

**NEWHALL PARISH NEIGHBOURHOOD PLAN**  
**BASIC CONDITIONS STATEMENT - JULY 2019**

**1. INTRODUCTION**

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

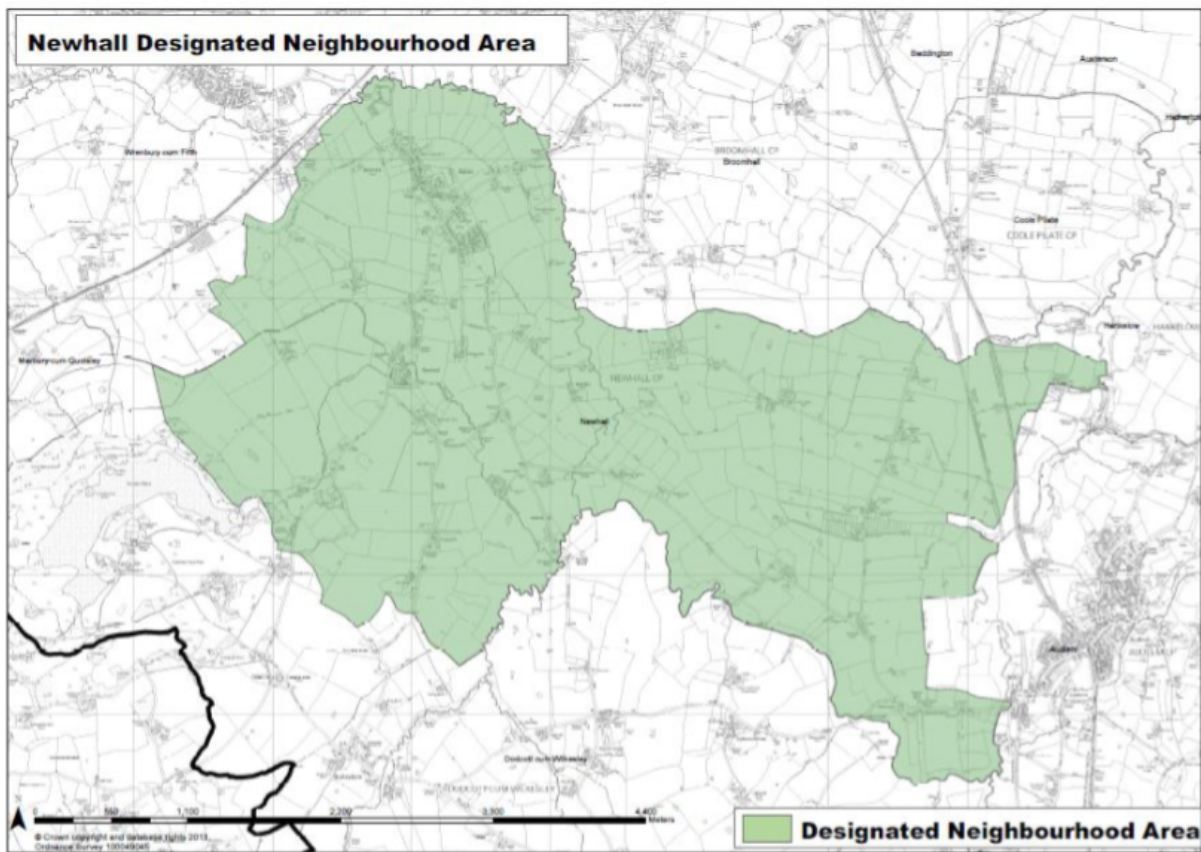
**2. BACKGROUND**

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2017 in response to the desire of the local community to have a greater say in future planning decisions. The Parish Council was encouraged along this route by positive action from Cheshire East Council who stressed the importance of Neighbourhood Plans and its support of rural parishes who wanted to play a role in determining local planning policy.

The Parish Council formed a Neighbourhood Plan Steering Committee, which has worked closely with the Parish Council and the officers of Cheshire East Council during the preparation of the Neighbourhood Plan.

**2.2 DESIGNATED AREA OF THE NEWHALL PARISH NEIGHBOURHOOD PLAN**

The Neighbourhood Plan has been prepared by Newhall Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish, as designated by Cheshire East Council on 21<sup>st</sup> February 2017. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



### 3. THE PROPOSAL

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

The Neighbourhood Plan is to have effect from 2019 to 2030.

The Neighbourhood Plan does not:

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

### 4. BASIC CONDITIONS STATEMENT

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

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

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

#### **4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY**

Newhall Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2019. Paragraphs 29-30 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Newhall Parish Neighbourhood Plan has had close regard:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Supporting high quality communications;
- Achieving well-designed places;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

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

#### **4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT**

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

1. An economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
2. A social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.
3. An environmental role – to contribute to protecting and enhancing our natural, built and

historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Newhall Parish Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision and objectives.

#### **VISION**

**Newhall will be a thriving Parish with a strong sense of community, providing sustainable and proportionate housing and business opportunities, as well as adequate and accessible leisure and infrastructure development.**

**All future development will support and enhance Newhall's rural character in the open countryside, and there will be sufficient appropriate pedestrian and transport routes to enable safe movement both within the Parish and to local service centres.**

#### **OBJECTIVES**

- **to deliver a realistic volume of sustainable housing development over the plan period while retaining the rural character of the area;**
- **to ensure that development is well designed and appropriate;**
- **to retain and enhance the rural character of Newhall, protecting our open countryside, green spaces and green views;**
- **to protect and foster Newhall's natural environment and indigenous wildlife;**
- **to protect and enhance Newhall's heritage assets;**
- **to support and enhance the local rural economy;**
- **to reduce the need for travel by car and encourage safe and sustainable forms of transport;**
- **to improve services and facilities and ensure that infrastructure meets the needs of the residents.**

The Neighbourhood Plan seeks to ensure that development promotes good design, preserves the valued local character and natural and built environment of the Parish, contributes to the creation of a sustainable community and seeks to maintain and build a strong rural economy.

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

### **4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES**

The Cheshire East Local Plan Part One was adopted in July 2017. Work is now underway on the Local Plan Site Allocations and Development Policies Document (SADPD) which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough. The draft SADPD was consulted upon in Autumn 2018, with another round of consultation due to take place from August -September 2019, and it is anticipated that it will be adopted in 2020. Although Neighbourhood Plans need to be in general conformity with adopted policies, it has additionally made sense to consider the direction of the SADPD emerging policies and background evidence when finalising the Neighbourhood Plan policies.

The Newhall Parish Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies firstly in the emerging Cheshire East Local Plan Strategy and more recently the adopted Local Plan, and through discussions with Cheshire East Council. Cheshire East Council has been extremely helpful and supportive of the Neighbourhood Plan, and has been involved from the outset. This has ensured general conformity and minimised any potential conflict between policies.

Additionally, in the adopted Cheshire East Local Plan Strategy consideration has been given to the 'saved' policies in the Local Plans adopted by the former Boroughs / County Council, and a list of previously adopted policies which the council is retaining or deleting are listed. Policies that are retained will continue to be used in the determination of planning applications in the Borough until superseded by the Site Allocations and Development Policies Document and the Minerals and Waste DPD. There are a number of saved policies of the Crewe and Nantwich Borough Replacement Local Plan (adopted in 2005) which currently remain as adopted policies for the Newhall area, and as such, although dated, remain valid for the purpose of assessing the general conformity of the Neighbourhood Plan.

This Basic Conditions Statement demonstrates that the Newhall Parish Neighbourhood Plan does not conflict with the strategic policies of the Cheshire East Local Plan policies, nor the saved policies of the Crewe and Nantwich Borough Replacement Local Plan. The Neighbourhood Plan seeks to add detail to the overall strategic policy of the Cheshire East Local Plan, and be flexible enough to work alongside it.

The general conformity of each Newhall Parish Neighbourhood Plan policy to the Cheshire East Local Plan Strategy and the Crewe and Nantwich Borough Replacement Local Plan (2005) saved policies is highlighted in detail in Table 1 below.

## NEWHALL PARISH NEIGHBOURHOOD PLAN POLICIES

**TABLE 1 - General conformity with Local Planning Policies, regard to National Policy Guidance and contribution To Sustainable Development**

<p><b>Newhall Parish Neighbourhood Plan Policy</b></p>	<p><b>POLICY HOU1 – NEW HOUSING</b></p> <p>Proposals for new housing development will be viewed in the context of the requirements for ‘Other Settlements and Rural Areas’ (OSRA) in the Cheshire East Local Plan Strategy for the plan period.</p> <p>Limited infill housing development will be supported within the Aston village infill boundary (see Figure F) as defined in the draft Local Plan Site Allocations and Development Policies Document (SADPD) policy PG10.</p> <p>Developments within the infill boundary will typically be no larger than one or two homes in line with the Cheshire East Local Plan Strategy policy PG6.</p> <p>The whole Parish is designated as open countryside and new housing development will be strictly controlled in line with local and national policies.</p> <p>Proposals for agricultural workers houses, or residential properties which support a rural business, must be well related to existing buildings and not have an adverse impact on the openness of the landscape.</p> <p>The conversions of farm buildings to residential properties must ensure that any important characteristics and features of the original buildings are retained, that the urbanisation of the development is kept to a minimum, and that the development is kept to the footprint of the original buildings as far as possible.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p><b>Policy PG2 – Settlement Hierarchy</b> states that in smaller settlements and the rural area, in the interests of sustainable development and the maintenance of local services, growth should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the built up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.</p> <p><b>Policy PG6 – Open Countryside</b> highlights that infill, rural exception site, exceptionally designed dwellings, and conversions and replacements will be allowed in the open countryside.</p> <p><b>Emerging Policy PG10</b> has designated Aston as an ‘infill village’. ‘Infill villages’ do not have a settlement boundary, have no allocated sites and are within the ‘open countryside’. Limited infilling is supported within the village infill boundaries and defined as the development of a relatively small gap between existing buildings. Infilling must be in keeping with the scale, character and appearance of its surroundings and the local area.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, as Policy HOU1 seeks to ensure that new housing is delivered in line with the most up to date requirements identified by Cheshire East. This policy allows for appropriate development within the proposed infill boundary, whilst allowing for development which is appropriate in the open countryside and adding local distinctiveness to the policies. The proposed new infill boundary for Aston in the draft SADPD is supported, as it will direct built development towards the most suitable and sustainable locations in the Parish whilst protecting the open countryside status of the Parish.</p>
<p>National Planning Policy Framework 2019</p>	<p>Para 29 highlights that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood Plan policy HOU1 fully supports the strategic spatial distribution of development by supporting the infill boundary for Aston and allowing development which accords with open countryside policies. The policy also seeks to ensure that development is appropriate to the local character of the area, enhancing the local natural environment.</p>

Contribution to the achievement of sustainable development	Neighbourhood Plan policy HOU1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.
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<p><b>Newhall Parish Neighbourhood Plan Policy</b></p>	<p><b>POLICY LC1 – CHARACTER AND DESIGN</b></p> <p>To ensure that buildings, characteristic features and materials are representative of the settlement character of Newhall parish, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2016) or any updated version. New development will be encouraged, where appropriate and viable, to:</p> <ul style="list-style-type: none"> <li>a. Complement the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development within the immediate area</li> <li>b. Respond positively to the local character of its immediate environment</li> <li>c. Be positioned such that it does not prejudice the amenity of future occupiers or the occupiers of adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour, or in any other way</li> <li>d. Be designed sympathetically with the available infrastructure to ensure services remain sustainable and reliable</li> <li>e. Use local materials to maintain the local vernacular and enhanced sense of place. This will include Cheshire red brick and sandstone with slate or clay tile roofs and, where appropriate, the provision of chimneys</li> <li>f. Provide boundary treatments which reflect the local character, including hedgerows, Cheshire railings, walls and structured banks</li> <li>g. When adjoining open countryside, provide a sympathetic transition between the rural and village landscapes, through appropriate landscape design and boundary treatments</li> <li>h. Provide garden space commensurate with the size of the dwelling proposed, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers</li> <li>i. Retaining important landscape features, trees and hedgerows and appropriate public and private spaces, including recreation and community spaces;</li> <li>j. Consider the changing needs and life-styles of an ageing population and build to Lifetime Homes standard in accordance with current or updated national guidance, Building for Life 12</li> <li>k. Achieve low carbon sustainable design that meets the BREEAM Quality Mark standard</li> <li>l. Adopt a ‘fabric first’ approach to reduce energy demand and provide energy in the most cost effective way</li> <li>m. Provide sustainable urban drainage schemes which incorporate new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area</li> <li>n. If in, or within close proximity of, the Aston Conservation Area, be sensitively designed with special regard to design, setting, materials and street scene. New buildings will be supported that positively enhance the skyline through their sympathetic integration with the existing character of the area.</li> <li>o. Development should incorporate features that are beneficial to wildlife in line with current recommendations from national bodies – for example “Homes for people and</li> </ul>
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	wildlife - How to build housing in a nature-friendly way” published by the Wildlife Trusts
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SD1 – Sustainable Development in Cheshire East</b> highlights that development should be locally distinct, of high quality, be sustainable and well designed and should contribute to protecting and enhancing the natural, built, historic and cultural environment.</p> <p><b>Policy SD2 – Sustainable Development Principles</b> stresses that all development should contribute positively to an area’s character and identity, in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features, creating or reinforcing local distinctiveness.</p> <p><b>Policy SE2 – Efficient Use of Land</b> states that new development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p><b>Policy SE1 – Design</b> states that development should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, liveability and designing in safety.</p>
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Newhall.
National Planning Policy Framework 2019	<p>The NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.</p> <p>Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. They should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.</p>
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Newhall remains a valued and attractive place to live, work and invest.



<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY LC2 – LANDSCAPE CHARACTER</b> In order to protect the identity of Newhall Parish within its open countryside and farmland setting, new development must, where appropriate, respect the landscape character of the area. Having regard to the criteria of Policy LC1, future developments should respond positively to the local landscape character. Development will not be supported if it materially interrupts or significantly interferes with the character of the rural setting of the parish, particularly with respect to the effect on public viewpoints, including from public rights of way and canals.
Cheshire East Local Plan Strategy (2017)	<b>Policy PG6 – Open Countryside</b> highlights that infill, rural exception sites, exceptionally designed dwellings, and conversions and replacements will be allowed in the open countryside. Particular attention should be paid to design and landscape character so the appearance and distinctiveness of the Cheshire East countryside is preserved and enhanced. <b>Policy SE4 – The Landscape</b> seeks to ensure that all development should conserve the landscape character and quality and should, where possible, enhance and effectively manage the historic, natural and man-made features that contribute to local distinctiveness of rural and urban landscapes. Development should preserve local distinctiveness and avoid the loss of habitats of significant landscape importance. The written justification highlights that the impacts of proposed developments upon existing landscape and views of the surrounding area should be assessed as part of the planning process.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage appropriate and well designed development in the Parish, which is largely designated as open countryside.
National Planning Policy Framework 2019	The NPPF highlights that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Planning policies should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Newhall remains a valued and attractive place to live, work and invest.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY NEGS1 – NATURAL ENVIRONMENT AND BIODIVERSITY</b> Proposals for development will be supported that preserve, restore, re-create or enhance the natural environment of Newhall, including the connectivity between areas or sites recognised as having value by reference to their contribution to the local natural environment and biodiversity. Where development would lead to significant harm to features recognised as having such value and such harm cannot be avoided, adequately mitigated or compensated for, then planning permission will be refused.
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Cheshire East Local Plan Strategy (2017)	<b>Policy SE3 – Biodiversity and Geodiversity</b> of the Cheshire East Local Plan Strategy – states that development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development, or where any residual harm following mitigation/compensation, along with any other harm, is clearly outweighed by the benefits of the development.
Crewe and Nantwich Replacement Local Plan (2005)	<b>Policies NE5 – Nature Conservation and Habitats</b> indicates that natural conservation resources should be protected, conserved and enhanced. Where unavoidable loss or damage to a site or feature or its setting is likely as a result of a proposed development, measures of mitigation and compensation will be required to ensure there is no net loss of environmental value. Any wildlife habitat unavoidably damaged by development should be compensated for by the provision of a similar or equivalent feature nearby, or by mitigation works to safeguard protected species.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as it seeks to protect and enhance areas of nature conservation and wildlife sites valued by the local community, allowing for development in exceptional circumstances should mitigation or compensation be provided.
National Planning Policy Framework 2019	Providing ‘net gain’ for biodiversity is embedded in the guidance in the NPPF. The NPPF states that planning policies should identify, map and safeguard components of the local wildlife rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat management, enhancement, restoration or creation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NEGS1 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY NEGS2 – LOCAL GREEN SPACE</b> Designated Local Green Space is of vital importance to the parish and as such is protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space. One open area in the parish is designated as ‘Local Green Space’ - Aston Cricket Ground (see Figure J)
Cheshire East Local Plan Strategy (2017)	<b>Policy SE 6 Green Infrastructure</b> highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multifunctional network of green spaces.
Comments	By seeking to ensure the designation, and protection and enhancement of good quality locally distinct green spaces, which are important to the people of Newhall, Policy NEGS2 is in accordance with local plan policies.

National Planning Policy Framework 2019	Neighbourhood Plan policy NEGS2 is in general compliance with Paragraphs 99 and 100 of the National Planning Policy Framework, which consider Local Green Space designations and set out when they might be appropriate. The designation should be used where the green space is a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NEGS2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Newhall remains a valued and attractive place to live, work, visit and invest.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY NEGS3 – RECREATION AND PLAY FACILITIES AND AMENITY GREEN SPACE</b> New housing developments must provide adequate high quality open space of at least the standards in the Cheshire East Local Plan. Any suitable proposals to increase recreational/amenity green space, or enhance existing space will be welcomed. Existing recreational facilities and amenity green spaces must be protected from inappropriate development, as any losses would lead to an even greater acceptable shortfall. Appropriate improvements to safety and facilities at the existing recreational space in the parish (Aston Cricket Club) – for example safety netting at the grounds boundaries or enhancements to club facilities – will be supported. Proposals for new green spaces, recreation and play areas, their enhancement, or connectivity between them will be supported where access is easy and safe. Redevelopment of amenity open spaces, play areas, and sports and recreation facilities will not normally be supported unless; a. an assessment has been undertaken which shows them to be surplus to requirements; or b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c. in the case of the loss of sports and recreation facilities, the development is for alternative sports and recreation facilities, the needs for which clearly outweigh the loss.
Cheshire East Local Plan Strategy (2017)	<b>Policy SC1 – Leisure and Recreation</b> indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.
Crewe and Nantwich Replacement Local Plan (2005)	<b>RT1 Protection of Open Spaces with Recreational or Amenity Value</b> highlights that development will not be permitted which would result in the loss of open space which has recreational or amenity value, and lists certain exceptions. <b>RT3 Provision of Recreational Open Space and Children's Play Space in New Housing Developments</b> highlights the requirement to provide open space and play space on new housing developments over 20 units.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important play and recreation facilities and services in Newhall.
National Planning Policy Framework 2019	Neighbourhood Plan policy NEGS3 seeks to help deliver the NPPF aim of promoting healthy and safe communities. Para 97 states that existing open space,

	sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NEGS3 contributes to the achievement of sustainable development by performing an environmental role, protecting valued green spaces, a social role, allowing for the protection and provision of amenity, play and recreation facilities which contribute to the parish's social and cultural well-being, and an economic role, ensuring that Newhall remains a valued and attractive place to live, visit, work and invest.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<p><b>POLICY HER1 – BUILT HERITAGE AND CONSERVATION AREA</b></p> <p>Proposals will be supported that conserve or enhance Newhall's heritage assets, maintaining local character and distinctiveness.</p> <p>Proposals for development affecting any heritage asset, including the Conservation Area, or its setting, should be appropriate to their context. In the consideration of such proposals, account will be taken of the significance of the heritage asset, including whether it is formally designated, together with the scale of any harm or loss of significance that would be incurred by reason of the development and, in the case of a designated heritage asset, any public benefits of the proposal to be weighed against any harm or loss of significance.</p> <p>Any proposal for a new building or external modification to any existing building within the Conservation Area shall be designed to ensure a truly contextual and harmonising change that will enhance the character of the Conservation Area. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the adjacent area, and demonstrate consideration of the most up to date Conservation Area Appraisal.</p> <p>In order to reflect the distinct character of the Conservation Area, with boundaries including Cheshire Railings and hedgerows, where proposals for development involve boundary treatments, permitted developments rights for boundaries should be removed through an Article 4 direction.</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SE 7 - The Historic Environment</b> states that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, include the setting of assets and where appropriate, the wider historic environment.</p> <p><b>Policy SD2- Sustainable Development Principles</b> states that development should respect, and where possible enhance, the significance of heritage assets, including their wider settings.</p> <p><b>Policy SE1 – Design</b> highlights the importance of ensuring sensitivity of design in proximity to designated and local heritage assets and their settings.</p>
Crewe and Nantwich Replacement Local Plan (2005)	<p>One of the Local Plan's objectives is to conserve and enhance the built environment by preserving and enhancing buildings of special interest and ensuring that new development does not result in any overall net loss to the man-made heritage.</p> <p>Policies BE9 – BE12 highlight the protection afforded to Listed Buildings, Buildings of Local Interest, and their settings. <b>Policy BE7 – Conservation Areas</b> indicates that</p>

	development will not be permitted if it would harm the character, appearance or setting of a Conservation Area. New buildings must harmonise with their setting and be sympathetic on scale, form and materials to the built form of the area. Alterations and extensions must also harmonise with the building and Conservation Area.
Comments	By seeking to conserve and enhance the built and historic environment of Newhall, Policy HER1 is in general conformity with the Local Plan policies.
National Planning Policy Framework 2019	The NPPF states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Policy HER1 seeks to ensure that the heritage assets in the Parish are not negatively impacted by any development proposals.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy HER1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Newhall remains a valued and attractive place to live, work and invest.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY LE1 – RURAL ECONOMY</b> Subject to respecting the Parish of Newhall’s built and landscape character, and environmental, traffic, parking and residential impacts being acceptable, the following will be supported – a. The development of appropriate new small businesses and the expansion of existing businesses, providing that there is no negative impact on road safety, particularly for pedestrians and cyclists b. Proposals which support the rural economy and agriculture, horticulture and equestrian enterprises where they contribute positively to the environment and do not cause unacceptable visual or landscape harm c. Proposals that promote or provide facilities for home working, and businesses working from home d. The sympathetic conversion of existing buildings for business and enterprise and the use of brownfield sites e. The diversification of farms and rural businesses where development is sympathetic to their distinctive character, materials and form.
Cheshire East Local Plan Strategy (2017)	<b>Policy EG2 – Rural Economy</b> states that outside the towns and service centres, developments that provide for rural employment and encourage the expansion of existing businesses will be supported where the development meets sustainable development objectives. <b>Policy SE 2 - Efficient Use of Land</b> stresses that the Council will encourage the redevelopment / re-use of previously developed land and buildings. <b>CO1 Sustainable Travel and Transport</b> aims to reduce the need to travel by encouraging more flexible working patterns and home working.
Crewe and Nantwich Replacement Local Plan (2005)	<b>Policy NE15 – Re-use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use</b> states that permission will be granted to re-use and adapt a rural building for commercial, industrial or recreational use, subject to certain criteria. <b>Policy NE13 – Rural Diversification</b> states that development which assists with diversification of the rural economy will be permitted subject to certain criteria.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting businesses and employment, whilst ensuring that the open countryside is protected from inappropriate development.

National Planning Policy Framework 2019	Neighbourhood Plan policy LE1 helps deliver the NPPF's aim of supporting a strong, competitive economy. To support a prosperous, rural economy, planning policies and decisions should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
Contribution to the achievement of sustainable development	This policy contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater wellbeing.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY LE2 – TOURISM</b> New tourism initiatives, visitor accommodation, and improvements to existing services and facilities associated with tourist attractions will be supported. Proposals which affect tourism assets should include a statement on the impact proposals will have on the local character of the area. In particular, the statement should indicate how the proposal: <ul style="list-style-type: none"> <li>• Is appropriate in scale, character and location</li> <li>• Creates no harm to the existing character of the local area</li> <li>• Has no adverse impact on any residential amenities</li> <li>• Has no conflict with matters of highway safety</li> </ul> Development that would negatively impact on the attraction of visitors to the area will not be supported. Tourist assets and attractions include, but are not exhaustive to – <ul style="list-style-type: none"> <li>• Cheshire Cycleway 70</li> <li>• Sustrans National route 552</li> <li>• Lands-End to John O'Groats route through the Parish</li> <li>• South Cheshire Way Footpath</li> <li>• The Bhurtpore Inn</li> <li>• The Firs Pottery</li> <li>• Overwater Marina</li> </ul>
Cheshire East Local Plan Strategy (2017)	<b>Policy EG4 – Tourism</b> encourages the protection of Cheshire East's tourism assets and promotes the enhancement and expansion of existing, and the provision of new visitor attractions and tourist accommodation in sustainable and appropriate locations, subject to certain criteria.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, reflecting the desire to encourage and improve tourism facilities and services, whilst protecting the environment, landscape and local character.
National Planning Policy Framework 2019	Neighbourhood Plan policy LE2 seeks to help deliver the NPPF aim of supporting a prosperous rural economy. The NPPF highlights that in order to promote a strong rural economy, neighbourhood plans should support sustainable rural tourism and leisure developments which respect the character of the countryside.
Contribution to the achievement of	Neighbourhood Plan policy LE2 contributes to the achievement of sustainable development by performing an economic role, providing opportunities for growth and

sustainable development	for businesses to thrive and develop, an environmental role, protecting the natural, built and historic environment, and a social role, allowing for more tourism and leisure opportunities for the community to enjoy.
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<b>Newhall Parish Neighbourhood Plan Policy</b>	<p><b>POLICY T1 – FOOTPATHS, CYCLEWAYS AND TOWPATHS</b></p> <p>Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure P). Improvements to PROW will be supported, and the safety of users of rural roads and lanes will be protected and improved wherever possible.</p> <p>Any development that leads to the loss or degradation of any PROW, or any cycleway, will not be supported other than in very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.</p> <p>Any new development must provide easy, accessible traffic-free routes for nonmotorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to facilities and the nearby countryside. The provision of any such additional routes will be supported.</p> <p>The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SE 6 Green Infrastructure</b> highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multifunctional network of green spaces.</p> <p><b>Policy CO 1 - Sustainable Travel and Transport</b> seeks to deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking.</p>
Crewe and Nantwich Replacement Local Plan (2005)	<p><b>Policy RT9- Footpaths and Bridleways</b> states that proposals which provide additional links into or improve the condition and appearance of the existing footpath and bridleway network will be permitted. Permission will not be granted for any development which would prejudice public access onto or through the network unless specific arrangements are made for suitable alternative routes.</p> <p><b>Policy TRAN3 – Pedestrians</b> states that new development will only be permitted where appropriate provision is made for pedestrians, and will seek to improve existing footpaths where relevant to the development proposed. The Council will seek to create pedestrian routes through housing and employment sites and between open spaces and the countryside, and create safer routes to school.</p> <p><b>Policy TRAN5 – Provision for cyclists</b> states that major new development should include, where appropriate, cycle routes forming safe routes between housing areas, educational establishments and leisure facilities.</p>
Comments	By protecting and establishing footpaths and links, Policy T1 is in general compliance with Local Plan policies.
National Planning Policy Framework 2019	Neighbourhood plan policy T1 seeks to deliver the NPPF’s planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF highlights that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way.

Contribution to the achievement of sustainable development	Neighbourhood Plan policy T1 contributes to the achievement of sustainable development by performing an environmental role, protecting countryside routes and green links, and a social role, by protecting and establishing footpaths for the community to use, to meet other people and to exercise and help keep fit and healthy.
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<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY T2 – SUSTAINABLE TRAVEL</b> In order to improve the sustainability of travel, transport and road safety, all developments that are likely to generate significant amounts of movement shall be accompanied by a Transport Assessment and, where appropriate, a Travel Plan consistent with the provisions of Policy CO4 of the Cheshire East Local Plan Strategy. Positive consideration shall be given to the needs of pedestrians, people with disabilities and the elderly. Appropriate facilities within the transport infrastructure shall be provided to assist them where practicable. Proposals that promote better integration between different modes of transport including links to local facilities and nearby Wrenbury railway station, and/or to improve bus routes, services and passenger facilities will be supported. Development proposals which necessitate parking areas should incorporate charging points for electric vehicles.
Cheshire East Local Plan Strategy (2017)	<b>Policy CO1 – Sustainable Travel and Transport</b> seeks to deliver the Council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. The Council will expect development to reduce the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible. <b>Policy CO 4 - Travel Plans and Transport Assessments</b> stresses the importance that for any new development, it is important to encourage sustainable travel options from day one of occupation before car-based travel habits become established.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated and sustainable.
National Planning Policy framework 2019	Neighbourhood Plan policy T2 also seeks to help deliver one of the NPPF's aims of promoting sustainable transport. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy T2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe; an environmental role, encouraging the use of sustainable modes of transport; and an economic role, ensuring that Newhall remains an accessible and attractive place to live, work, visit and invest.



<p><b>Newhall Parish Neighbourhood Plan Policy</b></p>	<p><b>POLICY T3 – VEHICULAR ACCESS THROUGH THE PARISH</b></p> <p>Applications for developments that would lead to a significantly harmful increase in traffic and/ or significantly increase the volume of Heavy Goods Vehicle traffic through and within the parish of Newhall will be determined having regard to the relevant provisions of Policy T2.</p> <p>Any Transport Statement / Assessment or Travel Plan shall include measures to mitigate the impact of increased trips generated on the highway network. Such mitigation may include provision of, or financial contributions to improvements in road safety and road improvements, following the approach set out in CELPS Policies IN1 &amp; IN2.</p> <p>In determining a planning application, decisions will take account of whether:</p> <ul style="list-style-type: none"> <li>• Opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;</li> <li>• Safe and suitable access to the site can be achieved for all people;</li> <li>• Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.</li> </ul> <p>Development will be prevented or refused only on transport grounds where the residual cumulative impacts of the development are severe.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p><b>Policy CO 4 - Travel Plans and Transport Assessments</b> stresses the importance that for any new development, it is important to encourage sustainable travel options from day one of occupation before car-based travel habits become established.</p> <p><b>Policy IN1 – Infrastructure</b> indicates that Infrastructure delivery will take place in a phased, co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration.</p> <p><b>Policy IN2 - Developer Contributions</b> highlights that developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing infrastructure and services, and may necessitate the need for improvements. This policy reflects the high level of community concern about traffic through the parish, and seeks to ensure that transport is well integrated and sustainable, and that developments do not exacerbate traffic problems.</p>
<p>National Planning Policy Framework 2019</p>	<p>Neighbourhood Plan policy T3 seeks to help deliver the NPPF’s aims of promoting sustainable transport. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued. Development should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards. The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains. Policy T3 seeks to support NPPF para 148, that the planning system ‘should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions’.</p>

Contribution to the achievement of sustainable development	Neighbourhood Plan policy T3 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural, built and historic environment and encouraging more people to feel able to walk and cycle safely around the parish, a social role, making the village a safer place with less pollution and offering more opportunities to exercise rather than drive, and an economic role, ensuring that the provision of infrastructure is provided, and that Newhall remains a valued and attractive place to live, visit, work and invest.
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<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY CF1 – COMMUNITY FACILITIES</b> Proposals for new community facilities or the refurbishment and improvement of existing facilities will be supported subject to other policies within the Neighbourhood Plan. Changes of use of community buildings currently providing a community facility to non-community buildings which require planning permission will not normally be supported, unless any replacement use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.
Cheshire East Local Plan Strategy (2017)	<b>Policy SC1 – Leisure and Recreation</b> indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made. <b>Policy SC 3 - Health and Well-Being</b> highlights that the council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by protecting existing community infrastructure and ensuring the provision of a network of community facilities.
Crewe and Nantwich Replacement Local Plan (2005)	<b>Policy CF3 - Retention of Community Facilities</b> states that proposals which would result in the loss of community facilities which make a positive contribution to the social or cultural life of a community will not be permitted, unless a suitable alternative provision is made.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to protect and enhance community facilities.
National Planning Policy Framework 2019	The NPPF is clear that in order to promote healthy and safe communities, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF1 contributes to the achievement of sustainable development by performing an economic role, supporting the retention of commercial and community uses, and a social role, seeking the retention and improvement of important village assets that are valued by the community.

<p><b>Newhall Parish Neighbourhood Plan Policy</b></p>	<p><b>POLICY CF2 – COMMUNITY INFRASTRUCTURE LEVY AND DEVELOPER CONTRIBUTIONS</b></p> <p>Where Cheshire East Council determine that CIL should be levied, Newhall Parish Council will receive 25% of the local levy.</p> <p>Parish residents have indicated the following clear priorities for local infrastructure improvements:</p> <ul style="list-style-type: none"> <li>• Improved road safety, especially for pedestrians and cyclists</li> <li>• Extended and continuous pavements and footpaths</li> <li>• Green recreation space available for community use</li> <li>• Improved foul and surface water drainage</li> <li>• More reliable electricity supply</li> <li>• Fast, reliable broadband throughout the parish</li> </ul>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p><b>Policy IN1 – Infrastructure</b> indicates that Infrastructure delivery will take place in a phased, co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration. The Council will also require new and improved social and community facilities, utilities infrastructure and other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities.</p> <p><b>Policy IN2 - Developer Contributions</b> highlights that developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development.</p> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that in order to achieve sustainable development in Cheshire East, development should wherever possible provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy.</p> <p><b>Policy SD2 -Sustainable Development Principles</b> stresses that all development will be expected to provide or contribute towards identified infrastructure, services or facilities.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing infrastructure and services, and may necessitate the need for improvements. It is locally distinct, highlighting the priorities for local infrastructure in Newhall Parish.</p>
<p>National Planning Policy Framework 2019</p>	<p>The NPPF indicates that one of the economic objectives of sustainable development is to identify and coordinate the provision of infrastructure, and the social objective includes the need to provide accessible services and open spaces that reflect current and future needs. The NPPF recognises how important the provision of infrastructure and community facilities are at a local level.</p>
<p>Contribution to the achievement of sustainable development</p>	<p>Neighbourhood Plan policy CF2 contributes to the achievement of sustainable development by performing a social role, allowing for the provision of infrastructure which contribute to the parish’s social and cultural well-being, and an economic role, ensuring that the provision of infrastructure is provided, and that Newhall remains a valued and attractive place to live, visit, work and invest.</p>

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY CF3 – FOUL AND SURFACE WATER DRAINAGE</b> Development must not increase surface water flooding or overload the foul drainage system. All proposals for new developments should, where possible, incorporate above ground, green, gravity reliant sustainable drainage systems (i.e. no mechanical or electrical based systems) including permeable surfaces for drives and paths. All new houses shall be connected to a mains sewer as long as: a. The mains sewer system can be shown to have capacity for the additional load b. The cost of connection to a mains sewer would not render the development unviable. c. In cases where mains sewer connection is not an option, the best available technology should be used to manage drainage and protect the surrounding environment. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency’.
Cheshire East Local Plan Strategy (2017)	<b>Policy SE13 – Flood Risk and Water Management</b> indicates that new development should be designed to manage surface water.
Crewe and Nantwich Replacement Local Plan (2005)	<b>Policy BE4 – Drainage, Utilities and Resources</b> indicates that new development will normally be permitted where the site can be adequately drained of foul and surface water without causing any environmental problem.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that new developments do not exacerbate drainage issues.
National Planning Policy Framework 2019	Neighbourhood Plan policy CF3 helps to deliver one of the key aims of the NPPF in meeting the challenge of climate change, flooding and coastal change. Para 150 states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural environment, and an economic role, ensuring that Newhall remains a valued and attractive place to live, work and invest, minimising the likelihood of flooding.

<b>Newhall Parish Neighbourhood Plan Policy</b>	<b>POLICY CF4 – BROADBAND AND TELECOMMUNICATIONS</b> The development of advanced high quality communications infrastructure, including high speed broadband, will be supported, subject to: a) Development being kept to a minimum consistent with the efficient operation of the network. b) Any development being sympathetic to its surroundings and camouflaged where appropriate.
Cheshire East Local Plan Strategy (2017)	<b>Policy CO 3 - Digital Connections</b> stresses that high capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of businesses and communities, subject to the number(s) of radio and telecommunications masts (and sites for such installations) being appropriately located and kept to a minimum and consistent with the efficient operation of the network. Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.
Crewe and Nantwich	<b>Policy NE18 – Telecommunications Development</b> highlights that proposals for major

Replacement Local Plan (2005)	telecommunications will not be permitted within or adjacent to certain areas unless no alternative site is available. This includes conservation areas and listed buildings. Elsewhere, telecommunications will be permitted providing that it would not be visually obtrusive and result in a significant impact upon visual amenity.
Comments	By seeking to ensure that Newhall has access to high quality digital connectivity, Neighbourhood Plan policy CF4 is in general conformity with local plan policies.
National Planning Policy Framework 2019	The NPPF states 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.'
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, allowing people access to the internet and reducing social isolation, and an economic role, ensuring that residents and employers have adequate digital connectivity to conduct their business.

#### 4.4 BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire East Council. The screening confirms that a Strategic Environmental Assessment is not required for this Plan (see Newhall SEA Screening Assessment, available at

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/newhall-neighbourhood-plan.aspx>

The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

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

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/newhall-neighbourhood-plan.aspx>

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

#### 4.5 BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS

There are no other prescribed matters.

## APPENDIX 1 – NOTICE OF DESIGNATION



### **Notice of Designation of Newhall Neighbourhood Area**

**Name of Designated Neighbourhood Area:** Newhall Neighbourhood Area  
**Name of Relevant Body:** Newhall Parish Council  
**Date of designation:** 21.02.2107

#### **Decision:**

Notice is hereby given that Newhall Neighbourhood Area is designated as applied for by Newhall Parish Council. The application meets the criteria established in The Town and Country Planning Act 1990, The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012, (as amended 2015) and the Development Management Procedure (Amendment) Regulations 2016.

#### **Reasons for the decision:**

- The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan
- The area specified in the application consists of the whole of the parish council's area and none of that neighbourhood area extends outside the parish council's area

#### **Designated Neighbourhood Area:**

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

- Cheshire East Council's neighbourhood planning web pages
- Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)