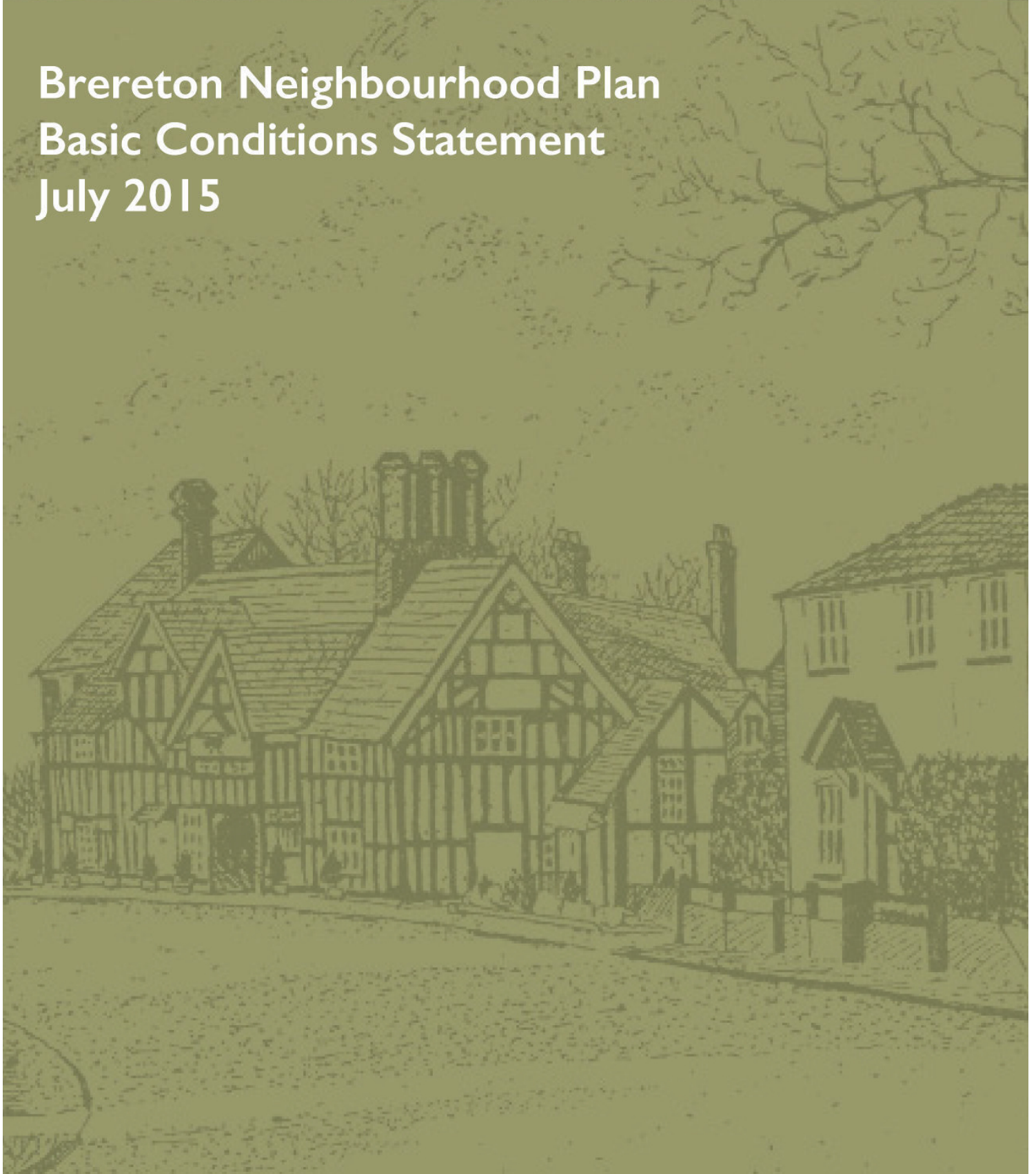




# Brereton Neighbourhood Plan Basic Conditions Statement July 2015



# **Brereton Parish Neighbourhood Plan Basic Conditions Statement**

## **About this Document**

This document is the Basic Conditions Statement in support of the Submission version of the Brereton Parish Neighbourhood Plan (the Plan), as required by Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

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

Reference to Supporting Documents is used in this document. These references, for example (ref. SD/B01), relate to the Submission Supporting Documents library available at [www.breretonparishcouncil.org.uk](http://www.breretonparishcouncil.org.uk).

The Basic Conditions Statement has been prepared AECOM on behalf of Brereton Parish Council, the qualifying body responsible for creating the Plan.

The AECOM Basic Conditions Report July 2015 has been reviewed and fully endorsed by Brereton Parish Council.

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***Brereton Neighbourhood  
Plan***

***Basic Conditions Statement***

***July 2015***

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# 1. Introduction

This Statement has been prepared by AECOM on behalf of Brereton Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Cheshire East Council (CEC), of the Brereton Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Brereton, as designated by CEC in July 2013. A map of the plan boundary is set out in supporting document SD/C25 Brereton Neighbourhood Area Map.

The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Neighbourhood Plan is from 10 April 2015 to 09 April 2030. The Plan does not contain policies relating to excluded development, in accordance with the Regulations.

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

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

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

## 2. Background

The Parish Council commenced preparation of the Neighbourhood Plan in January 2013. The Objectives for the Neighbourhood Plan are to:

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

The Neighbourhood Plan has been developed by a Project Team comprising a Governance Board with membership from three Parish Councilors and one co-opted resident, assisted by a workgroup of residents who volunteered to help in developing the Plan. Settlements from across the parish were represented within the Project Team. The Project Team consulted with the community, residents, businesses and neighbouring parishes at various stages throughout the development of the plan to seek their views and to keep them fully informed. The Plan has been informed by the technical expertise of planning consultants, to ensure a robust evidence base for the proposed policies and compliance with the National and Local Planning Policy context.

The Parish Council has worked with officers of Cheshire East Council during the preparation of the Neighbourhood Plan. This has been in recognition that the positioning of the Neighbourhood Plan in respect of the emerging development plan, has been challenging.

Cheshire East Council submitted its Local Plan Strategy to the Secretary of State in May 2014 for Public Examination. Three weeks of the Examination hearing sessions were held in September / October 2014, following which the Inspector issued his interim views on the legal compliance and soundness of the submitted Local Plan Strategy on the 6th November 2014. The Council requested that the Local Plan Strategy examination be suspended to the end of July 2015 to enable them to prepare additional evidence to address the concerns expressed in the Inspector's interim views. At the time of writing, the Council have agreed an extension to the timetable for completing additional work required with the Inspector in order to complete additional work required. This is likely to result in a resumed hearing session to consider this work to take place in September 2015 before proceeding to deal with the outstanding matters in the examination. The Local Plan Strategy (ref. SD/B01) sets out Cheshire East Council's case for sustainable economic growth and is the strategy that the Cheshire East Council wants to adopt to manage development in Cheshire East up to 2030. The new Local Plan will cover a range of matters including the number of new homes that are needed and where they should be located; the amount and location of new employment land; the protection and improvement of important open areas and



provision of new ones; the provision of new infrastructure and improvement of town centres and community facilities in Cheshire East.

Given the requirement for the Neighbourhood Plan to be in general conformity with the Local Plan and not to promote less development than the Local Plan or undermine its strategic policies, it is important to have regard to the emerging Local Plan in respect of the amount of housing and the status of Brereton Parish in the housing hierarchy. However, until examination of the Local Plan has been completed and it has been adopted, it is possible that these elements of the Local Plan could change and this has been taken into account in the drafting of the Neighbourhood Plan.

Due to the unconfirmed status of policies in the Local Plan Strategy, a number of saved policies of the Congleton Borough Local Plan First Review (2005) (SD/B07), which covers the entirety of the Neighbourhood Plan area, continue to provide a policy framework for the Neighbourhood Plan.

Development of the Neighbourhood Plan policies has been an iterative process. Policies are justified by a combination of gap analysis, bespoke evidence base work, and consultation with local communities, businesses, the Local Planning Authority and other stakeholders; including adjoining parish and town councils. It is considered that these policies are consistent with national planning and environmental policies, with the Saved Policies of the Congleton Borough Local Plan First Review (SD/B07) and with the Submission version of the Cheshire East Local Plan Strategy (SD/B01). The plan has deliberately avoided containing policies that may duplicate the saved and emerging development policies that are, and will be, material considerations in determining future planning applications. Instead, the Neighbourhood Plan policies aim to provide a local dimension to decision making in Brereton with the provision of appropriate guidance being provided to ensure the character and environment of this rural area are taken into account. In this way, it is envisaged the area can continue to be a thriving, working and living community.

Appendix A1 of the Neighbourhood Plan sets out the supporting justification, evidence and document references for each Neighbourhood Plan policy. As well as making reference to the adopted development plan framework, Appendix A1 also includes specific references, justification and commentary on the conformity with the emerging Local Plan Strategy policies where relevant.

The Neighbourhood Plan contains five key policy areas, which seek to implement the vision and strategic objectives identified for the Plan. In the development and consideration of the vision, objectives and policies; account has been taken of the need to contribute to all three dimensions of sustainable development: social, economic and environmental.

The following sections of this Statement provide detailed demonstration of the compliance of the Neighbourhood Plan with the four 'Basic Conditions' for Neighbourhood Plans outlined above.

### 3. Conformity with National Planning Policy

Within the National Planning Policy Framework (NPPF) of April 2012 (SD/A06), the key considerations are the presumption in favour of sustainable development in paragraph 14 and the section on Neighbourhood Plans in paragraphs 183 to 185. The preparation of the Neighbourhood Plan has also been mindful of the National Planning Practice Guidance (NPPG) (SD/A07) published by the Government in March 2012 in respect of formulating neighbourhood plans, and in particular the advice and guidance on the key stages, content and process of Neighbourhood Planning.

Where relevant, the Neighbourhood Plan includes a commentary on conformity with the NPPF within the Justification and Evidence section for each policy in Appendix A1 (Policy Evidence). In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

#### Para 16

*Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan and identify opportunities to use Neighbourhood Development Orders.*

The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the Borough, by setting out a housing target that seeks to accommodate locally arising housing needs, consistent with the identification of the status of Brereton Parish within the Settlement Hierarchy in Policy PG2; and the Spatial Distribution of Development identified in Policy PG6 of the Local Plan Strategy (SD/B01) (as a 'other settlements and rural area'). The policies in the Neighbourhood Plan seek to support local development and shape and direct development in the area that is outside the strategic elements of the Local Plan, through providing a local dimension to decision making within the Plan Area boundary. The vision, objectives and policies seek to enable necessary housing development, retain vibrancy and economic activity, whilst at the same time seeking to retain the rural nature of the area, its intrinsic beauty and distinctive character, its recreational resources and food production function.

The Neighbourhood Plan does not identify any opportunities to use Neighbourhood Development Orders.

#### Para 58

*Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*

The housing objective in the Neighbourhood Plan seeks to



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

The policies on housing development seek to provide the necessary housing development to meet locally arising needs and to keep the parish vibrant and economically successful. At the same time the policies seek to retain the rural nature of the area, its intrinsic beauty and distinctive character, its recreational resources and its food production.

An understanding and evaluation of the defining characteristics of the area has been established through the Landscape Character Assessment for Brereton (SD/C16). This evidence base has informed the preparation and content of a number of the Neighbourhood Plan policies, in particular those which relate to the provision of new housing and the replacement of existing dwellings; the layout and design of new housing and community facilities, and change of use of Listed Buildings. Relevant policies include:

- HOU04 Replacement of existing dwellings
- HOU08 – Provision of building line in new housing development
- HOU11 The layout and design of new housing
- COM01 New Community Hub Site Planning
- COM04 Provision of new community facilities
- ENV03 Open Landscape Views
- ENV06 Development and Landscape
- ENV09 Listed Buildings Change of Use

#### Para 183

*Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

The Neighbourhood Plan establishes in Section 5, a Vision and Objectives for the Neighbourhood Plan that guide the Plan’s development and implementation. The vision and objectives have been translated into a number of specific planning policies under five themes, which each seek to deliver one of the identified objectives. The policies have been written with the intention that they will be used to determine future planning applications as part of the development plan. Part 7 of the Neighbourhood Plan deals with ‘Implementation’, and describes out how the statutory planning process will direct and control development in the parish, including through use of the Neighbourhood Plan to assess the appropriateness and suitability of development applications.

At the present time the Parish Council has not sought to utilise its powers to prepare a Neighbourhood Development Order or Community Right to Build Order.

#### Para 184

*The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.*

The Parish Council believes the Neighbourhood Plan is in general conformity with all the relevant saved policies of the Congleton Borough Local Plan First Review (SD/B07) but also anticipates and conforms with the emerging Cheshire East Local Plan Strategy (SD/B01), in particular the strategic policies which set out the amount of housing and the status of Brereton Parish in the spatial distribution hierarchy.

In particular, the Neighbourhood Plan makes provision for a quantum of housing development of up to 50 houses by the end of the Plan period. This quantum takes into account the latest evidence and assumptions about housing requirements forecast to arise within the Local Plan period (which are documented in the supporting document SD/C17 Housing Needs Advice for Brereton (2014)). The quantum also reflects the desire to retain the distinctive local surroundings and rural assets of the Neighbourhood Plan area, including its recreational resources, intrinsic beauty and distinctive character and role as a significant producer of food. This is in conformance with the Local Plan Strategy approach to protection and conservation of the countryside, as set out in Local Plan Strategy Policies PG5 Open Countryside and EG2 Rural Economy.

#### Para 185

*Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.*

The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that aim to provide a local dimension to decision making in Brereton, with the provision of appropriate guidance to ensure the character and environment of this rural area are taken into account. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

Set out in Table A in Appendix 1, is a brief summary of how each policy in the Neighbourhood Plan conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy, but are not intended to be an exhaustive list of all possible relevant paragraphs.

## 4. Contribution to Achieving Sustainable Development

The Neighbourhood Plan is accompanied by a Statement on Sustainability Appraisal and Development, which demonstrates how the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

In the drafting of planning policies and proposals, the Neighbourhood Plan process has sought to embed the principles of sustainable development as set out in international and national legislation and guidance. These include:

- meeting the needs of the present without compromising the ability of future generations to meet their needs;
- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using science responsibly.

The policies in the Neighbourhood Plan have been developed to support and align with Sustainability Appraisal work undertaken by Cheshire East Council for its Local Plan Core Strategy.

The Statement demonstrates that the Neighbourhood Plan will not have any significant adverse social, economic or environmental effects and through implementation of its policies, will deliver a range of social, economic and environmental benefits that will contribute to the achievement of sustainable development.

The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. Its economic goal is to 'strengthen and support local economic activity' (Objective 3) and 'encourage responsible...rural tourism' (Objective 4). Its social goals include 'to deliver a sensitive housing strategy tailored to Brereton's needs' (Objective 1), 'to provide and improve local facilities to meet local demand' (Objective 2), 'to encourage responsible rural recreation' (Objective 4) and to seek ongoing improvements to transport, digital connectivity and utility services (Objective 5). Its environmental goals are to 'protect green space, the environment and the landscape, support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport' (Objective 5) and to ensure housing is delivered in a manner that is 'in keeping with the distinctive character of the area (Objective 1).

These objectives and the policies which implement them, provide an appropriate balance between competing objectives. A complete constraint on growth would be in conflict with the NPPF and development plan and would undermine important social goals. Too much growth

would likely result in significant impacts on the intrinsic character of the Parish as a 'green gap' – balancing the continuing development of surrounding towns and villages.

The chosen policies are intended to accurately translate the strategic objectives into viable and effective development management policies and deliverable community infrastructure proposals. Collectively, the policies demonstrate that the Neighbourhood Plan will deliver strong social and environmental benefits, although economic benefits are not forgotten either.

## 5. General Conformity with the Development Plan

The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Cheshire East.

As described earlier, the current status of the development plan is complex. The relevant policy context includes the saved policies of the Congleton Borough Local Plan First Review (2005) (SD/B07) together with the Submission Version of the Cheshire East Local Plan Strategy (March 2014) (SD/B01), which may be subject to change following the further work being undertaken by Cheshire East Council to address the Inspector's concerns about the deliverability of the Local Plan. The Parish Council has considered the alternative of awaiting the adoption of the new Local Plan, but considers that this will create an unacceptable risk of further uncontrolled development and planning 'by appeal' in the Parish; given the uncertain five year housing land supply position in Cheshire East.

Cheshire East Council prepared a report of the proposed changes to the emerging Local Plan Strategy, which are to be considered during a cabinet Meeting on 21<sup>st</sup> July 2015 and a decision will be taken as to whether to submit the revised Strategy to the Inspector. Whilst Cheshire East Council did not consider these proposed changes would affect the emerging Neighbourhood Plan, an Impact Statement Report (SDC74) was prepared. The report identified that no changes were required to the Neighbourhood Plan.

The Congleton Borough Local Plan First Review (2005) could not, of course, have anticipated the existence of the Localism Act seven years later and so makes no provision for translating generic planning policy into a distinct parish-based plan. However, the Neighbourhood Plan policies have been prepared in light of the need to demonstrate general conformity with the strategic intent of that Plan and its specific saved policies. In cases where the Neighbourhood Plan policy requires a justification for an exceptional circumstance to a saved or emerging policy, this is outlined in Appendix A1 – Policy Evidence of the Neighbourhood Plan.

Set out in Table B in Appendix 2, is a brief summary of how each policy in the Neighbourhood Plan conforms to the saved policies in the Congleton Borough Local Plan First Review and the Local Plan Strategy (Submission Version). The particular policies referred to in the table are those considered the most relevant to each Neighbourhood Plan policy, but are not intended to be an exhaustive list of all possible relevant policies.

## 6. Compatibility with European Union Legislation

The fourth and final basic condition; is that it must be confirmed that the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, European Union obligations. These include obligations in relation to Human Rights, Strategic Environmental Assessment, and the Habitats Directive.

The preparation of the Neighbourhood Plan, and the policies and proposals contained within it, has had due regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (as amended, 2010); and complies with the Human Rights Act 1998.

Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of decisions are taken into account before any such decisions are made. The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC – known as the SEA Directive. Under this Directive, Neighbourhood Plans may require SEA – but this will depend on the content of each Neighbourhood Plan.

An SEA Screening Opinion (SDC29a) was issued by Cheshire East Council in July 2015; which was submitted to the three statutory consultation bodies (Historic England, the Environment Agency and Natural England) for their opinion. The Screening Opinion advised that an SEA is not required, as *“The Neighbourhood Plan does not propose to allocate specific sites for future development, and promotes criteria based policies that seek to shape future development proposals in a means that reduces impact on the environment. Specific policies are included that seek to enhance and protect the natural environment. This content and broad approach of the plan is not considered to have a significant effect on the environment, or on designated sites and therefore SEA is not required.”* Each of the three statutory consultation bodies responded by stating that no SEA was required for the Neighbourhood Plan.

Schedule 2 of the Neighbourhood Planning Regulations makes provision in relation to the Habitats Directive (Council Directive 92/43/EEC). The Habitats Directive requires that any plan or project likely to have a significant effect on a European Designated Site for Nature Conservation must be subject to an Appropriate Assessment. To achieve this, paragraph 1 of Schedule 2 of the Neighbourhood Planning Regulations prescribes a basic condition that the making of a Neighbourhood Plan is not likely to have a significant effect on a European site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and Neighbourhood Plans.

There are a number of European Designated Sites for Nature Conservation located within a 15km radius of the Brereton Neighbourhood Area, including one RAMSAR site which is located within the Neighbourhood Plan boundary (RAMSAR Site Reference UK1104 Bagmere RAMSAR). The Local Planning Authority has undertaken an assessment of the Neighbourhood Plan and the potential for significant effects on the qualifying characteristics of the designated sites within a 15km radius of the Neighbourhood Plan area; and has determined that the Neighbourhood Plan does not require an Appropriate Assessment under the Habitats Regulations. The screening assessment is included in appendix 1 of document SDC29a.

## 7. Conclusion

This Statement has been prepared by AECOM on behalf of Brereton Parish Council to accompany its submission to the local planning authority, Cheshire East Council (CEC), of the Brereton Neighbourhood Development Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

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



## Appendix 1 Table A: Neighbourhood Plan & NPPF Conformity Summary

Policy Title	NPPF para ref	Commentary
<b>Housing Development (HOU)</b>		
HOU1 Amount of new housing development	54	<p>Paragraph 54 sets out the need for local planning authorities to be responsive to local circumstances and plan housing development to reflect 'local needs'.</p> <p>The parish location within the Cheshire countryside, which is protected from development by long standing planning policies stemming from national planning objectives and policy aimed at preventing larger urban areas from coalescing. It is also informed by the need to plan positively for some new housing arising from locally generated needs, especially for affordable housing.</p>
HOU2: Location of new housing development HOU3: Exceptions to New Housing Development HOU04: Replacement of Existing Dwelling HOU05: Self-Build Schemes	54, 55, 58	<p>Paragraph 55 of the NPPF states that housing in rural areas should be located where it will enhance or maintain the vitality of rural communities, and that new isolated homes in the countryside should be avoided unless special circumstances indicate their appropriateness. Policy HOU2 seeks to locate new housing within the two largest settlements within the Parish boundary and is thus in conformity with the approach in paragraph 55 of the NPPF.</p> <p>Policy HOU03 reflects the special circumstances set out in para 55 of the NPPF with respect to the redevelopment of previously developed land and buildings and also makes provision for affordable housing for local needs which qualify as rural exception sites to be delivered beyond these boundaries, reflecting paragraph 54 of the NPPF.</p> <p>Policy HOU04 and Policy HOU05 are in conformity with and reflect the quality of development principles set out in paragraph 58 of the NPPF, and in relation to the countryside in paragraph 55, in relation to responding to and reflecting the local character and history of the area.</p>
HOU06: Provision of open	73, 74	Policy HOU06 complies with paragraph 73 which relates to the provision of high quality open space and

Policy Title	NPPF para ref	Commentary
space in new housing development HOU07: Preservation of existing open spaces		opportunities for sport and recreation and ensuring that such provision is in accordance with higher level policy.  Policy HOU07 is in accordance with paragraph 74 of the NPPF which relate to the protection of existing open space and recreational facilities/land.
HOU08 Provision of building line in new housing development HOU11 The layout and design of new housing	17, 57	One of the core principles outlined in the NPPF sets out the needs for planning to “ <i>always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings</i> ” (Paragraph 17). Furthermore, Paragraph 57 outlines the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.  Policy HOU08 sets locally specific design standards for the neighbourhood plan area that new residential development must adhere to. The policy is considered to be in conformity with the NPPF.
HOU09 Housing Mix	50	Paragraph 50 of the NPPF outlines the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable inclusive and mixed communities. Policy HOU08 emphasises the need for housing development to provide a mix of dwellings to meet locally generated needs of the Brereton parish and for planning applications to address the dwelling sizes, type, affordability, density, special needs, appearance, garden space and size. The policy is considered to be in conformity with the NPPF.
HOU10 Housing for local people HOU12 Local housing connections	54	Paragraph 54 of the NPPF identifies the need to plan for housing development to reflect local needs in rural areas (such as the neighbourhood plan area), particularly for affordable housing including through rural exception sites where appropriate. Policies HOU10 and HOU12 provide measures that will help ensure that sufficient housing is provided throughout Brereton to meet locally specific housing needs. Therefore, the policy is considered to be in conformity with the NPPF.

Policy Title	NPPF para ref	Commentary
<b>Community Facilities (COM)</b>		
COM01 New community hub site planning COM02 New community hub possible uses COM03 Existing community facilities COM04 Provision of new community facilities	28, 70	<p>In order to promote a strong rural economy, paragraph 28 sets out the need for local and neighbourhood plans to promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</p> <p>Paragraph 70 of the NPPF also highlights the need for planning policies to deliver the social, recreational and cultural facilities and services to meet community's needs.</p> <p>Policies within the Neighbourhood Plan set out a strategy for the protection and development of community uses in Brereton. In particular, COM01 sets out a proposal for a new community building that will act as a hub to meet local community needs for Brereton.</p>
COM05 Provision of allotments & additional car parking	N/A	<p>Although paragraph 39 sets out a series of criteria that local planning authorities need to be taken into consideration if setting local parking standards for residential and non-residential development, these are not of particular relevance to Policy COM05, which does not seek to establish car parking standards.</p> <p>No reference is made to the provision of allotments in the NPPF.</p>
<b>Business and Economic Activity (BUS)</b>		
BUS01: Rural Economy	28	<p>The NPPF (paragraph 28) urges a positive approach towards sustainable new development in rural areas. The NPPF provides that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive attitude towards sustainable new development. Sustainable rural tourism and leisure development are also supported in the NPPF if they benefit tourism in rural areas, rural communities and visitors and which respects the character of the countryside.</p>

Policy Title	NPPF para ref	Commentary
		This policy reflects the NPPF.
<b>Protect the Rural Environment (ENV)</b>		
ENV01 Land uses in the countryside	109	Paragraph 109 of the NPPF sets out the need for the planning system to contribute and enhance the natural and local environment. Policy ENV01 reflects this approach in that it aims to protect land in use for recreation, landscape and amenity, nature conservation and other rural uses from inappropriate development.
ENV02 The landscape vision and development ENV03 Open landscape views ENV06 Development & landscape	109, 113 and 114	The NPPF emphasises the need for the planning system to protect and enhance valued landscapes (paragraph 109) and for local planning authorities to protect and enhance distinctive landscapes (paragraph 114). Policies ENV02, ENV03 and ENV06 conform with these sections in providing locally distinctive guidance for the protection of the local landscape, which focus on the key attributes set out in the Landscape Character Assessment prepared in support of the Neighbourhood Plan.
ENV04 Nature conservation ENV05 Biodiversity & geodiversity	109, 113, 117 and 118.	The NPPF highlights the importance of minimising impacts on biodiversity and providing net gains in biodiversity where possible (paragraph 109). In order to minimise impacts on biodiversity and geodiversity, the NPPF sets out the need to plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats and ecological networks and to prevent harm to geological conservation interests (paragraph 117).  Policies ENV04 and ENV05 set out a clear approach in terms of the protection and enhancement of areas of nature conservation value, biodiversity and geodiversity.
ENV07 Recreational facilities	70	Paragraph 70 of the NPPF highlights the need for planning policies to deliver the social, recreational and cultural facilities and services to meet community's needs. Policy ENV07 sets out the need to retain and enhance existing recreational facilities within the parish, which reflects the approach outlined in the NPPF.

Policy Title	NPPF para ref	Commentary
ENV08 Listed buildings improvements and enhancements ENV09 Listed buildings change of use ENV10 Heritage Assets and their settings	Section 12 (paragraphs 126 – 141)	Section 12 of the NPPF sets out the approach to conserving and enhancing the historic environment. Paragraph 126 highlights that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. More specifically, paragraph 132 sets out the need to avoid substantial harm to grade I and II* listed buildings. Neighbourhood Plan policies ENV08, ENV09 reflect the approach set out in the NPPF in terms of protecting listed buildings as part of new development in Brereton.
ENV11 Conservation and Sustainable Management of Soils	109, 112	Paragraph 109 of the NPPF sets out the need for the planning system to contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils. Paragraph 112 also sets out the need to protect the best and most versatile agricultural land. Policy ENV11 reflects guidance outlined within the NPPF and provides a clear strategy relating to the protection of soil resources as part of considering planning proposals.
<b>Transport and Infrastructure (TRA)</b>		
TRA01 Transport implications of new development and TRA02 Improvements to local sustainable forms of transport	35	Paragraph 35 of the NPPF sets out the need for plans to protect and exploit the use of sustainable transport modes for the movement of goods or people. The NPPF identifies the need to give priority to pedestrians and cycle movements and have access to high quality public transport facilities. Neighbourhood Plan policies TRA01 and TRA02 highlight the importance of improving local sustainable forms of transport as part of delivering new development. The policies therefore conform with guidance outlined in the NPPF.
TRA03 Improvements to road safety on local roads	N/A	There are no sections within the NPPF that are of specific relevance to Neighbourhood Plan policy TRA03.
TRA04 Community	175	Paragraph 175 of the NPPF states that where practical, Community Infrastructure Levy charges should

Policy Title	NPPF para ref	Commentary
infrastructure		<p>be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.</p> <p>Policy TRA04 follows on from this paragraph of the NPPF as it sets out the Neighbourhood Plan priorities for spending monies derived from Community Infrastructure Levy.</p>

## Appendix 2 Table B: Neighbourhood Plan & Development Plan Conformity Summary

Neighbourhood Plan Policy	Congleton Borough Local Plan First Review (2005)	Cheshire East Local Plan Strategy (Submission Version)	Commentary
	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
<b>Housing Development (HOU)</b>			
HOU01 Amount of new housing development	N/A	Y	<p><u>Relevant Congleton Borough Local Plan Policies: N/A</u>  <u>Relevant Emerging Local Plan Strategy Policies: PG 1, PG 2 and PG 6.</u></p> <p>Brereton Parish lies within the Open Countryside as defined by Policy PG5 of the Local Plan Strategy (LPS) (SD/B01). This designation reflects previous planning policies for the area as reflected in the adopted Congleton Borough Local Plan First Review (SD/B07). The Local Plan provides for a Settlement Hierarchy of Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas. Brereton Parish lies within the latter category where the strategy is that development, growth and investment should be confined to small scale infill and change of use or conversion of existing buildings in order to sustain local services and facilities. Overall, policy HOU01 conforms with the proposed spatial strategy set out within the emerging LPS (PG 1, PG 2 and PG 6).</p>



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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			<p>Furthermore, the emerging LPS also provides that the preservation of the countryside for its scenic, recreational, aesthetic and productive qualities is a key objective of planning policy.</p> <p>Given the strategic policies of restraining development in the countryside, Policy HOU01 seeks to provide a limited amount of development which reflects both the Settlement Hierarchy and Spatial Distribution of Development policies of the Local Plan. The Neighbourhood Plan seeks to provide for locally generated housing needs rather than meeting wider housing requirements. The Local Plan provides that such wider generated needs should be accommodated closer to, within or adjacent to those adjacent towns which have a wider range of services than Brereton and are more likely to meet the principles of sustainable development as required by the NPPF.</p>
HOU02 Location of new housing development	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: Proposals Map and H5</u>  <u>Relevant Emerging Local Plan Strategy Policies: PG 1, PG 2, PG 5 and PG 6.</u></p> <p>The settlement boundaries outlined on Key Maps C20a and C20b are based on the proposals map of the Congleton Borough Local Plan (CBLP) and recent planning permissions granted within the Cheshire East Local Plan period. The policy is also reflective of policy H5 of the CBLP in terms of directing new housing development within existing settlement boundaries.</p> <p>The policy also conforms with emerging policies in the LPS (PG 1, PG 2, PG 5 and PG 6), given that it sets out that new housing shall be located within existing settlements (as per the approach</p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			outlined in emerging policy PG 2 for other settlements and rural areas).
HOU03 Exceptions to new housing development	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: H6</u>  <u>Relevant Emerging Local Plan Strategy Policies: PG 5, SC 4, SC 5 and SC 6.</u></p> <p>Policy HOU3 sets out an approach that is consistent with CBLP policy H6 in that it provides a set of criteria that clearly identify the type of new housing development that will be permitted outside of the settlement boundaries. The bullet points in policy HOU3 are broadly reflective of guidance outlined in CBLP policy H6.</p> <p>Emerging LPS policy PG 5 identifies a series of exceptions for new development within the countryside. Policy HOU3 conforms with the exceptions outlined in PG 5, including redevelopment of previously developed land and buildings and re-use/conversion of existing buildings. Policy HOU3 also outlines affordable housing schemes as acceptable exceptions, which is consistent with the approach outlined in emerging LPS policies SC 5 and SC 6. Policy HOU3 also conforms with emerging LPS policy SC 4 in terms of delivering a mix of housing in Brereton.</p>
HOU04 Replacement of existing dwelling	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: H6</u>  <u>Relevant Emerging Local Plan Strategy Policies: PG 5, SC 4, SC 5 and SC 6.</u></p> <p>Both the CBLP (Policy H6) and Submission version of the LPS (Policy PG 5) make some provision</p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			<p>for the replacement of existing dwellings in the countryside.</p> <p>This Neighbourhood Plan seeks to provide for the rebuilding or replacement of existing dwellings in order to support the continued stewardship and enhancement of dwellings and land within the countryside through investment and maintenance. In this way, the future stewardship of dwellings and land can be secured for the longer term. The existing character, appearance and openness of the countryside however need to be safeguarded in the event that planning permission is granted.</p> <p>The policy also conforms with emerging LPS policies SC 4, SC 5 and SC 6 in terms of ensuring the correct residential mix and affordable homes are delivered within Brereton,</p>
HOU05 Self-build schemes	N/A	Y	<p><u>Relevant Congleton Borough Local Plan Policies: N/A</u>  <u>Relevant Emerging Local Plan Strategy Policies: SC 4 and SC 6</u></p> <p>The Neighbourhood Plan acknowledges the benefits that some limited self-build housing could bring to the local area. The policy is in conformity with emerging LPS Policy SC 6 in that it outlines the need for developers of self-build schemes to have strong links with the local area. The policy is also in conformity with emerging LPS policy SC 4 in terms of providing self build opportunities that contribute towards the residential mix in Brereton.</p>
HOU06 Provision of open	Y	Y	<u>Relevant Congleton Borough Local Plan Policies: GR22</u>

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	Yes/No	Yes/No	
space in new housing development			<p><u>Relevant Emerging Local Plan Strategy Policies: SD 2</u></p> <p>Saved Policy GR22 of the CBLP requires developers to make provision for open space (including for children) in relation to all new housing developments (or to make a commuted payment in lieu of provision if considered appropriate). This policy is proposed to be retained as a Saved Policy in the Submission version of the Cheshire East Local Plan. However, it is understood that the provision of open space is likely to be a key component of the Site Allocations and Development Management part of the Cheshire East Local Plan upon which work is to start soon. The policy has been worded in such a manner as to reflect any potential change of planning policy at Cheshire East Council level should that occur and to ensure some continuity of provision of open and play space within any new housing development during any transitional period. The importance of the need for such a Neighbourhood Plan policy has been recognised in strong local support through the community surveys of the Plan.</p> <p>Policy HOU06 is reflective of the approach outlined in emerging LPS policy SD 2 in that it identifies the need for residential development to provide open space that is safe, conveniently located and safeguards existing residential amenities of adjacent properties.</p>
HOU07 Preservation of existing open spaces	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR5</u></p> <p><u>Relevant Emerging Local Plan Strategy Policies: SE 4.</u></p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			<p>Existing Saved Policy GR5 of the CBLP requires development to respect or enhance the landscape character of the former Congleton Borough which includes Brereton. That policy is proposed to be deleted as a Saved Policy by the Local Plan Strategy. The Strategy states that GR5 will be superseded by Policy SE 4 of the Local Plan which sets out the Council's approach to landscape protection. However, this policy is a strategic one intended to apply to the whole of the Cheshire East Council area. It does set out some general principles against which any development can be assessed in terms of its impact on the landscape. The Neighbourhood Plan proposes a more detailed and appropriate policy response in the light of the substantial landscape evidence which is now available.</p> <p>This Policy is considered to be consistent with SE 4 of the Cheshire East Local Plan, particularly in complying with the criteria set out in item 2 of SE 4 as to what the expectations are of new development in terms of the landscape. The policy seeks to promote the preservation and promotion of local distinctiveness and diversity. That distinctiveness and diversity has been confirmed in the Landscape Character Assessment for Brereton commissioned for this Neighbourhood Plan. The Assessment has identified important existing vistas and provides the evidence for establishing any buffer zones to protect visual amenity.</p>
HOU08 Provision of building line in new housing	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR2</u></p> <p><u>Relevant Emerging Local Plan Strategy Policies: SE 1</u></p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
development			<p>Policy HOU08 builds on policy guidance outlined in CBLP policy GR2 in relation to the design of new development and provides an additional design standard to help ensure safety of all those using the road network in the area.</p> <p>Policy HOU08 is in general conformity with emerging LPS policy SE 1 as it sets out a clear approach to ensuring that new development in Brereton is designed around the needs and comfort of people and not vehicles. It provides a local standard for the development of new housing in the area.</p>
HOU09 Housing mix	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: H13 and H14</u>  <u>Relevant Emerging Local Plan Strategy Policies: SC 5 and SC 6</u></p> <p>CBLP policy H13 addresses the provision of Affordable Housing while policy H14 deals with rural exception housing to meet local needs. The Cheshire East Local Plan seeks to delete those policies upon adoption of the new Local Plan. The LPS would replace those two policies with emerging policy SC 5 concerning Affordable Housing and new policy SC 6 dealing with Rural Exceptions Housing for Local Needs.</p> <p>The Neighbourhood Plan has been prepared in consultation with the Housing and Planning officers of Cheshire East Council. Policy HOU09 seeks to conform with both the existing Congleton</p>

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	Yes/No	Yes/No	
			Borough Local Plan First Review and Saved Policies and the Submission version of the Cheshire East Local Plan. Policy HOU09 will enable small scale schemes to come forward which may be of mixed tenure designed to meet a variety of local needs and supported by a viability study.
HOU10 Housing for local people	N/A	Y	<p><u>Relevant Congleton Borough Local Plan Policies: N/A</u>  <u>Relevant Emerging Local Plan Strategy Policies: SC 6</u></p> <p>Policy SC 6 of the submitted Cheshire East Local Plan is concerned with rural exceptions housing for local needs. One of the criteria to be satisfied if a rural exceptions Affordable Housing scheme is to be permitted concerns a limit on the number of dwellings to be built in any one scheme which is set at a maximum of 10 units. By applying the principle of a maximum of 9 units for all new developments, this Policy provides that any sites with 9 or more units in any category of housing, 10% of all new units should have a local connection. The evidence for this policy derives from the housing studies undertaken for the Neighbourhood Plan by Cheshire East Council and the Parish Council.</p>
HOU11 The layout and design of new housing	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR2</u>  <u>Relevant Emerging Local Plan Strategy Policies: SD 1, SD 2, SE 1-4 and SE 6-9.</u></p> <p>Policy GR2 from the CBLP concerns design and is the current most specific local guidance on design matters. The emerging LPS proposes to delete this policy and replace it instead with a</p>



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	Yes/No	Yes/No	
			<p>group of other design policies. Policy SE 1 sets out a comprehensive approach to design and additional policies at SE 2-4, and SE 6-9 deal with matters of energy efficiency, the historic environment and environmental protection. In particular, there are some matters covered within policies SE 1 and SE 9 which are particularly relevant to and of interest to the community of Brereton. However, the link between the local community support to achieve high environmental standards for new development, the strategic Cheshire East wide policies set out in the Strategy and the Brereton Landscape Assessment Study have all led the community to include a more bespoke and detailed design policy for new housing to be included in the Neighbourhood Local Plan.</p> <p>The criteria against which the layout and design of new housing will be assessed are based on the emerging and existing adopted Local Plan policies and national guidance which puts design quality at the centre of the decision making process for planning permissions.</p>
HOU12 Local housing connections	Y	N/A	<p><u>Relevant Congleton Borough Local Plan Policies: PS5, PS6, PS8 (all proposed to be saved in the emerging LPS)</u></p> <p><u>Relevant Emerging Local Plan Strategy Policies: n/a</u></p> <p>Policy HOU12 complements existing Congleton Borough Council policies in promoting selective sustainable development in the countryside.</p>

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	Yes/No	Yes/No	
<b>Community Facilities (COM)</b>			
COM01 New community hub site planning COM02 New community hub possible uses COM04 Provision of new community facilities	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: RC1</u> <u>Relevant Emerging Local Plan Strategy Policies: SC 1 and SD 2</u></p> <p>CBLP policy RC1 highlights that proposals for the development of new facilities for recreation and community use will be permitted where the Council is satisfied that a series of criteria are met, including the scale and design is in keeping with the surrounding area, development is accessible by sustainable forms of transport and the development will not affect any nature/geological areas of interest. Policies COM01 and COM04 provides similar criteria to CBLP policy RC1 and are therefore considered to be in conformity.</p> <p>Emerging LPS policy SC 1 supports and promotes the provision of better leisure, community and recreation facilities. The policy highlights that where there is a need for such facilities, the proposed facilities should be of an appropriate type and scale. Policy COM01, COM02 and COM04 build on this policy and are also reflective of sustainable development principles outlined in emerging LPS policy SD 2.</p>
COM03 Existing community facilities	N/A	Y	<p><u>Relevant Congleton Borough Local Plan Policies: N/A</u> <u>Relevant Emerging Local Plan Strategy Policies: SC 1 and SC 2.</u></p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			Emerging LPS policy SC 1 seeks to protect and enhance existing leisure and recreation facilities throughout Cheshire East, unless they are proven to be surplus to requirements or unless improved alternative provision of similar or better quality can be provided. Policy COM03 conforms with this policy in that it highlights the need to retain existing community facilities throughout Brereton for the benefit of the local community. The delivery of policy COM03 will contribute towards creating and safeguarding opportunities for safe, healthy, fulfilling and active lifestyles (Policy SC 2 of the emerging LPS).
COM05 Provision of allotments & additional car parking	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: RC 1 and GR 17</u>  <u>Relevant Emerging Local Plan Strategy Policies: SC 1, SC 3 and SD 1.</u></p> <p>CBLP policy RC 1 highlights that proposals for the development of new facilities for recreation and community use will be permitted (where a series of criteria are met). Emerging LPS policy SC 1 seeks to protect and enhance existing leisure and recreation facilities throughout Cheshire East. Policy COM05 is in conformity with this policy as it aims to support the provision of allotments to serve local needs. CBLP policy GR 17 sets out the need for new development to provide appropriate levels of parking. Policy COM05 is in conformity with this policy in terms of the provision of parking to serve local visitor attraction and countryside.</p> <p>Emerging LPS policy SC 3 makes specific reference to promoting the role of communal growing</p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			spaces including allotments. Policy COM05 is in conformity with this policy.  Emerging LPS policy SD 1 identifies the need to provide safe access and sufficient car parking in accordance with adopted highway standards as part of new development. COM05 conveys this message in terms of aiming to ensure sufficient car parking is provided to serve local visitor attraction and countryside.
<b>Business and Economic Activity (BUS)</b>			
BUS01 Rural economy	Y	Y	<u>Relevant Congleton Borough Local Plan Policies: E5 and E6</u> <u>Relevant Emerging Local Plan Strategy Policies: PG 6, PG 5 EG 2 and EG 4</u>  Policies E5 and E6 of the CBLP set out the assessment criteria for employment development in the villages listed (including Brereton Green) and the Open Countryside in which the majority of the plan area is located. Those policies predate the NPPF and are both proposed to be deleted from the Saved Policies of the CBLP in the Submission version of the Local Plan.  Policies PG 6, PG 5 and EG 2 of the LPS set out the spatial distribution of development across Cheshire East and also address the policy approach to the open countryside and the rural economy. Local Plan Strategy policy EG 2 provides support for appropriate development to support the rural economy where it meets selected criteria. LPS Policy EG 4 concerns Tourism and

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	Yes/No	Yes/No	
			<p>seeks to comply with the NPPF in terms of the support for sustainable rural tourism and leisure development, provided this benefits tourism in rural areas, rural communities and visitors and respects the character of the countryside.</p> <p>Policy BUS01 is considered to comply with the relevant policies in the emerging LPS proposed as replacements for the Saved Policies of the CBLP.</p>
<b>Protect the Rural Environment (ENV)</b>			
ENV01 Land uses in the countryside	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR 5</u> <u>Relevant Emerging Local Plan Strategy Policies: PG 5 and SE 4.</u></p> <p>CBLP policy GR 5 highlights that development will be permitted only where it respects or enhances the character of the area. Policy ENV01 conforms with this policy in terms of ensuring that areas of recreational, landscape and nature conservation value are protected from inappropriate development.</p> <p>Policy ENV01 reflects emerging LPS policy PG 5 in that it aims to ensure that land in use for recreation, landscape and other rural areas will be protected from inappropriate development which would threaten the integrity of one or more of those uses. Policy ENV01 also reflects emerging LPS policy SE 4 as it will help to ensure that the landscape character and quality</p>

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	Conformity with Saved Policy	Conformity with Emerging Policy	
	Yes/No	Yes/No	
			throughout Brereton is conserved.
ENV02 The landscape vision and development ENV03 Open landscape views ENV06 Development & landscape	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR 5</u>  <u>Relevant Emerging Local Plan Strategy Policies: SE 4 and SE 6.</u></p> <p>Policies ENV02, ENV03 and ENV06 outline provisions for the protection of landscape as part of new development within Brereton. These policies have been developed in the context of a Landscape Character Assessment that forms part of the evidence base for the Neighbourhood Plan and sets the context for the protection of the local landscape.</p> <p>These policies are in broad conformity with CBLP policy GR 5, which highlights that new development will be permitted only where it respects or enhances the landscape character of the area.</p> <p>Emerging LPS policy SE 4 sets out the need for all new development throughout Cheshire East to conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. The landscape policies are in conformity with emerging LPS policy SE 4.</p> <p>Emerging LPS policy SE 6 sets out that Cheshire East aims to deliver a good quality, and</p>

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	Yes/No	Yes/No	
			accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. The protection of the landscape through the Neighbourhood Plan would ensure that the green infrastructure within and around Brereton is protected.
ENV04 Nature conservation ENV05 Biodiversity & geodiversity	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: NR1, NR2, NR3, NR 4 and NR 5</u>  <u>Relevant Emerging Local Plan Strategy Policies: SE 3</u></p> <p>Policies ENV04 and ENV05 set out the approach to nature conservation and the protection/enhancement of biodiversity/geodiversity throughout the Neighbourhood Plan area.</p> <p>The approach to the conservation of the natural environment is outlined in CBLP policies NR1 – NR5. In particular, policy NR2 sets out the need for proposals to ensure that loss or damage to nature conservation sites and sites of geological importance is minimised within the area. Neighbourhood Plan policies ENV04 and ENV05 conform with these CBLP policies.</p> <p>Emerging LPS policy SE 3 highlights that areas of high biodiversity and geodiversity value will be protected and enhanced. Policies ENV04 and ENV05 conform with this policy as they set out a consistent approach for the protection and enhancement of biodiversity and geodiversity within the area.</p>



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ENV07 Recreational facilities	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: RC1</u> <u>Relevant Emerging Local Plan Strategy Policies: SC 1 and SC 2.</u></p> <p>CBLP policy RC1 identifies that proposals for the development of new facilities for recreation use will be permitted where a set criteria is met (including the scale and nature of the proposed development is in keeping with the local area). Policy ENV07 is in conformity with this policy.</p> <p>Emerging LPS policy SC 1 seeks to protect and enhance existing leisure and recreation facilities throughout Cheshire East, unless they are proven to be surplus to requirements or unless improved alternative provision of similar or better quality can be provided. Policy ENV07 conforms with this policy in that it highlights the need to retain existing recreational facilities. The delivery of policy ENV07 will contribute towards creating and safeguarding opportunities for safe, healthy, fulfilling and active lifestyles (Policy SC 2 of the emerging LPS).</p>
ENV08 Listed buildings improvements and enhancements ENV09 Listed buildings change of use ENV10 Heritage Assets and their settings	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: BH3 and BH4.</u> <u>Relevant Emerging Local Plan Strategy Policies: SE 7.</u></p> <p>Policies ENV08, ENV09 and ENV10 of the Neighbourhood Plan set out the approach in terms of the historic environment in Brereton. The policies conform with CBLP policies BH3 and BH4, which identify the need to satisfy a series of criteria in terms of considering the change of use/conversion/alteration of listed buildings.</p>

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	Yes/No	Yes/No	
			Emerging LPS policy SE 7 sets out that all new development should seek to make a positive contribution to the character of Cheshire East's historic and built environment, include the setting of assets and where appropriate, the wider historic environment. Policies ENV08 and ENV09 conform with this policy in terms of protecting listed buildings from inappropriate development.
ENV11 Conservation and Sustainable Management of Soils	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: NR8</u>  <u>Relevant Emerging Local Plan Strategy Policies: SE2</u></p> <p>Policy NR8 of the CBLP outlines the need for proposals that lead to the loss of best and most versatile land to be resisted unless a set of criteria identified in the policy are met. Policy SE2 of the LPS sets out the need for development to safeguard natural resources including high quality agricultural land (grades 1, 2, and 3a), geology, minerals, air, soil and water.</p> <p>Policy ENV11 reflects guidance identified in the current development plan for Cheshire East and is therefore considered to be in conformity.</p>
<b>Transport and Infrastructure (TRA)</b>			

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	Yes/No	Yes/No	
TRA01 Transport implications of new development	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR11, GR14, GR16 and GR19.</u></p> <p><u>Relevant Emerging Local Plan Strategy Policies: CO 1.</u></p> <p>Policies within the CBLP (GR11, GR14, GR16 and GR19) set out a range of measures in relation to delivering sustainable transport provision and for proposals relating to improvements to or new highways. Policy TRA01 is in conformity with these policies as it highlights the importance of considering the impact on the highway as part of new development and highlights the need for encouraging the use of cycleways, footways and bridleways as part of proposed improvements in Brereton.</p> <p>The policies within the Connectivity chapter of the emerging LPS seek to redress any existing shortfalls in infrastructure and improvements in connectivity in order to support economic growth, whilst at the same time changing the need for travel and the way people travel through promotion of new and sustainable options. It is towards the latter objectives that this Neighbourhood Plan policy addresses. There is strong support in local community surveys for improvements to existing local transport options. If residents and visitors are to be offered a genuine alternative to the private car, opportunities need to be taken as development applications arise throughout the parish to improve those local choices. This should lead to improvement in traffic safety and in the longer term to an improvement in healthier choices of travel.</p>
TRA02 Improvements to	Y	Y	<u>Relevant Congleton Borough Local Plan Policies: GR9, GR13, GR14, GR15 and GR16.</u>

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local sustainable forms of transport			<p><u>Relevant Emerging Local Plan Strategy Policies: CO 1.</u></p> <p>CBLP policies GR9, GR13, GR14, GR15 and GR16 provide for access and connectivity to new residential developments. Policy TRA02 conforms with these policies as it emphasises the need to improve the existing network of cycleways, bridleways and footpaths throughout Brereton.</p> <p>The relevant Local Plan Strategy policies for Connectivity, particularly CO 1, endorse and support national guidance to balance transport infrastructure towards more sustainable modes of transport at a Cheshire East level. Policy TRA02 is consistent with this aspiration and aims to make transport and travel within and around the Brereton area more sustainable.</p>
TRA03 Improvements to road safety on local roads	Y	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR11.</u></p> <p><u>Relevant Emerging Local Plan Strategy Policies: CO 1.</u></p> <p>CBLP policy GR11 sets out the need to improve the safety and freedom of movement of pedestrians and cyclists as part of improvements to existing roads and in the development of new roads. Policy TRA03 reflects these measures and is therefore in conformity with CBLP policy GR11.</p> <p>Policy TRA03 reflects the focus on safe and secure travel by foot, cycle and public transport in</p>

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			emerging LPS policy CO 1 – and reflects the fact that Brereton Parish experiences road safety issues arising from the rural nature of the area combined with the speed of vehicles travelling along the principle roads within the area.
TRA04 Community infrastructure	N/A	Y	<p><u>Relevant Congleton Borough Local Plan Policies: GR11.</u>  <u>Relevant Emerging Local Plan Strategy Policies: IN 1 and IN 2 .</u></p> <p>The section on infrastructure in the Local Plan Strategy sets out the intentions of Cheshire East Council to develop a Charging Schedule for a Community Infrastructure Levy (CIL) following the approval of the Local Plan. Policies IN 1 and IN 2 establish a framework for the delivery of infrastructure within which developer contributions would be applied.</p> <p>Within Neighbourhood Plan areas which secure the consent of local people in the referendum, 25 per cent of the revenues from the CIL arising from the development that they choose to accept would be made available. This policy sets out the priorities for spending CIL within Brereton Parish. It also sets out the priorities for funding within the parish of Brereton of any s106 monies as may arise.</p>

