric Pickles' recent decisions."

Mr Pickles, secretary of state for communities and local government, ruled recently that Cheshire East did not have a five-year housing land supply. It was feared his comments, made after planning appeals for two housing applications in Sandbach were upheld, would encourage speculative development in the area.

Fiona Bruce underlined our concerns and is proposing to put further questions to ministers in the House," Mrs Deans explained.

It was agreed that it was of great concern that areas of Cheshire East are in danger of becoming a commuter belt with little thought of planning ahead for the need to build facilities such as schools and health centres. They are currently in danger of being swamped if the huge

volume of housing proposed is actually realised."

She added: "The Brereton Neighbourhood Development Planning Team found the meeting with Mrs Bruce most informative and feel reassured that their MP is fully supportive of Neighbourhood Planning and therefore in giving local people a say in their future life in Cheshire."

Fiona Bruce praised the team saying: "I welcomed the Brereton Neighbourhood Development Planning Team for being the first such group in my constituency to progress a neighbourhood plan."

Brereton is not the only local village to start work on developing a neighbourhood plan. Newbold Ashbury-com-Moreton Parish Council is in the preliminary stages of creating one.

Catharina John Carter said: "We are starting to put together the initial information, framework and policies."

The Government has authorised parish and town councils to have more powers to be able to modify local plans.

"Our parish and Brereton's were one of the first to do this in our area. Brereton was first off the mark and we are close behind. It's a learning curve, as it is for Cheshire East, so this is a first for them."

He estimated that, all going well, the plan should be in place in 18 months but first "there are a lot of hoops to go through".



## Brereton Parish Neighbourhood Plan Consultation Communications

SANDSACHT CHRONICLE 20/11/13

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SANDSACHT CHRONICLE 20/3/2014

# Public's 'great response' to village-plan consultation

Brereton residents made "a great response" to the village's third consultation on its neighbourhood plan.

The plan's development team is taking on board the views of local people as to how the village should develop.

The plan was announced in January 2013 following a series of speculative planning applications for homes in east Cheshire.

The aim of the plan is to protect Brereton from unnecessary developments.

The latest consultation was held at Brereton Primary School.

Another is due to be held during the summer — and then the plan will be compiled and put to the borough council.

Jane Deans, Brereton Parish Council vice-chairman, said: "We had a great response. We are very pleased with how the community responded to this consultation."

SANGLA ST  
CONSULTATION

CHESHIRE 9/4/2015

road

# Neighbourhood plan out to consultation

Breeton's draft neighbourhood plan is set to go out to consultation tomorrow (Friday).

A neighbourhood plan is a document that has local influence on how a parish develops in the medium term.

And like Sandbach, Holmes (Chas) and Congleton, volunteers from Breeton have set about producing a plan after being given the go-ahead by the parish council in January 2013.

From tomorrow, a summary of the draft plan will be hand-delivered to every household and business in Breeton, and will also be available online.

This consultation will run for six weeks, until Friday, 22nd May, to give people plenty of time to respond with their comments which will influence the version that goes before Cheshire East Council this summer.

A spokesman said: "There has been great support during past consultations and now here is the last opportunity to influence the content of the 36 policies that form the plan, before it is submitted to its final version to Cheshire East Council."

"The people have shown that they value the quality of life they enjoy in Breeton. Now the neighbourhood planning team is taking their work to the next level, by consulting on the policies which will be the outcome of planning applications for the next 15 years."

For more information, visit [breetoncoun.org](http://breetoncoun.org)



The Breeton neighbourhood plan logo.

[illegible]

Brereton Parish Neighbourhood Plan  
Consultation Communications

SANDWICH CHRONICLE 23/4/15

# Homes plan for Brereton rejected as 'harmful'

By James Byrne

Councillors stand behind Brereton's Neighbourhood Plan to refuse a "harmful" planning application that aimed to swell the village by 40%.

Cheshire East's Strategic Planning Board refused Gladman Homes' application to build 180 homes off London Road at a meeting in Crewe on Wednesday as it would be unsustainable and could compromise the village's plan.

Residents and parish councillors began work on their neighbourhood plan to help control development in their area two years ago.

They have since sent off a draft version to be examined by the council.

Coun Les Gilbert, of Three Valley, spoke out against the application and argued the area could not take any more big developments.

He said: "I've previously told you of the shortcomings of Heddon Chapel as a service centre.

"It can't sustain more development because of shortages in parking, education and health facilities."

Coun Gilbert urged the committee to reject the plans and added: "If you were to approve this, it would undermine the Brereton Neighbourhood Plan, Cheshire East Local Plan and Heddon Chapel

Neighbourhood Plan, which is in the works in progress.

"Given simply we don't need unplanned development in this area."

Coun Andrew Lindsey, of Brereton Parish, said the council: "We agree that this area will open countryside should be lost."

"The area would also concern highway safety and sustainable forms of transport."

"The location of the develop-

ment, and lack of safe and suitable footpaths and cycle paths will encourage car traffic."

And there might be a harmful impact of increased traffic on highway safety as well as the environment.

No comments were made in favour of the plan but Coun Paul Edwards hammered in the final nail when he said it had no redeeming features.

He added: "This is wholly

in the countryside. There is no reason why it should be given permission, as there's nothing around it. It's completely and utterly outside the settlement area."

Coun John May warned the council would have to prepare for an appeal from the developer and said: "I feel sure it won't be the last we see of this application and it will go to appeal, knowing Gladman."



## Brereton Parish Neighbourhood Plan Consultation Communications

SANDWICH CHRONICLE 23/4/15

# Neighbourhood plan impact could be felt before completion

By James Byrne

Developers could be stopped from building "unplanned" and unsustainable houses in Congleton sooner than expected — if its neighbourhood plan team makes local housing a priority.

This was the view of Councillor David Brown at a Congleton Town Council meeting on Thursday.

Coun Brown, Cheshire East's Cabinet member responsible for strategic outcomes, urged the independent committee putting the plan together to focus first on establishing preferred housing locations.

After Cheshire East Council's local plan failed to impress the planning inspectorate, the authority advised parish and town councils to produce neighbourhood plans to protect villages and parishes from unwanted housing development.

The documents, produced by the community, can have a legal influence on how an area develops.

Coun Brown explained at a Cheshire East planning committee meeting on Wednesday that the Brereton Neighbourhood Plan had been successfully used as a reason to refuse plans for 190 new houses in the village.

This is despite the document not being finished.

Brereton Parish Council recently published the first draft of its plan.

And despite the plan not yet being finalised — paragraph 216 of the Government's national planning policy framework states that weight should be given to relevant policies in "emerging plans".

This means that the emerging neighbourhood plan can be used as relevant material.

If Congleton's plan makes it clear where townspeople want development to take place, Coun Brown believes it could be used for any upcoming local planning applications in a similar way.

He said: "These

neighbourhood plans do actually have some powers and I would urge the council and the neighbourhood plan team to focus on housing very quickly so we don't get more unplanned unsustainable development in the town."

"This should be done even if that means we work out the rest of the details of the neighbourhood plan later, to actually get some precedent forward that is the best defence to rule out unsustainable development in the town."

Brian Rogers, town clerk, said at today's meeting that "reasonable progress" had been

made on the neighbourhood plan.

He said: "There's an active element of work still to do before we get anywhere near completion but a lot of progress has been made."

Cheshire East's local plan is set to be adopted in October, when planning inspector Stephen Park announced his verdict over the submission.

The authority has since been trying to address concerns that it raised in an interim report.

It was announced recently that the local plan was to be delayed even further because of the upcoming elections.

# Brereton Parish Neighbourhood Plan Consultation Communications

CONCLUSION CHRONICLE 7/5/15

The

## Village's neighbourhood plan is almost complete

By James Byrne

The neighbourhood plan designed to protect Brereton from "unsustainable and potentially damaging" development is nearing completion.

Two years of hard work by residents and parish councillors has led to a published draft being submitted to Cheshire East Council.

Those behind the plan are now hoping to send off the finalised version in July to be reviewed by an external planning inspector.

If approved, a referendum will take place for residents to vote for or against implementing the document.

The neighbourhood plan limits the amount of new houses in the area to 20, lying in the Green Belt, and provides for the planning applications for two more dwellings in Brereton.

Cheshire East Councillor Don Armstrong headed a meeting on Tuesday to give the draft a verdict on the draft plan.

It was recommended in a pre-meeting report that three more dwellings be added to the plan.

sentiment towards affordable housing criteria and self-build schemes.

The feedback from residents and developers will be used to help shape the plan's finalised version as part of a six-week consultation in the draft plan, running until Friday, 22nd May.

The consulting plan has already been successful in light of off current development after it was sent to a Cheshire East planning committee as a reason to refuse plan for 199 houses off London Road, Warrington.

Alastair Strang, project manager said: "The plan is still in the draft stage, so we will take into account the views of councillors, residents and stakeholders before we do a final submission in July."

The mission outlined in the plan is to "deliver a sensitive housing strategy aligned to Merseyside's needs, preserving the distinctive character of the area."

To make up the 20 houses, residents have been encouraged to build in Brereton Heath and Brereton Green.

Other plans highlighted in the plan include finding ways to improve transport, digital connectivity and utility services in the village and encourage local businesses.

Another proposal in the document is a plan to build a new community hall in the village.

The neighbourhood plan team will hold a consultation event at Brereton Primary School from 4pm to 7pm on Thursday 14th May for residents to view and comment on the draft plan.

To see a copy of the plan online, go to [breretonplan.com](http://breretonplan.com)

The Chronicle, Thursday, 28th May, 2015, www.chronicleseries.co.uk 57

## Neighbourhood plan Q and A



From left, residents Mary and Derek Adamson discuss the Brereton Neighbourhood Plan with Jane Davies, chairman of the neighbourhood planning team, at the drop-in session at Brereton Primary School last Thursday. ("Chronicle" photo, 2106a/15).



Andy Lindsay, parish councillor and neighbourhood planning team member with the plan. ("Chronicle" photo, 2106b/15).

The consultation period for Brereton's neighbourhood plan has closed, after drop-in sessions were held for residents.

The neighbourhood planning team held an open question and answer session last Thursday.

Alastair Strang, project manager, said: "The drop-in was great, we had plenty of residents come down and ask just what certain elements of the plan mean, including the rationale of the whole plan. The various comments we are getting from residents are very supportive and they definitely found the session useful, as the document itself is nearly 65 pages, so can be quite hefty and technical."

The plan shows what development will begin within Brereton over the next 15 years, as created by a team made up of councillors and local people.

The draft plan was published for residents and statutory consultees including Cheshire East Council, developers and telecommunication companies.

The consultation period had lasted for six weeks.

**Brereton Parish Neighbourhood Plan  
Consultation Communications**

**C. Community Website / Parish Council Neighbourhood Plan Blog**

- Neighbourhood Plan Home page
- Neighbourhood Plan Latest News page - Blog
- Neighbourhood Plan Consultations page





[Home](#)
[About Brereton](#)
[Events](#)
[Directory](#)
[Community Group](#)
[Neighbourhood Plan](#)
[Parish Council](#)
[St Oswalds Church](#)
[Bear Festival](#)
[Youth Forum](#)
[Community Space](#)
[Local Nature Reserve](#)
[History](#)
[Newsletters](#)

[Home](#)  
[About Brereton](#)  
[Events](#)  
[Directory](#)  
[Community Group](#)  
[Neighbourhood Plan](#)  
[Parish Council](#)  
[St Oswalds Church](#)  
[Bear Festival](#)  
[Youth Forum](#)  
[Community Space](#)  
[Local Nature Reserve](#)  
[History](#)  
[Newsletters](#)  
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## Neighbourhood Plan

[Neighbourhood Plan](#)
[Latest News](#)
[Consultations](#)
[Meet the Team](#)
[Project Plan](#)
[FAQ](#)

### Welcome to Brereton Parish 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 project team member.*



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 Neighbourhood Plan and its proposed policies reflects these community aspirations and views, and will significantly influence future planning decisions for new developments within the Parish.

These pages provide access to the public records of the project and provide the background to how the project was delivered.

What is a Neighbourhood Plan? This is a way of helping local communities to influence the planning of the area in which they live and work. It is used to:

- Develop a shared vision for our neighbourhood.
- Choose where new homes, shops, offices and other development should be built.
- Identify and protect important local green spaces.
- Influence what new buildings should look like.

A Neighbourhood Plan will allow our Parish Council to directly influence the shape of Brereton in a planned led approach, rather than being developer led as it is today.

[More about Neighbourhood Planning . . .](#)

[Frequently Asked Questions](#)

### Current Planning

Pre-Submission Reg

Starts Friday 10th

Closes Friday 22nd

Review the Pre-Submission Plan but

Regulation  
14 Notification

Pre-Submission

Supporting Docu

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[Home](#)
[About Brereton](#)
[Events](#)
[Directory](#)
[Community Group](#)
[Neighbourhood Plan](#)
[Parish Council](#)
[St Oswalds Church](#)
[Bear Festival](#)
[Youth Forum](#)
[Community Space](#)
[Local Nature Reserve](#)
[History](#)
[Newslette](#)

[Home](#)  
[About Brereton](#)  
[Events](#)  
[Directory](#)  
[Community Group](#)  
[Neighbourhood Plan](#)  
[Parish Council](#)  
[St Oswalds Church](#)  
[Bear Festival](#)  
[Youth Forum](#)  
[Community Space](#)  
[Local Nature Reserve](#)  
[History](#)  
[Newsletters](#)  
[Contact Us](#)

## Neighbourhood Plan

[Neighbourhood Plan](#)
[Latest News](#)
[Consultations](#)
[Meet the Team](#)
[Project Plan](#)
[FAQ](#)

## Latest News



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Follow the progress our activities in our photo gallery, and read the story of our journey below.

### Monday 22nd June, 2015

from Alastair Strang, Project Manager, BreretonNDP

The Consultation period on the Pre-Submission Plan ended on Friday 22nd May. Thank you to every one who took the time to review the Plan and to provide us with comments feedback. This is a very important aspect of the Neighbourhood Plan process. The project team is currently analysing all comments and determining what changes will be needed. This should be completed by early July, when we expect to be able to submit the formal version of the Plan to Cheshire East Council, who will then take the Plan forward through the remaining stages of the neighbourhood planning process. The project team will make the Submission version of the Plan available on the website at [BreretonParishCouncil.org.uk](http://BreretonParishCouncil.org.uk)

### Thursday 9th April, 2015

from Jane Deans, Chair of Brereton Neighbourhood Plan project

The Pre-Submission Consultation starts on Friday April 10th.

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 year 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 we value most.

We think this Neighbourhood Plan and its proposed policies reflect these community aspirations and views. These policies will significantly influence future planning decisions for developments within the Parish.

Your comments will strengthen the proposals in the Plan and I strongly encourage you to take the time to review the Plan and to tell us what you think. If you broadly agree with the proposals please tell us so that we can be sure that we are setting course in the right direction. At the same time, if you disagree strongly with anything, we need to know so that we can consider any changes we may need to make.

Read more at [www.breretonparishcouncil.org.uk](http://www.breretonparishcouncil.org.uk)

### Wednesday 1st April, 2015

from Alastair Strang, Project Manager, BreretonNDP

The project team report that preparations for the next significant consultation period are progressing well and are ahead of schedule. This is called the Pre-Submission consultation required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation is now due to launch in mid-April and will last 6 weeks through to the end of May. Banners are now being placed around Brereton, and a publicity campaign will include notices in the Chronicle, posters, email notification to over 400 statutory consultees, and delivering a summary document to every household and local business in Brereton.

Please take the time to review our plan, and tell us what you think.

Thanks.

### Thursday 12th February, 2015

from Alastair Strang, Project Manager, BreretonNDP

More exciting news as another milestone is reached in our Neighbourhood Planning!

The project team has completed the drafting of the Neighbourhood Plan that will help achieve Brereton Parish development objectives over the next 15 years.

Your feedback to us in past consultations has been that you want Brereton to be a place where local people can live, work, play and enjoy a high quality of life. The draft Plan has been developed to reflect these aspirations, and planning policies, all 30 of them, which will be used to determine the outcome of planning applications for new developments once we get to the end of the plan process.

The draft Plan is now in the process of being published, with the artwork and styling being designed by local resident Katy from South Cheshire Print. This will be completed in the next few days, and will be the next major milestone. In May we open the Pre-Submission Consultation when you will all have a chance to review the draft Plan and 'Have Your Say!'.

The project team is very excited to see the realisation of what the Plan is going to look like, and we hope that you will be equally excited to read it, and to tell us what you think. This is a key part of the planning process, as it ensures that the Plan is aligned to the aspirations of the community living in the parish. It is so important that the government has legislated for this through Regulation 14 of the Town and Country Planning Act 1990, that all Neighbourhood Plans must be widely publicised with feedback sought from the community.

The Pre-Submission Consultation will start at the beginning of May, and will run for 6 weeks to give everyone plenty opportunity to have time to review and provide their comments.

The project team will deliver a Summary of the Draft Neighbourhood Plan to every household in the parish at the start of the consultation period. This will be the last chance for you to influence our Neighbourhood Plan before the Parish Council makes the full submission of the Plan to Cheshire East Council for consideration and wider public consultation. This will be an independent examination of the Plan, followed by a referendum of the Brereton electorate to decide whether or not the Plan is to be adopted by Cheshire East. So, still a few hurdles to go along the way!

Look out for the banners and posters around the parish coming soon with more information about how you can 'Have Your Say!'.

**Wednesday 21st January, 2015**

*from Alastair Strang, Project Manager, BreretonNDP*

Happy New Year!

Well we are now at the end of the 2nd year since the project started, and light is at the end of tunnel now. We will finish drafting the NP content and policies in the next 3 weeks. and publishing will be complete by end of February and printing will be done in March. Then you will all have a chance to review it and tell us what you think. Look out for the CI posters to let you know when and how you can do this. Following that, we plan to make our formal submission to Cheshire East Council in June, and all being well to independent examination in September.

All this has been possible thanks to the persistent efforts of our Workgroup project members who volunteer their time and efforts every week. We have used some professional consultants to deliver areas of expertise we do not have. This has included in the last few months the delivery of a very polished Landscape Character Assessment, a Housing Needs Assessment as John Knight from Cheshire Community Action who is working with us to develop the technical aspects of the policy writing.

So, whilst a lot of the background work has been done, this will all become quite visible to you starting from April. We hope you will like what you read!

**Tuesday 17th November, 2014**

*from Alastair Strang, Project Manager, BreretonNDP*

Our workgroup members are busy writing the DraftNP document. We also have the support and help of John Knight who is working on behalf of Cheshire Community Action. John, an experienced planner, is drafting the policy sections of the document.

The Landscape Assessment report from our consultants URS has now been finalised, and the Housing Needs Assessment also commissioned from URS is well under way. We have drafted the report and are working towards the final version.

In the meantime, the Cheshire East Local Plan has been under the scrutiny of an independent Examiner. The public enquiry for this has been suspended to give the Examiner time to consider the submissions made from developers. The Examiner has just provided his opinion on the submitted plan which has been much publicised in the press and media. His main finding is that Cheshire East Council's aspirations for economic growth are at a disconnect with the housing development strategy, in that too few houses (27,000) are being planned for; the examiner's view is that in excess of 48,000 are required. He has given Cheshire East three options to proceed: the first is to continue with the Examination, in which case the examiner is likely to conclude that the Local Plan is unsound - a bad situation for Cheshire East and also us here in Brereton. The second is to take up to 6 months time out to fix the key issues and then resume the examination of the plan. The third is to cancel the current examination, take time to change the Local Plan, and to re-submit for a new examination at a later date. Cheshire East is considering its position.

What does this mean for the Brereton NP?

Well, it emphasises the need for us to have our NP in place and to accelerate the completion of it, and that is exactly what we are doing. The workgroup has been following and supporting the developments of the examination of the Cheshire East Local Plan, as we do need to take into account any key findings. This has unfortunately slowed us down in the last 6 months but the workgroup still plans to finish the DraftNP for its next consultation with you in the early part of the new year in 2015.

**Wednesday 8th October 2014**

*from Alastair Strang, Project Manager, BreretonNDP*

A lot has been happening in the last few weeks!

The workgroup has participated in the production of a Landscape Assessment. This documents the key characteristics of the parish and will help support our planning policies. We have now commissioned a Housing Needs Assessment with a planning consultancy called URS. This will determine an evidence base of and guidance for the number of new houses Brereton can support during our plan period through to 2030. This is very important for us, as Cheshire East's Local Plan defines a total of 2,000 new houses in rural areas across the borough. This however is being challenged by developers at the independent examination of the Local Plan that is currently underway. Having a professional report that provides statistical data will allow us to more confidently support and defend a planned housing development strategy for Brereton.

The workgroup has also had a training session on writing the DraftNP document, and we have started to write the initial sections of this.

We have also now formed up the support we will receive from Cheshire East Council, through their agents Cheshire Community Action.

We are still currently working towards completing the DraftNP by December, when we will seek your comments through a consultation process.

**Thursday 28th August 2014**

*from Alastair Strang, Project Manager, BreretonNDP*

The project is now ramping up to start the writing of the Draft Neighbourhood Plan. Our workgroup is now working in two teams. The first is responsible for the writing of the policy and the main document. The second is responsible for the documenting the evidence base that will underpin the policies. The workgroup has made the decision, approved by the Parish Council, to have a strong focus on development policies, rather than include specific development sites. During August, a planning consultant reviewed the evidence we have collected to the high level emerging policies that we drafted. This provides us with a "gap analysis" to plan what additional evidence we need to either firm up or collect. We have contracted a planning consultancy to produce a Landscape Assessment of Brereton in September which will provide us with further key evidence on the characteristics of our rural environment. We can best protect areas of special importance including key vistas around the settlement areas.

During September and October we will write the Draft Neighbourhood Plan (NP). At the same time we will structure and compile the evidence base that will underpin and justify the plan - a critical component of the plan which Cheshire East will require to audit prior to external examination by a planning inspector.

We plan to invite all stakeholders of our Neighbourhood Plan (residents, businesses, neighbouring parishes) later in the year, hopefully by December, to review the Draft NP, before submitting it to Cheshire East Council for their formal review.

**Monday 29th July 2014**

*by Andy Lindsay, Finance officer of Brereton Parish Neighbourhood Development Plan*

Our project workgroup met with the leader of the Cheshire East Council, Cllr. Michael Jones this morning to discuss what additional support Brereton can expect from Cheshire East to accelerate our efforts to complete the neighbourhood plan process. Cllr. Jones re-affirmed that the plan must be what the people of Brereton want for the future. He gave us his support so far, and committed the support ("whatever it takes") from Cheshire East Council planning department to help us complete the plan by the first half of 2015. Specific support has been promised additional resource that will be funded by Cheshire East council to help us with the technical writing of the plan itself, and to help with the evidence mapping to inform the Cheshire East Local Plan.

**Tuesday 22nd July 2014**

*from Alastair Strang, Project Manager of Brereton Parish Neighbourhood Development Plan*

The project is now ramping up to start the writing of the Draft Neighbourhood Plan. Our workgroup is now working in two collaborative teams. The first is responsible for the writing of the policies and the main document. The second is responsible for the creation of the evidence base that will underpin the policies. The workgroup has made the decision to have a strong focus on development policies, rather than include proposed development sites. A Landscape Assessment is to be produced that will provide us with key evidence on the characteristics of the rural environment and how we can best protect areas of special importance including key vistas around the settlement areas.

You may also have read recently in the local Chronicle on Cheshire East Council's new found support for Neighbourhood Planning, and they are gearing themselves up to support villages and towns. Needless to say that Brereton, as the first parish in Cheshire East to be designated a Neighbourhood Area in 2013, will be included in this and we have a meeting with the leader of the Cheshire East Council, Cllr. Michael Jones, on Tuesday 29th July to discuss what additional support Brereton can expect from Cheshire East to accelerate our efforts to complete the neighbourhood plan process.

**Saturday 31st May 2014**

*from Jane Deans, Chair of Brereton Parish Neighbourhood Development Plan*

The report on the last consultation is now available to read or download from our website. It provides the analysis and summary of what you told us about the draft proposals that we implemented through our Neighbourhood Plan.

Click here to go to the [Consultation](#) report page.

**Thursday 22nd May 2014**



*from John Charlesworth, Workgroup member*

What have I learned about Neighbourhood Plans in the last 18 Months? Firstly that they are very hard work. When we started out I thought it would be fairly straightforward, find residents of the parish want with regard to development and write it down in a clear concise manner. I was wrong. The planning industry like things to be much more complicate We have had to learn some of the dark arts where every proposal has to be supported not just by being the views of the parish but also complies with the reams of planning poli regulations.

Perhaps I should have realised that for the eventual plan to be a truly valuable document that makes a real impact it was going to take a lot of hard work.

I have also learnt a great deal about Brereton, visiting tucked away corners of the parish I did not know existed, and meeting people for the first time. It has been heartening to see and encouragement that exists for the 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 local towns expanding by the day we have a responsibility to preserve the best of what we have for ourselves, for our less fortunate neighbours and for the future.

We are learning, and if we can get it right I believe we can produce a plan that will be of lasting benefit.

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Tuesday 20th May 2014

*from Alastair Strang, Project Manager of Brereton Parish Neighbourhood Development Plan*

On behalf of the NDP Workgroup, John Charlesworth presented our progress to the Annual Meeting of the Parish Council on 19th May. This included what we have achieved so far and what we hope to achieve in the next 6 months. The Parish Council endorsed the project with their full support, saying it was a key initiative for Brereton and that we need to do what is necessary to complete the plan.

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Thursday 8th May 2014

*from Alastair Strang, Project Manager of Brereton Parish Neighbourhood Development Plan*

A short update to let you know what we have been upto recently!

The workgroup has been active in analysing the results of the last consultation, and the report is being finalised and will be available to view after the Parish Council annual meeting in May.

We have also been working with our consultants from Planning Aid to use our data to start to plan the next stages. We have drafted the policy theme areas our plan will cover, and are now starting the more detail work of compiling the evidence required.

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Monday 10th March 2104

*from Jane Deans, Chair of Brereton Parish Neighbourhood Development Plan workgroup*

The recent consultation stage has closed and the project team is analysing what you have said. An early view is that the vast majority of respondents are supportive of the proposal. In addition, we are very pleased that about 25% of households completed the consultation. One of our external planning consultants advised the workgroup that this is a very good response rate at this stage of the project. Clearly we would like a higher response rate since the development of a Neighbourhood Plan will have impact upon all residents and businesses and we want to ensure that decisions we make in the next stage of the planning exercise are representative of the whole parish.

The outcome of the consultation will be published in the next few weeks on the Neighbourhood Plan pages on the community website at [www.MyBrereton.com](http://www.MyBrereton.com). This will help the workgroup to prioritise the most important aspects of local needs that will be carried forward into the development of planning policies for our Neighbourhood Plan. Over the next few months the workgroup will be undertaking various activities to establish further evidence to underpin these high priority areas prior to drafting the key policies. These activities are likely to include tasks as landscape assessments, land ownership, market housing analysis, site proposals, sustainability assessments, and more! It's not too late to get involved if you would like to. We are only about 50% through the project, and still have more than another year to see it through, before we start the implementation phases. So, if you are interested and have time, the project team is always keen to have fresh faces on-board.

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Sunday 23rd February 2104

*from Alastair Strang, Project Manager of Brereton Parish Neighbourhood Development Plan workgroup*

A very big "thank-you" to everyone who took the time to respond to our latest consultation exercise. Every household and business in Brereton received a copy of the consultation summarised the issues identified by residents in earlier consultations, along with draft proposals for solutions to implement the key areas of each of the five objectives the Neighbourhood Plan workgroup has compiled. A number of residents attended the drop-in event on Saturday 15th February to ask questions of the project team. This consultation stage has closed and the project team is now analysing what you have said.

The outcome of the consultation will be published in the next few weeks on the Neighbourhood Plan pages on the community website at [Consultations](#).

Your responses will help the workgroup prioritise the most important aspects of local needs that will be carried forward into the development of planning policies for our Neighbourhood Plan.

It's not too late to get involved if you would like to participate. We are only about 50% through the project, and still have more than another year to see it through, before we start the implementation phases. So, if you are interested and have some free time, the project team is always keen to have fresh faces on-board.

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Sunday 26th January 2104

*from Jane Deans, Chair of Brereton Parish Neighbourhood Development Plan workgroup*

The project team has finalised the project update and consultation documents. These will be delivered to all residents and businesses within Brereton over the next week (on Saturday 26th January). Please take the opportunity to chat to the team member who will deliver the documents to your door, or to come along to the Drop-In event on Saturday 15th February from 10am to 12pm. This is YOUR opportunity to influence how Brereton will develop. The consultation closes on Friday 21st February. Click on the [Consultations](#) tab to find out more about how you can give feedback.

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Monday 6th January 2014

*from Alastair Strang, Project Manager of the Brereton Parish Neighbourhood Plan workgroup*

Happy New Year! Our workgroup finished 2013 with a review workshop with our planning consultant Helen Metcalfe. This helps keep us on track with what we are doing to meet all the proper rules and regulations, as we have to comply with the NPPF. The good news is that we are doing well, but have a lot more to do. The next 9 months is critical to get a lot to do yet! We use grant funding we received from DCLG to have these review workshops. The team is now working hard to complete the preparation for our consultation or proposed options to move forward with. The consultation with residents and businesses is planned to start at the end of January / beginning of February.

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Saturday 23rd November 2013

*from Jane Deans, Chair of Brereton Parish Neighbourhood Development Plan workgroup*

How can I find out more and provide my input on how Brereton will develop?

If you have any questions, would like additional information, or wish to tell us what you think, then please do not hesitate to contact any member of the project workgroup as follows:

Cllr. Jane Deans (for BreretonPark, Brownedge, Brindley Green),

Cllr. Andy Lindsay or Cllr. Bob Coulson or Liz Love (for Brereton Heath),

Cllr. Alastair Strang (for Hazelshawe, Medhurst Green, Smethwick),

Richard Phillipson or Mark Elves (for Brereton Green),

David Brown (for Illidge Green, Bagmere),

John or Debbie Charlesworth (for Sandlow Green, Mill Lane, Dunkirk).

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Wednesday 20th November 2013

*from Mark Elves, member of the Brereton Parish Neighbourhood Plan workgroup*

Mark reports that the Parish Council initiative to create a development plan for Brereton has continued to forge ahead since the last report in the September newsletter. The team every week to create development options to meet the objectives that were drawn from your feedback during the consultations earlier this year. The next few months will see the move forward quite quickly. Since the last update our workgroup has:

- Finalised the results of the Rural Housing Need Survey carried out in the summer and incorporated these into producing a housing objective that will ensure Brereton remains a vibrant, desirable place, where people want to live and work. Nearly 40% of households responded, so a big thank you to all who took part. You can read the survey report via the Neighbourhood Plan page at [www.MyBrereton.com](http://www.MyBrereton.com).
- Developed and agreed a set of strong objectives, with options to ensure that these are implemented in keeping with the needs of the parish. All of the objectives have been derived from the views of residents in previous consultations.
- Met with representatives from Tattenhall Parish in Cheshire West who have completed their Neighbourhood Plan all the way through to referendum, to learn from their experience.
- Met with Cheshire East Spatial Planning to understand the impact upon our project of the progress of their Core Development Strategy (Local Plan), and their decision to hold an additional public consultation (until 16th December) on their Pre-Submission Core Strategy.
- Met with Fiona Bruce MP, who expressed her support and strong interest in the Brereton project. Fiona is fully aware that Brereton is at the forefront of developing a Neighbourhood Plan, and has agreed to take our concerns over the disconnect between recent central government-level planning decisions and the effect it has on the ground in rural Cheshire. Brereton's forward thinking will now be raised at Minister's Questions in the House of Commons, and be talked about at Ministerial level!

In December, a specialist planning consultant is reviewing our work in advance of us bringing this to you for consultation in January. Banners and posters will start to appear around the parish shortly to let everyone know that the next consultation is on its way. Mark says, "The team will be going out and around the parish in January to meet residents and discuss their thoughts and concerns regarding the neighbourhood plan options. We aim to personally deliver a set of the plan objectives to every household, with a brief questionnaire asking for views on them." Remember, every team member will have their ID badge (see Mark's badge at top of the page) on view when they call. Ask to see it if you're not sure. The feedback we get in January will be used when we start to draft the key planning policies that will form the core of our draft Neighbourhood Plan. Brereton will change over the next 15 years, a chance to influence those changes. We want as many people as possible to take part in the consultations, so tell us what you think and make your voice count!

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Tuesday 10th September 2013

*from Alastair Strang, Project Manager of the Brereton Parish Neighbourhood Plan workgroup*

The Parish Council project to create a development plan for Brereton from 2015 to 2030 is reported to be "on-track".

In the last 8 months, from a standing start in January this year, the project team reports they have learned so much about Neighbourhood Planning!

- We are the first parish in Cheshire East to embark upon the initiative, and recently formally achieved Neighbourhood Area Designation.
- We have established links with Cheshire East planning department to ensure we connect with the emerging Cheshire East Local Plan.
- We have researched government websites, planning websites, read case studies and learnings from other parishes who are further down the roadmap in their development of Neighbourhood Plans.
- We have had training from a planning consultant, who came back recently to check how we are doing, and our "report card" said "well done"!
- We have pulled together lots of evidence relevant to our parish, including maps, existing planning policies, emerging planning policies, demographic data, and neighbourhood statistics.
- We have consulted with residents, businesses, organisations, and young people within Brereton, on their current and future aspirations for living and working in Brereton.
- We have launched our Rural Housing Needs Survey for Brereton residents, and will have the analysis in Sept.
- We have produced a Vision and Objectives statement based upon what residents have told us, that now sets out the basis for our ongoing research and development at the website to review these.
- We have been successful in our application for needed funding and expert planning support from a government (DCLG) backed organisation set up to support Neighbourhood Plan project teams.

So, what's in store for the next 6 months?

Well, the team is about to move onto the next key stage of the project. This is where they do more research into the Vision & Objectives and to develop various Options that will meet the objectives. Out of this will emerge key Policies that will form the basis of our Neighbourhood Plan. Further parish wide consultation sessions will be scheduled in a few months to get your feedback on these Options, when the project team has the draft documents ready.

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Monday 9th September 2013

*from Andy Lindsay, Finance coordinator of the Brereton Parish Neighbourhood Development Plan team* ...

Cllr. Andy Lindsay confirmed today that Brereton Parish Council is pleased to announce it has been selected as a recipient of a Supporting Communities in Neighbourhood Plan from the Community Development Foundation (CDF).

Alice Wilcock, Director of Partnerships and Innovation at CDF, congratulated Brereton Parish Council on the success of the application, and said that she looked forward to working with the Brereton team on its Neighbourhood Plan. CDF is working on behalf of the Department of Communities and Local Government (DCLG), and Locality, an organisation selected to support local communities in developing Neighbourhood Plans. Support and a grant is provided by the Supporting Communities in Neighbourhood Planning Programme led by the association with RTP/Planning Aid England, CDF and partners, available through the [My Community Rights](http://MyCommunityRights.org.uk) website.

Cllr. Andy Lindsay said, "The grant award of £6,906 is essential funding to the project to supplement funding already provisioned by the parish council. The grant award will be used to procure specialist planning health checks to ensure the technical aspects of our Neighbourhood Plan are compliant with the myriad of planning legislation, as well as to help with the printing of the Neighbourhood Plan for consultation with Brereton residents. In addition to the grant award, the project team will also receive direct support and training from Planning Aid England."

The Brereton Parish Neighbourhood Plan began in January 2013, and was the first parish to be granted designation as a Neighbourhood Area by Cheshire East Council on 8th January. The project team, comprising 4 parish councillors and several residents, meet regularly to research current planning policies, consult with residents to determine local needs, and to build an evidence base of findings in readiness to writing the draft Neighbourhood Plan early in 2014.

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Friday 16th August 2013

*from Liz Love, member of Brereton Parish Neighbourhood Development Plan team* ...

This is the last day for returning your Rural Needs Housing Survey. We are hoping for a good response rate, as this will help us determine if, and how many, affordable homes we need in the next few years. We have worked collaboratively with Cheshire East's Rural Housing team to make sure we capture the right information for Brereton. We should get the analysis by the end of September, so look out for this to find out what you told us.

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Tuesday 30th July 2013

*from Alastair Strang, Project Manager of the Brereton Parish Neighbourhood Plan workgroup*

Cheshire East Council Cllr. David Brown, portfolio holder for Communities, came along to our NDP workgroup meeting tonight. We updated him on our progress, and also reviewed the work of the CEC and how it will work together to mutual benefit. Cllr. Brown re-emphasised his support for the council's support for what we are doing.

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Tuesday 9th July 2013

*from Alastair Strang, Project Manager of the Brereton Parish Neighbourhood Plan workgroup*

Today we had a team workshop to review our progress with the NP and to start planning the next stage. Helen Metcalfe, our consultant from Planning People came along to help us. Good news is that we have done a lot of collecting evidence from residents, and analysing what people have told us. We have produced a draft Vision & Objectives for Brereton and it seems to make a lot of sense and be backed up with the evidence. Helen was pleased with our progress. We spent some time making a rough draft of the next stage, which will generate potential solutions for each of our objective areas.

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Saturday 6th July 2013

*from Jane Deans, Chair of Brereton Parish Neighbourhood Development Plan team* ...

What a busy day at the Brereton Garden Party! Our consultation stall was very busy. The great news is that **everyone** who visited the booth thought that our Vision and Objectives were right. Thanks for the feedback. The work group can now press on.

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Sunday 31st March 2013

*from Andy Lindsay, Finance coordinator of the Brereton Parish Neighbourhood Development Plan team* ...

Thank you to everyone who attended the Consultation Event on Saturday 16th March at the Primary School. Over 100 people came along to find out more about our Neighbourhood Plan. Maps of the parish were on display with "where do you live", "potential development sites" identified in the current Cheshire East Strategic Land Availability Assessment (SLAA).

provided lots of discussion. Everyone who attended was asked to complete a short survey about what they liked about living in Brereton today and what they felt was important for the future. This feedback will be used by the project team to steer our work for the development of the Neighbourhood Plan, so it is key to us that as many people as possible have the opportunity to tell us what they think. If you were unable to attend the Consultation Event, but would still like to help us by completing the survey, then it is **still not too late**. Click on [Download the Survey](#), print it, fill it in and send it back to us. Full details are on the survey form.

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Friday 8th March 2013

*from Jane Deans, Chair of Brereton Parish Neighbourhood Development Plan team ...*

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 twenty years, and to create a plan that can be realised. This is of particular importance for Brereton given the scale of growth and development proposed by Cheshire East in Congleton, Sandbach and Holmes Chapel evidenced in the draft Core Development Strategy documents. Under consideration during the formation of our own Neighbourhood Plan will be such issues as housing, including housing needed and where it might be built and for whom, perhaps particular types of housing for young people or the elderly. We will also be consulting residents about their views on transport all the way from buses to the development of new cycle routes perhaps to Holmes Chapel or Sandbach. Other issues can be raised that affects our life in the village, or discussion and debate across the parish. The Neighbourhood Plan project team, comprising parish councillors and residents, will be consulting with residents and employers over a few months to fully understand the concerns and aspirations from all settlements in the parish. The Neighbourhood Plan will then be drafted by the team, after which Cheshire East will take the plan along with a planning inspector. Finally, a referendum of the electorate of Brereton will decide if the plan is to be adopted, and become a statutory planning document as part of Cheshire East Local Plan. If everything goes to plan, the Neighbourhood Plan will become "live" in early 2015.

The Parish Council and the project team do not underestimate the effort involved in developing our Neighbourhood Plan. It will involve a lot of research and analysis, much consultation with the people of Brereton and other stakeholders, as well as working with planning experts to help us ensure that we comply with all the legal aspects to ensure our resulting plan can be implemented. The detail scrutiny it will attract from Cheshire East and their independent planning inspectors. We believe this will be worth it to give us a degree of control over the future development of Brereton to ensure it retains the distinctive characteristics of our rural environment that we enjoy today. The Parish Council is confident that this is the right approach, and is budgeting £15,000 over the next 2 years to fund the project. This does mean that the precept (the Parish Council annual budget) will increase for 2013/14 by 17%.

The project team aims to consult with residents and businesses at various stages throughout the project to seek your views and to keep you fully informed. The first Consultation drop-in event on Saturday 16th March between 11am & 2pm at Brereton Primary School Hall.

This is **your** opportunity to come to meet the project team, and to find out more about the plan, the process we will be following, and start to put forward your ideas for the future development of Brereton. Please do try and drop-in for 15 minutes or longer - we look forward to seeing you there.

If you would like to help the project, then please [Contact Us](#).

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Wednesday 17th January 2013

*from Alastair Strang, Project Manager of the Brereton Parish Neighbourhood Plan team*

*Happy New Year to you all!*

Well, I have good news to report to you for the start of 2013.

At a meeting of the Parish Council on 8th January, we passed all the resolutions and signed the documents to initiate the Neighbourhood Plan for Brereton. Our application to Cheshire East Council to designate Brereton parish as a Neighbourhood Area has now in process.

On Wednesday 16th January, we finally had our first team meeting last, so I thought I would give you a short update, especially for those that could not attend.

The meeting was to introduce the project and start to meet everyone who is interested in helping; a bit of "getting to know you" sort of thing!

An overview of the "journey so far" was given, together with an indication of the scope of a Neighbourhood Plan and the value we expect it to bring to Brereton.

It was also noted that since Neighbourhood Plans are a new concept, and no parish in the UK has been through the full process yet, there is very little experience and knowledge. There are guidelines, but no recipes yet; these are emerging. We are not aware of any other parish in Cheshire East who have made an application to the council to start a Neighbourhood Plan.

So, we are all learning!

We expect to get some expert help from CPRE (Campaign for the Protection of Rural England), and we should get some help from Cheshire East council. We also expect to buy planning assistance, to ensure that we fulfill and meet all the detailed planning regulations to ensure success of the project.

It is fantastic that quite a few of our residents wish to help in the planning process.

At this stage we cannot say what help we need!

This will be developed over the next few months; see Stage 1 below.

What we can say is that we recognise that not everyone can commit the same amount of time.

We are confident that there will be a wide range of activities we will do, and that there will be plenty of scope for anyone who wants to help, from small tasks over a small period to larger tasks over a longer period of time.

The project will be managed by a core team of 4 or 5 who will form the project governance board, which will control the project and make the key decisions, and report to the parish council. Specific task based teams will be formed to undertake all the activities required to be completed, such as research, communications, surveys, data analysis, record keeping, document production, reviews, stakeholder management, publicity, etc etc.

So, *what happens next?*

Developing a Neighbourhood Plan will be done in 6 project stages over the next 18-24 months.

#### **Stage 1: Getting the Project Started**

This will run from now until end of March, and we expect to complete the following:

We will create the project plan of all the activities and tasks we will need to undertake. This will also include building a resource plan of the skills and talents and materials we will need in order to produce deliverables that will make the Neighbourhood Plan.

We will develop the governance model of how the project will be managed. This will detail how decisions will be made and agreements reached, meeting formats and timetables and various controls, such as record keeping, document review and management, configuration control of all the key project deliverables. Also, it will define how we will control the budget, and how we will report back to Brereton Parish Council.

We will liaise with Cheshire East over our application to become a Neighbourhood Area.

We will help the parish council make a formal response to the Cheshire East Core Strategy consultation.

#### **Stage 2: Prepare the Neighbourhood Plan**

We estimate this will run from April thru to Jan 2014, and will involve:

Understanding the Policies

Establish Evidence Base

Research, Surveys, Consultations, Assessments

Alignment to CEC Local Plan with lots of liaison.

Create Local Policies

Submission of draft Neighbourhood Plan to CEC for review and consideration.

#### **Stage 3: Independent Examination**

This stage can take approximately 3 months.

This stage is undertaken by Cheshire East and a planning inspector assigned by CEC.

We will provide support to Cheshire East and the appointed inspector if required.



Assuming the plan is passed by the examiner, we are then allowed to proceed to Stage 4.

Otherwise we will need to move back to Stage 2 to undertake some rework.

#### **Stage 4: Community Referendum**

This stage can take approximately 3 months.

This stage is undertaken by Cheshire East.

It is a simple referendum by the electorate within the Neighbourhood Area (ie Brereton).

We will need to have an active publicity campaign during this stage.

Assuming the referendum achieves a positive "Yes", then we move to Stage 5.

Otherwise, it is a major rethink!

#### **Stage 5: Implementation & Periodic Review**

Cheshire East adopt our Neighbourhood Plan as part of the Local Plan.

We will establish an ongoing planning forum to monitor and review the implementation of the plan.

This will require to monitor and review planning applications that relate to Brereton and to continue liaison with Cheshire East planning.

*So, quite a lot to do really!*

The first real task is to develop our project plan on how to develop the Neighbourhood Plan.

The following people are attending this workshop on Wed 23rd Jan.

Jane Deans, Alastair Strang, Andy Lindsay, Bob Coulson, Alison Taylor, Liz Love, Julie Brown, Don Muir, David Brown, Mark Elves, Richard Phillipson, Fred Whittaker

A separate email is being sent out to attendees with details.

Until we create the project plan, there is not a lot i can ask you to do to help. After our workshop next week, when we produce a first draft of the plan, we will schedule another m February, when we can start to be more specific about the types of activities and the help we will need in the forthcoming months.

In the meantime, if you want to continue to orientate yourself to Neighbourhood Plans, i can suggest a few "light" night-time reading!

[CPRE: A Guide to Neighbourhood Planning](#)

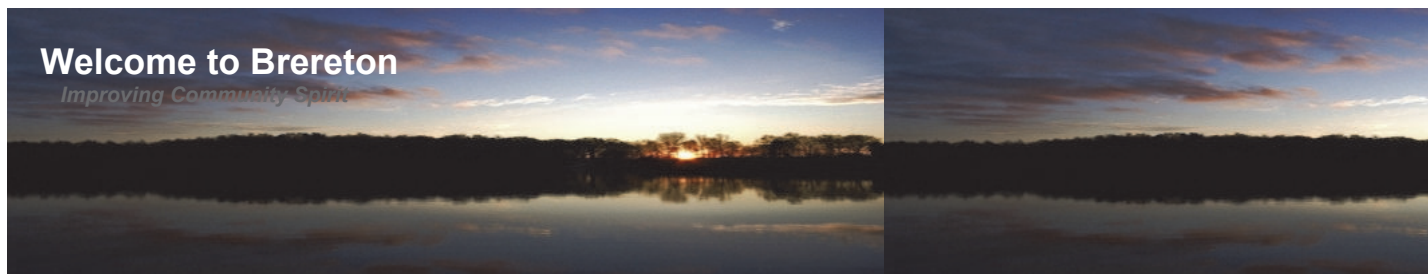
[Cheshire East Core Strategy \(Draft\)](#)

This is currently out for consultation until 26th Feb.

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If you have any questions, then please [Contact Us](#).

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Home About Brereton Events Directory Community Group Neighbourhood Plan Parish Council St Oswalds Church Bear Festival Youth Forum Community Space Local Nature Reserve History Newslette

Home  
About Brereton  
Events  
Directory  
Community Group  
Neighbourhood Plan  
Parish Council  
St Oswalds Church  
Bear Festival  
Youth Forum  
Community Space  
Local Nature Reserve  
History  
Newsletters  
Contact Us

## Neighbourhood Plan

[Neighbourhood Plan](#) [Latest News](#) [Consultations](#) [Meet the Team](#) [Project Plan](#) [FAQ](#)

### Consultations

The Neighbourhood Plan is *YOUR PLAN* for Brereton. It is about how *YOU* want Brereton to develop over the next 15 years. Through this project we will seek your views and opinions and solicit your feedback on the key elements of the plan. We will achieve this with regular communication on our progress, in the Community Newsletter as well as on this website. At key stages we will distribute specific information to each property and business within the parish, and ask you to provide feedback to us. It is important to our plan that you tell us what you think, and have your say in the future of Brereton. We will always publish the results here so as you can view the outcomes of each consultation.

### Pre-Submission Regulation 14

#### Why?

As required by the requirements of Regulations 14 of the Neighbourhood Planning (General) Regulations 2012 in producing the Neighbourhood Plan. The Parish Council, as the qualifying body, is to be required to:

- publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood:
  - details of the proposals for a Neighbourhood Plan;
  - details of where and when the proposals for a neighbourhood development plan may be inspected;
  - details of how to make representations; and
  - the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposals are publicised;
- consult any consultation body or statutory body whose interests the Parish Council considers may be affected by the proposals for the Neighbourhood Plan; and
- send a copy of the proposals for the Neighbourhood Plan to the local planning authority.

#### When?

Planned to start Friday 10th April 2015.

Planned to close Friday 22nd May 2015.

#### Consultation Documents

Available at the launch of consultation period.

#### Supporting Documents

[Landscape Character Assessment for Brereton](#)

[Housing Needs Advice for Brereton](#)

[Housing Needs Supply Evidence for Brereton](#)

#### Consultation Outcomes

Planned to be available end-June 2015.

### Feedback on Proposed Policies

#### Why?

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 proposals which you have identified as being important to you. Alongside these we have drawn up a number of proposals for you to consider. It is important to the Neighbourhood Plan development that we ensure that these are proposals that you relate to. In the next stage we will be writing policies to implement these proposals.

#### When?

Started 1st February 2014.

Documents will be hand delivered to your property by our project workgroup team members in first week of February 2014. Your feedback required by Friday 21st February.

Drop-In Event 15th February 2014.

Come along to Brereton Primary School Hall between 10am and 1pm to find out more, have your questions answered, get help to complete your feedback form, and to submit your forms.

Closed 21st February 2014.

*Consultation Documents*

[Objectives and Proposals Options](#)

*Consultation Outcome*

[Objectives and Proposals Options Analysis Report](#)

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### **Capture the Rural Housing Needs**

*Why?*

An important element of the Neighbourhood Plan is to make provision for housing needs. We capture this information through a Rural Housing Needs Survey. We use the Cheshire East compliant model for this, and worked collaboratively with the Cheshire East Housing department to deliver this.

*When?*

August 2013.

Documents were hand delivered to your property by our project workgroup team members in mid-July 2013. Your feedback was required by mid-August.

*Consultation Documents*

[Rural Housing Needs Survey Cover Letter](#)

[Rural Housing Needs Survey](#)

[Rural Housing Needs Explanation Notes](#)

*Consultation Outcome*

[Rural Housing Needs Survey Report](#)

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### **Feedback on the Vision and Objectives**

*Why?*

Based upon your feedback so far, the project workgroup has developed a vision for Brereton for the next 15 years.

*When?*

July 2013.

Display boards of the Vision and Objectives were available at the Brereton Rose Queen Garden party. Members of the project team were available to explain the project and how we arrived at the vision statements. People were invited to complete feedback forms.

*Consultation Documents*

[Vision and Objectives](#)

*Consultation Outcome*

Report is embedded within the Vision and Objectives document above.

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### **'Have Your Say' - Capture Opinions and Key Issues?**

*Why?*

The project team need to understand what Brereton residents and businesses feel about living and working in Brereton today, and what future needs are. This is used to develop issue statements that a Neighbourhood Plan will address.

*When?*

March/April 2013.

An open public event was held in Brereton Primary School Hall on 16th March. More than 100 residents attended and provided feedback on the survey form.

Parents at the Primary School and Playgroup were issued with survey form.

Members of the Youth Forum also contributed to the feedback.

All businesses within Brereton were sent a business survey form.

*Consultation Documents*

[Identify Issues Survey - Resident](#)



[Identify Issues Survey - Business](#)

[Identify Issues - Youth](#)

*Consultation Outcome*

[Identify Issues Survey Report](#)

[Identify Issues Survey - Other Opinions](#)

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### **Community Support for the development of a Neighbourhood Plan**

*Why?*

Before the Parish Council decide on launching a Neighbourhood Plan, all households in the parish were asked to provide their support for such an undertaking.

*When?*

October 2012.

A briefing flyer and survey was distributed by hand to every property within the parish.

*Consultation Documents*

[Feasibility Survey](#)

*Consultation Outcome*

[Feasibility Survey Report](#)

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