

CRANAGE NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT - February 2026

1. INTRODUCTION

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

2. BACKGROUND

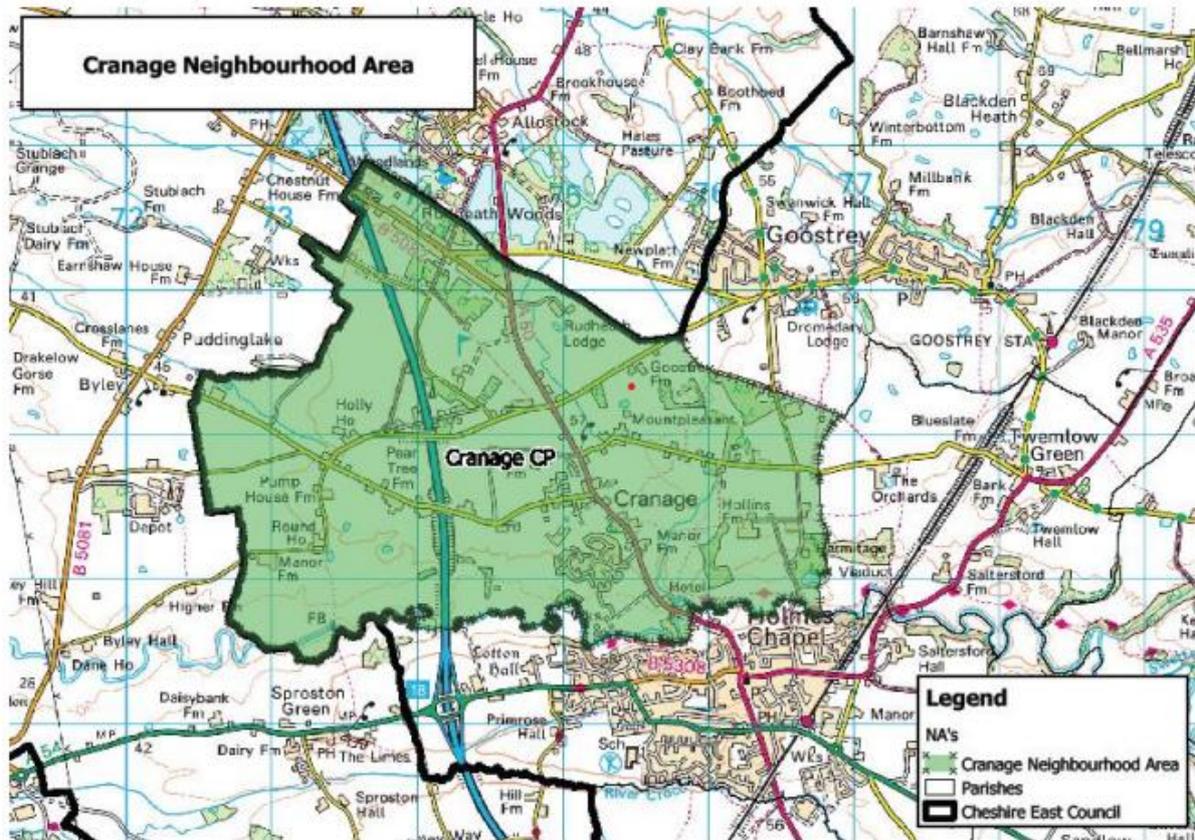
2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2018 in response to the desire of the local community to have a greater say in future planning decisions. The Parish Council was encouraged along this route by positive action from Cheshire East Council who stressed the importance of Neighbourhood Plans and their support of rural parishes who wanted to play a role in determining local planning policy.

2.2 DESIGNATED AREA OF THE CRANAGE NEIGHBOURHOOD PLAN

Cranage Parish Council submitted the application to designate the Neighbourhood Area in 2018. Cheshire East Borough Council designated the whole of the area within the boundary of Cranage Parish Council as a Neighbourhood Area for the purposes of a Neighbourhood Development Plan on 3rd July 2018.

Cranage Parish Council confirms that the Cranage Neighbourhood Development Plan relates only to the area within the boundary of Cranage Parish Council and to no other Neighbourhood Area. Cranage Neighbourhood Development Plan is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for any part of the Neighbourhood Area.

The area covered by this Neighbourhood Development Plan is the whole of the area within the boundary of Cranage Parish. The boundary of the Neighbourhood Area is shown below.



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 2025 to 2035.

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:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,

- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Cranage 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) 2024. The plan-making chapter of the NPPF (paragraphs 15–38) explains how neighbourhood planning can be used to give communities direct power to deliver a shared vision for their area and contribute to sustainable development. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development that lies 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 Neighbourhood Plan has had close regard:

- Supporting a prosperous rural economy;
- Requiring good design;
- Promoting healthy communities;
- Conserving and enhancing the natural environment.

The conformity between the policies of the Cranage Neighbourhood Development 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 objectives should not be undertaken in isolation as they are mutually dependent.

1. An economic objective – 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 objective– 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ the health, social and cultural well-being.
3. An environmental objective – to protect and enhance our natural, built and historic environment; including making efficient use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and updating to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Cranage Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision and the objectives to help achieve the vision–

VISION

Cranage will be a peaceful, rural parish, set within the open countryside, with excellent access to the surrounding countryside and a wide range of well-maintained and safe walking and cycling routes. The valued landscape, natural environment and green spaces which make a positive contribution to the character of Cranage will be protected and enhanced. Any new development will be appropriate to the infill village and open countryside status of Cranage. The design of new developments will be in keeping with the existing design and character of the parish. The local economy and agriculture will be encouraged and thrive. Any opportunity to improve community facilities and sustainable transport that will enhance the life of residents of all ages will be supported.

OBJECTIVES

- To improve access to and enjoyment of the countryside
- To protect and enhance the biodiversity of the natural environment, including trees, hedgerows and watercourses
- To improve and support community and recreational facilities and infrastructure
- To support and encourage the local economy and agriculture
- To ensure new development is well located and well designed, and the parish retains its peaceful, rural character

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 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. The Site Allocations and Development Policies Document (part two of the local plan) was adopted in December 2022.

The Cranage Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies in the adopted Cheshire East Local Plan Strategy, 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.

The Basic Conditions Statement demonstrates that the Cranage Neighbourhood Plan does not conflict with the strategic policies of the Cheshire East Local Plan Part One or Part Two (SADPD) policies. 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 Cranage Neighbourhood Plan policy to the Cheshire East Local Plan

Strategy policies is highlighted in detail in Table 1 below.

CRANAGE NEIGHBOURHOOD PLAN POLICIES

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

<p>Cranage Neighbourhood Plan Policy</p>	<p>POLICY ENV1 – FOOTPATHS AND BRIDLEWAYS</p> <p>Access to the countryside will be promoted through the protection and maintenance of accessibility to the existing Public Right of Way (PROW) network (see Figure B – map of existing PROW), its enhancement where possible, particularly to encourage more frequent use to access local rural businesses providing food and retail, as well as to ensure the safety of users of rural roads and lanes.</p> <p>Improvements and enhancements to the accessibility of the Dane Valley Way (also now included in the route of the South Cheshire Market Towns trail, a recently established circular route) will be supported, as this route is also increasingly used by visitors to the parish as part of the Harry Styles tribute route. Improvements to the accessibility and inclusivity to footpaths and PROWs through the improvement of signage and further appropriate enhancements to paths within the Neighbourhood Area which will make them easier to use for the whole community will also be supported. This may include measures such as widening, improved linkages, improvements to surfaces and access points for people with disabilities or pushchairs.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>Policy SE 6 Green Infrastructure 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 multi-functional network of green spaces.</p> <p>Policy CO 1 - Sustainable Travel and Transport 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>
<p>Cheshire East SADPD (2022)</p>	<p>Policy INF1 - Cycleways, Bridleways and Footpaths states that development proposals that would lead to the loss or degradation of a public right of way (such as a footpath, cycleway or bridleway) or a permissive path (such as a canal towpath) will not be permitted. Proposals that involve the diversion of cycleways, footpaths or bridleways will only be permitted where the diversion is no less convenient than the existing route.</p>
<p>Comments</p>	<p>By protecting and establishing footpaths and links, Policy ENV1 is in general compliance with Local Plan policies, whilst adding locally distinct elements regarding the Dane Valley Way.</p>
<p>National Planning Policy Framework 2024</p>	<p>Neighbourhood plan policy ENV1 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</p>

	rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy ENV1 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.

Cranage Neighbourhood Plan Policy	<p>POLICY ENV2 – WILDLIFE SITES, WILDLIFE CORRIDORS AND BIODIVERSITY</p> <p>The local wildlife sites and the wildlife corridor network (Figure C) and the areas of high distinctiveness habitat (Figure D) shall be protected and all proposals will be required to demonstrate that the benefits of development clearly outweigh the harm it is likely to have on the ecological network identified within figures C and D. The enhancement of these sites will be supported.</p> <p>Areas identified on Figure D as supporting high distinctiveness habitat (marked in red), of which there are four areas, shall be protected by at least a 15m buffer zone. Areas identified on Figure D as supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development. New developments must protect existing wildlife corridors (Figure C) and where possible should contribute to the creation of new or improved links.</p> <p>Development proposals where the primary objective is to conserve or enhance biodiversity will be encouraged, subject to a proposal’s compliance with other relevant planning policies contained within this neighbourhood plan and the Cheshire East Local Plan.</p> <p>New developments will be required to demonstrate a net gain in biodiversity of 10% using appropriate evaluation methodologies and avoidance/mitigation strategies. Compensatory measures (for example biodiversity offsetting) will be required if a net loss of biodiversity is likely, and a justification for the proposed location of any off-site biodiversity provision will be required. Where it is not possible to deliver biodiversity on-site, proposals are encouraged to deliver biodiversity off-site on sites which form part of an existing wildlife corridor network within the parish, as indicated within Figure C.</p>
Cheshire East Local Plan Strategy (2017)	Policy SE3 – Biodiversity and Geodiversity 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.
Cheshire East SADPD (2022)	Policy ENV 1- Ecological network and the justification indicate that areas of ecological value may be designated within neighbourhood plans and where relevant, policies for them within neighbourhood plans will also be applied when considering planning applications that might affect them. Neighbourhood Plans may also include policies to protect and enhance biodiversity, including through the

	<p>designation of wildlife corridors. These policies, where relevant, will need to be applied to development schemes alongside the policies in the Local Plan. Local wildlife corridors refine and compliment the wider ecological network.</p> <p>ENV 2 - Ecological implementation highlights that development proposals must deliver an overall net gain for biodiversity.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as it seeks to protect and enhance specifically identified areas of wildlife habitats and corridors valued by the local community, allowing for development only if suitable mitigation is provided.
National Planning Policy Framework 2024	Neighbourhood Plan policy ENV2 helps to deliver one of the key themes of the NPPF of conserving and enhancing the natural environment. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists. Providing 'net gain' for biodiversity is embedded in the guidance in the NPPF. Plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy ENV2 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

<p>Cranage Neighbourhood Plan Policy</p>	<p>POLICY ENV3 – TREES, HEDGEROWS AND WATERCOURSES</p> <p>Hedgerows, trees and watercourses which make a significant contribution to the amenity, biodiversity and landscape character of Cranage must be preserved, and development which would have a significant adverse impact upon them will not normally be supported. In specific circumstances where the benefits of development are considered to outweigh the benefit of preserving trees, hedgerows and watercourses, development will only be permitted subject to appropriate mitigation. The retention of trees, hedgerows and watercourses in situ will always be preferable.</p> <p>Any new developments will, where appropriate, be required to include suitable plantings of trees and hedgerows. Tree planting should only occur on species-poor habitats away from existing non woodland priority or semi-natural habitats, watercourses, ditches and ponds and any other habitats of value to specific wildlife.</p> <p>In the event that significant trees are to be removed prior to the submission of a planning permission, compensatory measures will be sought.</p> <p>For the purposes of this policy, significant trees are all those with tree preservation orders (Figure F), trees along Oak Tree Lane, and those defined in the Cheshire Wildlife Trust report. The Parish Council has also identified tree groupings within Figure F which do not currently benefit from a Tree Preservation Order but which are considered to warrant preservation based upon their amenity and ecological value. These should also be considered significant trees.</p>
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	Watercourses, lakes and ponds which make a significant contribution to the Neighbourhood Area are the River Dane, its banks and riverine surroundings, and ponds at Cranage Hall.
Cheshire East Local Plan Strategy (2017)	Policy SE 5 - Trees, Hedgerows and Woodland indicates that development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.
Cheshire East SADPD (2022)	Policy ENV 4 - River Corridors stresses that development proposals must make sure that river corridors are protected and opportunities should be taken to enhance them as important natural landscape features and usable areas of open land including, where appropriate, by conserving and enhancing existing areas of value; restoring and enhancing the natural elements of the river environment; and promoting public access. Policy ENV 5 – Landscaping stresses that where appropriate, development proposals must include and implement a landscape scheme that responds sympathetically to topography, landscape features and existing green and blue infrastructure networks to help integrate the new development into the existing landscape and provides effective screening to neighbouring uses where appropriate. Policy ENV 6 - Trees, hedgerows and woodland implementation highlights that development proposals should seek to retain and protect trees, woodlands and hedgerows.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that valued watercourses, trees and hedgerows are protected where possible, and that the character of Cranage is maintained.
National Planning Policy Framework 2024	Neighbourhood Plan policy ENV3 helps to deliver one of the key themes of the NPPF of conserving and enhancing the natural environment. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) unless there are wholly exceptional reasons and a suitable compensation strategy exists.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy ENV3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting and enhancing the natural environment, and an economic role, ensuring that Cranage remains a valued and attractive place to live, work and invest.

<p>Cranage Neighbourhood Plan Policy</p>	<p>POLICY COM1 – LOCAL GREEN SPACES</p> <p>The areas listed below are designated as ‘Local Green Spaces’ which are protected from new development in accordance with Green Belt policy, or where development supports the role and function of the Local Green Space. Acceptable proposals which enhance the local green spaces and their function will be supported.</p> <p>LGS1 – Cranage Playing Fields (West) LGS2 – Cranage Playing Fields (East) LGS3 – Needham Drive Lower Meadow LGS4 – Needham Drive Upper Meadow LGS5 – Needham Drive Amenity Space LGS6 – Armistead Way Green Space LGS7 – West Armistead Way Green Space LGS8 – Needham Drive Amenity Area LGS9 - Cranage Village Hall Grounds LGS10 – Cranage Community Orchard</p>
<p>Cheshire East Local Plan Strategy – Part One (2017)</p>	<p>Policy SE 6 Green Infrastructure 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 multi-functional network of green spaces.</p>
<p>Cheshire East SADPD (2022)</p>	<p>Policy REC 1- Open Space Protection highlights that local space should be protected unless specific criteria are met. The justification to policy REC1 highlights that Local green spaces can be designated in neighbourhood plans.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important open space in Cranage. By seeking to ensure the designation, and protection and enhancement of good quality locally distinct green spaces, which are important to the community, Policy COM1 is in accordance with local plan policies.</p>
<p>National Planning Policy Framework 2024</p>	<p>This policy relates to the NPPF core aims of conserving and enhancing the natural environment and promoting healthy and safe communities. Neighbourhood Plan policy COM1 is in general conformity with Paragraphs 106 and 107 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), tranquility or richness of its wildlife; and c) local in character and is not an extensive tract of land. Additionally, 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-today needs; and plan positively for the provision and use of community facilities including open spaces. Policy COM1 seeks to help deliver the NPPF aim of promoting healthy and safe communities. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health</p>

	and well-being of communities.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy COM1 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 Cranage remains a valued and attractive place to live, work, visit and invest.

Cranage Neighbourhood Plan Policy	<p>POLICY COM2 – COMMUNITY FACILITIES</p> <p>Development Proposals should seek to retain, enhance and maintain community facilities that positively contribute to the social wellbeing and culture of the community.</p> <p>Existing community facilities which will be encouraged to be refurbished and improved, subject to other policies in the Neighbourhood Plan, include:</p> <ul style="list-style-type: none"> • The Village Hall • Playing pitches • Bowling club • Toddler Play Area • Teen Play Area • Adult Fitness Area • Kickabout space with picnic benches • Goostrey Country and Leisure retail outlet and café with play area • Lowes farm shop, retail outlets and café • Devere Cranage Estate Hotel and Gym • The Vicarage Pub • Community Orchard • Woodside Golf Course <p>Proposals to enhance existing community facilities or provide new community facilities that benefit the wider community, such as play areas for all ages and abilities, will be supported where they are in accordance with policies EG 2 and REC 5 of the Cheshire East Local Plan, in addition to the other policies within the Neighbourhood Plan.</p> <p>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.</p> <p>In particular, proposals to enhance and improve the village hall will be supported.</p>
Cheshire East Local Plan Strategy (2017)	Policy SC 3 - Health and Well-Being 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.
Cheshire East SADPD (2022)	Policy REC 5 - Community facilities states that development proposals should seek to retain, enhance and maintain community facilities that make a positive

	contribution to the social or cultural life of a community. Proposals for new community facilities will be supported where they are in accordance with policies in the development plan.
Comments	The Neighbourhood Plan is in general conformity with the local plan, reflecting the desire to protect and enhance community facilities, whilst specifically mentioning the village hall, an important community facility within the Parish.
National Planning Policy Framework 2024	The NPPF is clear that in order to provide the social and recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and uses of shared spaces and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, and guard against their unnecessary loss.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy COM2 contributes to the achievement of sustainable development by performing a social role, seeking the retention and improvement of important village assets that are important to the community.

Cranage Neighbourhood Plan Policy	<p>POLICY COM 3 – RURAL ECONOMY</p> <p>Subject to respecting Cranage’s built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be supported –</p> <p>A. The development of new small businesses and the expansion to an appropriate local scale of existing businesses, particularly on brownfield sites. This includes existing rural employers including Massey Feeds, the Devere Cranage Estate, Woodside Golf Course, the Vicarage, Lowes Farm Shop, Goostrey Home and Leisure, Hermitage Turkey Farm and Birtles Equestrian Centre;</p> <p>B. Proposals that promote or provide facilities for home working and businesses operating from home</p> <p>C. The sympathetic conversion of existing buildings for business and enterprise</p> <p>D. The diversification of farms and rural businesses; and</p> <p>E. Agricultural, horticultural and equestrian enterprises</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy EG2 – Rural Economy 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.</p> <p>Policy SE 2 - Efficient Use of Land stresses that the Council will encourage the redevelopment / re-use of previously developed land and buildings.</p> <p>CO1 Sustainable Travel and Transport aims to reduce the need to travel by encouraging more flexible working patterns and home working.</p>
Cheshire East SADPD (2022)	Policy RUR 10 - Employment development in the open countryside states that certain types of small scale employment development may be appropriate to a

	rural area where the nature of the business means that a countryside location is essential and the proposals provide local employment opportunities that support the vitality of rural settlements.
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 2024	Neighbourhood Plan policy COM3 helps deliver the NPPF's aim of supporting a strong, competitive economy. To support a prosperous, rural economy, planning policies and decisions should enable <ul style="list-style-type: none"> 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.

Cranage Neighbourhood Plan Policy	<p>POLICY DES 1 – LANDSCAPE CHARACTER</p> <p>In order to reflect the landscape character of Cranage, the following must be considered in all new development proposals:</p> <p>A. The construction of large scale buildings which would be prominent within the landscape will not be supported, particularly where they would impact on locations in Cranage's landscape character areas which are most sensitive to change, as identified within figure L.</p> <p>B. New agricultural buildings, stables and animal field shelters must be sited in the least obtrusive location and be of a size, scale, design and appearance appropriate to their intended use and the character of the rural area.</p> <p>C. New developments should provide an appropriate level of landscaping which complements and enhances the landscape character area which may be relevant to a proposal as found within figure K. Landscaping should not encroach upon existing wildlife habitats, and new developments should incorporate features beneficial to wildlife.</p> <p>D. Existing landscape features, such as trees, hedgerows, historic field boundaries, water courses, ditches and ponds should be protected, retained and incorporated into the overall design of any development to enhance local biodiversity and preserve the landscape character.</p> <p>E. Development should be bordered by high quality boundary treatments appropriate to its location, relative to the identified landscape character areas</p>
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	<p>within the parish (Figure K). Existing hedgerow boundaries should be protected wherever possible and maintained as a feature of new development.</p> <p>F. Development should not have a significant negative impact upon, nor inappropriately urbanise the rural country lanes. Within this context, inappropriate urbanisation of rural country lanes includes:</p> <ul style="list-style-type: none"> • The intensification of lighting from new development. • Removal of hedging or vegetation • Construction of boundary treatments such as walls
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>Policy SD1 – Sustainable Development in Cheshire East 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>Policy SD2 – Sustainable Development Principles 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>Policy SE4 – The Landscape 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.</p> <p>Policy SE 5 - Trees, Hedgerows and Woodland indicates that development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.</p>
<p>Cheshire East SADPD (2022)</p>	<p>Policy ENV 3- Landscape character highlights that development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area, as described in the Cheshire East Landscape Character Assessment (2018) taking into account any cumulative effects alongside any existing, planned or committed development. In line with LPS Policy SE 4 ‘The landscape’, development that is likely to have an adverse effect on their special qualities, as described in the Cheshire East Local Landscape Designation Review (2018), should be avoided.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to ensure that development is sensitively located and will respect and enhance the landscape character of Cranage.</p>

National Planning Policy Framework 2024	The National Planning Policy Framework (NPPF) requires planning policies and decisions to protect and enhance valued landscapes by recognizing the intrinsic character and beauty of the countryside. It emphasises taking a criteria-based approach, often using landscape character assessments, to ensure developments are sympathetic to local character, setting, and scenic beauty. Relative to this, policy DES1 of the Cranage Neighbourhood Plan seeks to provide a more detailed understanding of the different landscapes which exist within the plan area and provides a criteria based approach in order to ensure that development can come forward in a way which respects, protects and strengthens the different landscape characters identified (figure K). This is considered consistent with the provisions and guidance found within the NPPF.
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 Cranage remains a valued and attractive place to live, work and invest.

Cranage Neighbourhood Plan Policy	<p>POLICY DES2 – DESIGN FOR NEW DEVELOPMENTS</p> <p>The design of all new development proposals within Cranage should respond to the character of the immediate and wider context. Development proposals should respond to and reflect the character of surrounding buildings, landscape, topography and streetscape as part of a holistic and high quality approach to design.</p> <p>As part of this approach, all new development proposals should complement and seek to respond positively to relevant character areas as illustrated within Figure M in the following ways:</p> <ul style="list-style-type: none"> • Within Rural Cranage, all new development proposals should seek to maintain the rural environment by preserving and enhancing the rural characteristics of the Rural Cranage character area. For non-householder applications, a landscape-led approach to design evolution and justification should be demonstrated which incorporates the requirements of policy DES 1. Where a development proposal is located in an area of semi-rural development, particular consideration should be given to the characteristics of built form within that area whilst also ensuring that the relationship and visual transition between the site and wider character area is acceptable in terms of its impact. • All new development proposals within the Northwich Road area should reinforce the pattern and characteristics of built form, namely through plot size, height, scale, mass, roofscape, materials and layout. Development proposals shall integrate green infrastructure by continuing the pattern of tree-lined streets, grass verges and hedgerows. • It should be ensured that any new householder development remains subservient to the existing dwelling and is sited in a way that continues the roof and building lines so as to avoid any negative impact on the street scene. Projection beyond existing building lines will not be supported as this risks causing a negative impact on the balance of the street scene.
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	<p>Further characteristics of the character areas are identified within the Cranage Character Study. Development proposals must demonstrate an awareness and consideration of this document, specifically with regards to reflecting the different characteristics which are found to be prominent in each area in the design of new proposals.</p> <p>More generally, all development proposed should also be in accordance with the following key principles of high quality design in Cranage:</p> <ul style="list-style-type: none"> • All householder developments should seek to retain and continue any vernacular details, particularly where they contribute towards the character of the area or building details. Details such as original brickwork, chimneys (including stacks and pots), fascias or leadwork, verge details, window heads, sills and jambs should be continued in new developments. • Development in the open countryside should provide a sympathetic visual transition between the built environment and the countryside. In particularly rural areas, this should extend to consideration of appropriate lighting strategies to avoid unnecessary light pollution.
Cheshire East Local Plan Strategy (2017)	<p>Policy SE2 – Efficient Use of Land 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>Policy SE1 – Design 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>
Cheshire East SADPD (2022)	<p>Policy GEN 1 - Design principles highlights that development proposals should create high quality, beautiful and sustainable buildings and places, avoiding the imposition of standardised and/or generic design solutions where they do not establish and/or maintain a strong sense of quality and place.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage sustainable, good design and ensuring that development will respect and enhance the character and environment of Cranage.</p>
National Planning Policy Framework 2024	<p>The NPPF highlights that neighbourhood planning groups 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. 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.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy DES2 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 Cranage remains a valued and attractive place to live, work and invest.</p>

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 Cranage SEA Screening Assessment, attached separately

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 Cranage SEA Screening Assessment, attached separately.

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/cranage-neighbourhood-plan.aspx>

The Cranage Neighbourhood Plan is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and local level strategic planning policies, which are both compatible with the Convention. In accordance with established process, the Plan has been produced in full consultation with the local community and it is subject to independent examination. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and local levels.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ("The Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual. Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely: Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status."

The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

4.5 BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS

There are no other prescribed matters.

APPENDIX 1 – NOTICE OF DESIGNATION



Notice of Designation of Cranage Neighbourhood Area

Name of Designated Neighbourhood Area: Cranage Neighbourhood Area

Name of Relevant Body: Cranage Parish Council

Date of Decision: 03.07.2018

Decision:

Notice is hereby given that Cranage Neighbourhood Area is designated as applied for by Cranage 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