

Notice of Designation of Astbury and Moreton Neighbourhood Area

Name of designated Neighbourhood Area:	Astbury & Moreton Neighbourhood Area
Name of Proposed Neighbourhood Area:	Astbury & Moreton Neighbourhood Area
Name of Applicant:	Newbold Astbury Parish Council & Moreton cum Alcumlow Parish Council
Consultation Period:	15.07.2013 – 27.08.2013

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 10th March 2014 by the Portfolio Holder for Strategic Communities, has refused to designate the joint neighbourhood area as applied for by Newbold Astbury and Moreton cum Alcumlow Parish councils, but has designated part of the submitted area as the Astbury and Moreton Neighbourhood Area (shown on the map attached) pursuant to section 61G of the Town and Country Planning Act 1990.

Reasons for the decision:

The original neighbourhood area application included an area of land identified for use in the construction of the Congleton Link Road. The Congleton Link Road is identified in the emerging Cheshire East Local Plan Strategy as a key piece of strategic infrastructure identified as an aspiration by the local community. The Link Road will:

- open access to enable delivery of key residential sites
- open access to enable delivery of key employment sites; and
- provide relief to existing and future highways congestion through Congleton

The area excluded from designation forms part of the access/egress to the Link Road that adjoins the A534. Establishing this junction is fundamental to delivering the greater extent of the Link Road and connecting it to the wider highways network, delivering the full benefits of the scheme. The decision to refuse to designate the submitted area and exclude that area identified is due to the strategic nature of the land necessary to deliver the Congleton Link Road.

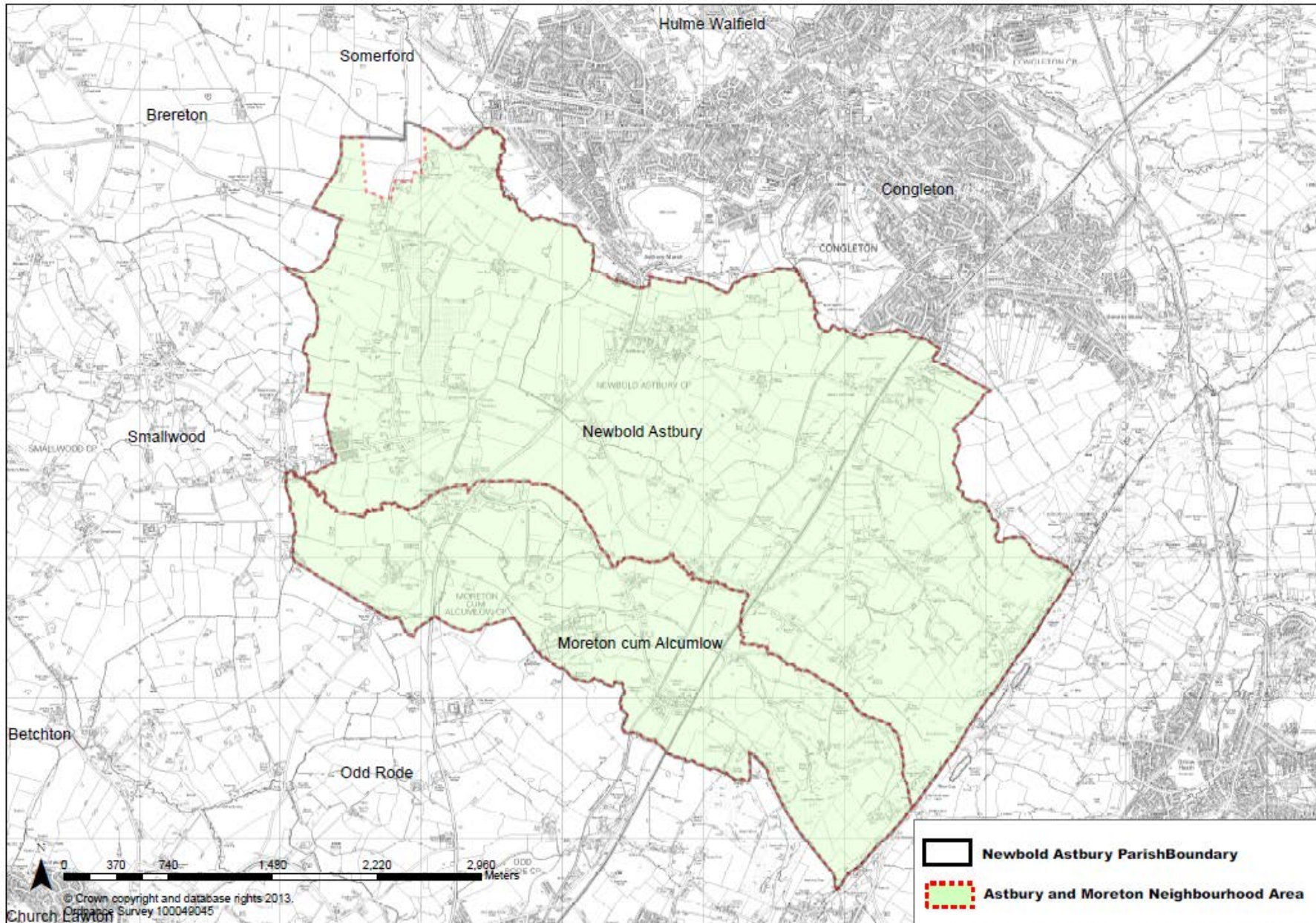
Designated Neighbourhood Area:

The decision enables the designation of the remainder of land within Astbury and Moreton parishes and does not exclude any residences of those living in the area.

As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- Cheshire East Council neighbourhood planning web pages
- Astbury Village Hall
- Congleton Library

Designated Astbury and Moreton Neighbourhood Area



DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Portfolio Holder Strategic Communities

Date: 10 March 2014

Decision in the matter of: Newbold, Astbury and Moreton Neighbourhood Area Application

Decision: That approval be given to the Astbury and Moreton Neighbourhood area as shown in appendices 3 and 4 of the report.

Background: Astbury and Moreton have expressed intent to undertake the preparation of a neighbourhood plan and have submitted a valid application to formally designate the Parishes of Astbury and Moreton as a neighbourhood area. Within the neighbourhood area lies an extent of land of strategic importance to the delivery of the Congleton Link Road.

The emerging Cheshire East Local Plan establishes the delivery of the Congleton Link Road and associated employment and residential sites as a strategic priority within a supportive policy framework. The land required to deliver the road is of such high strategic importance that the land identified in appendixes 3 and 4 of the report is considered necessary and therefore needs to be excluded from the neighbourhood area application. Exclusion will ensure it remains subject to the emerging policy framework of the Cheshire East Local Plan and outside the potential influence of future policies established under a neighbourhood plan (which, once adopted, holds equal weight to the Local Plan for decision making purposes).

Existing legislation does not place a limit on the number of neighbourhood areas a relevant body can submit to the authority for consideration; the Authority can also reconsider the extent of existing designations. Therefore it should be noted that there are mechanisms through which the excluded land may be designated as part of the Astbury and Moreton Neighbourhood Area in the future.

The designation of Newbold Astbury and Moreton Parishes as a single neighbourhood area (as identified in appendixes 3 and 4) will enable Newbold Astbury Parish Council and Moreton cum Alcumlow Parish Council to prepare a joint neighbourhood plan for this area.

Background Documents:

The background papers relating to this report can be inspected by contacting the report author.

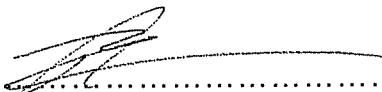
Approved:

Signed 
Councillor D Brown (Portfolio Holder Strategic Communities)

Date:

10 March 2014

Advising Officer:

Signed 
Tom Evans (Planning Officer)