

# Astbury + Moreton Neighbourhood Plan 2015-2030

## Policies

First Review: Pre-submission consultation

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# Astbury + Moreton Neighbourhood Plan: Policies

## First Review: Pre-submission consultation

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# 1 Foreword

This new version of the Plan has been produced by the Astbury and Moreton Neighbourhood Plan Group on behalf of Newbold Astbury cum Moreton Parish Council after months of study, research and consultation with the local community

We have consulted with the community through an open day and a survey and we believe that this revised Plan continues to reflect the views of our community. A strong message emerging from the consultation process was that the local people are proud of the parishes' character and have a very strong desire to retain it. This was key to developing the Plan Vision.

The aims and policies of the community have all been derived from the Vision and are detailed in this Plan. We strongly believe that this Plan is robust and when formally made will provide the necessary guidance for Astbury and Moreton until 2030.

*Nick Sharman*

Chair of Astbury and Moreton Neighbourhood Plan Group

## Why are we updating our Neighbourhood Plan?

Neighbourhood planning was introduced in the **Localism Act 2011**<sup>1</sup> and governed by **The Neighbourhood Planning (General) Regulations 2012**<sup>2</sup>. **A plain English guide to the Localism Act**<sup>3</sup> is a readable overview of the main measures of the Localism Act.

Together, the Act and the Regulations comprise an important and powerful tool that gives communities statutory powers to shape how their communities develop.

The parishes of Newbold Astbury and Moreton cum Alcumlow have had a Neighbourhood Plan since 2017: the **Astbury + Moreton Neighbourhood Plan 2017-2030** (see <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/astbury-and-moreton-neighbourhood-plan.aspx>). A Neighbourhood Plan lays out projects that are most important to the community and helps shape development that best fits the needs of the local area.

A new Neighbourhood Plan must pass independent examination to ensure it complies with government policy (particularly the **National Planning Policy Framework**<sup>4</sup> (NPPF) and with the policies of the Local Planning Authority. In the case of Newbold Astbury and Moreton cum Alcumlow these policies are laid out in the Cheshire East Local Plan (CELP – see [https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire\\_east\\_local\\_plan/cheshire\\_east\\_local\\_plan.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/cheshire_east_local_plan.aspx)).

A new Neighbourhood Plan must be approved by the local community in a referendum. Once in force, the Neighbourhood Plan is used as part of the planning process when development is proposed in the plan area.

Our current Neighbourhood Plan document states that although it is valid until 2030, it will be reviewed and, if necessary, modified every 5 years to reflect any changes in national and local government planning law. Note that

- The NPPF has been revised five times since our Neighbourhood Plan came into force

<sup>1</sup> <https://www.legislation.gov.uk/ukpga/2011/20/contents>

<sup>2</sup> <https://www.legislation.gov.uk/uksi/2012/637/contents>

<sup>3</sup> <https://www.gov.uk/government/publications/localism-act-2011-overview>

<sup>4</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



- The main document of the CELP, The **Local Plan Strategy**<sup>5</sup>, was only finalized shortly before our Neighbourhood Plan came into being
- The *Local Plan Strategy* has since been supplemented by a number of further policy documents, notably the **Site Allocations and Development Policies Document**<sup>6</sup> (SADPD). Some policies our 2017 Plan are made redundant by policies in the SADPD; others require amendment.

This is why Newbold Astbury cum Moreton Parish Council is looking again at our Neighbourhood Plan to include recent changes to planning law and to make sure it is as strong as possible to ensure a good quality of life across the plan area.

In Autumn of 2022 the two parishes were consulted again and the modified Plan updated further to take consultation's results into account. The modified Plan, together with the **Design Guidelines & Design Codes** produced by AECOM for the area, supersedes the original 2017 Plan and will be used until 2030.

This document is part of the Parish Council's proposal for a modified Plan, including comments from the Autumn consultation. The full Neighbourhood Plan will comprise the following documents:

- **Policies** (this document, also on our website at <https://astbury-parish.org.uk/plan-reg14>)
- **Design Guidelines & Design Codes**, produced for us by AECOM, an international engineering consultancy (available online at <https://astbury-parish.org.uk/design-code>)
- **Statement of Basic Conditions** – how we have met the 'basic conditions' to ensure that plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies
- **Consultation Statement** – how we have engaged with those who live and work in the Plan area and a list of statutory consultees, and taken responses into account

As with the first version of the Plan, to complete the updated Plan we must comply with The Neighbourhood Planning (General) Regulations 2012, which have been revised to take account of such updates. These Regulations require that:

1. We (the Parish Council) must make the proposed revised *Policies* and *Design Guidelines & Design Codes* documents available to those who live and work in the Plan Area and to a list of statutory consultees (provided by Cheshire East Council) and provide a way of receiving comments on the proposal. We must also supply a statement setting out whether or not we consider, with reasons, that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the existing Plan. (This step is known as pre-submission consultation – Regulation 14)

As part of this step we have posted a printed copy of the Plan policies to each address in the Plan area. The Plan is also on our website at <https://astbury-parish.org.uk/plan-reg14>.

The pre-submission consultation, on both *Policies* and *Design Guidelines & Design Codes*, starts on **22 January 2023** and ends on **3 March 2023**.

<sup>5</sup> <https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf>

<sup>6</sup> [https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire\\_east\\_local\\_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/adopted-sadpd.pdf](https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/adopted-sadpd.pdf)



2. We must take account of any comments received as a result of the pre-submission consultation, further revising the Plan if necessary.
3. We must then submit the Plan to our planning authority, Cheshire East Council. As well as the proposed revised *Policies* and *Design Guidelines & Design Codes* documents, we must also supply:
  - A map of the Plan area
  - The *Statement of Basic Conditions*, describing how the revised Plan meets a set of conditions laid out in the Regulations
  - The *Consultation Statement*, containing details of people and organisations consulted about the revised Plan, details of how they were consulted, a summary of the main issues and concerns raised through the consultation process, descriptions of how these issues and concerns were considered and addressed in the proposed
  - A statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.

(This step is known as submission – Regulation 15)

4. Cheshire East Council must then publish the revised Plan on their website, make it available for inspection in person, and consult the same set of consultees as in step 1. (This step is known as publicising the plan – Regulation 16)
5. Cheshire East Council must then appoint an independent examiner and send them the documents they received from us in step 1 plus a copy of the original Plan, any comments received in response to the consultation in step 4, and a statement setting out whether or not *Cheshire East Council* considers, with reasons, that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the existing Plan. (This step is known as submission of modification proposal to examination – Regulation 17)
6. The examiner will then decide whether our revisions change the nature of the Plan. If they do not, the revised Plan will be adopted ('made' in the language of the Regulations). If they do, then the revised Plan must be put to the Plan area's residents and the Plan is only adopted if a simple majority of those voting support it.

## Where the Neighbourhood Plan has been changed

The following are the parts of the Neighbourhood Plan 2017-2030 updated in the modified Astbury and Moreton Neighbourhood Plan:

**3 Vision:** Following informal consultation with local residents, the Working Group devised a revised vision and aims for the Plan. These were the subject of a formal consultation posted to all households in the Plan area where they were overwhelmingly endorsed<sup>7</sup>.

**4 Climate Change and Sustainability:** This a section containing one new policy that describes how small scale, community-led, renewable and low carbon energy generation will be supported to reduce the impact of climate change (Policy **CC1 Climate Change**)

<sup>7</sup> <https://astbury-parish.org.uk/wp-content/uploads/nplan/review-2022/Consultation%202022%20results.pdf>



**5 Design:** This a section containing one new policy that makes recommendations for design and construction quality in line with the *Design Guidelines & Design Codes* prepared by AECOM specifically for the plan area (Policy **DE1 Design**)

**6 Heritage:** The new policies in this section cover:

- Protection for the Conservation Areas within Astbury (Policy **HE1 Conservation Areas**)
- The safeguarding or re-use of historic buildings (Policy **HE2 Re-use of Historic Buildings**)

**7 Housing:** Policies **HO2 Housing Mix** and **HO3 Design** now both refer to *Design Guidelines & Design Codes* prepared; Policy **HO4 Car Parking on Existing and New Developments** has been amended in line with policies in the SADPD

**8 Local Economy:** Two new policies included in this section cover:

- Accommodation for home working (Policy **EC1 Supporting Homeworking**)
- Small-scale business development (Policy **EC2 Supporting small-scale business development**)

**9 Landscape and Environment:** Three policies have been amended:

- Policy **LE1 Open Space within the Settlements** now refers to Paragraph 101 of the NPPF
- The reference to arboricultural impact assessment in Policy **LE2 Appropriate Boundary Treatment** is superseded by SADPD policy ENV6 and has been removed
- Policy **LE4 Footpaths and Bridleways** has been strengthened

**10 Transport and Communications:**

- Policy **TC1 Traffic Management** has been retitled and strengthened to address traffic concerns across the Plan area, and a requirement for electric car charging points has been added
- One new policy, Policy **TC2 New Accesses**, has been added

**11 Local Character:** Policies **LC1 Built Environment** and **LC2 Extensions and Alterations to Existing Buildings** have been amended to refer to *Design Guidelines & Design Codes*

**12 Community :** Policy **CI1 Existing Facilities** has been amended to restrict facilities to those used to further the social wellbeing or social interests of the local community

The modifications to the Astbury and Moreton Neighbourhood Plan should be read in conjunction with the policies and proposals in the following documents:

- *National Planning Policy Framework 2021 (NPPF)*
- *Cheshire East Local Plan Strategy 2017*
- *Cheshire East Sites Allocation and Development Policies Document (SADPD) 2022*
- *Design Guidelines & Design Codes for Astbury and Moreton 2023*
- Other Supplementary Planning Documents and Guidance produced by Cheshire East Council

Appendix F Policy Correspondences relates policy numbers used in the revised Plan to those in the 2017 Plan, including those newly added, amended and deleted as well as those retained unchanged.



## Historical Context

The neighbouring parishes of Newbold Astbury and Moreton cum Alcumlow are located on the southeast boundary of Cheshire, contiguous with the Staffordshire border. The total area of the two parishes is 1,613 hectares with a population of 674 (2021 Census).

Astbury comes from the corrupted East Burh, a hamlet which in Saxon times sprung up round the church. Moreton means farm near a marsh. Newbold Astbury and Moreton cum Alcumlow were townships in the ancient parish of Astbury and became separate civil parishes in 1866. The combined parishes of Newbold Astbury and Moreton-cum-Alcumlow were formally united into one Parish Council in 1977.

Both parishes have a mention in the Domesday Survey of 1086 under the township name of Newbold - “having cultivated land and a priest”. Moreton, as an entity, is first noted in 1190 when Alexander de Moreton appears as first lord of Great Moreton (Moreton Magna). It is interesting to note that Moreton Magna and the adjoining manor of Little or Old Moreton, although separated by no more than two miles, were unrelated estates with a common surname. The settlement of Moreton Green, based around the manor house, disappeared by 1850 following the build of the new Great Moreton Hall and the deviation of the turnpike road, now the A34. The original Newbold (Astbury) moated manor house, probably of Saxon origin, was at the site of the present-day Peel Farm. This was rebuilt in the 16th century with a “peel” or tower and finally ceased to exist 100 years ago.

Geologically the parishes are principally covered by glacial deposit overlying the Keuper and salt beds of the Triassic but with exposures of the Carboniferous Series on the eastern ridge.

Topographically the greater part of the two parishes is around 100 metres above mean sea level rising to 300 metres on the eastern ridge.

The Parish of Newbold Astbury is described in the Domesday Survey of 1086 (above) with evidence of earlier Bronze Age habitation from beaker burials and a Roman marching camp, now a Scheduled Ancient Monument.

Approximately two-thirds of the two parishes is located in the South Cheshire Green Belt and includes two Conservation Areas, the village of Astbury, designated in 1971 under the **Civic Amenities Act 1967**<sup>8</sup> and later the linear Conservation Area of Macclesfield Canal.

The parishes contain two Sites of Special Scientific Interest (SSSI), five Sites of Biological Importance (SBI) and a large Area of Special County Value (ASCV). Thirty-nine Listed Buildings of Grades I, II\* and II are contained in the parishes along with four Scheduled Ancient Monuments and one area of Scheduled Parkland.

The parishes are crossed north/south by the Macclesfield Canal constructed in 1829-31 and by the Stoke/Manchester (then North Staffordshire) railway in 1849, now forming a loop of the West Coast Line.

The principal highway is the A34 Newcastle-under-Lyme to Manchester road running north/south. The A534 (Wrexham-Nantwich-Congleton) also passes through the North-West corner of the parishes.

The parishes are essentially rural in nature, the largest settlement being Astbury village but with various small, scattered Hamlets including Brownlow, Brownlow Heath and Ackers Crossing, and individual farms/dwellings.

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<sup>8</sup> <https://www.legislation.gov.uk/ukpga/1967/69>



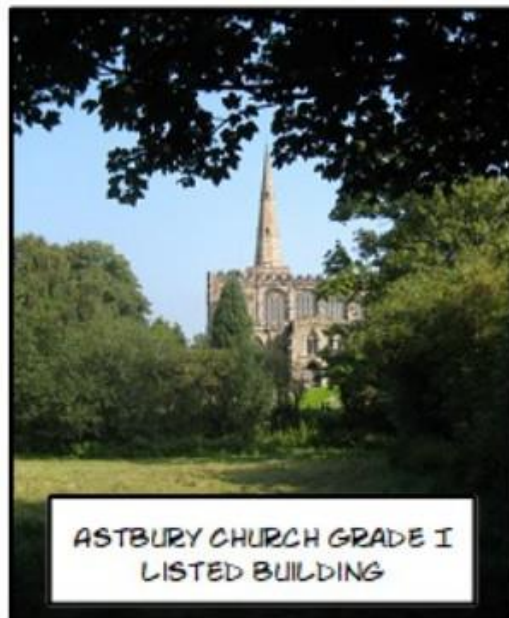
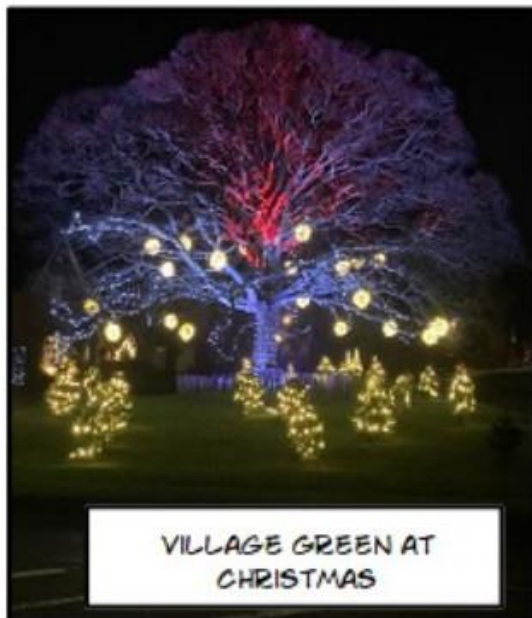
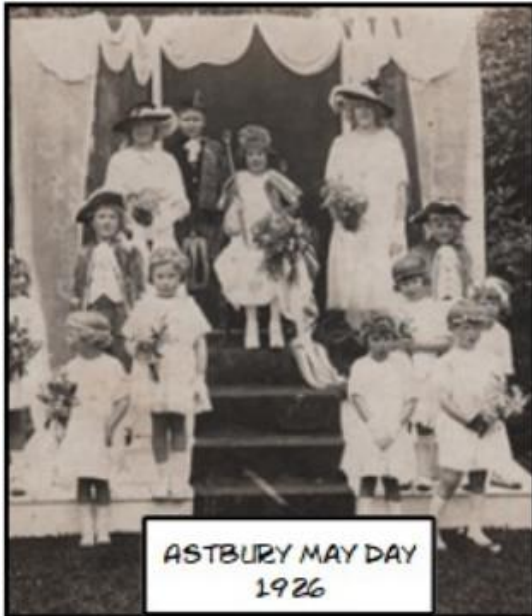
Commercial activity until the late C20 was predominantly agriculture but with recent decline in dairy farming diversification of farm sites is now emerging.

Natural resources were exploited in the C18 - C19 comprising coal, silica stone, limestone and gritstone for construction along the eastern ridge. In the latter part of the C20 large areas of silica sand extraction were established in the west part of the parishes and are currently in large scale production.

Located within the parishes are the large historic Church of St. Mary's, Astbury, with associated School; an 18-hole Golf Course, Village Hall, a Garden Centre, a plant nursery and three Public Houses – two of which have been licensed sites since the mid C18.

Although relatively close to Congleton Town, the parishes and active community have retained a rural context and in recent years on account of the heritage and landscape qualities are popular for touring visitors and walking/cycling/horse riding recreation.

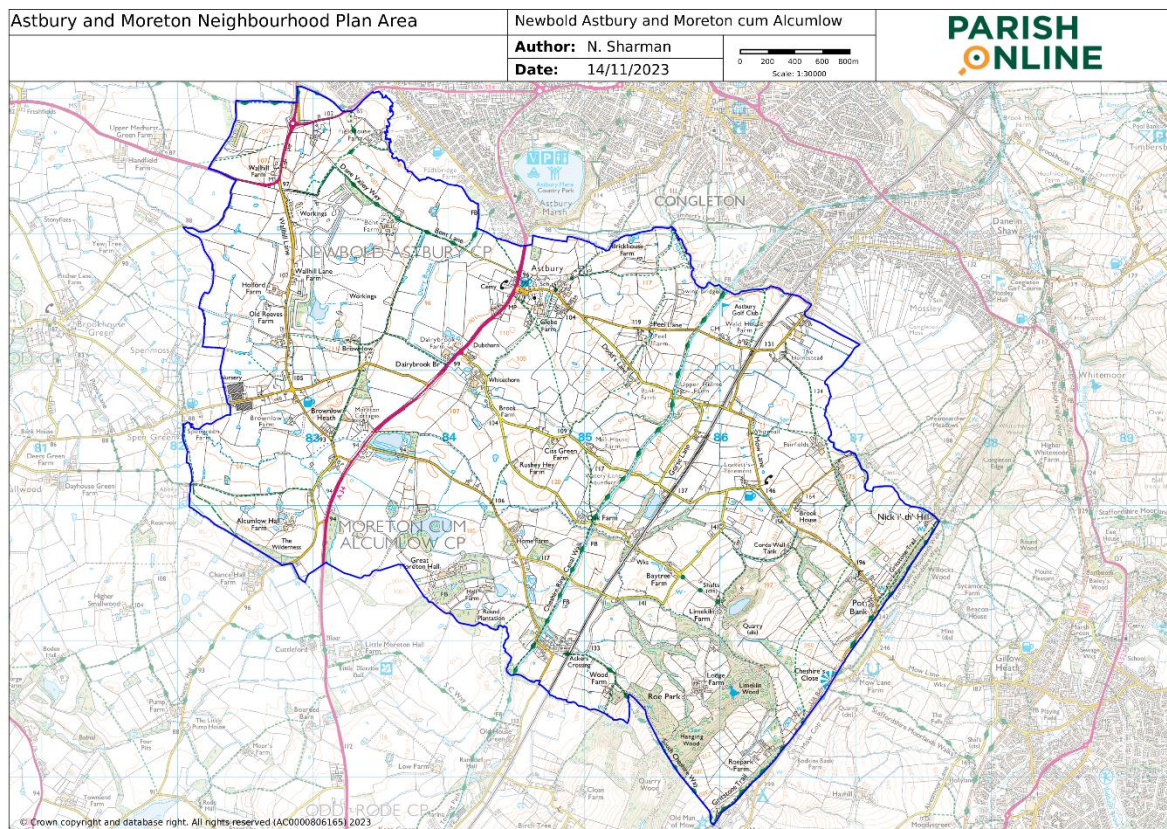






## 2 Scope

The Astbury and Moreton Neighbourhood Plan covers the whole of parishes Newbold-Astbury and Moreton-cum-Alcumlow, as defined in the area designation revised by Cheshire East Council on 18 October 2016, and shown in Map 1.



Map 1: Astbury and Moreton Neighbourhood Plan Area

For more details of the area designation, and the area originally designated with an exclusion zone in March 2014, please refer to Appendix D *Neighbourhood Area Designations* on page 51.

This Plan sets out a series of policies which, once adopted, will be used to guide development and preparation of planning applications in the plan area. These policies will also be used in determining planning applications for all development proposals in the area.

The starting point for any development proposals in the plan area will be the revised Neighbourhood Plan and the Cheshire East *Local Plan Strategy* 2017. Once made, the Neighbourhood Plan will also have the status of the development plan.

The Neighbourhood Plan has been prepared in general conformity with the strategic policies of the adopted Cheshire East *Local Plan Strategy*. It will run for the same period as the Strategy, up to 2030.

The Neighbourhood Plan will be reviewed every 5 years or when the Local Plan is amended by Cheshire East Council and those changes have a material impact on the Neighbourhood Plan. This version of the Plan is the result of the first such review.







### 3 Vision

The parishes of Newbold Astbury and Moreton cum Alcumlow are primarily rural in character and the historic settlement of Astbury is bounded by both Green Belt and Open Countryside. The parishes are special places and residents are determined to keep it that way, accepting that change will occur over time. However, any such change should respect and reflect the heritage, the views of the community, the quality of life of residents and the flourishing natural environment of the area.

The wider plan area will provide outdoor recreation and open space, rich in wildlife and natural beauty. The current very important Green Belt and open countryside will be maintained and protected between the neighbourhood plan area and Congleton in order to preserve the unique identity of the parishes of Newbold Astbury and Moreton cum Alcumlow.

The plan area is a special place and residents wish to retain its key characteristics. Residents not only appreciate the social and environmental qualities of the plan area but consider they have a duty to protect them for future generations who choose to live and work in the area.

In the context of this Vision residents recognise the need for some small-scale housing development in the area over the plan period, providing it is carefully controlled, sympathetically designed, is in keeping with the settlements and the environmental sustainability of the plan area is enhanced. To be considered acceptable all new development must protect the local character of the plan area; respect the important local green gaps, conservation areas and heritage policies; maintain and enhance the form of the existing settlement retaining the important local green spaces as well as preserving existing trees and hedgerows and not encroaching into the open countryside.

Any additional housing should meet the needs of people who already live in the area. Affordability will be important, primarily low-cost market housing for young people as well as catering for the needs of the ageing population. It is equally important to meet the needs of older residents who wish to downsize without leaving the area.

Finally, the Neighbourhood Plan will aim to sustain and promote local businesses as well as a range of community activities and facilities. The retention and improvement of local facilities and services will be important as these add to the strong sense of community and quality of life together with the protection and enhancement of the natural environment and heritage.

The distinctive historic and rural character of Astbury and Moreton will be maintained and enhanced whilst evolving and expanding in a way that respects and reflects the views of the community.

This Neighbourhood Plan aims to deliver the Vision for Astbury and Moreton to 2030, to reflect the issues set out above and others raised by the local community. This revised version is now undergoing a formal consultation process, whose outcome will be described in a separate document entitled 'Statement of Consultation'. The Neighbourhood Plan is in general conformity with the principles and policies contained in the Cheshire East *Local Plan Strategy* 2017.

Importantly, it seeks to ensure that the views of the people of Astbury and Moreton have a legal status in the planning process as intended by the Localism Act 2011.

### Aims of the Plan

The aims of the revised Plan are:



- To promote steps to combat climate change, reduce carbon emissions and support sustainable development across the plan area
- To preserve the architectural and historic character of the conservation areas, settings and the plan area
- To ensure that any new housing development meets the identified needs of the plan area and are in keeping with the character of the area, and do not negatively affect the important local landscape, environment and heritage.
- To protect and enhance the character and setting of the plan area its landscape and environment
- To strengthen and support small-scale business activity and stimulate local employment
- To maintain and promote community services and facilities
- To reduce the harmful impact of traffic through Astbury village, hamlets and settlements including a reduction in air pollution, noise and vibration and improve highway safety and facilities for pedestrians and cyclists
- To promote local distinctiveness in every element of change and growth



## 4 Climate Change and Sustainability

The issues of climate change and sustainability are widely recognized as critically important nationally and internationally.

### CC1 Climate Change

Small-scale, community led renewable and low carbon energy generation will be supported where they:

- Support reduced reliance on fossil fuels in the neighbourhood plan area
- Promote the efficient use of natural resources, the re-use and recycling of resources and the production and consumption of renewable energy
- Do not significantly harm local amenity, landscape or the natural environment

#### *Justification*

New development should be designed to maximise the use of renewable and low carbon energy to reduce the impact of climate change across the plan area. Cheshire East Council's Environmental Strategy 2020-2024 (Appendix 1) is aiming for a carbon-neutral Council by 2025 and to achieve this it breaks down the action plan to reduce emissions into 5 areas:

- Behaviour change and internal policy
- Energy demand reduction
- Increased low carbon energy supply
- Natural capital (the Council's own buildings, vehicles and other land in their ownership)
- Reducing Borough-wide emissions/external policy



## 5 Design

### DE1 Design

All new development proposals within the plan area must demonstrate good quality design. This direction means having regard to the AECOM Design Guide as well as responding to and integrating with local surroundings, adjoining development and landscape context and the wider built environment demonstrating an understanding of and response to the 'sense of place'.

In the plan area, good design means complementing and enhancing the size, scale, mass, local skyline, materials, layout, access and density of existing development.

In addition, all new development should:

- Demonstrate that there would be no significant adverse effect on the amenities of neighbouring dwellings through overlooking, loss of light or outlook, over-dominance or general disturbance
- When introducing lighting into any scheme, care should be taken not to compromise the local setting or neighbours' amenity in terms of light pollution
- Provide an appropriate level of landscaping which compliments and enhances the character of the local area
- Provide garden space proportionate to the size of the dwelling proposed, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers
- Any housing developments in the Plan area provide for an ageing population's changing needs and lifestyles and build new homes to Lifetime Home standards by following the current guidance, **Building for Life 12**<sup>9</sup> or the present Government standards recommended at the time
- Respond positively to the local character of its immediate environment, particularly the conservation area policies, by demonstrating in any design an understanding of the qualities which make up this character. Where a Design and Access Statement is required, that Statement shall show a high-quality design and a good standard of amenity
- Use good quality local materials as well as other locally acceptable innovative materials. Such use will be encouraged, provided they are sympathetic to the context in which they are proposed and maintain the local vernacular and an enhanced sense of place
- To encourage local architectural features particular to the plan area.
- The achievement of low-carbon sustainable design, such as the BRE Home Quality Mark Standard (see Glossary), will be encouraged
- Provide sufficient external amenity space, discrete refuse and recycle storage, and car and bicycle parking on all new development, to ensure a high-quality and well-managed streetscape
- Ensure that existing landscape features such as trees, hedges, walls, historic field boundaries, water courses, ditches and ponds are kept and incorporated into the overall design of any scheme to enhance local biodiversity and preserve the landscape character

<sup>9</sup> [https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Building%2520for%2520Life%252012\\_o.pdf](https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Building%2520for%2520Life%252012_o.pdf)



- Ensure that hard and soft landscaping does not disturb or encroach on existing wildlife habitats (both flora and fauna) and that all new developments incorporate features beneficial to wildlife
- Boundary treatments facing the street should be low-rise, consistent with the immediate character of the area and seek to create a sense of enclosure within the street scene. Existing boundary hedges should usually be kept and incorporated into any development

Planning permission will not be supported for developments of poor design that fail to take the opportunities available for improving the local character and quality of the plan area.

### **Justification**

To avoid over-development and to set standards of quality, all future developments should make good use of the available site and location. The emphasis should be on considering the development's impact on its surroundings and neighbouring properties. It should also aim to exploit the site's opportunities, including its position and outlook.

The density of the development must also be given due consideration to ensure there is adequate external space. For example, households should have access (preferably on a private basis but otherwise shared/communal) to:

- A safe play area for children
- A shed or other structure to securely store bicycles
- A space that is large enough for a rotary clothes dryer
- An optional vegetable patch

Where possible and subject to the particular style of development, plots with generous gardens should be considered to provide diversity. This is not aimed at managing the density of new development but at preserving the character of the parishes of Newbold Astbury and Moreton cum Alcumlow.

It is also essential that any new developments meet the highest possible standards of environmental and energy efficiency. This could include systems that minimize the wastage of water, heat and light, as well as energy self-generation through various technologies.

Integrating the different systems to manage the energy consumption of a development is preferable to using products fitted after construction. This level of planning will provide greater system integration, achieve better design standards and be more attractive to the home or business owner.

Technology is developing rapidly, and new applications should include but are not limited to:

- Photovoltaic and solar panels, energy efficient glazing, biomass and heat recovery systems, efficient water usage and 'grey water harvesting' and Insulation
- Design features such as storm porches to further insulate and protect properties from heat loss and adverse weather should also be considered.

### **Evidence Base Documents**

*Design Guidelines & Design Codes 2023*



**Cheshire East Council Design Guide**<sup>10</sup> 2017

**National Design Guide**<sup>11</sup> (2021, MHCLG)

**National Model Design Code**<sup>12</sup> (2021, MHCLG)

*Building for Life* <sup>12</sup>

Cheshire East *Local Plan Strategy*:

- Policy SD2 Sustainable Development Principles
- Policy SE1 Design

Cheshire East *Site Allocations and Development Policies Document*:

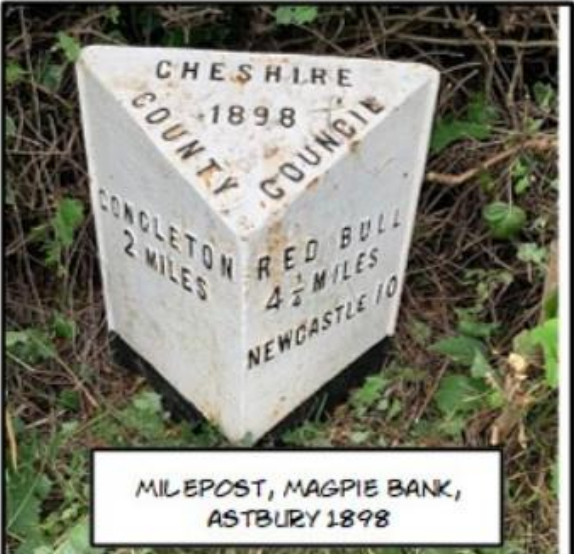
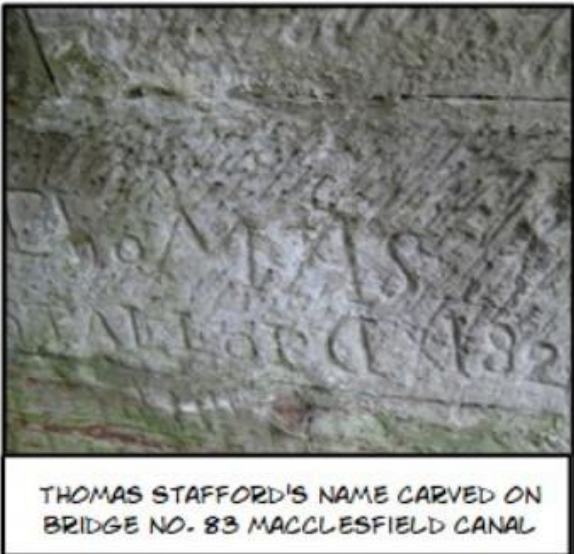
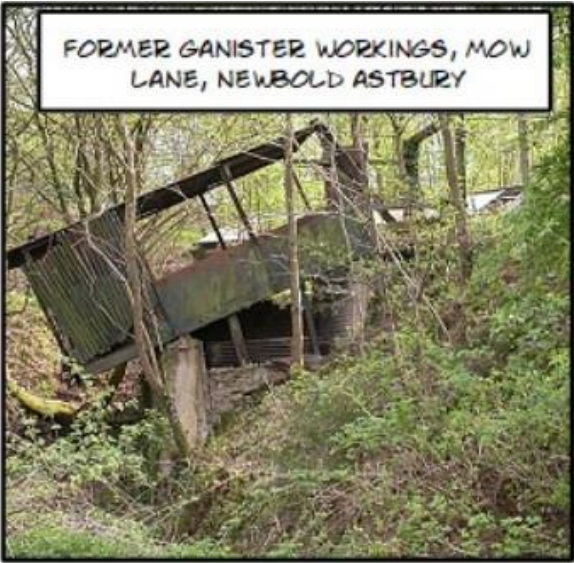
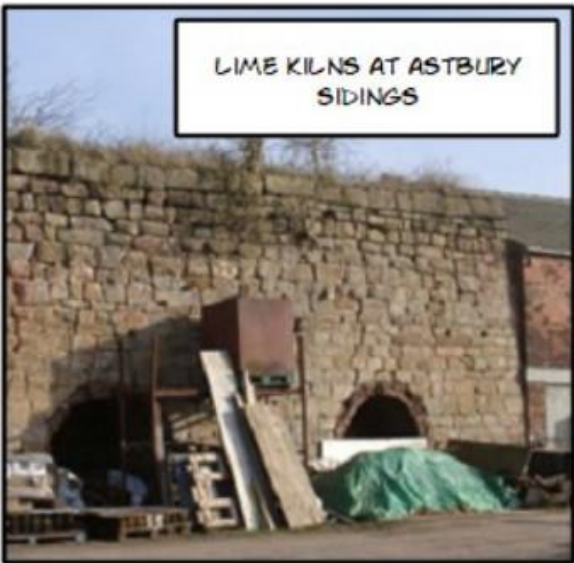
Policy GEN1 Design Principles

<sup>10</sup> [https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire\\_east\\_local\\_plan/supplementary\\_plan\\_documents/design-guide-supplementary-planning-document.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx)

<sup>11</sup> <https://www.gov.uk/government/publications/national-design-guide>

<sup>12</sup> <https://www.gov.uk/government/publications/national-model-design-code>







## 6 Heritage

### Community Feedback

Consultation on the Neighbourhood Plan showed that residents of the two parishes value their historic environment.

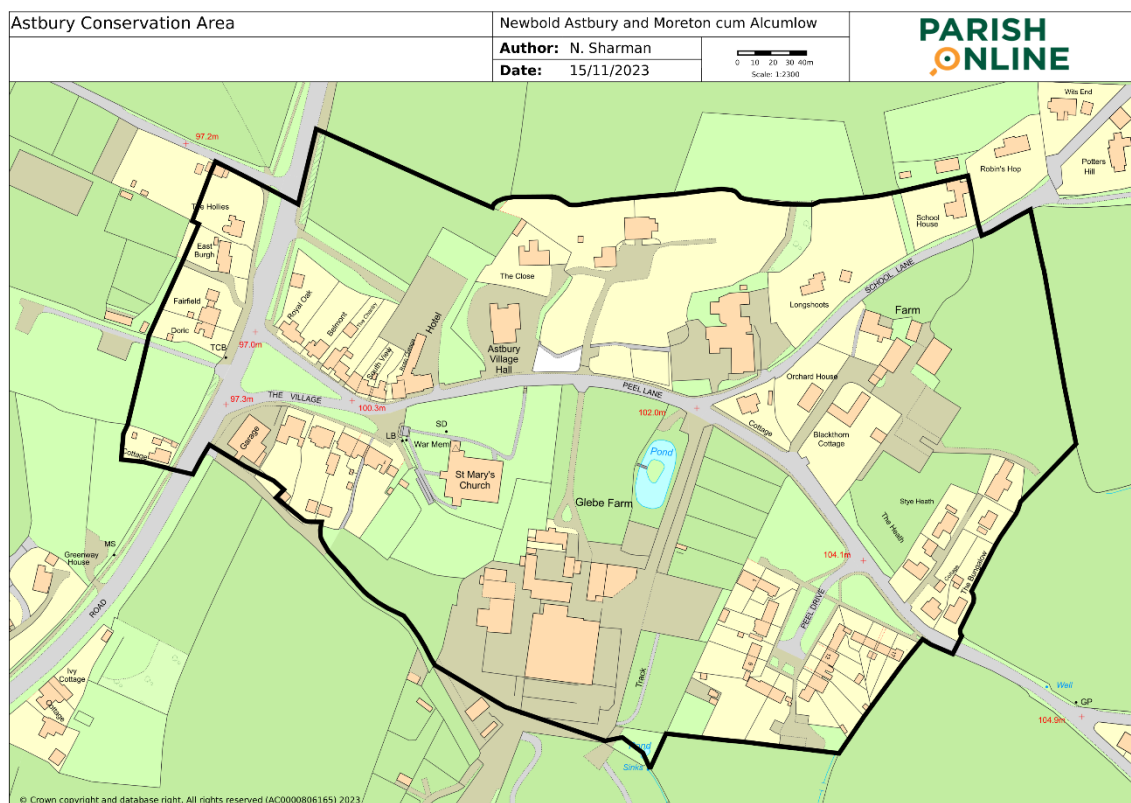
### Planning Context

The following plans, documents and strategic policies support policies HE1 and HE2:

- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy 2017*
- *Cheshire East Site Allocations and Development Policies Document*

### HE1 Conservation Areas

Planning applications within the Conservation Areas in the plan area must demonstrate that they aim to protect and enhance the defining characteristics of these areas, particularly in relation to their settings, subject to other policies of the development plan.



Map 2: Astbury Conservation Area

All new development within the Conservation Areas should comply with the following design principles where relevant:

- New development should respect its context in terms of scale, height and massing
- Facades should normally conform to the original building line



- Materials should blend with or complement the materials used commonly in the area: brick, slate and stone
- Roofs will normally be pitched
- Doors and windows should be made from timber and painted

In addition extensions and major alterations to existing buildings within the plan area's Conservation Area should:

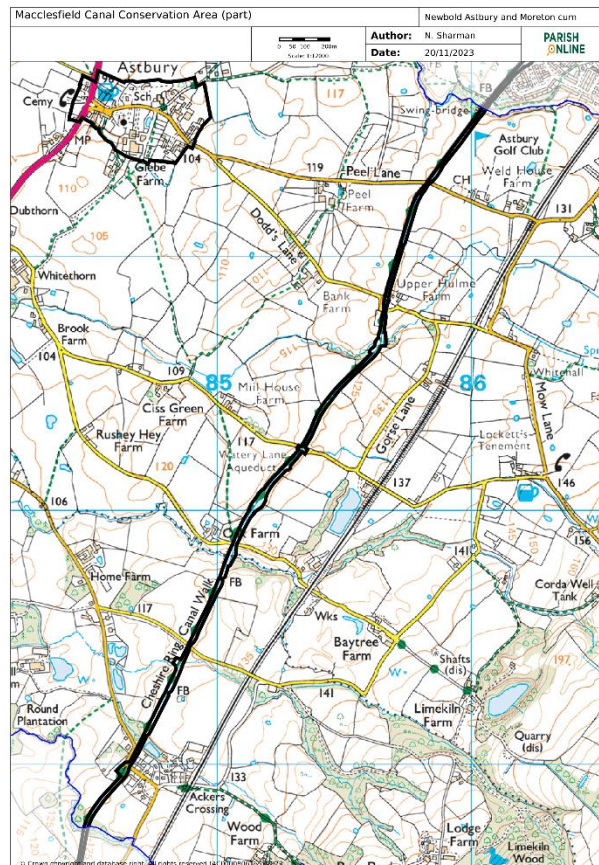
Achieve a high standard of design

- Respect the height, bulk and general form of the original building
- Be secondary in character to the original building
- Roofs will normally be pitched
- Chimneys should be provided where appropriate
- Details of matching materials must be specified
- External joinery details should match existing.

### Justification

The plan area contains two conservation areas, which are shown on Map 2 and Map 3. It is possible that a number of developments in the plan area may have some impact on a conservation area. The community highly values this area and has called for measures to protect and enhance it more effectively.

This policy seeks to achieve this through setting out general design principles with which all new development should comply, including householder extensions. This policy is based on the criteria for development within each conservation area appraisal. For further detailed information see volume 1 of the Cheshire East Design Guide. (Appendix 10) and the more recent *Design Guidelines & Design Codes*.



Map 3: Macclesfield Canal Conservation Area (part)

## HE2 Re-use of Historic Buildings

Planning applications which propose the re-use of historic buildings (designated and non-designated) will be supported where they contribute to their long-term use and safeguard the significance of the heritage asset for the public benefit and meet the following criteria:

- That the external alterations are minimal and do not significantly alter the appearance of the building
- The internal fabric of the building should be preserved where possible
- High quality materials, fixtures and fittings will be used



- The setting around the historic building is respected and preserved wherever possible through the use of a carefully considered hard and soft landscape scheme.

They conform to the guidance set out within the Conservation Area Character Assessment, *Design Guidelines & Design Codes*, the Cheshire East Design Guide and Policy SE7 of the *Local Plan Strategy*.

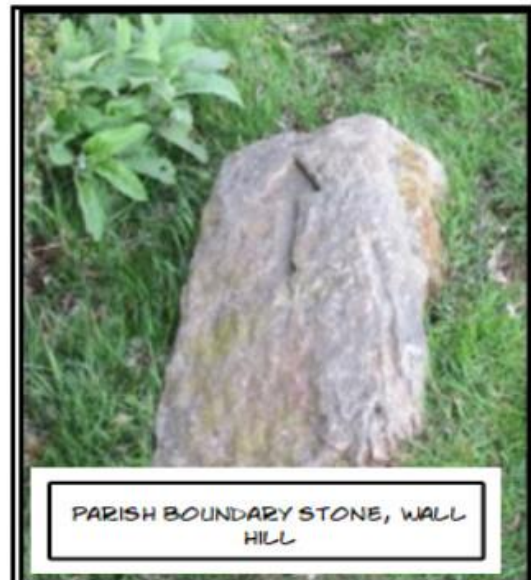
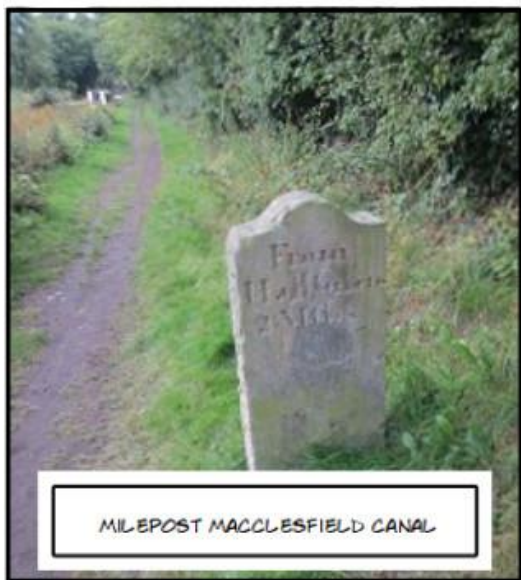
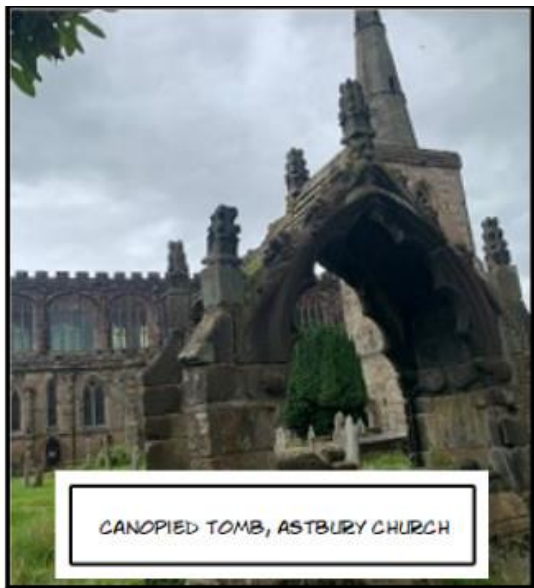
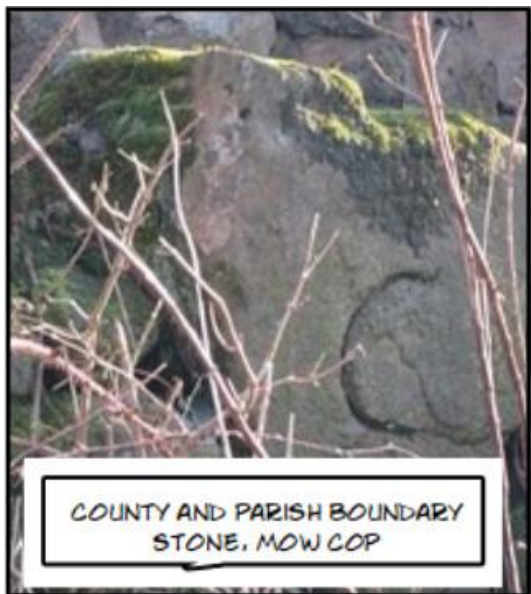
### **Justification**

It is important that historic buildings do not fall into disuse or disrepair and become neglected, as their value to the community can diminish. The Plan Area contains a number of historic buildings, and this policy seeks to encourage the re-use of these buildings for the benefit of both the plan area but also the local community.

The re-use of historic buildings can also act as a catalyst for the regeneration of an area, inspiring new development opportunities, improving the 'sense of place' and minimising waste through its re-use.

The NPPF sets out positive strategies to conserve the historic environment including those heritage assets considered to be most at risk due to neglect, decay, or other threats. This policy supports the re-use of those buildings most at risk. See a list of Historic Buildings in Appendix C







## 7 Housing

The greater part of the land in the parishes is in the Green Belt and the remainder is open countryside. Within the Green Belt, toward Mow Cop Ridge, are specifically classified areas of Special County Value, Special Scientific Interest and Biological Importance. Both Astbury Village and the Macclesfield Canal Corridor are Conservation Areas.

Most land in the parishes is high grade farmland which supports many dairy herds, mixed agriculture and equestrian uses. Historically dairy farming has been the main industry with mineral extraction taking place in the north of the parishes where thick deposits of silica sand occur, and further areas of search have been identified in the area.

Astbury village is a small rural settlement washed over by Green Belt. The Cheshire East Local Plan will set the agenda for housing growth in rural areas, allowing communities such as Astbury to plan for the future through Neighbourhood Plans and other mechanisms that will facilitate appropriate levels of development to meet local needs, subject to any additional restrictions in the Green Belt.

### Community Feedback

The following policy aims have been derived from surveys:

- Within Astbury sympathetic, well designed and environmentally sustainable development should be permitted, such as the conversion of buildings or small-scale developments of up to 2 dwellings
- Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made
- The local community is best placed to understand its needs for local services and specific housing requirements. Neighbourhood Plans and other mechanisms including Community Right to Build Orders and Rural Exception Sites aim to satisfy these needs. Any developments in Astbury should be of a scale and design that respects the character of the Conservation Area and the rural setting
- Delivering a choice of homes to meet local needs, including low cost market housing where appropriate, will be important and the community recognises that a small amount of sustainable housing development in scale and character with the settlement to reflect Policy PG2 in the emerging Local Plan, will need to be accommodated over the Plan period and it is against this background and the views of the community that the housing policies have been formulated. In the context of this plan “local need” is that identified in the latest parishes housing needs survey or, if out of date, the most appropriate objectively assessed review of housing in the future as carried out by Cheshire East Council.

These aims have identified the following key housing issues that policies HO1 HO4 seek to address:

- Support for development that preserves the Green Belt and the open countryside
- Maintenance of the character of the village and settlements
- Avoidance of large-scale infill within the existing settlements, but consider small rural exception sites of up to 4 houses adjoining the settlement boundaries not exceeding 50 houses in aggregate across the parishes



- Encouragement for redevelopment of brownfield sites within the parishes, prioritising development which provides employment opportunities, while also allowing housing where this would meet all the policies in the Neighbourhood Plan
- Providing housing choice and meet local needs

## Planning Context

The following plans, documents and strategic policies support policies HO1 to HO4:

- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy 2017*
- *Cheshire East Site Allocations and Development Policies Document*
- Cheshire East **Strategic Housing Market Assessment 2013**<sup>13</sup>
- **Astbury Conservation Area Appraisal** 2008<sup>14</sup>

## HO1 Scale of Housing Development

New development will be supported in principle provided that it is small-scale, in character with the settlement and environmentally sustainable.

### a) **Brownfield within the parishes**

The redevelopment of environmentally sustainable brownfield sites within the parishes, to meet the local needs of Astbury and satisfy in all other respects the policies contained in the Neighbourhood Plan and the NPPF.

### b) **Greenfield within the Settlements**

Housing development of up to two dwellings in character with adjoining developments

Rural exception sites, adjacent to settlements, with up to 4 houses in keeping with the character and appearance of the settlement and meeting local needs. Subject to a limit of about 50 houses over the plan period.

### c) **Development within the Green Belt**

Development within the Green Belt will be restricted to the categories of development permitted by the Cheshire East Local Plan or NPPF Green Belt policy as applicable.

### d) **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.

### **Justification**

This policy derives from community feedback character, location and density of housing development.

<sup>13</sup> <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/strategic-housing/en-ldf-2013shmaupdate.pdf>

<sup>14</sup> <https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/astbury-spd.pdf>



## HO2 Housing Mix

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 (at least one such house in each development). The Neighbourhood Plan will support the provision of smaller dwellings and development that provides for the changing needs and lifestyles of an ageing population including Lifetime Homes standard in accordance with current national guidance, **Building for Life 12**<sup>15</sup>. When considering new development in the plan area regard must be had to *Design Guidelines & Design Codes*.

### Justification

This policy derives from community feedback on scale of housing development.

The aims of this policy are consistent with Policy HOU1 in the *Site Allocations and Development Policies Document*.

## HO3 Design

All new housing proposals other than on brownfield sites should be in small groups, no more than 4, reflect the historic character of Astbury village and respect the character and appearance of the surrounding area.

Housing on brownfield sites should have regard to the character and appearance of the wider area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted.

A central part of achieving good design is responding to and integrating with local surroundings and landscape context as well as the built environment through:

- Using good quality materials that complement the existing palette of materials used within the area
- Using green hedging and/or trees for highway boundaries wherever possible and in keeping with the existing streetscape
- Ensuring safe access for pedestrians, cyclists and road users
- Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact
- Innovative design that is sustainable and energy efficient in its design, construction and operation
- Promoting high quality interior spaces and light
- Adopting the principles of sustainable urban drainage, where appropriate
- All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling (a minimum of 50% of the dwelling's net floor area), reflect the character of the area and be appropriate in relation to topography and privacy

When considering new development in the plan area regard must be had to *Design Guidelines & Design Codes*.

<sup>15</sup> [https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Building%2520for%2520Life%252012\\_o.pdf](https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Building%2520for%2520Life%252012_o.pdf)



**Justification**

This policy derives from community feedback on scale of housing development.

## HO4 Car Parking on Existing and New Developments

Any car parking should be designed so that it fits in with the character of the proposed development. Considerations should include:

- Garages designed to reflect the architectural style of the house they serve
- Garages set back from the street frontage
- Parking located in between houses (rather than in front) so that it does not dominate the street scene
- Unless impracticable, garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles.

**Justification**

All new developments will be expected, where possible, to provide off-street car parking in accordance with the minimum standards set out in Appendix C of the Cheshire East *Local Plan Strategy* 2017. Garages provided as part of any new development shall be able to accommodate a standard family car and be a minimum of 2.7m x 5.5m to allow for access and egress by the driver when the car is in the garage.

Within the plan area there are high levels of car ownership as a result of poor public transport provision and car parking is a problem. Frequently the car parking requirements of individual households exceed the minimum standards set by Cheshire East Council and, the size of family cars has increased, particularly the length and width of many increasingly popular SUV type vehicles







## 8 Local Economy

The majority of established businesses in the plan area are livestock and arable farming, horticultural and equestrian with several 'hidden' businesses and sole traders primarily working from home. The largest employers in the area are Bent Farm Quarry, the public houses and restaurants, garden centres, and shops.

The Neighbourhood Plan sets out to maintain and encourage the local economy and to support the local community. It will support the expansion of small businesses and enterprises in the parishes and brownfield sites within the plan area as well as rural tourism and local facilities that will benefit the local economy and the wider community whilst respecting the rural character of the area.

### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following issues in relation to the Local Economy that policies EC1 to EC6 seek to address:

- To promote and support existing businesses and the continued prosperity of the parishes
- To retain the existing shops and other facilities within the parishes

### Planning Context

The following plans, documents and strategic policies support policies EC1 to EC6:

- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy 2017*

## EC1 Supporting Homeworking

Proposals for the provision of accommodation for home working will be supported provided they do not compromise internal space standards, residential amenity or highway safety.

Any new residential development should incorporate suitable provision for new communication technologies including infrastructure and connections to high-speed broadband wherever possible

### Justification

There is evidence that the proportion of homeworkers is growing both nationally and regionally and, following the recent Covid pandemic there has been a significant change in working patterns across the local area with more people choosing to work from home. Regard needs to be had to the impact of such a major social shift on local amenity, neighbouring properties and the highway network. It is likely that this change in working patterns will continue in the future and that increased investment will be required in telecommunication infrastructure across the plan area to accommodate this change. Currently there are pockets within the plan area that have poor internet connection and the Parish Council will encourage and support improved provision across the whole of the plan area.



## EC2 Supporting small-scale business development

Where planning permission is required, conversion of existing buildings for new small-scale employment and service-related business facilities and/or the extension of existing local businesses will be supported provided:

- Safe access can be provided to and from the public highway for all vehicles including the provision of servicing and turning areas;
- Conversion does not lead to the introduction of significant additional traffic into environmentally sensitive areas or the creation or aggravation of traffic problems;
- There is suitable provision on the site for the provision of parking and cycle parking for employees and visitors, considering the type, use and mix of development proposed, the availability of and opportunities for public transport, local car ownership levels, and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
- Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air pollution or other disturbance which impacts on human health and quality of life; and
- The proposed conversion conserves and enhances the intrinsic local character and distinctiveness and maintains the historic character and setting of traditional rural buildings through landscaping and design.

### Justification

To ensure the continued success of the plan area it is important to provide new employment opportunities within it. New employment will attract additional people into the area and provide job opportunities for existing and new residents. Businesses will take an active role in improving and expanding local skill levels and reducing local unemployment.

In the wider rural area many businesses are agricultural or related to agriculture: however there has also been a diversification into retail, leisure and lifestyle related activities with a number of local residents running businesses from their homes, especially where they are available to telework.

The aims of this policy are consistent with Policy EC2 in the *Local Plan Strategy*.

## EC3 New Business

Proposals which extend existing or promote new small scale employment opportunities within the plan area will be supported where it can be demonstrated that the development will positively benefit the local economy and provide the 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.

### Justification

As with policy EC2, to ensure the continued success of the plan area it is important to provide new employment opportunities within it. The aims of this policy are consistent with Policy EC2 in the *Local Plan Strategy*.



## EC4 Loss of Employment Sites

Loss of existing local employment sites 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.

### Justification

To ensure the continued success of the plan area it is important to retain existing employment opportunities within it where possible.

## EC5 Use of Rural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for residential use, small business, recreation or tourism will be supported subject to:

- The proposed use being appropriate to a rural location
- The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area
- The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site
- All applications for the change of use of stables and agricultural buildings within 4 years of the completion of the building must be accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure.

### Justification

Where the current purpose of a rural building cannot be maintained, converting such a building for other purposes will generally be more sustainable than new build.

## EC6 Scale, Design and Amenity

All new employment development must be of a high quality of design which:

- Complements and enhances where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining development
- Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance
- Provides an appropriate level of landscaping which complements and enhances the rural character of the local area
- Provides on-site car parking that meets the needs of the prospective occupiers
- Avoids or minimizes light pollution

### Justification

All development should have regard for *Design Guidelines & Design Codes*.



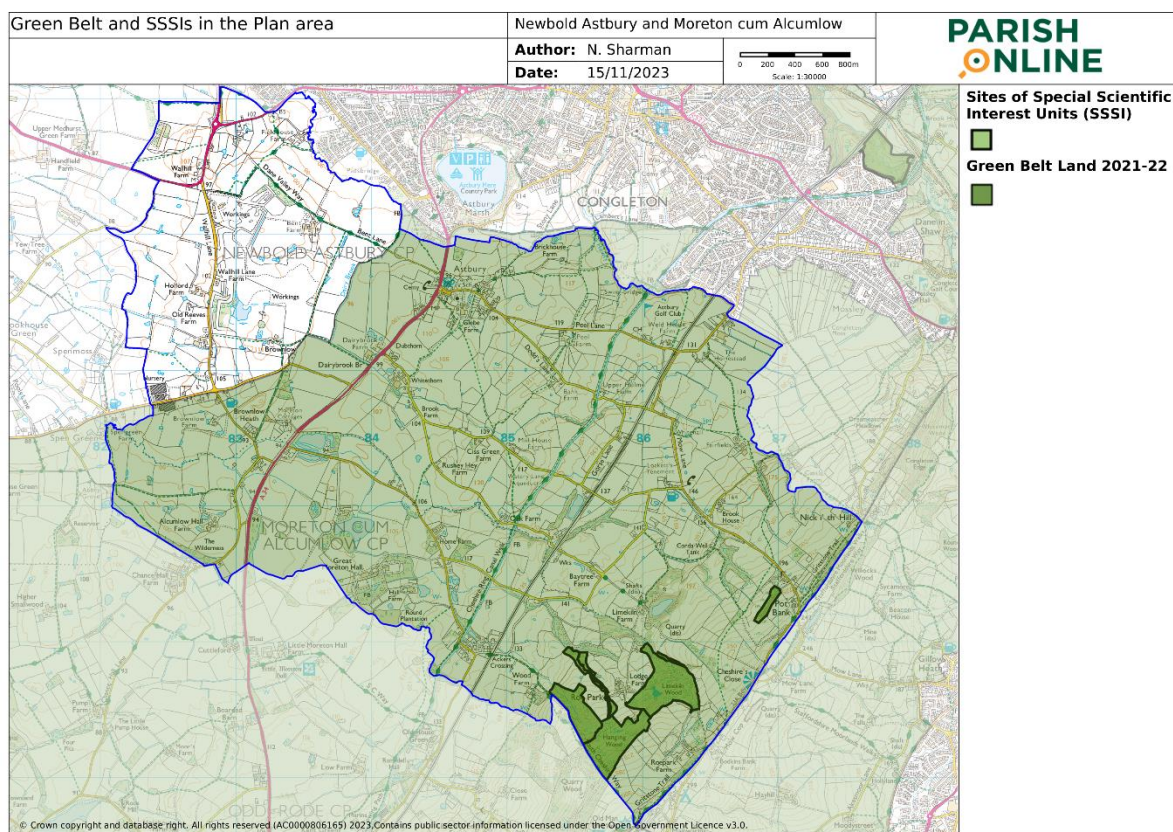




## 9 Landscape and Environment

Astbury is a rural village predominantly surrounded by Green Belt which contains a number of small groups of houses and scattered farmsteads. The plan area is primarily open countryside and is characterised by trees, hedgerows, and verges which are integral to the landscape quality of the area. A large proportion of the dwelling stock dates from the 19th and 20th century and the principal use of the countryside was and still is for agricultural and equine activity.

The area is rich in sites of nature conservation value with 5 designated sites of Biological Interest at Roe Park, Clough Wood, Limekiln Wood, Quarry Wood and Edge Hill. The majority of these sites are of broad-leaved woodland habitat with some heathland along the ridge of Congleton Edge. There is also a designated Site of Special Scientific Interest at Pot Bank Quarry off Mow Lane in Newbold Astbury noted for its exposures of Namurian Shales, sandstones and gannisters.



Map 4: Green Belt and SSSIs in the Plan area

### Community Feedback

Consultations on the emerging Neighbourhood Plan highlighted the following key issues in relation to Landscape and Environment:

- To treasure what we have
- To keep old hedgerows and open up overgrown ditches
- To protect major assets including the sites of Biological Importance and the two SSSIs
- To continue to protect wildlife, especially those endangered species such as great crested newts, birds of prey and owls
- To preserve listed buildings



- To protect views into and out of the plan area and rural skylines

## Planning Context

The following plans, documents and strategic policies support policies LE1 to LE4:

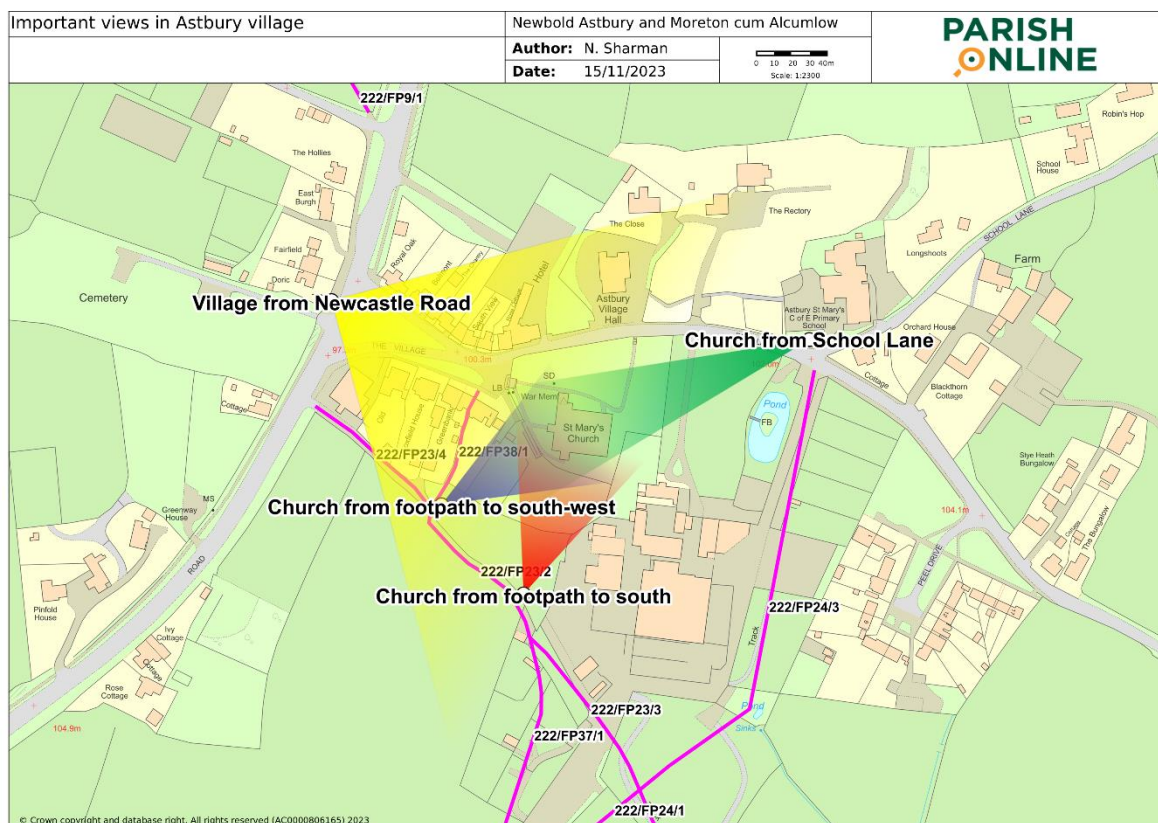
- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy*
- *Cheshire East Site Allocations and Development Policies Document*
- *Astbury Conservation Area Appraisal 2008*
- **Astbury and Moreton Parish Plan 2005<sup>16</sup>**

## LE1 Open Space within the Settlements

Areas of open space that have sport, recreation, amenity or conservation value, or that provide open vistas and rural skylines into, out of and across the settlements, will be protected.

Paragraph 101 of the *National Planning Policy Framework* allows Neighbourhood Plans to designate essential open and green spaces as local green areas. Once assigned, these areas have strong protection against any future development.

Map 5 is a non-exhaustive diagram of important views around the village conservation.



Map 5: Important views in Astbury village

<sup>16</sup> <https://astbury-parish.org.uk/wp-content/uploads/nplan/review-2022/parish-plan-2005.pdf>



**Justification**

This policy derives from community feedback on landscape and environment.

The aims of this policy are consistent with Policy REC1 in the *Site Allocations and Development Policies Document*.

## LE2 Appropriate Boundary Treatment

Any new development that involves the loss or damage to local 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.

Where a new access is created, or an existing access is widened through an existing hedgerow to protect the visual amenity of the locality a new hedgerow to match the existing in height and plant species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows within the parishes.

**Justification**

This policy derives from community feedback on landscape and environment.

The aims of this policy are consistent with Policies ENV6 and HOU10 in the *Site Allocations and Development Policies Document*.

## LE3 Buffer Zones and Wildlife Corridors

Through the grant of planning permission, 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.

**Justification**

This policy derives from community feedback on landscape and environment.

## LE4 Footpaths and Bridleways

Access to the countryside will be promoted through the protection and maintenance of the existing Public Rights of Way (PROW) network across the plan area and, where possible, this network will be enhanced. The safety of users of rural roads and lanes must be considered when evaluating proposed developments.

Any new development that leads to the loss or degradation of any PROW will not be supported unless there are very special circumstances and only then if a suitable alternative can be provided. Proposals to divert PROWs should provide clear and demonstrable benefits for the wider community.

**Justification**

The Neighbourhood Plan area is rural with many narrow country lanes. There is also a well-used network of public footpaths across the plan area.



## 10 Transport and Communications

The Neighbourhood Plan area is criss-crossed by many lanes. The A34 Manchester to Newcastle under Lyme runs north-south across the area while the A534 Congleton to Wrexham road skirts the western edge. The Macclesfield Canal runs north-south and is paralleled by the West Coast Rail Line. The 2021 census confirmed that the plan area is an area of high car ownership<sup>17</sup>.

All properties in the parishes have access to mains electricity although not all properties have access to gas or mains drainage. Mobile reception is poor, and broadband is slow and patchy in parts of the parishes. Broadband/fibre is currently being rolled out through the parishes, initially to villages/hamlets.

### Community Feedback

Consultations on the emerging Neighbourhood Plan revealed the following key issues in relation to Transport and Communications:

- Traffic speeds on the A34, A534 and local roads
- Poor road marking at A34 junction with Childs Lane
- Improvements for pedestrian safety on country roads
- Concerns about the capacity of existing country lanes to accommodate additional traffic and their use as 'rat runs' at peak hours.
- Provision of bus services providing destinations and route timings that reflect local need
- Provision of high-speed broadband and improved mobile phone reception to all within the community

### Planning Context

The following plans, documents and strategic policies support policies TC1 and TC2:

- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy*
- *Cheshire East Site Allocations and Development Policies Document*

### TC1 Traffic Management

The Neighbourhood Plan supports proposals for traffic calming where appropriate. Where existing or proposed development adds to congestion, increased vehicle speeds or brings inappropriate or heavier traffic onto rural roads and lanes in the plan area, proposals should be brought forward to mitigate any traffic impact and/or contribute funding towards local transport schemes and/or local highway improvements.

Local transport schemes to be delivered, together with Cheshire East Council as part of the Neighbourhood Plan Delivery Plan, may include measures that support:

- Traffic management measures to minimise the impact of traffic on the local school, the centre of Astbury village, the conservation areas and listed buildings;

<sup>17</sup> 87.4% households in Newbold Astbury and 91.9% in Moreton cum Alcumlow have access to a at least one car or van (2021 Census).



- Signage to direct through traffic away from and around the existing settlement;
- Signage on rural lanes including width and weight restrictions to direct HGVs and other inappropriate vehicles onto designated roads;
- Any other traffic mitigation measures that may be appropriate to mitigate the impact of the volume and scale and speed of traffic across the plan area;
- Support that promotes better integration between different modes of transport, and linkages to the larger service villages, towns and hospitals, subject to meeting the criteria of other policies within the Neighbourhood Plan;
- Changes that deal with hazards arising from an increase in vehicle numbers, for example, where agricultural land or buildings are converted or developed; and
- Electric charging points as part of any new development.

The needs of non-motorised users shall be considered in all traffic planning, especially in relation to rural roads. Measures to ensure this may include separation of pedestrian/cyclist/equestrians from vehicular traffic, better visibility, improvements to signage, or means of speed reduction

#### **Justification**

The plan area has many narrow country lanes, some only single car width, as well as the A34 and A534 trunk roads. The nearest hospitals with Accident & Emergency departments are in Macclesfield and at Leighton near Crewe, with Congleton War Memorial Hospital providing limited services. While there is a fairly regular bus service from central Congleton to Leighton Hospital, there are none to Macclesfield or Congleton War Memorial Hospital. There is only a limited service to Congleton town centre.

Consultation has shown that there is local concern over the quantity, size and speed of local traffic, particularly in Astbury village and the narrow country lanes across the plan area.

## **TC2 New Accesses**

To protect the appearance and character of the area where a new access is created or an existing access is widened, the new boundary treatment shall be consistent with those already in existence in terms of scale, materials (hedges, walls or fences) and, subject to any safety requirements specified by Cheshire East Council.

#### **Justification**

Insensitive new or enlarged access points to existing or new developments can have a visual impact upon the character of a particular area.



## 11 Local Character

It is essential that the qualities of Astbury and Moreton and the surrounding area are protected and that the layout and design of all new development should reflect the rural setting and be complementary in scale and design with adjoining properties.

Existing trees, hedgerows and Cheshire railings in the area contribute to the amenity and rural setting of the parishes and every effort should be made to retain them. All new development should therefore incorporate new tree planting and landscaping schemes designed to safeguard existing trees, hedgerows and fences.

Astbury and Moreton will only allow high quality, environmentally sustainable development and will resist mediocre suburban designs, which do not reflect the rural character of the area. *Building for Life 12*, a government-backed industry standard for well-designed homes ensures this will be delivered. *Building for Life 12* sets out twelve criteria to assess the quality of a development and proposals coming forward in Astbury and Moreton should ideally meet all of these criteria.

### Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to Local Character that policies LC1 – LC2 seek to address:

- All proposals must complement the existing characteristics of low-density dispersed development
- Significant open views into and out of the settlements should be maintained and where possible enhanced
- The impact of development upon existing woodlands, hedges, and Cheshire fencing should be minimised
- All new development should reflect the rural setting of the settlement and be complementary in scale and design to adjoining properties
- All new development should have gardens that are of an appropriate size to serve the dwelling they relate to

### Planning Context

The following plans, documents and strategic policies support policies LC1 to LC2:

- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy*
- *Cheshire East Site Allocations and Development Policies Document*
- *Building for Life 12*
- *Astbury and Moreton Parish Plan 2005*
- **Cheshire East landscape character assessment 2018<sup>18</sup>**
- *Astbury Conservation Area Appraisal 2008*

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<sup>18</sup>

[https://www.cheshireeast.gov.uk/environment/heritage\\_natural\\_environment/landscape/landscape\\_character\\_assessment.aspx](https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx)



- **Macclesfield Canal Conservation Area: Appraisal and Management Proposals** 2009<sup>19</sup>
- **Astbury and Moreton Parish Profile** 1987<sup>20</sup>

## LC1 Built Environment

All new development proposals in the plan area must demonstrate good quality design. This requires that each proposal has regard to *Design Guidelines & Design Codes* for the Plan; responds to; and integrates with local surroundings, adjoining development and landscape context and the wider built environment, demonstrating an understanding of and response to the 'sense of place'. It is also essential that any new developments meet the highest possible standards of environmental and energy efficiency (see policy CC1 Climate Change on page 14).

### Justification

To avoid over development and to set standards of quality that reflect the existing character and built form of the plan area.

## LC2 Extensions and Alterations to Existing Buildings

Proposed extensions and/or alterations to buildings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials. The design should reflect and enhance the character and appearance of the existing dwelling and the proposal should also provide garden space commensurate with the size of the extended or altered dwelling in accordance with the prevailing pattern of development in the locality (see Policy **HO3 Scale of Housing Development** on page 25 and *Design Guidelines & Design Codes*).

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building and to be in keeping with the surrounding development.

Conversion of farm buildings must be sensitive to the local vernacular. Particular attention must be paid to the features which accompany the conversion such as driveways and gardens, ensuring that these features do not 'suburbanise' the landscape.

All new extensions and alterations to existing buildings shall identify and protect, during both demolition and construction works, all underground utility infrastructure assets within or adjacent to the development site.

### Justification

Consultation on the Neighbourhood Plan showed that residents of the two parishes value their historic environment.

<sup>19</sup> <https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/macclesfieldcanalcaamp%20adopted%20january%202009.pdf>

<sup>20</sup> <https://astbury-parish.org.uk/wp-content/uploads/nplan/review-2022/parish-profile-1987.pdf>



## LC1 Replacement Development

Replacement dwellings will be proportionate to the size of the site and the scale of surrounding existing development and be in keeping with neighbouring properties.

### **Justification**

Consultation showed the importance of new development complementing to the local built environment.

## LC2 Backland Development

Backland development will be resisted if it would significantly impact upon existing residential amenity through overlooking, loss of amenity or intrusion of privacy.

### **Justification**

The aims of this policy are consistent with Policy HOU12 in the *Site Allocations and Development Policies Document*.







## 12 Community Facilities

The parishes of Newbold Astbury and Moreton cum Alcumlow have a range of buildings and facilities that serve the community as a whole, including many businesses.

Community facilities are here defined to be buildings or other land whose main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. Such facilities could in future be registered with Cheshire East Council as **Assets of Community Value** as defined in the Localism Act 2011. The Localism Act states that 'social interests' include cultural, recreational and sporting interests.

To promote the ongoing prosperity of the parishes it is also essential that Astbury and Moreton retains and provides local services and businesses that sustain the vitality of the community. For businesses, this will be achieved via the policies in section 8 Local Economy.

Receipts from New Homes Bonus and Community Infrastructure Levy will be used to deliver new and improved community facilities. There is also a demand for outdoor recreational areas.

### Community Feedback

Consultations on the emerging Neighbourhood Plan revealed the following key issues in relation to Community Infrastructure that policy CI1 needs to address:

- To retain and provide local services that will sustain the community
- To assess the impact that all new development may have on community infrastructure

### Planning Context

The following plans, documents and strategic policies support policy CI1:

- *National Planning Policy Framework*
- *Cheshire East Local Plan Strategy*
- *Cheshire East Site Allocations and Development Policies Document*

#### CI1 Existing Facilities

- The retention, continued use, refurbishment and improvement of existing community facilities will be encouraged
- The relocation of services or community facilities within the parishes will be supported where it can be demonstrated that there will be no loss to the parishes but there will be an equal or greater level of service and accessibility for the community
- The loss of community facilities from the parishes will be resisted unless it can be demonstrated that the existing uses have been marketed for at least 12 months and any replacement use will provide equal or greater benefits to the community, including benefits through contributions on other sites within the parishes.

Community facilities are here defined to be buildings or other land whose main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future

See Appendix E for a list of community facilities.



**Justification**

The parishes of Newbold Astbury and Moreton cum Alcumlow have a range of buildings that serve the community as a whole. However, these are all well used and do not necessarily offer sufficient capacity to meet the needs of a growing and changing community. Some are over utilised whilst others need repair and modernisation. To support the changing and growing communities across the plan area going forward it is essential that the two parishes retain the local community buildings and activities to meet the needs of present and future residents

The aims of this policy are consistent with Policy REC5 in the *Site Allocations and Development Policies Document*.



## Appendix A Mitigating the impact of development

### Section 106 Obligations

Section 106 Obligations are made under Section 106 of the **Town and Country Planning Act 1990** (as amended)<sup>21</sup>. There are two types both of which are legally binding. Planning agreements are negotiated between the Planning Authority and the applicant/developer and any others that may have an interest in the land (landowners). Alternatively applicants can propose them independently, this is known as a ‘unilateral undertaking’.

They are attached to a piece of land and are registered as local land charges against that piece of land. Section 106 Obligations enable a council to secure contributions to services, infrastructure and amenities in order to support and facilitate a proposed development and are intended to make unacceptable development, acceptable.

Section 106 Obligations are generally used to minimise or mitigate the impact of development and to implement the Council’s planning policies through:

- prescribing the nature of development (e.g. by requiring a proportion of affordable housing); securing a contribution from a developer to compensate for loss created by development (e.g. open space);
- mitigating a development’s impact on the locality (e.g. contribution towards infrastructure and facilities). Developers can either pay a contribution to the council or deliver the benefit themselves.

It is a legal requirement that Section 106 Obligations meet three tests as set out in **The Community Infrastructure Levy Regulations 2010**<sup>22</sup> (as amended) . These tests are that the obligations must be:

- a) necessary to make the development acceptable in planning terms
- b) directly related to the development
- c) fairly and reasonably related in scale and kind to the development

If an obligation does not meet all of these tests it cannot in law be taken into account in granting planning permission, they have to be fair and reasonable. Planning officers will not ask for any contribution unless it relates fairly to the development. It would not be fair to expect a developer to contribute towards existing service deficiencies such as a shortage of school places or library facilities, or repairs to the highway, where no additional need would arise from the development. However, it would be fair to expect them to contribute to limiting the impact of their own development on the local area.

If a developer offers any unrelated contribution, that does not meet the three legal tests, as an inducement, planning officers will disregard this when determining the application.

On receipt of an application for development the Council undertakes a consultation exercise, and whether the Parish Council support or object to a proposal, they have the opportunity to put forward suggestions, which could potentially, inform any S106 Obligation.

It is therefore incumbent on communities to identify those areas where there are weaknesses in social and physical infrastructure to which contributions could be sought from new development,

<sup>21</sup> <https://www.legislation.gov.uk/ukpga/1990/8/contents>

<sup>22</sup> <https://www.legislation.gov.uk/uksi/2010/948/contents/made>



provided that the contribution relates in scale and kind to the development. For example, affordable housing, sheltered accommodation, open space and local environmental improvements.

Section 106 obligations are expected to continue as a planning tool for ensuring more general infrastructure deficiencies are dealt with. A new tool, the Community Infrastructure Levy, can be used by the Unitary Authority and Parish Councils to mitigate specifically identified infrastructure issues. It is anticipated that S106 and the CIL will run side by side.

## Community Infrastructure Levy

The Community Infrastructure Levy Regulations have changed the developer payment landscape by introducing the levy and also by changing when Councils can seek S106 obligations. CIL provides a mechanism for developer contribution to contribute towards infrastructure needed to support the development of the area. It is not to remedy existing deficiencies unless the new development will make it worse. CIL is not mandatory. Councils must develop a policy to support the imposition of CIL and must spend the income on infrastructure.

A Parish Council with a 'made' Neighbourhood Plan can claim 25% of the Levy, uncapped, paid to directly to the parishes. CIL can be paid 'in kind', as land or infrastructure, as well as by cash, if the charging authority (i.e. Cheshire East Council) chooses to accept these alternatives. However, the relevant percentage of cash value of levy receipts must be passed on to Parish Council in cash.

On what types of projects and infrastructure can CIL be spent?

- the provision, improvement, replacement, operation or maintenance of infrastructure, e.g. play areas, parks, green spaces, transport, schools, health and social care facilities, cultural and sports facilities;
- anything else that is concerned with addressing the demands that development places on an area, e.g. at parishes level, affordable housing.

As with the S106 agreements it is incumbent on communities to identify those areas where there are weaknesses in social and physical infrastructure for which contributions could be sought from new development (provided that the contribution relates in scale and kind to the development).

Once a CIL scheme is in place, the specific projects and types of infrastructure upon which CIL can be spent (in whole or in part) are identified in a list known as a "Regulation 123 list".

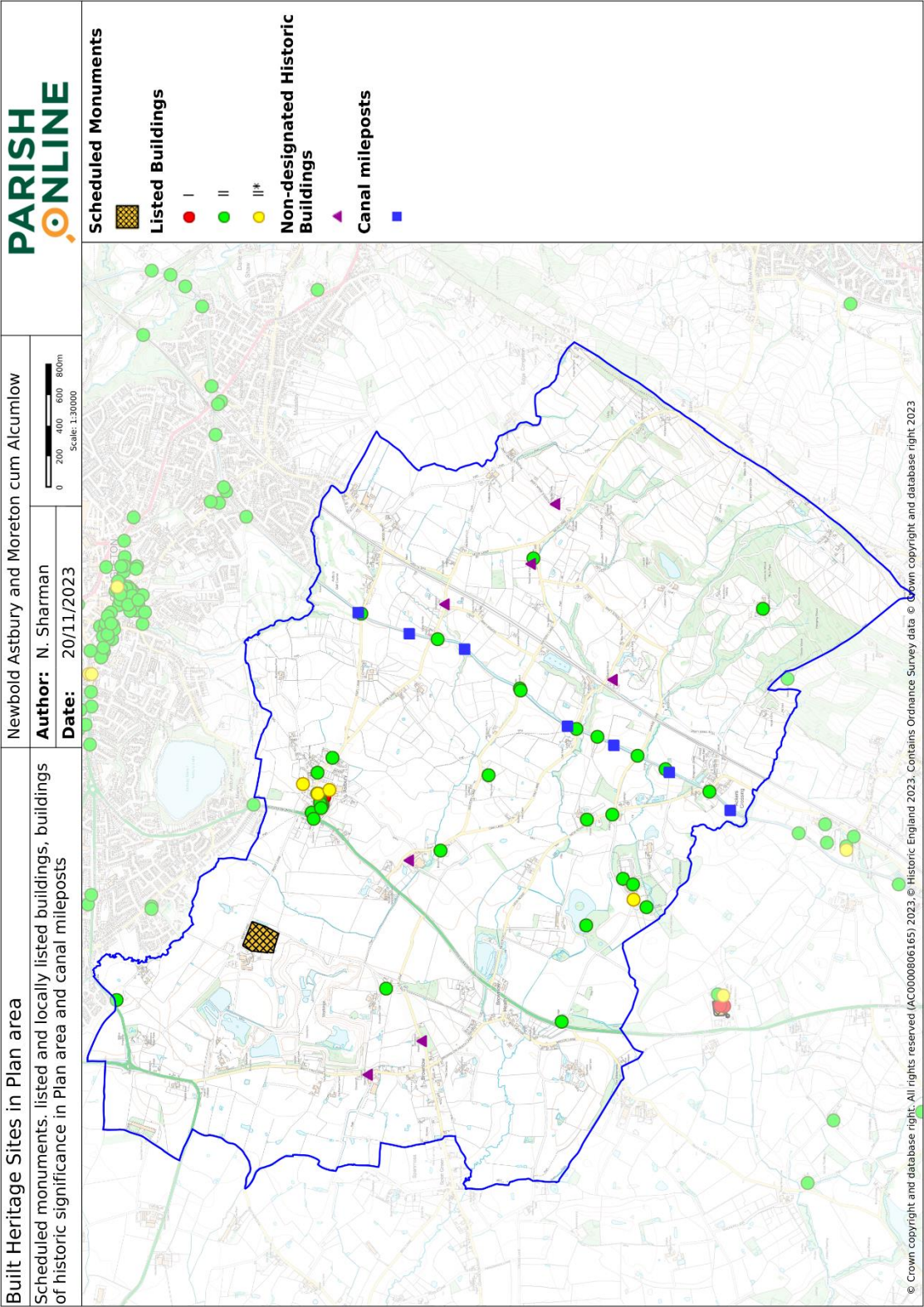


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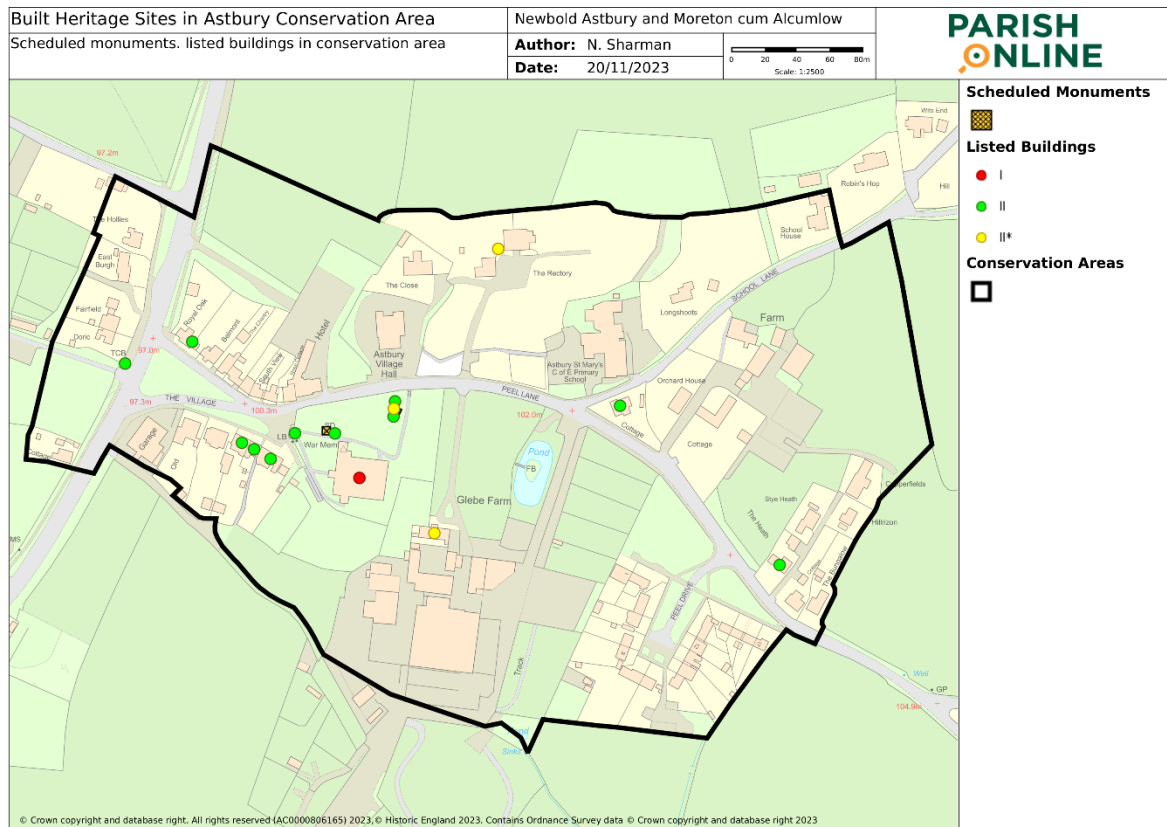


# Appendix C Listed and Historic Buildings, Scheduled Ancient Monuments



Map 6: Built Heritage Sites in Plan area





Map 7: Built Heritage Sites in Astbury Conservation Area

## Listed Buildings

Building	Grade	Location
<b><i>in Newbold Astbury</i></b>		
3, the Green	Grade II	Dodds Lane, Newbold Astbury, Cheshire East
Aqueduct over Watery Lane	Grade II	Watery Lane, Newbold Astbury, Cheshire East
Astbury Rectory	Grade II*	17 Peel Lane, Congleton
Barn at Lockett's Tenement Farm	Grade II	Fence Lane, Newbold Astbury, Cheshire East
Black and White Cottages	Grade II	Dodds Lane, Newbold Astbury, Cheshire East
Boundary Stone	Grade II	Sandbach Road, Somerford, Cheshire East
Bridge No 81	Grade II	Oak Lane, Newbold Astbury, Cheshire East
Brook Farmhouse	Grade II	Watery Lane, Newbold Astbury, Cheshire East
Brownlow Cottages	Grade II	Childs Lane, Newbold Astbury, Cheshire East
Canal Bridge No 79	Grade II	Peel Lane, Newbold Astbury, Cheshire East
Canal Bridge No 80	Grade II	Dodds Lane, Newbold Astbury, Cheshire East
Canopied Tomb of a Member of the Venables Family in Churchyard of St Mary	Grade II*	Dodds Lane, Newbold Astbury, Cheshire East, Ngr 8463 6158
Church of St Mary	Grade I	Dodds Lane, Newbold Astbury, Cheshire East
Ciss Green Farmhouse	Grade II	Watery Lane, Newbold Astbury, Cheshire East
Cross Base and Shaft in Churchyard of St Mary	Grade II	Dodds Lane, Newbold Astbury, Cheshire East
Gateway to Churchyard of St Mary	Grade II	Dodds Lane, Newbold Astbury, Cheshire East



Building	Grade	Location
Glebe Farmhouse	Grade II*	Dodds Lane, Newbold Astbury, Cheshire East
Greenbank	Grade II	The Village, Newbold Astbury, Cheshire East
K6 Telephone Kiosk	Grade II	Newcastle Road, Newbold Astbury, Cheshire East
Macclesfield Canal Milestone	Grade II	Watery Lane, Newbold Astbury, Cheshire East, Ngr Sj 8535 6028
Royal Oak Cottage	Grade II	Dodds Lane, Newbold Astbury, Cheshire East
St Mary's Cottage	Grade II	School Lane, Newbold Astbury, Cheshire East
Styeheath Cottages	Grade II	Dodds Lane, Newbold Astbury, Cheshire East
Tombstone C1 Yard to North of the Venables Tomb in Churchyard of St Mary	Grade II	Dodds Lane, Newbold Astbury, Cheshire East, Ngr 8463 6158
Tombstone C1 Yard to South of the Venables Tomb in Churchyard of St Mary	Grade II	Dodds Lane, Newbold Astbury, Cheshire East, Ngr 8463 6158
<b><i>in Moreton cum Alcumlow</i></b>		
Boathouse at Keepers Farm	Grade II	Moreton Cum Alcumlow, Cheshire East
Bridge No 82	Grade II	Moreton Cum Alcumlow, Cheshire East
Canal Bridge No 83	Grade II	Wharf Lane, Moreton Cum Alcumlow, Cheshire East
Canal Bridge No 84	Grade II	Wharf Lane, Moreton Cum Alcumlow, Cheshire East
Canal Bridge No 85	Grade II	New Road, Moreton Cum Alcumlow, Cheshire East
East Lodge	Grade II	New Road, Moreton Cum Alcumlow, Cheshire East
Garden Wall, Attached Outbuilding Incorporating Mushroom House and Corner Outbuilding at Great Moreton Hall	Grade II	Moreton Cum Alcumlow, Cheshire East
Great Moreton Hall	Grade II*	Moreton Cum Alcumlow, Cheshire East
Home Farmhouse	Grade II	New Road, Moreton Cum Alcumlow, Cheshire East
Icehouse Tower at Great Moreton Hall	Grade II	Moreton Cum Alcumlow, Cheshire East
Lodge Farmhouse	Grade II	Moreton Cum Alcumlow, Cheshire East
Summerhouse C45 Metres West of Great Moreton Hall and Attached Wall	Grade II	Moreton Cum Alcumlow, Cheshire East
West Lodge and Attached Gatepiers to South	Grade II	Congleton Road, <b>Moreton</b> Cum Alcumlow, Cheshire East

## Cheshire East Locally-listed Historic Buildings

Building	Grade	Location
Limekiln Farm	Historic	Limekiln Farm Lane, CW12 3NU
Oak Farm	Historic	Oak Lane, CW12 4RT
Fieldhouse Farm	Historic	Sandbach Road, CW12 4TE
School House	Historic	School Lane, CW12 4RG
Dubthorn	Historic	Watery Lane, CW12 4RR
Chance Hall Cottages	Historic	Chance Hall Lane, CW12 4TL
Woodlands	Historic	New Road, CW12 4RX
Wood Farm	Historic	Yew Tree Lane, CW12 3GY



## Significant Historic Buildings in Plan Area

Building and location	Importance
Tanglewood, Dodds Lane, Astbury, CW12 3NS	Brick exterior conceals internal cruck frame cross wall probably C16 and associated structural elements of timber framing
Tenement Farm, Fence Lane, Astbury, CW12 3NL	Internal elements of square framing and panel infill, probably C17
Lesser Reeves Farm, Wall Hill Lane, Brownlow, CW12 4TD	Internal cross walls of square framing wattle and daub infill panels — C17
Brownlow Heath Farm, Childs Lane, Brownlow, CW12 4TQ	Internal cross walls and structural framing of C17 date
Brookhouse Farm, Puddle Bank Lane, Astbury, CW12 3NW	Indigenous stone farmhouse of late C17/early C18 date retaining many contemporary features
Whitethorn Farm, Watery Lane Astbury, CW12 4RR	Good example of large mid-C19 high-status farmhouse
Limekilns, Astbury Sidings, Oak Lane, Astbury, CW12 3NT	Rare survival of the kilns, offices, warehouse and weighbridge of a small rural C19 limeworks

## Scheduled Ancient Monuments

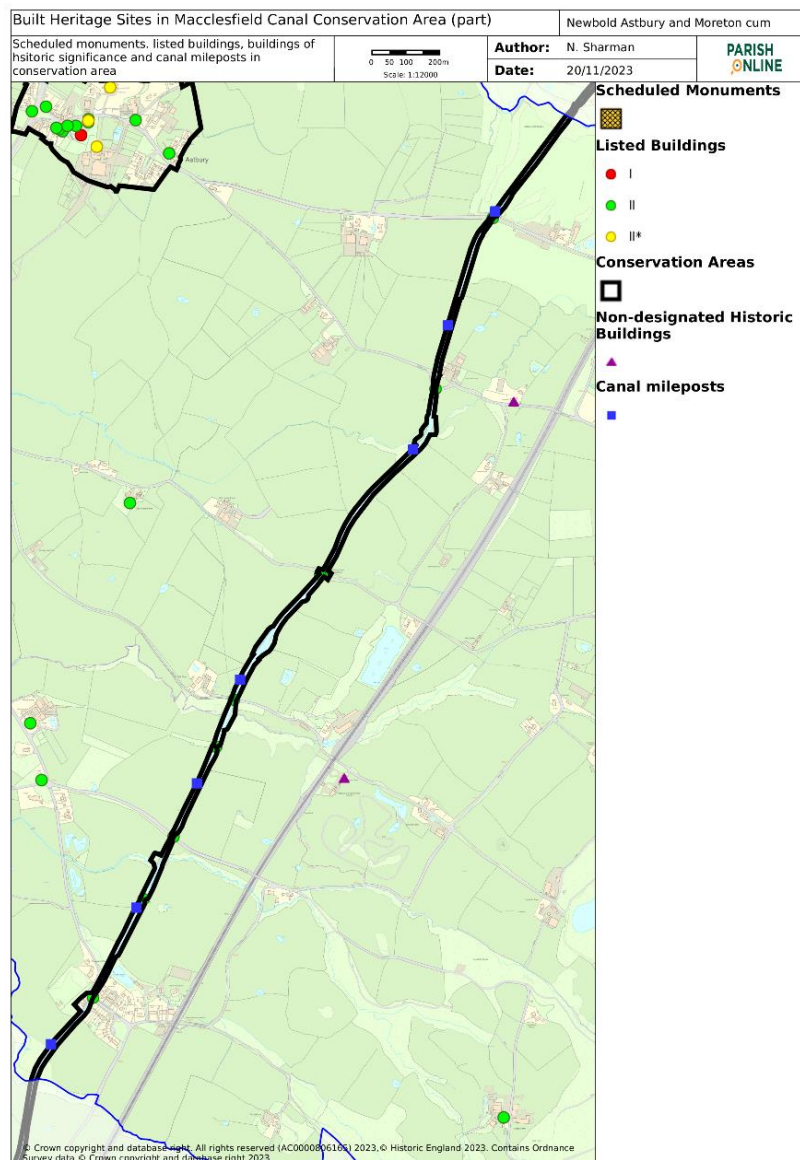
Building	Remains	Location
Canopied Tomb in St Mary's Churchyard	Cross, medieval	Newbold Astbury (also Grade II)
Newbold Astbury churchyard cross	Stone structure, 16C	Newbold Astbury (also Grade II)
Bent Farm Roman Camp	Bent Farm Roman Camp	Newbold Astbury
Great Moreton Hall icehouse tower	Tower, 1841	Moreton cum Alcumlow (also Grade II)

## Built heritage assets along Macclesfield Canal

In addition to several bridges and on milepost listed Grade II by Historic England (see above), there are seven undesignated mileposts that are worthy of protection.

Type	Inscription	Approx location
1/4 mile post		Between parish boundary with Odd Rode & bridge 85
Mile post	From Hall Green 2 1/4 miles, from Marple 24 miles	Between bridges 85 and 84
1/4 mile post		Between bridges 83 & 82
1/2 mile post		Just north of bridge 81
Mile post	From Hall Green 3 1/4 miles, from Marple 23 miles	Between Watery Lane aqueduct & bridge 80
1/4 mile post		Between bridges 80 & 79
1/2 mile post		Immediately north of bridge 79





Map 8: Built heritage along canal

## References

References for Listed buildings and scheduled monuments (retrieved 21 January 2023):

- <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Newbold+Astbury>
- <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Moreton+cum+Alcumlow>

References for locally-listed historic buildings (retrieved 21 January 2023):

- <https://cheshireeast-consult.objective.co.uk/kseapi/public/files/5537394>

(Note: some building locations specified in official sources may show an incorrect road name)



## Appendix D Neighbourhood Area Designations

The Neighbourhood Area Designation originally approved by Cheshire East Council on 10 March 2014 was subject to an exclusion zone in the north-west of Newbold Astbury Parish, where the proposed Congleton Link Road would join the A534 Sandbach Road

Subsequently, on 28 October 2016, the Neighbourhood Planning Manager delivered a revised Decision Notice, reproduced as the last page of this appendix, to restore the exclusion zone.

The new notice enlarges the Neighbourhood Area so that it covers the whole of Newbold-Astbury and Moreton-cum-Alcumlow parishes, as originally proposed by the Parish Council in July 2013.

The original and revised Decision Notices (which include maps of the original and revised Plan areas respectively) are on the Cheshire East Council page for the Astbury+Moreton Neighbourhood Plan at <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/astbury-and-moreton-neighbourhood-plan.aspx>

For the avoidance of doubt, the Parish Council and its Neighbourhood Planning team confirm that all the policies expressed in this document apply to the entire parishes as identified in the revised notice and map.

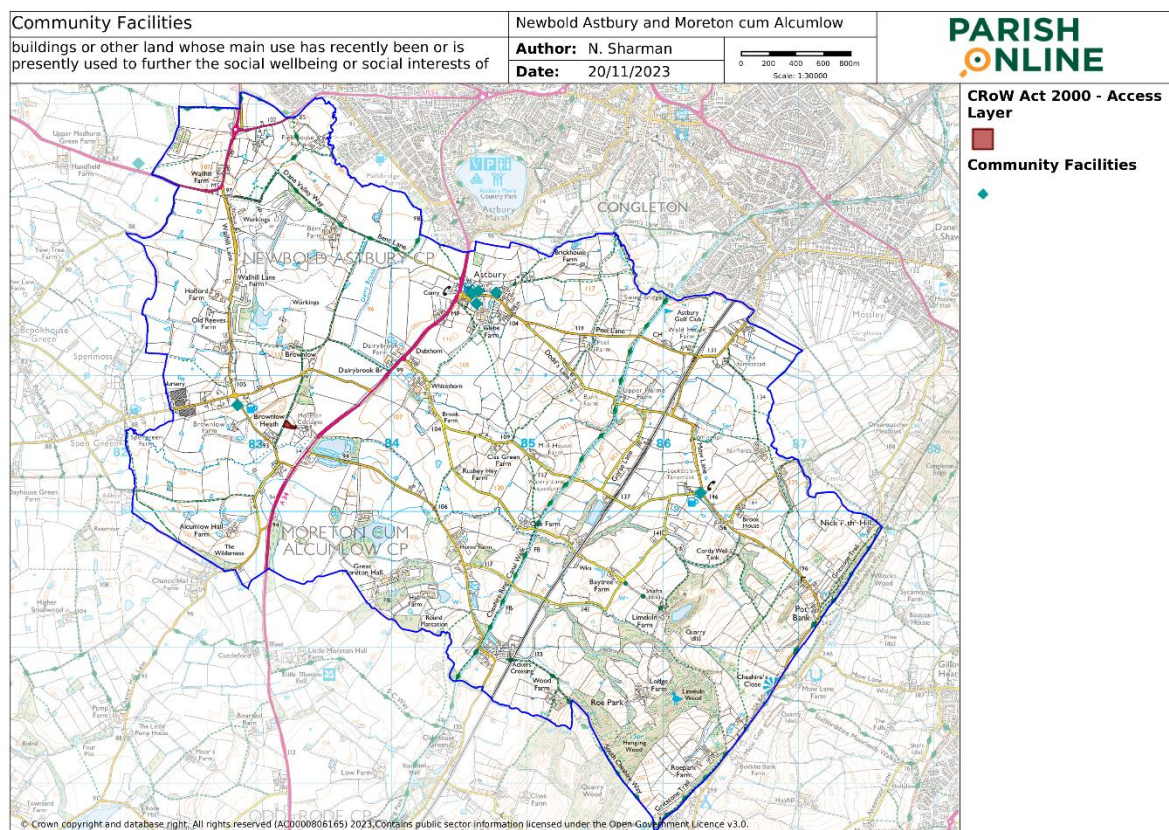


## Appendix E Community Facilities

Community facilities are here defined to be buildings or other land whose main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future.

The following community facilities within the Plan area serve the residents of the Plan area and beyond:

- **Astbury St Mary's Parish Church** (Church of England), Peel Lane, Astbury, Congleton CW12 4RQ
- **Astbury St Mary's Primary School**, School Lane, Astbury, Congleton CW12 4RG
- **Astbury Village Hall**, Peel Lane, Astbury, Congleton CW12 4RQ
- **The Egerton Arms** (public house), Peel Lane, Astbury, Congleton CW12 4RQ
- **The Horse Shoe** (public house), Fence Lane, Congleton CW12 3NL
- **The Brownlow Inn** (public house), Brownlow Heath Ln, Congleton CW12 4
- **Brownlow Heath Common Land**



Map 9: Community facilities



## Appendix F Policy Correspondences

This Appendix maps policy identifiers in the first (2017) version of the Plan to corresponding identifiers in this version. Where policies have been deleted, reasons are given in notes.

2017	Current	Note
—	CC1	<b>Added</b>
—	DE1	<b>Added</b>
—	HE1	<b>Added</b>
—	HE2	<b>Added</b>
P1	HO1	<b>Retained unchanged</b>
P2	—	<b>Deleted:</b> superseded by SADPD policy HOU2
P3	HO2	<b>Amended:</b> reference to <i>Design Guidelines &amp; Design Codes</i> added
P4	HO3	<b>Amended:</b> reference to <i>Design Guidelines &amp; Design Codes</i> added
P5	HO4	<b>Amended:</b> retitled and rewritten to strengthen policy in line with SADPD
—	EC1	<b>Added</b>
—	EC2	<b>Added</b>
P6	EC3	<b>Retained unchanged</b>
P7	EC4	<b>Retained unchanged</b>
P8	EC5	<b>Retained unchanged</b>
P9	EC6	<b>Retained unchanged</b>
P10	LE1	<b>Amended:</b> reference to Paragraph 101 of the NPPF added
P11	—	<b>Deleted:</b> superseded by SADPD policies ENV3 and ENV5
P12	LE2	<b>Amended:</b> retitled and reference to arboricultural impact assessment superseded by SADPD policy ENV6
P13	—	<b>Deleted:</b> superseded by SADPD policy RUR10
P14	—	<b>Deleted:</b> superseded by SADPD policy RUR11
P15	—	<b>Deleted:</b> superseded by SADPD policies GEN1 and ENV7
P16	—	<b>Deleted:</b> superseded by SADPD policies RUR13, RUR14, RUR11, RUR10 and RUR3
P17	LE3	<b>Retained unchanged</b>
P18	—	<b>Deleted:</b> superseded by SADPD policies HER1 – HER8
P19	LE4	<b>Amended:</b> retitled and rewritten to strengthen policy
P20	—	<b>Deleted:</b> superseded by SADPD policy INF8
P21	—	<b>Deleted:</b> superseded by SADPD policy INF3



2017	Current	Note
P22	—	<b>Deleted:</b> superseded by Plan policy HO4n page 26
P23	—	<b>Deleted:</b> superseded by SADPD policy INF1
P24	TC1	<b>Amended:</b> retitled and strengthen to address traffic concerns across the Plan area, and requirement for electric car charging points added
—	TC2	<b>Added</b>
P25	LC1	<b>Amended:</b> rewritten to refer to <i>Design Guidelines &amp; Design Codes</i>
P26	—	<b>Deleted:</b> superseded by SADPD policies ENV1 and ENV5
P27	LC2	<b>Amended:</b> added reference to <i>Design Guidelines &amp; Design Codes</i>
P28	O	<b>Retained unchanged</b>
P29	LC2	<b>Retained unchanged</b>
P30	CI1	<b>Amended:</b> added restriction to facilities making a positive contribution
P31	—	<b>Deleted:</b> superseded by SADPD policies ENV1 and ENV5



## Glossary

Term or initials	Initials	Explanation
Affordable Housing		<p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of The Housing and Regeneration Act 2008<sup>23</sup>, as amended), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rent housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning.</p> <p>The sequence of allocating affordable housing will be first to those with a connection to Astbury cum Moreton, then to those in adjoining parishes, and finally to the remaining Cheshire East area.</p>
Amenity		An element that contributes positively to the overall character or enjoyment of an area
Area of Special County Value	ASCV	A Cheshire East designation applied to landscapes, including part of the Peak Park Fringe within the Neighbourhood Area, defined in the <i>Cheshire East landscape character assessment 2018</i>
Backland development		Development of ‘landlocked’ sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages
Biodiversity		A measure of the number and range of plants and animals and their relative abundance in a community
BRE Home Quality Mark	HQM	The BRE Home Quality Mark is an independently assessed certification scheme for new homes. It awards certificates with a simple star rating for the standard of a home’s design, construction and sustainability.
Brownfield Land		Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure
Building for Life 12		The industry standard endorsed by government for designing new homes in England, based on 12 key criteria

<sup>23</sup> <https://www.legislation.gov.uk/ukpga/2008/17/contents>



Term or initials	Initials	Explanation
Building Research Establishment	BRE	The Building Research Establishment is a building industry trade body that carries out independent research to create the products, standards and qualifications that help make sure that buildings, homes and communities are safe, efficient, productive, sustainable and enjoyable places to be.
Cheshire East Borough Council	CEC	The Local Authority for Newbold Astbury cum Moreton Parish Council, often referred to as Cheshire East Council
Community Facilities		Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community
Community Infrastructure		The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, cultural facilities, education services, and healthcare facilities
Community Infrastructure Levy	CIL	A charge allowing Local Authorities to raise funds from owners and developers of land who undertake new building projects in their area
Community Right to Build		The Community Right to Build gives groups of local people the power to deliver the development that their local community wants, with minimal red tape. Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support, the Community Right to Build will give Communities the powers to deliver this directly.
Consultation Statement		A Consultation Statement accompanying the Neighbourhood Plan is required by the Localism Act. The Consultation Statement must explain how the community were consulted and how this informed the Neighbourhood Plan
Curtilage		The area of land, usually enclosed, immediately surrounding a dwelling house
Delivery Strategy		A document accompanying the Astbury + Moreton Neighbourhood Plan that sets out a strategy for delivering and monitoring the policies in the Neighbourhood Plan. It includes the infrastructure and initiatives associated with the Plan area. This is a 'live' document that will be updated throughout the Plan period
Deregulation Act 2015		The Deregulation Act 2015 <sup>24</sup> provides for the removal or reduction of burdens on businesses, civil society, individuals, public sector bodies and the taxpayer. These include measures relating to general and specific areas of business, companies and insolvency, the use of land, housing and development, transport, communications, the environment, the regulation of child trust funds, education and training, alcohol, sport and entertainment, the administration of justice, public authorities and legislative reform. The Act also provides for a duty on those exercising specified regulatory functions to have regard to the desirability of promoting economic growth. In addition, the Act repeals legislation that is no longer of practical use
Design and Access Statement		A report accompanying and supporting a planning application. The Local Planning Authority requires it for most development proposals apart from householder applications. These reports explain the design thinking behind a planning application

<sup>24</sup> <https://www.legislation.gov.uk/ukpga/2015/20/contents>



Term or initials	Initials	Explanation
Design Code		A design code sets out a number of rules for new developments in a simple concise and illustrated way which are specific to a Neighbourhood Plan area. In particular, in this document it refers to the Design Code produced by AECOM for the area of the Astbury + Moreton Neighbourhood Plan.
Development		Defined under the 1990 Town and Country Planning Act as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. Most forms of development require planning permission
Development Plan		A plan comprising the Development Plan Documents contained within the Local Development Framework This includes adopted Local Plans and neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004 <sup>25</sup>
Dwelling mix		The mix of different types of homes provided on a site. A mix may typically include a range of house types from 2 bedroom to 5 bedroom houses
Employment Land		Development of land for employment uses, public and community uses and main town centre uses (but excluding housing development).
Evidence Base		The researched, documented, analysed and verified evidence for preparing a Neighbourhood Plan. It consists of many documents produced over a period of years by the Local Authority as part of the process of developing its Core Strategy
Evidence Base Summary		A document produced as part of the process of developing a Neighbourhood Plan. It supports the Plan by summing up the relevant Evidence Base and explaining how decisions were made as to where new development should be located
Examination		An independent review of the Neighbourhood Plan carried out in public by an independent examiner
Exception Site		see Rural Exception Site
Green Corridor		Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. Green corridors connect green spaces together
Green Spaces		see Open Space
Greenfield		Land on which no development has previously taken place
Gross density		The number of dwellings per hectare where the calculation of the site area includes the whole site
Habitat Regulations		The Conservation of Habitats and Species Regulations 2017 <sup>26</sup> (as amended) aim to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. The protected areas are called Natura 2000 sites. If a development is likely to affect a Natura 2000 site, an assessment under the Habitat Regulations is required.
Independent Examiner		Anyone with appropriate qualifications and skills and who meets certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

<sup>25</sup> <https://www.legislation.gov.uk/ukpga/2004/5/contents>

<sup>26</sup> <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>



Term or initials	Initials	Explanation
Infill Development		Infilling is defined as the filling of a small gap (with up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement.
Infrastructure		All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals etc.
Intermediate housing		See Affordable Housing
Lifetime Homes		The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of their lives.
Local Development Document		An individual part, usually a plan, of the Local Development Framework.
Local Development Framework	LDF	The portfolio of Local Development Documents.
Local Plan		The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	LPS	The principal document defining Cheshire East Council's Local Plan, adopted in July 2017
Local Wildlife Sites		Sites with 'substantive nature conservation value', they are defined areas identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species with a national, regional and local context.
Localism Act		An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Low Cost Market Housing		Private sector housing that will be available to local residents who cannot afford to buy houses generally available in the open market.
Market Housing		Properties for sale or rent where prices are set in the open market.
Mixed use		Development where more than one use is proposed. A site could have houses, shops and community facilities for example. One building could be used for different purposes such as offices over shops.
National Planning Policy Framework	NPPF	The <i>National Planning Policy Framework</i> (NPPF) was published by the Government in March 2012. It sets out the Government's Planning policies for England and how these are expected to be applied.
Neighbourhood Plan		The full title in the Localism Act is 'Neighbourhood Development Plan'. It is a plan document for a defined area subject to examination and approval by local referendum. It will be used in the determination of planning applications.
Neighbourhood Plan Group		A group of local people representing the Parish Council, community groups and businesses that informed and guided work on the Astbury and Moreton Neighbourhood Plan.
Net Density		The number of dwellings per hectare when the calculation of the site area excludes features such as open space, landscape buffers and access roads.
New Homes Bonus		The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 year, based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing <a href="#">affordable homes</a> .
Open Countryside		The area outside the settlement boundary.



Term or initials	Initials	Explanation
<b>Open Space</b>		All spaces of public value, including public landscaped areas, playing fields, parks and play areas and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
<b>Open Vista</b>		A view into, out of or across the parishes, over open countryside and the surrounding area.
<b>Plan Period</b>		The period for which the Astbury and Moreton Neighbourhood Plan will have effect. This is from the adoption of the Plan in 2017 until 2030 by agreement between Newbold Astbury cum Moreton Parish Council and Cheshire East Council.
<b>Public Open Space</b>		see Open Space above.
<b>Referendum</b>		A general vote by the electorate on a single policy question that has been referred to them for a direct decision. In the case of the Astbury and Moreton Neighbourhood Plan, if a referendum is needed it will decide whether or not to adopt the Plan.
<b>Registered Social Landlord</b>		Independent housing organisation registered with the Tenant Services Authority under the <b>Housing Act 1996</b> <sup>27</sup> . Independent not-for-profit housing providers, regulated by the government and also known as Housing Associations. They offer homes for rent or shared ownership for people in housing need.
<b>Residential Amenity</b>		The quality of the living environment for occupants of a dwelling house including its associated external spaces
<b>Rural Exception Site</b>		Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Section 106 Agreements</b>	S106	Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as 106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.
<b>Settlement</b>		Settlements may be defined as cities, towns, villages and small settlements. The precise definition of which category each settlement falls into, will be part of the development plan process for each locality.
<b>Settlement Boundary</b>		This defines the limits of development and makes clear where development will and will not be allowed, regardless of other constraints.
<b>Social rented housing</b>		See Affordable Housing
<b>Site Allocations and Development Policies Document</b>	SADPD	Part of Cheshire East Council's local plan, providing further detailed planning policies and site allocations to support the strategic policies and sites contained in the <i>Local Plan Strategy</i> (LPS), which was adopted in July 2017
<b>Site of Special Scientific Interest</b>	SSSI	A conservation designation denoting a protected Site of Special Scientific Interest
<b>Strategic Environmental Assessment</b>	SEA	Assessments made compulsory by a European Directive (the SEA Directive). They are to be implemented in planning through Sustainability Appraisals of Development Plan Documents and Neighbourhood Plans.

<sup>27</sup> Tenant Services Authority under the Housing Act 1996



Term or initials	Initials	Explanation
<b>Sustainability Appraisal</b>		A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents.
<b>Sustainable Development</b>		Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy <i>Securing the Future</i> set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
<b>Swales</b>		Shallow broad and vegetated channels designed to store and/or convey runoff and remove pollutants. They can be designed to promote infiltration where soil and groundwater conditions allow.
<b>Transport Assessment</b>		An assessment of the availability of, and levels of access to, all forms of transportation. In relation to a proposed development it identifies what measures will be required to improve accessibility and safety for all modes of travel particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated impacts of the development.
<b>Use Classes</b>		The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.
<b>Wildlife Corridor</b>		Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.
<b>Windfall sites</b>		Sites not allocated for development in the Neighbourhood Plan that unexpectedly come forward for development.



## Send us your comments by 3 March 2023

Send us your comments on this document and on *Design Guidelines & Design Codes* (online at <https://astbury-parish.org.uk/design-code>) by email to [npreg14@astbury-parish.org.uk](mailto:npreg14@astbury-parish.org.uk)

Or by post to:

Astbury+Moreton Neighbourhood Plan  
Foxfield House  
Astbury  
Congleton  
CW12 4RQ

Your postcode:

Continue overleaf if necessary



Continue on extra sheets if necessary