

# ***Astbury + Moreton Neighbourhood Plan***

## ***Statement of Basic Conditions***



***2015 - 2030***







## ***Astbury + Moreton Neighbourhood Plan***



*photo 1: Astbury Village Green at Christmas*

# **Statement of Basic Conditions**

## **Regulation 15 Edition, 2016**

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# 1 Introduction

This Statement has been prepared by Newbold Astbury cum Moreton Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Cheshire East Council, of the Astbury + Moreton Neighbourhood Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

## Background

The Parish Council commenced preparation of the Neighbourhood Plan in March 2014 in response to the desire of the local community to have a greater say in future planning decisions. In summer 2014 the Parish Council was encouraged along this route by positive action from Cheshire East Council who agreed to provide help to parishes who wanted to play a role in determining local planning policy.

The Parish Council formed a Neighbourhood Plan Steering Committee comprising Parish Councillors and local residents.

The Neighbourhood Plan Steering Committee was delegated authority by the Parish Council to make decisions on the Neighbourhood Plan as the project reached specific approval milestones. These included the publication of the Pre-Submission Neighbourhood Plan in October 2015 and the authorising of the Submission Neighbourhood Plan in March 2016.

The Steering Committee has worked closely with officers of Cheshire East Council during the preparation of the Neighbourhood Plan and with advisers from Cheshire Community Action whose assistance was funded by Cheshire East Council.

## Designated area of the Astbury + Moreton Neighbourhood Plan

The Neighbourhood Plan has been prepared by The Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the administrative parish of Newbold Astbury cum Moreton as defined in the area designation revised by Cheshire East on 18 October 2016, and coloured green in the map below. However, the western end of the Congleton Link Road and its terminating roundabout (strategic elements of the emerging Cheshire East Local Plan) will impose on the North-West corner of the area. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



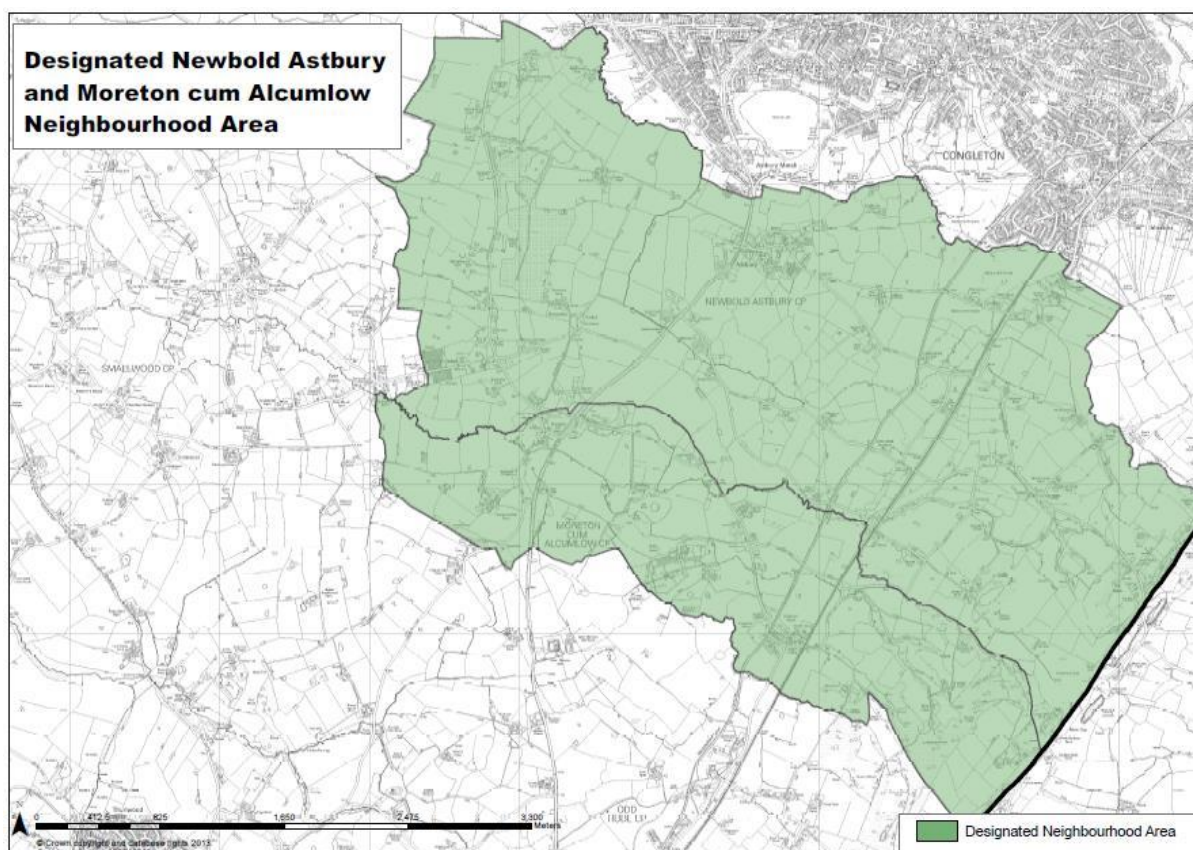


fig. 1: Astbury and Moreton Neighbourhood Area

## The proposal

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The Neighbourhood Plan is to have effect from 2015 to 2030 and will be reviewed every five years to ensure conformity with current legislation and planning requirements.

The Neighbourhood Plan does not:

- Contain policies relating to excluded development in accordance with the Regulations
- Deal with County matters (mineral extraction and waste development) nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990



## 2 Basic Conditions Statement

This Statement addresses each of the ‘basic conditions’ required in the Regulations and explains how the submitted 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
- Prescribed conditions are met in relation to the neighbourhood development plan and the prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

### Basic Condition 1: Having Regard to National Policy

The Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2012. Paragraph 183-185 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood and deliver the sustainable development they need. Paragraphs 14-16 of the NPPF sets out the presumption in favour of sustainable development which is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which the Neighbourhood Plan has had close regard:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change

- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The conformity between the policies of the Neighbourhood Plan and the guidance given in the National Planning Policy Framework is demonstrated in further detail in Table 1 on the following pages.

## Basic Condition 2: Contribute to the Achievement of Sustainable Development

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation as they are mutually dependent.

**An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

**A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

**An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Neighbourhood Plan, which seeks to ensure that development is supported by additional infrastructure where appropriate to make the village more sustainable. Policies seek to provide for a range of homes, of a size, type and tenure to meet local housing needs; promote good design, seek to build a strong local economy, preserve valued green spaces and heritage assets and promote sustainable transport.

Neighbourhood Plan has been subject to a sustainability appraisal, a copy of which has been submitted in support of the Neighbourhood Plan. The purpose of the Sustainability Appraisal is to ensure that the principles of sustainable development are considered throughout the plan making process and that the Neighbourhood Plan has considered all aspects of economic, social and environmental sustainability in its production.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail in Table 1 on the following pages.

## Basic Condition 3: Be in General Conformity with Strategic Local Policy

Positioning the Neighbourhood Plan in respect of the Cheshire East Council Local Plan Strategy Proposed Changes 2016 (which is subject to a six week consultation process starting on the 4th March 2016) has been difficult as the plan's progress was delayed by the Inspector's decision that certain elements required revisiting, including the overall housing figures. The revised document has now been finalised by Cabinet on 26th February 2016 and has been published for consultation. The Examination in Public is scheduled to begin in September 2016 and it is anticipated that the Plan will be adopted by Cheshire East Council early in 2017. Work will then need to continue on the Local Plan Site Allocations and Development Policies Document, which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough.

The community felt that it was important, however, to prepare a Neighbourhood Plan, and the Planning Practice Guidance (issued in March 2014) provides the following guidance in respect of neighbourhood plans coming forward before an up-to-date Local Plan is in place:

'Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan with appropriate regard to national policy and guidance

Indeed, during the examination into the Tattenhall Neighbourhood Plan the Examiner considered that it was not unusual for there to be an emerging local plan and "there is nothing in the legislation to support the contention that such a situation should stop, or slow down, the progress of a neighbourhood plan". The Examiner further noted that one of the significant benefits of neighbourhood plans is the relative speed at which they can come forward and a made neighbourhood plan can provide for certainty in areas where there may otherwise be an absence of up to date policy.

The Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies in the Cheshire East Local Plan Strategy Proposed Changes 2016, and through discussions with Cheshire East Council. Cheshire East Council has been

very supportive of the Neighbourhood Plan, and has been involved from the outset. This has ensured general conformity and minimised any potential conflict between policies.

Additionally the Cheshire East Local Plan Strategy Submission Version does endorse many of the saved policies of Congleton Local Plan (adopted in 2005). The saved policies currently remain as the adopted policies for the Astbury and Moreton area, and as such, although dated, remain valid for the purpose of assessing the general conformity of the Neighbourhood Plan.

This Basic Conditions Statement demonstrates that the Neighbourhood Plan does not conflict with the saved policies of the Congleton Local Plan, nor the strategic policies of the emerging local plan. The Neighbourhood Plan seeks to refine and add detail to the overall strategic policy of the Cheshire East Local Plan, and be flexible enough to work alongside the Local Plan, once adopted.

The general conformity of each Neighbourhood Plan policy to the Cheshire East Local Plan Strategy (Submission Version) and the adopted Congleton Local Plan (2005) saved policies is highlighted in detail in Table 1 below.



**Table 1 – Astbury + Moreton Neighbourhood Plan Policies  
General Conformity with Local Planning Policies, Regard  
to National Policy Guidance, and Contribution to  
Sustainable Development**

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P1: Scale of Housing Development</b></p> <p>New development will be supported in principle provided that it is small in scale and in character with the settlement phased over the period of the plan and falling within the following categories:</p> <ul style="list-style-type: none"> <li>• brownfield – the redevelopment of environmentally sustainable brownfield sites within the Parish will be encouraged where they are neither suitable for nor capable of employment development, to meet the Local Housing Needs of Astbury and satisfy in all other respects policies in the Neighbourhood Plan</li> <li>• greenfield within the settlement boundary– infill housing development of a small gap in an otherwise built up frontage of up to two dwellings in character with adjoining properties</li> <li>• Within the green belt – development in the green belt will be restricted to the categories of development permitted by the Cheshire East Local Plan Green Belt Policies or the NPPF Green Belt policy as applicable</li> <li>• Re-use of buildings – the re-use of redundant or disused but structurally sound buildings to meet local needs, which would lead to an enhancement of the character of the immediate area, where they are unsuitable for employment use</li> </ul>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy PS6 Settlements in the open countryside and the Green Belt</b> allows for the development of land or re-use of buildings for housing within the boundary lines of specific villages (of which Astbury is one) will be permitted on a scale commensurate with the character of the village.</p> <p><b>Policy H6 Residential Development in the open countryside and the Green Belt</b> restricts new residential development unless it falls within the following categories:</p> <ul style="list-style-type: none"> <li>• A dwelling required for a person full-time in agriculture</li> </ul>

	<ul style="list-style-type: none"> <li>• The replacement of an existing dwelling by a new dwelling that is not materially larger</li> <li>• The conversion of an existing rural building into a dwelling provided it accords with policies BH15 (conversion of rural buildings) and BH16 (the residential re-use of Rural Buildings)</li> <li>• The change of use or redevelopment of an existing employment site in accordance with Policy E10</li> <li>• Limited development within the infill boundary line of those settlements identified in Policy PS6 which must be appropriate to the local character in terms of its use, intensity, scale and appearance</li> <li>• Affordable housing in accordance with rural exceptions policy H14</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy PG5 – Open Countryside</b> allows for limited infilling in villages of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; limited affordable housing in accordance with the criteria contained in Policy SC6 ‘Rural Exceptions Housing for Local Needs’ or where the dwelling is exceptional in design and sustainable development terms.</p> <p><b>Policy SE2 – Efficient Use of Land</b> highlights that the Council will encourage the redevelopment of previously developed land, indicating that development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p><b>Policy SD1 – Sustainable Development in Cheshire East</b> states that to achieve sustainable development, development should make best use of previously developed land where possible.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, allowing development within settlement boundaries, and on infill or brownfield sites outside the boundaries. The policy encourages appropriate development of brownfield land, as does Policy SE2 and SD1 of the Cheshire East Local Plan Strategy Submitted Version.</p>
<b>National Planning Policy Framework</b>	<p>One of the core planning principles detailed in Para 17 is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in Para 111 under the key policy direction of conserving and enhancing the natural</p>

	environment, which states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

<b>Neighbourhood Plan Policy</b>	<b>Policy P2: Housing to meet local needs</b> The local community would like to see planning conditions and/or planning obligations requiring the first occupants of affordable housing to be residents of Astbury and Moreton or with a local connection, then adjoining parishes and finally Cheshire East.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy H14</b> The Local Planning Authority will encourage affordable housing by granting planning permission for residential development in the rural parishes of the Borough which can be demonstrated to meet an identified local housing need that cannot be accommodated in any other way. Such a development must satisfy all the following criteria: <ul style="list-style-type: none"> <li>• Comprise a site close to existing or proposed services and facilities</li> <li>• Where it is within the Green Belt it should not compromise the openness of the Green Belt or its strategic functions</li> <li>• Comprise of a small scheme, the scale, layout and design of which is appropriate to the locality</li> <li>• Consist in its entirety of housing that will be retained as low cost housing in perpetuity</li> <li>• Be supported by a survey which identifies a level of housing need within the local community as a whole commensurate with the proposed scheme</li> <li>• Be subject to a legal agreement regarding such matters as initial and subsequent occupancy by members of the local community who are in housing need</li> <li>• Be in all other respects in conformity with normal planning and other technical requirements</li> </ul>

	<ul style="list-style-type: none"> <li>Be in conformity with all the policies of the Local Plan that relate to the site the subject of the proposal</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<b>Policy SC5 – Affordable homes</b> states that in developments of three or more dwellings, at least 30% of all units are to be affordable. Affordable homes provided should be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer.
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, allowing development within settlement boundaries, and on infill or brownfield sites outside the boundaries. The policy encourages appropriate development of brownfield land, as does Policy SE2 and SD1 of the Cheshire East Local Plan Strategy Submitted Version.
<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P2 helps deliver the key NPPF requirement of delivering a wide choice of quality homes. Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:  where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, widening the choice of good quality homes and supporting a strong, vibrant and mixed community.

<b>Neighbourhood Plan Policy</b>	<b>Policy P3: Housing mix</b>  All new development should provide a mix of housing to meet local needs as identified in the most up to date Local Housing Needs Survey Report and should include an element of low cost market housing. The Neighbourhood Plan will support the provision of
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	smaller dwellings and development that provides for the changing needs and life styles of an aging population including Lifetime Homes standard in accordance with current national guidance Building for Life 12.
<b>Congleton Borough Local Plan First Review (2005))</b>	<p><b>Policy H6 Residential Development in the open countryside and the Green Belt</b> restricts new residential development unless it falls within the following categories;</p> <ul style="list-style-type: none"> <li>• A dwelling required for a person full-time in agriculture</li> <li>• The replacement of an existing dwelling by a new dwelling that is not materially larger</li> <li>• The conversion of an existing rural building into a dwelling provided it accords with policies BH15 (conversion of rural buildings) and BH16 (the residential re-use of Rural Buildings)</li> <li>• The change of use or redevelopment of an existing employment site in accordance with Policy E10</li> <li>• Limited development within the infill boundary line of those settlements identified in Policy PS6 which must be appropriate to the local character in terms of its use, intensity, scale and appearance</li> <li>• Affordable housing in accordance with rural exceptions policy H14</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SC5 – Affordable homes</b> states that in developments of three or more dwellings, at least 30% of all units are to be affordable. Affordable homes provided should be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer.</p> <p><b>Policy SC4 – Residential Mix</b> states that new development should maintain, provide or contribute to a mix of tenures, types and sizes to help the creation of mixed, balanced and inclusive communities. This could include Key Worker Housing and people wishing to build or commission their own home.</p>
<b>Comments</b>	The Neighbourhood Plan is in general conformity with this local plan policy, whilst being locally distinctive to reflect community feedback. The policy recognises that there is a need for smaller dwellings to help create a more mixed and balanced community in Astbury and Moreton allowing for the possibility of older residents

	to downsize and younger residents to remain in or return to the village. The Neighbourhood Plan is in conformity with the local plan policy, seeking a balance of housing that best meets the local housing needs of Astbury and Moreton as identified in the neighbourhood plan questionnaire.
<b>National Planning Policy Framework</b>	<p>Neighbourhood Plan policy P3 helps deliver the key NPPF requirement of delivering a wide choice of quality homes. Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand, and</li> <li>• where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time</li> <li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)</li> <li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand</li> </ul>
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P3 contributes to the achievement of sustainable development by performing a social role, widening the choice of high quality homes, providing a strong, vibrant community.

<b>Neighbourhood Plan Policy</b>	<b>Policy P4: Design</b>  All new housing proposals should be in small groups, no more than 4, to reflect the character of Astbury and will be expected to respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions will not be permitted.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy GR2 – Design</b> indicates that new development will only be granted where the proposal satisfies the following criteria;  <ol style="list-style-type: none"> <li>1. The proposal is sympathetic to the character, appearance and form of the site and the surrounding area in terms of; <ol style="list-style-type: none"> <li>a) The height, scale, form and grouping of buildings</li> <li>b) The choice of materials</li> <li>c) External design features, including signage and street furniture</li> <li>d) The visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and to the locality generally</li> </ol> </li> <li>2. Where appropriate, the proposal provides for hard and soft landscaping as an integral part of the scheme</li> <li>3. Where appropriate the proposal respects existing features and areas of nature conservation, historic, architectural and archaeological value and importance</li> <li>4. Where appropriate, the proposal incorporates measures to improve natural surveillance and reduce the risk of crime</li> <li>5. Where appropriate, consideration is given to the use of public art and the creation of public space to benefit and enhance the development and the surrounding area</li> <li>6. The proposal takes into account the need for energy conservation and efficiency by means of building type, orientation and layout, sustainable drainage systems and the use of landscaping</li> </ol>

<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD1 – Sustainable Development in Cheshire East</b> highlights that development should be locally distinct, of high quality, be sustainable and well designed and should contribute to protecting and enhancing the natural, built, historic and cultural environment.</p> <p><b>Policy SD2 – Sustainable Development Principles</b> stresses that all development should contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness.</p> <p><b>Policy SE2 – Efficient Use of Land</b> states that new development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p><b>Policy SE1 – Design</b> states that development should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, liveability and designing in safety.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Astbury and Moreton.</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P4 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Developments should respond to local character and history, reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. Para 61 states planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</p>



<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.
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<b>Neighbourhood Plan Policy</b>	<b>Policy P5: Parking</b> Parking should be designed so that it fits in with the character of the proposed development. Considerations should include: <ul style="list-style-type: none"> <li>• Garages designed to reflect the architectural style of the house they serve</li> <li>• Garages set back from the street frontage</li> <li>• Parking located in between houses (rather than in front) so that it does not dominate the street scene</li> </ul>
<b>Congleton Borough Local Plan First Review (2005)</b>	Policy GR17 Car Parking. Proposals will only be permitted where car parking provision does not exceed the levels contained in national and regional planning guidance.  In appropriate cases where planning permission is granted for new development the Council may seek a contribution towards necessary sustainable transport measures
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<b>Policy CO2 – Enabling Business Growth Through Transport Infrastructure</b> states that for residential and non-residential development, where there is a clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles.
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Astbury and Moreton.
<b>National Planning Policy Framework</b>	One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P4 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans

	<p>should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Developments should respond to local character and history, reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. Para 61 states planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P5 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P6: New Business.</b></p> <p>Proposals which extend existing, or promote new, small scale employment opportunities will be supported where it can be demonstrated that the development will positively benefit the local economy and provide opportunity for local employment and training and, the proposal will not adversely impact upon the character and appearance of the locality or the amenity of adjoining properties.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy E4 – Employment in Villages</b> indicates that employment within the defined villages will be permitted, provided it is of a scale and character appropriate to its surroundings.</p> <p><b>Policy E5 – Employment Development within Open Countryside</b> highlights that outside settlement limits employment development will be restricted to the expansion or redevelopment of an existing business, new small scale development, the re-use of an existing rural building or the diversification of an existing farm enterprise.</p>

<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy EG2 – Rural Economy</b> states that outside the towns and service centres that developments that provide for rural employment and encourage the expansion of existing businesses will be supported where the development meets sustainable development objectives.</p> <p><b>Policy SE2 – Efficient Use of Land</b> highlights that the Council will encourage the redevelopment/re-use of previously developed land and buildings.</p> <p><b>Policy SD1 – Sustainable Development in Cheshire East</b> states that to achieve sustainable development, development should make best use of previously developed land where possible.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, encouraging the development of previously developed land and the support of small businesses important to the rural economy.</p>
<b>National Planning Policy Framework</b>	<p>The NPPF Para 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P6 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater well-being.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P7: Loss of Employment Sites and Community Facilities.</b></p> <p>The loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy E10 Re-use or redevelopment of existing employment sites</b> states that proposals for the change of use or redevelopment of an existing employment site or premises to non-employment uses will not be permitted unless it can be shown that the site is no longer suitable for employment uses or there would be substantial planning benefit in permitting alternative uses that would outweigh the loss of the site for employment purposes.</p>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy EG2 – Rural Economy</b> indicates that the Council will seek to encourage the retention and expansion of existing businesses, particularly through the conversion of existing farm buildings and farm diversification. It also supports the retention and delivery of community services such as shops and public houses and village halls</p>
<b>Comments</b>	<p>This Neighbourhood Plan policy is locally distinct, and seeks to retain and enhance the range of employment opportunities and community facilities in Astbury, recognising that many residents commute to work from Astbury, and reflecting Astbury's role as a village by retaining existing facilities and encouraging new business enterprises.</p>
<b>National Planning Policy Framework</b>	<p>One of the core planning aims of the NPPF (Para 17) is to encourage the reuse of existing resources, including conversion of existing buildings.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P7 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role, protecting the natural environment and re-using existing buildings and resources, and a social role, allowing for more employment opportunities which will lead to greater well-being.</p>



<b>Neighbourhood Plan Policy</b>	<p><b>Policy P8: Use of Rural Buildings</b></p> <p>The re-use, conversion and adaption of permanent structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy BH15 – Conversion of Rural Buildings</b> states that the conversion, reuse or adaption of existing rural buildings to an alternative use will only be permitted where all the following criteria are satisfied:-</p> <ul style="list-style-type: none"> <li>• The building is permanent and substantial and would not require extensive alteration, rebuilding or extension;</li> <li>• The proposed use is appropriate to the area and accords with Policy BH16 in respect of residential use;</li> <li>• The proposal is sympathetic to the buildings character;</li> <li>• Neither the use of the building or its curtilage has a harmful effect on the surrounding countryside;</li> <li>• The form, bulk and design of the building is in keeping;</li> <li>• Satisfactory access and car parking can be achieved;</li> <li>• The proposal does not detrimentally affect the amenity of existing residential properties;</li> <li>• The proposal would not detrimentally affect any existing landscape features;</li> <li>• The site is serviced satisfactorily;</li> <li>• The proposal accords with other relevant policies of the Local Plan.</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes 2016</b>	<p><b>Policy EG2 – Rural Economy</b> states that outside the towns and service centres that developments that provide for rural employment and encourage the expansion of existing businesses through the conversion of existing buildings will be supported where the development meets sustainable development objectives.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, preferring the use of redundant farm buildings for employment uses rather than residential uses wherever possible, in order to assist the rural economy.</p>

<b>National Planning Policy Framework</b>	One of the core planning aims of the NPPF (Para 17) is to encourage the reuse of existing resources, including conversion of existing buildings. Neighbourhood Plan policy P8 helps deliver the NPPF's key planning aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. The Neighbourhood Plan policy also helps deliver the aim of building a strong, competitive economy. Para 21 highlights that planning authorities should facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P8 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, and an environmental role, protecting the natural environment and re-using existing buildings and resources, and a social role, allowing for more employment opportunities which will lead to greater well-being.

<b>Neighbourhood Plan Policy</b>	<b>Policy P9: Scale, Design and Amenity</b> All new employment development must be of a high quality of design.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy GR1 – New Development</b> states that all development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area and not detract from its environmental quality, and to have regard to the principles of sustainable development. Proposals will only be permitted if considered to be acceptable in terms of the following, as appropriate: <ol style="list-style-type: none"> <li>1. Design</li> <li>2. Landscape</li> <li>3. Amenity and Health</li> <li>4. Accessibility, servicing and parking provision</li> <li>5. Traffic generation</li> <li>6. Infrastructure</li> </ol>

	<ol style="list-style-type: none"> <li>7. Open space provision</li> <li>8. Provision of services and facilities</li> <li>9. Wider environmental considerations</li> </ol> <p><b>Policy GR2 – Design</b> indicates that new development will only be granted where the proposal satisfies the following criteria;</p> <ol style="list-style-type: none"> <li>7. The proposal is sympathetic to the character, appearance and form of the site and the surrounding area in terms of;             <ol style="list-style-type: none"> <li>e) The height, scale, form and grouping of buildings</li> <li>f) The choice of materials</li> <li>g) External design features, including signage and street furniture</li> <li>h) The visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and to the locality generally</li> </ol> </li> <li>8. Where appropriate, the proposal provides for hard and soft landscaping as an integral part of the scheme</li> <li>9. Where appropriate the proposal respects existing features and areas of nature conservation, historic, architectural and archaeological value and importance</li> <li>10. Where appropriate, the proposal incorporates measures to improve natural surveillance and reduce the risk of crime</li> <li>11. Where appropriate, consideration is given to the use of public art and the creation of public space to benefit and enhance the development and the surrounding area</li> </ol> <p>The proposal takes into account the need for energy conservation and efficiency by means of building type, orientation and layout, sustainable drainage systems and the use of landscaping</p>
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<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area’s character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p><b>Policy SE1 – Design</b> states that development should make a positive contribution to their surroundings and achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Astbury.</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P9 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P9 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>

<b>Neighbourhood Plan Policy</b>	<b>Policy P10: Open space within settlements</b> <p>Areas of open space that have sport, recreation, amenity or conservation value, or provide open vistas and rural skylines into, out of and across settlements will be protected</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>GR22 - Open Space Provision</b> states that where residential planning permission is granted it will be a requirement that provision be made for public open space of an extent, quality, design and location in accordance with the Borough Council's currently adopted standards and having regard to existing levels of provision.</p> <p><b>RC2 – Protected Areas of Open Space</b> states that proposals which involve the development for an alternative use of any of those areas of open space or recreational facilities identified on the proposals map or those areas or facilities which may subsequently be created, will only be permitted where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>• The proposed development would not result in a local deficiency in the quality, range and accessibility of recreational facilities or amenity open space;</li> <li>• The open space or recreational facility has no significant local value;</li> <li>• The proposal is in accordance with other policies of the Local Plan</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SE3 – Biodiversity and Geodiversity</b> states that areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create 'ecological stepping stone sites, 'wildlife corridors' and 'Nature Improvement Areas'.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect the open spaces and recreational facilities which are identified as important to Astbury and Moreton</p>



<b>National Planning Policy Framework</b>	<p>Neighbourhood Plan policy P10 seeks to help deliver the key planning aim in the NPPF of promoting healthy communities. Para 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> <li>• an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, or</li> <li>• the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or</li> <li>• the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</li> </ul> <p>Para 76 refers to the community identifying green spaces of particular importance for the Community.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P10 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe, an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work, visit and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P11: Countryside and Open Views</b></p> <p>All new development will be expected to respect and enhance the countryside surrounding Astbury and existing open views will be protected as a matter of priority from unnecessary or inappropriate development. Any development in these areas will only be acceptable in accordance with other Neighbourhood Plan and development plan policies or in exceptional circumstances and where the development clearly enhances these areas, for example landscaping and planting schemes. Development will also be required to meet the requirements of relevant Cheshire East Local Plan and other development plan policies.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p>No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Congleton Borough Local Plan First Review(2005)</p>

<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<b>Policy SE4 – The Landscape</b>  States that the Council will seek to ensure that all development should 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.
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to respect and enhance the local landscape quality
<b>National Planning Policy Framework</b>	The conservation of the intrinsic character and beauty of the countryside is a core planning principle in the NPPF (para 17) and it is important to understand the character of the local landscape and how development may affect it. Development should contribute to the enhancement of landscape character both urban and rural and should also protect and manage historic, natural features and characteristics that contribute to local distinctiveness
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P11 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment and minimising pollution, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.

<b>Neighbourhood Plan Policy</b>	<b>Policy P12: Woodland, Trees and Hedgerows</b>  All new development that involves the loss or damage to local woodland, trees, hedgerows and wide verges that contribute to the character and amenity of the plan area must demonstrate the need for the development proposed and provide for appropriate replacement planting of native species on the site together with a method statement for the ongoing care and maintenance of that planting.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy NR1 – Trees and Woodlands</b> states proposals for development which affect a site containing existing trees or woodland must include sufficient information to enable assessment of the potential impact on such trees, proposals for development will not be permitted where it is apparent that there would be an adverse effect on existing healthy trees of amenity value. Any permission given will include conditions for their protection during

	development where appropriate by requiring submission and implementation of detailed method statements for construction and arboricultural works.
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD2 – Sustainable Development Principles</b> states that all new development will be expected to provide or contribute to expected infrastructure, including green infrastructure, and provide open space appropriate to the development and the local community.</p> <p><b>Policy SE5 – Trees, Hedgerows and Woodland</b> states that development that will result in the loss of, or threat to, the continued health and life expectancy of trees or hedgerows that provide a significant contribution to the amenity and landscape character of an area will not normally be permitted. The Council will seek to ensure the sustainable management of trees and hedgerows, including new planting, in new developments.</p> <p><b>Policy SE6 – Green Infrastructure</b> requires all development to contribute to providing good quality, integrated and accessible multi-functional network of green spaces.</p>
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that trees and hedgerows are both protected and planted, and that appropriate green space is provided in new developments, at a scale locally distinct and appropriate to Astbury.
<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P12 helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 118 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P12 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment and adapting to climate change, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P13: New development in the open countryside or Green Belt</b></p> <p>New development in open countryside will be restricted to that which requires a countryside location and cannot be accommodated within the settlements. In all cases the applicant must demonstrate how the development proposed will protect and enhance the open countryside.</p> <p>Inappropriate development in the Green Belt will, by definition, be harmful and should not be approved except in very special circumstances.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy PS8 – Open Countryside</b> states that in the open countryside development will only be permitted if it is for one or more of the following purposes:</p> <ul style="list-style-type: none"> <li>• agriculture and forestry</li> <li>• facilities for outdoor sport, recreation and tourism, cemeteries and for other uses of land which preserve the openness of the countryside and maintain or enhance its local character</li> <li>• new dwellings in accordance with policy H6 and extensions and alterations to existing dwellings in accordance with policy H16</li> <li>• controlled infilling within those settlements identified in policy PS7 in accordance with policy H6</li> <li>• affordable housing for local needs which comply with Policy H14</li> <li>• development for employment purposes in accordance with policy E5</li> <li>• the re-use of existing rural buildings in accordance with policies BH15 and 16</li> <li>• the re-use or redevelopment of existing employment sites in accordance with policy E10</li> </ul>

<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area’s character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p><b>Policy SE1 – Design</b> states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to respect and enhance the open countryside and Green Belt</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P13 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P13 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>



<b>Neighbourhood Plan Policy</b>	<p><b>Policy P14: Extensions and Alterations to existing buildings in the open countryside.</b></p> <p>Proposed extensions or alterations to existing buildings in the open countryside should reflect the character of the rural area and will be required to be constructed of traditional materials and be in keeping with surrounding development. The design should enhance the character and appearance of the existing buildings and the surrounding area.</p> <p>Inappropriate development in the Green Belt will, by definition, be harmful and should not be approved except in very exceptional circumstances.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy BH15 – Conversion of Rural</b> states the conversion, reuse or adaption of existing rural buildings to alternative use will only be permitted where all of the following criteria are satisfied:-</p> <ul style="list-style-type: none"> <li>• the building is permanent and substantial and would not require extensive alteration, rebuilding or extension</li> <li>• the proposed use is appropriate to the area and accords with Policy BH16 in respect of residential use</li> <li>• the proposal is sympathetic to the buildings character</li> <li>• neither the use of the building or its curtilage has a harmful effect on the surrounding countryside</li> <li>• the form, bulk and design is in keeping with its surrounding and setting</li> <li>• satisfactory access and car parking can be achieved and the likely traffic generation is acceptable</li> <li>• the proposal does not detrimentally affect the amenity of existing residential properties</li> <li>• the proposal would not detrimentally affect any existing landscape features</li> <li>• the site can be serviced satisfactorily</li> <li>• the proposal accords with other relevant policies of the Local Plan</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed</b>	<p><b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area's character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider</p>

<b>Changes February 2016</b>	<p>neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p><b>Policy SE1 – Design</b> states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p><b>Policy EG2 - Rural Economy</b> supports the use of buildings in connection with the rural economy provided there is adequate infrastructure, the development is in scale with its location and does not impact on the surrounding area and it is well sited and designed.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Astbury and Moreton.</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P14 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P14 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment and adapting to climate change, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P15: Environmental Sustainability of buildings</b></p> <p>Favourable consideration will be given on both existing and new developments to the installation of ground source heat pumps and solar panels provided that the installation does not detract from the character of the area and any heritage assets.</p> <p>Where appropriate, in all new developments sustainable drainage schemes should be used to provide new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy N9 – Renewable Energy</b> states proposals for the generation of energy from renewable sources, including and energy transmission facilities will only be permitted where the Local Planning Authority are satisfied that:</p> <ul style="list-style-type: none"> <li>• the proposal would not have an unacceptable impact on landscape or townscape</li> <li>• the proposal would not have an unacceptable impact on features and areas of recognised nature conservation, archaeological, geological, environmental, architectural, historic, cultural or landscape interest</li> <li>• the proposal would not have an unacceptable consequences for residential amenity or other local land uses</li> <li>• the proposal would not have an unacceptable consequences for the health and safety of local residents or other members of the public.</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD1 – Sustainable Development in Cheshire East</b> states that development should use appropriate technologies to reduce carbon emissions</p> <p><b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area's character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p><b>Policy SE1 – Design</b> states that development should make a positive contribution to their surroundings by achieving a sense of</p>

	<p>place, protecting and enhancing the quality, distinctiveness and character of settlements</p> <p><b>Policy SE9 – Energy Efficiency Development</b> states that the Council will look favourably upon development that follows the principles of the Energy Hierarchy and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public realm development) and Building for Life.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that development is designed to high standards of efficiency and sustainability so as to minimise energy use.</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles detailed in Para 17 is to support the transition to a low carbon future in a changing climate, and to encourage the use of renewable resources (for example, by the development of renewable energy). Neighbourhood Plan policy P15 supports the key principle of meeting the challenge of climate change, flooding and coastal change. Para 95 indicates that to support the move to a low carbon future, local planning authorities should, when setting any local requirement for a building's sustainability do so in a way consistent with Government's zero carbon buildings policy and adopt nationally described standards. Para 96 highlights that in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P15 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment with access to greenery, an environmental role, protecting and enhancing the natural environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P16 - Agricultural Buildings</b></p> <p>The re-use, conversion and adaption of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to the criteria set out in P8 and P18</p> <p>All new agricultural buildings, stables and animal field shelters should be site in the least obtrusive location and be of a size, scale, design and appearance appropriate to their intended use and the character of the rural area.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy BH15– Conversion of rural buildings</b> states that permission will be granted to convert, re-use and adapt a rural building to an alternative use will only be permitted subject to 10 criteria including;</p> <ul style="list-style-type: none"> <li>• Permanence and construction</li> <li>• Uses appropriate to a rural area</li> <li>• Sympathetic design</li> <li>• Uses not harmful to the surrounding countryside</li> <li>• Form, bulk and design in keeping</li> <li>• Satisfactory access and car parking</li> <li>• Not affect existing residential properties</li> <li>• Not affect landscape features</li> <li>• The site can be serviced</li> <li>• The proposals are in keeping with other Local Plan policies</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy EG2 – Rural Economy</b> states that outside the towns and service centres that developments that provide for rural employment and encourage the expansion of existing businesses through the conversion of existing buildings will be supported where the development meets sustainable development objectives.</p> <p><b>Policy PG5 – Open Countryside</b> allows for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, allowing for the re-use of substantially built redundant agricultural buildings.</p>



<b>National Planning Policy Framework</b>	<p>One of the core planning aims of the NPPF (Para 17) is to encourage the reuse of existing resources, including conversion of existing buildings. Neighbourhood Plan policy P16 helps deliver two of the NPPF's key planning aims – that of supporting a prosperous rural economy and delivering a wide choice of high quality homes. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, and para 55 highlights that isolated new homes in the countryside should be avoided unless there are special circumstances, one of which is where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P16 contributes to the achievement of sustainable development by an environmental role encouraging the re-use of buildings thus protecting the natural environment and using resources prudently, and an economic role, widening the choice of business premises and ensuring that Astbury remains a valued and attractive place to live, work, visit and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P17: Buffer Zones and Wildlife Corridors</b></p> <p>The existing protected sites, woodlands, wildlife sites, drainage ditches, brooks and culverts will be maintained and enhanced and where appropriate new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p>Policy NR4 – Non-statutory sites states that proposals for development that would result in the loss or damage to the following sites of nature conservation or geological importance will only be allowed if there are overriding reasons for allowing the development and there are no suitable alternatives.</p> <ul style="list-style-type: none"> <li>• Sites of biological importance</li> <li>• Local Nature Reserves</li> <li>• Regionally important geological and geomorphological sites</li> <li>• Wildlife corridors</li> <li>• Any sites supporting species that are rare or declining in the Plan area</li> </ul>

	<ul style="list-style-type: none"> <li>Sites or habitats supporting species that are subject of biodiversity action plans</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SE3 – Biodiversity and Geodiversity</b> states that areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create ‘ecological stepping stone sites’, ‘wildlife corridors’ and ‘Nature Improvement Areas’.</p> <p><b>Policy SE4 – The Landscape</b></p> <p>States that the Council will seek to ensure that all development should 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.</p> <p><b>Policy SE5 – Trees, Hedgerows and Woodland</b> states that development which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands that provide a significant contribution to the amenity and landscape character of an area will not normally be permitted. The Council will seek to ensure the sustainable management of trees and hedgerows, including new planting, in new developments.</p> <p><b>Policy SE6 – Green Infrastructure</b> requires all development to contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that existing wildlife corridors and buffer zones are retained protected and enhanced at a scale locally distinct and appropriate to Astbury.</p>
<b>National Planning Policy Framework</b>	<p>The NPPF states that planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats. It goes on to state that to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p>
<b>Contribution to the Achievement</b>	<p>Neighbourhood Plan policy P17 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role,</p>

<b>of Sustainable Development</b>	ensuring that Astbury remains a valued and attractive place to live, work and invest.
<b>Neighbourhood Plan Policy</b>	<p><b>Policy P18: Historic Environment</b></p> <p>Any designated historic heritage asset and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that exist or may be extended will be protected and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.</p> <p>Proposals for development that affects non-designated historic assets will be considered taking into account of the scale and harm or loss and the significance of the heritage assets.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy BH6 – Non-statutory list of buildings and structures of architectural and historic interest</b> states that development proposals involving buildings and structures locally listed as being of architectural and/or historic interest will only be allowed if the Borough Council is satisfied that this character is conserved and that in those instances where demolition is involved this is unavoidable.
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SE1 – Design</b> states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements</p> <p><b>Policy SE7 – The Historic Environment</b> states that the character, quality and diversity of Cheshire East’s historic environment will be conserved and enhanced. All new developments should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East’s historic and built environment, including the setting of assets and where appropriate, the wider historic environment.</p>
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to enhance, maintain and protect the appearance of Astbury’s Conservation Areas and heritage assets.
<b>National Planning Policy Framework</b>	One of the core principles of the NPPF, detailed in Para 17, is to conserve the heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Neighbourhood

	Plan policy P18 aims to help deliver one of the main policy aims of the NPPF by conserving and enhancing the historic environment
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P18 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work, visit and invest.

<b>Neighbourhood Plan Policy</b>	<b>Policy P19: Footpaths</b> Improvements to the existing public footpath network in the Parish will be supported. The construction and appearance of new paths, tracks or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy GR16 – Footpath, Bridleway and Cycle Way networks</b> states that planning permission will be refused for developments which fail to take account of the existing footpath, bridleway and cycle network. Where a requirement can be demonstrated a financial contribution may be sought from developers towards the improvement and extension of the network.
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy CO1 – Sustainable Travel and Transport</b> seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, improving cycling facilities and walking facilities and creating safe and pleasant links for cyclists, and ensuring that the public realm reflects the priority for pedestrians and cyclists.</p> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that development should be accessible by public transport, walking and cycling.</p> <p><b>Policy SD2 – Sustainable Development Principles</b> indicates that development should incorporate measures to encourage travel such as walking and cycling.</p> <p><b>Policy SE1 – Design</b> states that development should ensure a high quality public realm that enhances conditions for pedestrians and cyclists.</p>

<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure improved facilities for pedestrians and cyclists around Astbury.
<b>National Planning Policy Framework</b>	Neighbourhood plan policy P19 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P19 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the village, a social role, making the village a safer place with less pollution and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Astbury remains a valued and attractive place to live, visit, work and invest.



<b>Neighbourhood Plan Policy</b>	<p><b>Policy P20: Fibre to Premises.</b></p> <p>New employment proposals and developments of more than 2 houses should demonstrate how it will contribute to and be compatible with local fibre optic or internet connectivity.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	No Strategic Policy –this Neighbourhood Plan policy does not conflict or undermine policies in the Congleton Local Plan First Review(2005)
<b>Cheshire East Local Plan Strategy Proposed Changes 2016</b>	<p><b>Policy IN1 – Infrastructure</b> seeks to encourage the delivery of infrastructure in a co-ordinated manner including telecommunication networks broadband and other new communication technologies.</p> <p><b>Policy CO3 – Digital Connections</b> states that high capacity, leading edge digital communication networks will be supported in Cheshire East and developers will be required to work with appropriate providers to deliver the necessary infrastructure.</p>
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure the continued success and vibrancy of Astbury as a service centre.
<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P20 seeks to help deliver the NPPF aim of supporting a high quality communication infrastructure. Para 42 states that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P20 contributes to the achievement of sustainable development by performing an economic role, providing opportunities for growth and continued viability of existing businesses, an environmental role, protecting the natural environment, and a social role, allowing for the continued vitality and viability of Astbury village, with accessible communications to meet the community's needs.

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P21: Traffic</b></p> <p>Proposals for 2 or more houses and new employment development should be accompanied by a mitigation statement that provides an objective assessment of the impact of the additional traffic that will be generated by the development proposal</p>
<p><b>Congleton Borough Local Plan First Review (2005)</b></p>	<p><b>Policy GR18 – Traffic Generation</b> states that proposals will only be permitted where, in the opinion of the Local Planning Authority, the scale of traffic generated by development is not likely to worsen existing traffic problems to an unacceptable level or includes measures, or a developer contributes towards measures, to overcome any deficiencies in the transport network as a result of the development.</p>
<p><b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b></p>	<p><b>Policy CO1 – Sustainable Travel and Transport</b> seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot.</p> <p><b>Policy SD2 – Sustainable Development Principles</b> indicates that development should incorporate measures to encourage travel such as walking and cycling.</p> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p> <p><b>Policy SE1 – Design</b> states that development should ensure that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO1 and Manual for Streets.</p>
<p><b>Comments</b></p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Astbury are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.</p>

<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P21 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P21 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the village, a social role, making the village a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Astbury remains a valued and attractive place to live, visit, work and invest.

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P22: Parking</b></p> <p>All new development shall provide sufficient on site car parking to accommodate the type and size of vehicles associated with the proposed use, including visitor parking, and shall comply with Cheshire East adopted car parking standards as a minimum. The off road parking provision shall be completed and made available before the first occupation of the proposed development.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy GR 17 - Car Parking</b> states that proposals will only be permitted where the car parking provision does not exceed the levels contained in national and regional planning guidance.</p> <p>In appropriate cases where planning permission is granted for new development the Council may seek a contribution towards the necessary sustainable transport measures</p>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy CO2</b> states new development should adhere to the adopted Cheshire East Council Parking Standards for cars and Bicycles set out in Appendix C (Parking standards).</p> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p>

<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that adequate parking is provided so as to minimise on street parking which causes safety issues in rural Astbury which like many rural communities has high car ownership, and the policy seeks to ensure the provision of sufficient parking provision on site.
<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P22 seeks to help deliver the NPPF's key planning aims of promoting sustainable transport, by providing quality parking in the village centre, and of supporting a prosperous rural economy – as further parking (of which there is a shortage) will help village centre services and shops to thrive.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P22 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, and where community facilities and shops and services can be easily accessed by all, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest, and allowing for the continued viability of existing businesses.

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P23: Public Rights of Way</b></p> <p>Development proposals that are linked to and contribute towards improvements to the existing public rights of way network within the Parish including the South Cheshire Cycle Route will be supported as will the creation of circular public rights of way to encourage walking and cycling within the Parish.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy GR16 – Footpath, Bridleway and Cycle Networks</b> states that planning permission will be refused for developments which fail to take account of the existing footpath, bridleway and cycle network. Where a requirement can be demonstrated a financial contribution may be sought from developers towards the improvement and extension of the network.</p>

<p><b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b></p>	<p><b>Policy CO1 – Sustainable Travel and Transport</b> seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, improving cycling facilities and walking facilities and creating safe and pleasant links for cyclists, and ensuring that the public realm reflects the priority for pedestrians and cyclists.</p> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that development should be accessible by public transport, walking and cycling.</p> <p><b>Policy SD2 – Sustainable Development Principles</b> indicates that development should incorporate measures to encourage travel such as walking and cycling.</p> <p><b>Policy SE1 – Design</b> states that development should ensure a high quality public realm that enhances conditions for pedestrians and cyclists.</p>
<p><b>Comments</b></p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure improved facilities for pedestrians and cyclists around the Parish.</p>
<p><b>National Planning Policy Framework</b></p>	<p>Neighbourhood Plan policy P23 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.</p>
<p><b>Contribution to the Achievement of Sustainable Development</b></p>	<p>Neighbourhood Plan policy P23 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the village, a social role, making the village a safer place with less pollution and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Astbury remains a valued and attractive place to live, visit, work and invest.</p>

<b>Astbury and Moreton Neighbourhood Plan Policy</b>	<p><b>Policy P24: Traffic in the Conservation Area and Rural Lanes</b></p> <p>The Neighbourhood Plan supports proposals for traffic calming in the village of Astbury. Where existing and proposed development adds to congestion and vehicle speeds in the village, or brings inappropriate or heavier traffic on rural lanes in the plan area, proposals should be brought forward to mitigate any traffic impact and/or contribute funding towards local transport schemes.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy GR18 – Traffic Generation</b> states proposals will only be permitted where, in the opinion of the Local Planning Authority, the scale of traffic generated by development is not likely to worsen existing traffic problems to an unacceptable level or includes measures, or a developer contribution towards measures, to overcome any deficiencies in the transport network as a result of the development</p>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy CO1 – Sustainable Travel and Transport</b> seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot.</p> <p><b>Policy SD2 – Sustainable Development Principles</b> indicates that development should incorporate measures to encourage travel such as walking and cycling.</p> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p> <p><b>Policy SE1 – Design</b> states that development should ensure that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO1 and Manual for Streets.</p> <p><b>Policy SE7 – The Historic Environment</b> states that all new development should seek to avoid harm to heritage assets and make a positive contribution to the character of the historic and built environment.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that traffic issues in Astbury are not exacerbated by new development, and that pedestrians and cyclists must not be put at risk.</p>



<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P24 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P24 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the village, a social role, making the village a safer place with less pollution, and offering more opportunities to exercise rather than drive, and an economic role, ensuring that Astbury remains a valued and attractive place to live, visit, work and invest.

<b>Astbury and Moreton Neighbourhood Plan Policy</b>	<b>Policy P25: Built Environment</b> New development will be expected to respond positively to the local character of its immediate environment particularly the conservation area in the village by showing an understanding of the qualities which make up this character.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy GR1 – New Development</b> states that all development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area and not detract from its environmental quality, and to have regard to the principles of sustainable development. Proposals will only be permitted if considered to be acceptable in terms of the following, as appropriate: <ul style="list-style-type: none"> <li>• Design</li> <li>• Landscape</li> <li>• Amenity and Health</li> <li>• Accessibility, servicing and parking provision</li> <li>• Traffic generation</li> <li>• Infrastructure</li> <li>• Open space provision</li> </ul>

	<ul style="list-style-type: none"> <li>• Provision of services and facilities</li> <li>• Wider environmental considerations</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area’s character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p><b>Policy SE1 – Design</b> states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements</p>
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Astbury.
<b>National Planning Policy Framework</b>	One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P25 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P25 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P26: Landscape Quality</b></p> <p>All new development will be expected to respect and enhance the local landscape quality ensuring that important local views and vistas into, out of and across the settlement and the rural skylines are maintained and where possible enhanced and protected from development.</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy GR24 – Wider Environmental Considerations</b> states that all proposals will be expected to have regard to the wider environmental consequences arising from their development. An environmental impact assessment will be required for any proposals which fall within the scope of the EIA Regulations. In the case of other proposals outside the scope of the Regulations but which are likely to have a significant effect on the environment, the Council will encourage the submission of an environmental statement.</p>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SE4 – The Landscape</b></p> <p>States that the Council will seek to ensure that all development should 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.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to respect and enhance the local landscape quality</p>
<b>National Planning Policy Framework</b>	<p>The conservation of the intrinsic character and beauty of the countryside is a core planning principle in the NPPF (para 17) and it is important to understand the character of the local landscape and how development may affect it. Development should contribute to the enhancement of landscape character both urban and rural and should also protect and manage historic, natural features and characteristics that contribute to local distinctiveness</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P26 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment and minimising pollution, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P27: Extensions and Alterations to existing buildings</b></p> <p>Proposed extensions and/or alterations should reflect the size and scale of the existing and adjacent buildings and be constructed of complementary materials</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy H15 – Extensions to dwellings in towns and village</b> indicates that extensions will be granted where the proposals are in keeping with the character of the property and the area generally in terms of size, design and materials used</p>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD1 – Sustainable Development in Cheshire East</b> highlights that development should be locally distinct, of high quality, be sustainable and well designed</p> <p><b>Policy SE1 – Design</b> states that development should provide internal and external space standards for living environments as set out in national technical standards.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, both internally and externally.</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P27 helps deliver the key planning aim of requiring good design. Para 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P27 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>
<b>Neighbourhood Plan Policy</b>	<p><b>Policy P28: Replacement Development</b></p> <p>Replacement dwellings will be proportionate to the size and scale of surrounding development and in keeping with neighbouring properties</p>

<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy GR1 – New Development</b> states that all development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area and not detract from its environmental quality, and to have regard to the principles of sustainable development.</p> <p>Proposals will only be permitted if considered to be acceptable in terms of the following, as appropriate:</p> <ul style="list-style-type: none"> <li>• Design</li> <li>• Landscape</li> <li>• Amenity and Health</li> <li>• Accessibility, servicing and parking provision</li> <li>• Traffic generation</li> <li>• Infrastructure</li> <li>• Open space provision</li> <li>• Provision of services and facilities</li> <li>• Wider environmental considerations</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area's character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.</p> <p><b>Policy SE1 – Design</b> states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Astbury.</p>
<b>National Planning Policy Framework</b>	<p>One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P28 helps deliver the key planning aim</p>

	<p>of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.</p>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P28 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.</p>



<b>Neighbourhood Plan Policy</b>	<b>Policy P29: Backland Development</b> Backland development will be resisted if it would impact upon existing residential amenity through overlooking, loss of amenity or intrusion of privacy.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy H12 – Tandem and Backland Development</b> states that proposals for tandem or backland development will be refused where: <ul style="list-style-type: none"> <li>• A satisfactory means of access cannot be obtained to an existing public highway</li> <li>• The proposals would have unacceptable consequences for the amenity of the residents of existing or proposed properties</li> <li>• The proposal would result in over intensive development in the area</li> <li>• The proposal conflicts with other policies of the plan particularly GR2 and GR3</li> </ul>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<b>Policy SD2 – Sustainable Development Principles</b> states that new development should contribute positively to an area's character and identity in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features.  <b>Policy SE1 – Design</b> states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, highlighting the need for good design of new developments, in order not to adversely affect the amenity of residents, and to reflect the existing streetscape and landscape of Astbury.

<b>National Planning Policy Framework</b>	One of the core principles of the NPPF is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy P29 helps deliver the key planning aim of requiring good design. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P29 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest.

<b>Neighbourhood Plan Policy</b>	<b>Policy P30: Boundary Signs</b> Neighbourhood Plan boundaries will be marked by signs approved by the Parish Council
<b>Congleton Borough Local Plan First Review (2005)</b>	No Strategic Policy –this Neighbourhood Plan policy does not conflict or undermine policies in the Congleton Local Plan First Review(2005)
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	No strategic policy - this Neighbourhood Plan policy does not conflict or undermine policies in the Cheshire East Local Plan.
<b>Comments</b>	The Neighbourhood Plan is in general conformity with the local plan policies, whilst being locally distinct, identifying the Neighbourhood Plan Area of Astbury and Moreton.

<b>National Planning Policy Framework</b>	Neighbourhood Plan policy P30 seeks to help deliver the NPPF's key planning aims of the Neighbourhood Plan by clearly identifying the Neighbourhood Plan area.
<b>Contribution to the Achievement of Sustainable Development</b>	Neighbourhood Plan policy P30 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, and where community facilities and shops and services can be easily accessed by all, and an economic role, ensuring that Astbury remains a valued and attractive place to live, work and invest, and allowing for the continued viability of existing businesses.

<b>Neighbourhood Plan Policy</b>	<b>Policy P31: Existing facilities</b> The retention, continued use, refurbishment and improvement of all community buildings and recreational facilities together with the shops and public houses will be supported.
<b>Congleton Borough Local Plan First Review (2005)</b>	<b>Policy RC12 - Retention of Existing Community Facilities</b> states that planning permission will not be granted for any proposed development which would result in the loss of any community facility which makes a positive contribution to the social or cultural life of a community, unless suitable alternative provision is made.
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<b>Policy SC1 – Leisure and Recreation</b> indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.
<b>Comments</b>	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important community facilities and services in Astbury, ensuring that the current and future residents of Astbury continue to enjoy an outstanding quality of life.

<b>National Planning Policy Framework</b>	<p>Neighbourhood Plan policy P31 seeks to help deliver the NPPF aims of supporting a prosperous rural economy and promoting healthy communities. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should 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. Para 70 highlights that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> <li>• guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs</li> <li>• ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community</li> </ul>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P31 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment and existing buildings and resources, a social role, allowing for the protection and provision of community facilities which contribute to the village's social and cultural well-being, and an economic role, ensuring that Astbury remains a valued and attractive place to live, visit, work and invest.</p>

<b>Neighbourhood Plan Policy</b>	<p><b>Policy P32 Contributions to Community Infrastructure</b></p> <p>All new development will be expected to address the impacts and benefits it will have on community infrastructure and how any impacts can be mitigated.</p> <p>Financial contributions paid direct to the local community as a result of New Homes Bonus or CIL will be pooled to deliver priorities identified in the Neighbourhood Plan Delivery Plan such as traffic management and signage in P24. Direct delivery by developers of any off-site works will be supported where these works are identified in the Neighbourhood Delivery Plan</p>
<b>Congleton Borough Local Plan First Review (2005)</b>	<p><b>Policy GR23 – Provision of services and facilities</b> states that proposals which are likely to intensify or create shortfalls in the provision of essential services or facilities will not be permitted unless these are provided as part of the development or a developer contribution is made towards meeting any identified shortfall.</p>
<b>Cheshire East Local Plan Strategy Proposed Changes February 2016</b>	<p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that in order to achieve sustainable development in Cheshire East, development should wherever possible provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy.</p> <p><b>Policy SD2 -Sustainable Development Principles</b> states that all development will be expected to provide or contribute towards identified infrastructure, services or facilities wherever possible.</p> <p><b>Policy IN1 – Infrastructure</b> indicates that infrastructure delivery will take place in a phased co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration.</p> <p>The Council will also require new and improved social and community facilities, utilities infrastructure and other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities.</p> <p><b>Policy IN 2 - Developer Contributions</b></p>

	<p>Highlights that developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development.</p> <p>Contributions will be collected through Section 106 agreements and/or through a Community Infrastructure Levy once a Charging Schedule is in place. Until a Charging Schedule is in place, contributions from Section 106 agreements may be pooled to meet the costs of strategic infrastructure, where this meets the legal tests as set out in the Community Infrastructure Levy Regulations. Once the Charging Schedule is in place, Section 106 agreements will continue to be used for site specific costs and affordable housing.</p>
<b>Comments</b>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing facilities and services, and may necessitate the need for new ones. The policy is in line with the infrastructure policies in the Cheshire East Local Plan Strategy Proposed Changes, recognising that the Community Infrastructure Levy may be introduced at some point in the future.</p>
<b>National Planning Policy Framework</b>	<p>One of the core planning principles (Para 17) is that planning should deliver sufficient community and cultural facilities and services to meet local needs. Para 175 of the NPPF highlights that 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>
<b>Contribution to the Achievement of Sustainable Development</b>	<p>Neighbourhood Plan policy P32 contributes to the achievement of sustainable development by performing a social role, allowing for the provision of community facilities which contribute to the village's social and cultural well-being, and an economic role, ensuring that the provision of infrastructure is provided, and that Astbury remains a valued and attractive place to live, visit, work and invest.</p>



## Basic Condition 4: Be Compatible with EU Obligations

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire East Council. The screening confirms that a Strategic Environmental Assessment is not required for this Neighbourhood Plan. The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Cheshire East Council in order to confirm whether an HRA was required to support the Neighbourhood Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan.

An explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive has been submitted with the Neighbourhood Plan.

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.

## Basic Condition 5: Compliance with Prescribed Matters

There are no other prescribed matters



