

ASTBURY AND MORETON NEIGHBOURHOOD PLAN

EXAMINER'S QUESTIONS

Question 1

Housing, Page 12, first bullet point: Having regard to the Infill Boundary Line (Congleton Borough Local Plan), what is the justification for limiting infill development to two dwellings? Should the reference to "infilling" be dropped bearing in mind that, under the proposed main modifications to the Cheshire East Local Plan Strategy, the reference to infill would be deleted from Paragraph 8.34 (Policy PG 2 – Settlement Hierarchy) of that plan? (This also applies to Policy P1 – Greenfield within the Settlements)

Question 2

Housing, Page 12, fifth bullet point: "Local need" is defined in the final sentence. However, this definition appears to conflict with the references in Policy P2 to the latest parish needs survey or the most objectively assessed review of housing need. How would the qualifying body envisage addressing these differences (perhaps, for example, by referring to a single definition in the Glossary)?

Question 3

Housing, Page 13, third bullet point (top half of page): Should the figure of 50 houses be included within the policy? Would the figure be better expressed as "about" 50 houses? Does the limitation apply to 50 houses *over the Plan period*? Should the provision be staggered in any way?

Question 4

Policy P1 – Brownfield within the Parishes: Is there any intention to limit the scale of developments falling within this category?

Question 5

Policy P1 – Greenfield within the Settlements: What is the justification for "up to 4 houses"?

Question 6

Policy P1 – Re-use of Buildings: First preference is, effectively, given to employment uses. What is the justification for this bearing in mind the survey results ("Little preference either way towards the need for additional employment opportunities") and Para 55 of the National Planning Policy Framework where there is reference to the possible use, for housing, of redundant or disused buildings?

Question 7

Policy P2: "The local community *would like to see...*" Is this strong enough?

Question 8

Policy P2, first paragraph, final sentence: As written, agricultural dwellings would also be subject to an affordable housing allocations policy. Is this intended / reasonable?

Question 9

Policy P3: What is meant by *an element of* low cost market housing?

Question 10

Policy P4: Does this policy just apply to Astbury (this should be clear)? Would similar design considerations apply to housing on brownfield sites (which are not limited to 4 dwellings)?

Question 11

Policy P4, final bullet point: What is meant by *sufficient* garden space?

Question 12

Policy P6 – providing opportunities for local employment and training: Given the likely size of the businesses in areas such as this, is this a rather onerous requirement?

Question 13

Policy P8: Why is there no support for residential use (see Policy 1 – Re-use of Buildings) above?

Question 14

Policy P11 – “countryside surrounding Astbury”: Is this intended to cover the whole of the designated area?

Question 15

Policy P16, first paragraph: Why not a residential use (as stated above)?

Question 16

Policy P17: How are the provisions of this policy going to be achieved? There would have to be a link to development projects.

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Policy P19: How are the provisions of this policy going to be achieved? There would have to be a link to development projects.

Question 18

Policy P20, “Where possible and desirable, additional ducting should be provided that also contributes to a local network for the wider community.”: Is this a reasonable requirement where unconnected to the proposed development? The same comment applies to the subsequent paragraph of the policy.

Question 19

Policy P26: Was it intended to provide a list of important views and vistas (in addition to those shown on the Astbury Conservation Area plan in Appendix B)?

Question 20

Landscape and Environment, Page 20, second paragraph: “Gannister Quarry” – is the spelling correct?

Question 21

Section 7, Page 27, second paragraph: “It is anticipated that the majority of the properties in the plan area will be able to access high speed broadband from 2015.” We are now in 2017. What is the latest position?

Question 22

Appendix A, first bullet point – “provide loss”: What is this meant to say?

Question 23

Appendix C, page 43: What is the meaning of the two asterisks after the entry “Fragment of Plague Cross to South of Number 7”?

Question 24

What is the response of the qualifying body to the suggested amendments / corrections put forward by Cheshire East Council (Regulation 16 comments)?