

Brereton Neighbourhood Plan Review:

Modification Statement

Date: 29 September 2026

Purpose: To set out the nature and details of the modifications that have been made to the Brereton Neighbourhood Plan in line with the requirements set out within The Neighbourhood Planning (General) Regulations 2012.

Introduction

1. In April 2025, the Brereton Parish Council determined to review its 'made' neighbourhood plan – the Brereton Neighbourhood Plan (BNP). This was for several reasons:
 - That the plan was no longer consistent, and was often repetitive with more recently adopted local development plan policy, specifically the Cheshire East Site Allocations and Development Policies Document (SADPD); and
 - That the policies within the plan were no longer consistent with national policy, specifically as set out within the National Planning Policy Framework (NPPF); and
 - As a result of the above, both decision takers, applicants and the community were unable to adequately use the document – often citing it as being out-of-date.
2. To address these concerns, the Parish Council, including selected members of the community, sought to amend the plan. Full details of the specific changes that have been made are included in annex 1 and 2 of this statement. These include:
 - Annex 1 – dated February 2026: Which is a 'track changed' document that shows how the policies within the 'made' BNP were either removed, amalgamated or amended as part of the initial review by the group and were subject to consultation under the requirements of regulation 14 of the Neighbourhood Regulations (From February 2025 onwards). As part of this document, a justification for the changes is provided as a bulleted list prior to the policy.
 - Annex 2 – dated May 2026: Which is a 'track changed' document that shows how the draft policies were then further amended and adopted following consultation responses. The document includes notes demonstrating the rationale for these changes based on the consultation responses.
3. As part of the process, a number of policies were removed or amalgamated since their content was simply a repeat of the SADPD or national policy. Annex 1 also includes a colour coded table that provides a list of the original policies within the 'made' BNP, and the status of the policy within the new plan.
4. The plan was submitted to Cheshire East Council on 9 July 2026.



Regulatory requirements

5. Section 15(f) of The Neighbourhood Planning (General) Regulations 2012 sets out that:
“in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.”
6. Paragraph 41-106-20190509 of the Planning Practice Guidance (PPG), sets out that in providing this information there are three types of modification that can be made, which include:
 - Minor (non-material) modifications
 - Material modifications which do not change the nature of the plan
 - Material modifications which do change the nature of the plan
7. Full details of what constitute each is set out within the PPG. This statement sets out on a policy-by-policy basis how the modifications made to the policies within the BNP fall into these categories. In the paragraphs below, this ‘type’ of modification is underlined for ease of reference.
8. It is important to note that to avoid confusion the policies were given new alpha numerical identifiers to clearly distinguish between the ‘new’ and the ‘old’ policies. This change is clearly indicated in annex 1 and 2. The statement first references the original policy numbers in turn, with new numbers shown in brackets.
9. Collectively it is determined that the changes and modifications to the plan can either be described as minor (non-material) modifications, or where they are material, the nature of the change is designed to avoid any change in the nature of the original policy.

Housing Policies

10. **HOU01 (HOU01)** – The policy is changed to ensure consistency with the SADPD and removal of one area of ‘infill boundary’ as this was not within the local plan. Whilst this is a material modification it does not change the nature of this policy or what it is seeking to achieve. As it still identifies locations for new housing in line with national and local plan policies.
11. **HOU02 (HOU02)** – The policy simply is amended to cross reference matters within the SADPD policies and to aid clarity for decision takers. The changes are considered to be minor and not materially change the nature of the policy.
12. **HOU03** – This policy is removed as it was covered by local plan policies.

13. **HOU04 (HOU03)** – Changes have been made to this policy to allow for cross reference to Local Plan policies in the SADPD. A removal of one of the restrictions on the scale is also made. The changes are considered to be minor and not materially change the nature of the policy.
14. **HOU05** – This policy has been removed, although it was originally retained prior to regulation 14. Feedback from CEC considered that it simply repeated / cause confusion with the implementation of policies within the Local Plan.
15. **HOU06 (HOU04)** – This policy is retained much as it was, however changes now allow cross-reference to policies within the SADPD, and improves the reference to a focus on sustainable modes of transport sought by national policy. It also brings together some aspects of the environmental policies that were retained as other policies were removed. Whilst these changes collectively mean that there has been a material change, it has not changed the nature of this policy.
16. **HOU07** – This policy is removed as it was covered by local plan policies with a small element amalgamated with new policy HOU06.
17. **HOU08 (HOU05)** – There is a minor change to this policy which is a response to a request from Cheshire East. This is considered to be a minor non-material change.
18. **HOU09 (HOU06)** – No change to this policy beyond a renumbering.
19. **HOU10 (HOU07)** – This policy has been overhauled to reflect a new character study that was prepared for the parish by volunteers. The nature of this policy always sought to ensure that local character is reflected in new housing design and that remains the same but is brought up to date in in line with guidance in the national design guide and NPPF. Other changes have included the bringing together of matters of design and character from elsewhere in the plan to create a more useable policy. Whilst these changes are material and appear significant in scale they are not considered to have changed the nature of the plan. This is consistent with guidance on this specific matter within the PPG paragraph 41-106-20190509.

Community Policies

20. **COM1 & COM2 (COMMUN01)** – These two policies were amalgamated as a good deal of both policies were repeating policies within the Local Plan (specifically the SADPD. Other changes were made to ensure that they could read effectively as one policy and ensure cross reference to wider planning policy. Whilst the changes seem significant, the changes were not material and the nature of policies COM1 and COM2 has been retained.
21. **COM3 (COMMUN02)** – Limited changes have been made to this policy to provide clarity to decision makers at the request of CEC. These changes are considered to be minor and non-material.

22. **COM4 (COMMUN03)** - This policy was original sought to be retained and unchanged, however CEC again requested feedback to aid any decision maker in implementing the policy objectives. These changes are minor and non-material.
23. **COM05 (COMMUN04)** – The policy has been amended to remove reference to a policy allocation for new allotments or car parking as this was no longer required. Whilst this is material it does not change the nature of the plan or this policy.

Economy policies

24. **BUS01 (ECON01)** – Some minor changes have been made to this policy to cross reference relevant policies within the Local Plan. CEC have also requested some additional information for decision makers on weighting of these matters in decisions. This is a material change but does not change the nature of the policy.

Environment Policies

25. **ENV01 & ENV02** – Both policies were originally combined given that a significant element of both were in the SADPD, and then following regulation 14 feedback from CEC was taken on board and both policies have been removed from the plan.
26. **ENV03 (ENVIR01)** - The amendment to this policy varied over the review of the plan to include new reference to CWT work (which was eventually dropped and used only as an evidence base), but now includes a reference to the nature recovery strategy in order to bring the plan in line with plan making legislation and decision-making hierarchies. This is a material change but does not change the nature of the plan or the policy.
27. **ENV04 (ENVIR02)** – The changes here mainly focused on ensuring that the policy tied into the legislative requirements for BNG. Whilst these changes are material, they do not change the nature of the policy, just ensuring that the implementation of the plan can be effectively enforced.
28. **ENV05 (ENVIR03)** – Minor changes are made to this policy to tie it effectively to the Local Plan and evidence base work on landscape strategy at the advice of CEC and to include some elements of policies ENV07, 08 and 09 on heritage since the bulk of these policies are removed. This is considered to be collectively a material change but is still in line with the overall nature of the neighbourhood plan.
29. **ENV06, ENV07, ENV08 and ENV09** – All of these policies have been removed having been replaced in whole or in part by policies within the SADPD or no longer being considered to be consistent with guidance within the NPPF.
30. **ENV10 (ENVIR04)** – This policy is retained with some minor wording changes which are designed to reflect the language and decision making process that is reflective of policy RUR5 of the SADPD. This is considered to be a minor, non-material change.

Transport Policies

31. **TRA01 and TRA02 (TRANS01)** – These two policies were amalgamated given that some elements of the policies were now included in Local Plan policies. Some other minor changes to the plan were designed to respond to consultee feedback. Whilst these changes are material, they are not considered to change the nature of the plan.
32. **TRA03 (TRANS02)** – Policy is retained as worded excepting some changes to policy references and numbering. This is a minor, non-material change.

Brereton Neighbourhood Plan Review – Tracked Changes Document

This document provides details of the text changes which are proposed to the policies within the Neighbourhood Plan. Where possible this has been undertaken in a tracked-change format, although there are instances whereby policies have been fundamentally reworked such is the level of change necessary. Where relevant, this is clearly indicated within text above the policy.

To assist in understanding changes made to the Neighbourhood Plan, the table below indicates the status of original policies within the new plan, specifically regarding whether they have been removed, retained or combined with another policy.

List of original plan policies and their status	Status
HOU1 - Settlement Boundary	Revised - <i>although revised and renamed</i>
HOU2 - Exceptions to new housing development	Retained
HOU3 - Replacement of existing dwellings	Removed
HOU4 - Self-Build Schemes	Retained - <i>with minor renaming</i>
HOU05 - Provision of Open Space in New Housing Development	Retained
HOU06 - Preservation of existing open spaces	Retained
HOU07 - Provision of building line in new housing development	Removed - integrated into new design policy (HOU08)
HOU08 - Housing Mix	Retained
HOU09 - Housing for Local People	Retained
HOU10 - The Layout and Design of New Homes	Retained - integrated into new design policy (HOU08)
DEFINITION OF LOCAL HOUSING CONNECTIONS	Retained
COM01 - New Community Hub Site Planning	Combined with COM02 to make COMMUN 01
COM02 - New Community Hub Possible Uses	Combined with COM01 to make COMMUN 01
COM03 - Existing Community Facilities	Retained
COM04 - Provision of New Community Facilities	Retained
COM05 - Provision of allotments and additional car parking	Retained
Policy BUS01 - Rural Economy	Retained
Policy ENV01 - The landscape vision and development	Combined with ENV02 to make ENVIR 01
Policy ENV02 - Open Landscape Views	Combined with ENV01 to make ENVIR 01
Policy ENV03 - Nature Conservation	Retained
Policy ENV04 - Biodiversity and Geodiversity	Retained
Policy ENV05 - Development and Landscape	Retained
Policy ENV06 - Recreational Facilities	Removed - <i>Paragraphs 2 and 3 to be integrated into policy HOU05</i>
Policy ENV07 - Listed Building Improvements and Enhancements	Combined into ENVIR 05
Policy ENV08 - Listed Buildings Change of Use	Combined into ENVIR 05
Policy ENV09 - Heritage Assets and Their Setting	Combined into ENVIR 05
Policy ENV10 - Conservation and Sustainable Management of Soils	Retained
Policy TRA01 - Transport Implications of New Development	Combined into TRANS 01
Policy TRA02 - Improvements to local sustainable forms of transport	Combined into TRANS 01
Policy TRA03 - Community Infrastructure	Retained

Housing Development

Objective

- **No changes proposed.**

“Deliver a sensitive housing strategy tailored to Brereton’s needs, protecting the landscape and in keeping with the distinctive character of the area.

There is a need for housing development in Brereton Parish to meet the needs of population growth; the reduction in average household size; the housing needs of all of the people of Brereton including the young, the elderly and those on low incomes.

However, there is the right of the people who live in Brereton Parish to continue to enjoy the distinctive local surroundings and the valuable rural aspects of our area. There are also the rights of the people from surrounding areas who visit Brereton Parish for its recreational resources and to enjoy the intrinsic beauty of the Brereton countryside. In addition, Brereton Parish is a significant producer of food for the nation, especially dairy products.

The policies on housing development seek to balance the aspects of social, economic and environmental dimensions of sustainable development in order to have the necessary housing development and to keep the parish vibrant and economically successful. At the same time the policies seek to retain the rural nature of the area, its intrinsic beauty and distinctive character, its recreational resources and its food production.

Policy HOU5 01 – Settlement ~~Boundary~~ and Infill Boundaries within Brereton

- **Policy amended to remove reference to Brereton Heath boundary and clarify the Brereton Green boundary as an infill boundary**
- **Reference added to section of Holmes Chapel settlement now falling within the NP area**

1. ~~Brereton Green is identified as an ‘infill village’ within the Open Countryside. Within this infill village boundary (identified within map 1), new developments which demonstrate compliance with policy PG 10 of the Site Allocations and Development Policies Document (SADPD) may be permitted. Brereton Heath and Brereton Green are identified as settlements lying within the open countryside and are identified by a settlement boundary on the inset maps within Appendix C of the Plan (key map G20a and key map G20b).~~
2. ~~A small extent of the settlement of Holmes Chapel (including its associated settlement boundary) is also contained within the plan area (identified within map 2). Within the boundary of the defined settlements ~~so defined~~, new housing development may be permitted where it is appropriate to the character of the area and accords with ~~other the relevant~~ policies of the ~~Plan and the Cheshire East Local Plan~~ development plan, including policy PG 9 of the Site Allocations and Development Policies Document (SADPD).~~
3. ~~In all other areas of the Parish not defined as lying within ~~either the Holmes Chapel settlement or Brereton Green infill village~~ these settlement boundaries, no development will be permitted other than in accordance with the policies in this Plan and the Cheshire East Local Plan.~~
4. ~~The settlement boundary of Brereton Heath lies less than 700m from Bagmere SSSI (Midlands Meres and Mosses Phase 1 Ramsar) and that settlement is within the water catchment for the site. Listed or proposed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the NPPF applies the same protection measures as those in place for European sites. Any development proposals in Brereton Heath will~~

Policy HOU~~S~~ 02 – Exceptions to New Housing Development

- **Minor amendments made in order to tie the policy into more recently adopted local planning policy.**

1. Beyond the settlement ~~and infill~~ boundaries ~~identified in this Plan~~ which exist within the plan area, the following types of housing development may ~~also~~ be considered acceptable as exceptions to Policy HOU~~S~~ 01:
 - A. The redevelopment of previously developed land and buildings (subject to appropriate environmental safeguards and mitigation);
 - B. Conversion of existing buildings (subject to ~~accordance with criteria ii. of policy PG 6 - Open Countryside of the Cheshire East Local Plan Strategy and policy RUR 14 of the Cheshire East SADP~~the preservation of the surrounding countryside);
 - C. Affordable housing schemes for local needs which meet the criteria for ~~Local Plan~~ rural exception sites ~~as detailed within policy SC 6 of the Cheshire East Local Plan Strategy; or~~
 - D. Self-Build Schemes according to Policy HOU~~S~~ 04.
2. The development of an exception site shall comprise of a small scheme, which must be appropriate in scale, design and character to the locality.

Policy HOU3 034 – Self-Build Schemes

- **Minor amendments made to the policy to incorporate new policy context.**
- **Change also to be made to the justification to refer to the self-build and custom housebuilding act.**

1. Applications for self-build or custom-build schemes within Brereton Parish will be supported where:
 - A. the location and proposed nature of the scheme are both sympathetic to the character of the open countryside and would have minimal visual and environmental impact; ~~and~~
 - B. the site immediately adjoins a settlement ~~or infill~~ boundary as shown on ~~key maps C20a and C20b map 1 or 2~~ or the site would represent infill development (~~as defined within policy PG 10 of the Cheshire East SADPD as 'the filling of a small gap with one or two dwellings in an otherwise substantially built-up frontage'~~); ~~or~~
 - C. the development would be on land within the confines of a farm complex which is no longer in use for agricultural purposes and in association with the re-use of existing buildings, on land which:
 - i. is hard-surfaced; ~~or;~~
 - ii. is occupied by agricultural buildings which are not capable of re-use without extensive re-building; ~~or; or~~
 - iii. has previously been occupied by agricultural buildings.
2. Dwellings can only be built by those acting on behalf of individuals or a community group of individuals. No single individual or group will be granted planning permission for more than one dwelling in any one scheme.
3. ~~New~~ All new houses will need to conform to the quality standards set out in this plan and wider planning guidance.
4. Planning applications for the erection of self-build dwellings on exception sites as defined in Policy HOU3 02 shall be accompanied by evidence of the local housing connection(s) of the applicant(s) with Brereton Parish as defined in this plan. Planning permission for self-build dwellings on exception sites will be granted only where such a connection has been demonstrated. In addition, planning permission will be granted provided that an obligation is concluded under s106 of the Town and Country Planning Act 1990 in which the applicant(s) undertake(s) to commence construction of the dwelling within two years of the grant of a full permission or of the final approval of reserved matters submitted in accordance with an outline permission. The applicant(s) shall also undertake to occupy the dwelling upon completion.
- ~~4.5.~~ All other development of sufficient size shall also ensure compliance with policy HOU3 of the Cheshire East SADPD.

Policy HOUS 045 – Provision of open space in new housing development

- **Further amendment to refer to new design guidance.**

1. In new housing development, provision shall be made for both informal and formal play an amenity open space that is safe, conveniently located and safeguards existing residential amenities of adjacent properties.
2. The extent, quality, design and location of such provision should be in accordance with the relevant standards of Cheshire East Council as may be set from time to time [in addition to those found within the National Design Guide and National Model Design Code](#).

Policy HOU S 056 – Preservation of existing open spaces and recreational facilities

- **Integration of paragraphs 2 and 3 of ENV 06.**
- **Amendment to justification to acknowledge that the A-C criteria is the same as that found within CEC policy but has been intentionally retained.**

~~1. Areas of land in recreational use and open space to which there is a right of public access, as shown on Key Map G213, will be protected from development in accordance with policy REC 1 of the Cheshire East Site Allocations and Development Policies Document, which would result in the loss of that amenity unless:~~

~~2.~~

~~3. An assessment has been undertaken which has clearly shown the open space, or land, to be surplus to requirements, or~~

~~4. 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~~

~~5. The development is for alternative sports and recreation provision, the needs for which clearly outweigh the losses~~

6.1. A buffer zone between existing development and any new housing development scheme (excluding infill or single house plots) will be identified in planning applications and be protected from development. The size and nature of the buffer zone will vary according to the characteristics of the site. The application shall safeguard and, where possible, enhance any existing natural features (such as field boundaries). The buffer created should be designed to make a positive contribution to the visual amenity of the area, including by landscaping and, where possible, provide an outdoor space for active uses.

2. Development proposals should respect their setting, including the effect they may have on the openness of the countryside and any important vistas which may be afforded across the site in its existing state. In this regard, the Landscape Character Assessment for Brereton (ref.SD/C16) will be used to assess development schemes coming forward.

3. Improvements to the existing provision for recreational walking, cycling and appreciation of nature will also be sought. New provision should complement existing provision and if possible also link communities with local facilities and services.

7.4. Continued improvements to the educational resources at Brereton Heath Local Nature Reserve will be supported.

Policy HOUS 068 – Housing Mix

- **Minor amendment made in order to identify the definition of ‘smaller unit’.**

1. Housing development should provide a mix of dwellings to meet locally generated needs of Brereton Parish, particularly those arising from persons who live locally or have a strong connection to Brereton.
2. Dwelling size, type of dwelling, affordability, tenure, density, special needs, appearance, garden space and size are factors which should all be addressed in planning applications. New housing should be designed to take account of this housing mix and for each new dwelling to contribute in some manner to improving the quality of local life. This will be assessed against the following criteria:
 - A. the degree to which the design reflects the local vernacular architecture;
 - B. whether the scheme is sufficiently flexible to cope with changes over the plan period;
 - C. the extent to which the proposal would meet local housing needs, such as those wishing to build their own homes, meeting the needs of elderly people, those with disabilities or single persons; and
 - D. the inclusion of energy efficiency measures to meet the challenge of climate change.
3. Any housing scheme of two or more units should include at least one smaller unit (with a maximum of two bedrooms) designed to meet locally arising needs, including from newly formed households, elderly households and for single persons.

Policy HOUS 079 – Housing for Local People

- **Proposed for retention without any alteration.**

1. For any housing developments resulting in a net increase of 10 or more dwellings units, 10% of all units shall be restricted to sale for those with a local connection to Brereton Parish. This requirement will be included in a legal agreement with Cheshire East Council under Section 106 of the Town and Country Planning Act (1990).
2. This requirement can be waived by Cheshire East Council if there is a lack of local need, which is demonstrated if the property remains unsold after a period of at least 9 months.
3. The criteria for a local connection are set out in the definition at the end of this section.

Policy HOU S 0810 – ~~The layout and design of new housing~~ Design Principles for Brereton

- Policy redrafted to integrate new work to understand the character of ‘Brereton Heath’, ‘Brereton Green’ and ‘Brereton Rural’.
- Existing contents of HOU 10 re-integrated into new structure.
- Existing contents of HOU 07 integrated into policy.

1. The design of all new development proposals in Brereton should respond to its immediate and wider context, demonstrating an awareness of surrounding buildings, landscape, topography and streetscape as part of a holistic approach to design.
2. Three character areas have been identified within the neighbourhood plan area as illustrated within Map 4. All new development proposals should complement and seek to respond positively to the existing qualities and characteristics of each area defined in appendix 4, summarised as follows:
 - Within the **Brereton Green** and **Brereton Heath** character areas, development should reinforce the pattern and characteristics of built form, namely through plot size, height, scale, massing, roofscape, materials and layout. For housing developments, proposals will be expected to be sympathetic to the rural street scene and any existing road frontage or building line.
 - Within **Brereton Heath**, particular consideration should be had to the impacts of development upon the Brereton Heath Local Nature Reserve.
 - Within **rural Brereton**, particular regard will be had to the impacts of all development on the wider landscape as defined within the landscape character assessment (assessed through policy **ENVIR 01x**) in order to ensure a visual transition between a site and the surrounding countryside. Developments should also consider the use of prevalent materials including red brick and natural slate.
3. Any proposals to build new houses adjacent to the main roads in the parish will provide for a minimum 10 metres gap alongside the road carriageway. This gap should protect the openness of the countryside and promote travel by walking and cycling along the roadside either adjacent to the carriageway or adjacent to any hedge or wall.
4. All proposals for new housing will also be expected to achieve high environmental and energy standards and be designed to comply with Building for Life principles.

Definition of local housing connections

- **Definition remains appropriate and should be retained without amendment.**

1. Local housing connections are defined for prospective self-build and open market housing schemes in accordance with policies ~~HOU04-HOUS03~~ and ~~HOU09-HOUS07~~ above.
2. For the purposes of this Neighbourhood Plan, a local housing connection is classed as being either of a residency or employment nature.
3. Residency qualification is defined as any individual who satisfies any of the following criteria:
 - A. Has been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 12 months at the time of application, or
 - B. Has been resident in Brereton or an immediately adjoining rural* parish for 3 out of the previous 5 years at the time of the application, or
 - C. Has close family (Defined as mother, father, sister, brother, adult children or grandparent) who have been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 5 years and continue to be so resident at the time of application.
4. Employment qualification is defined as any individual, or his/her partner, who is in employment locally, and satisfies all the following criteria:
 - A. The office or business establishment at which a person is based or from where their work is managed lies within Brereton or an immediately adjoining rural* parish, and
 - B. Is in paid employment, and
 - C. Works a minimum average of 16 hours per week on a regular basis, and
 - D. Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment, and
 - E. Has a permanent or fixed-term contract or is self-employed.

* Rural parish excludes Sandbach and Holmes Chapel

Community Facilities

Objective

- **No changes proposed.**

Provide and improve local facilities to meet local demand.

Future development needs to strengthen the community and contribute to the additional facilities and services the community requires.

The policies on Community Facilities seek to meet the social needs for better community facilities while allowing uses of these facilities which aim to boost the local economy where possible and while protecting the rural character and environment of the parish.

COMMUN 01 (Aspiration) – ~~New Community Hub Site Planning~~ A new community hub for Brereton

- **New aspiration combines policies COM01 and COM02 of the original plan in the interests of conciseness. No other changes are proposed.**

1. ~~The Parish Council will continue to seek the delivery of a~~ A new community ~~building hub is proposed as a hub~~ to meet local community needs for Brereton Parish ~~throughout the plan period, to be delivered either through the re-use of an existing building within the parish or through the delivery of a new building. In the event that this is delivered through a new building, the Parish Council will seek to ensure the following: Any application for a new community centre should comply with the following:~~
 - A. The scale and location should be well-related to the catchment area of the parish in order to satisfy the needs of the local population;
 - B. The proposed building should be in keeping with the open rural character of Brereton;
 - C. The development should not cause harm to the character or amenity of adjacent uses and properties;
 - D. The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided in accordance with the appropriate Cheshire East Council standards;
 - E. The development will not adversely affect either directly or indirectly areas of nature conservation, geological or landscape interest; and
 - F. The development accords with policies of the Neighbourhood Plan and Local Plan.
2. ~~Uses to be accommodated within the community hub include those which aim to boost the local economy of this rural area by the provision of local workspace, community services and local facilities~~
3. ~~Appropriate facilities could include: reception facilities, IT suites and services, business facilities, meeting and consultation rooms, flexible spaces for community events and local activities and car parking.~~

COMMUN 023 – Existing Community Facilities

- **No changes proposed.**

1. The Existing Community Facilities (ref. SD/C22) within Brereton Parish are identified in **Key-Map C225**. These are important resources for the local community and should be retained for the benefit of those groups, organisations and the wider community which use them.
2. Support will be given to proposals which would assist in the retention and improvement of existing facilities.
3. Planning applications for land or buildings adjacent to community facilities will be expected to respect the continued retention of the community use and to integrate, support and/or strengthen the existing community resource base of the parish.
4. Proposals involving the loss of a community facility will be resisted unless each is to be replaced by a new and improved facility in a location approved by the local community.
5. The loss of any building or site identified as an Asset of Community Value will be given significant weight as a material consideration in the determination of any planning application affecting that asset.

COMMUN 034 – Provision of New Community Facilities

- **Retain policy as currently worded.**

1. Planning permission can normally be granted for new community facilities which meet the needs of the local community provided that:
 - A. The application is accompanied by evidence of the local need for the facility
 - B. No problems with regard to matters of highway safety are identified
 - C. The scale and location should be well related to the catchment area of the parish in order to satisfy the needs of the local population
 - D. The proposed building should be in keeping with the open rural character of Brereton
 - E. The development should not cause harm to the character or amenity of adjacent uses and properties
 - F. The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided on site in accordance with the appropriate Cheshire East Council standards
 - G. The development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest
 - H. The development accords with policies of the Neighbourhood Plan and Local Plan.

COM~~M~~ 045 – Provision of Allotments and Additional Car Parking

- **Retain policy as currently worded.**

1. Support will be given for the provision of allotments to serve local needs, and car parking to serve local visitor attraction and countryside facilities.
2. Areas of search for additional facilities will be identified in consultation with local partners and landowners. Any site-specific proposals will be expected to comply with the criteria set out for other new community facilities in Policy COM~~MUN~~ 0403.

Business and Economic Activity

Objective

- **No changes proposed.**

Strengthen and support local economic activity.

Changes in the agricultural industry are reducing employment opportunities for the people of Brereton Parish. Young people are forced to seek employment outside the parish and to move away. The majority of people in employment travel out of the parish to work.

Economic activity and employment in Brereton Parish needs to be encouraged so as to increase the number of people who live and work in the parish, particularly young people.

The policy on business and economic activity seeks to meet the needs of the local economy whilst protecting local facilities from inappropriate development and supporting social and community-led enterprises with a social and/or environmental purpose.

BUS01-ECON01 – Rural Economy

- **Addition of reference to policy EG 2 of the CELPS as a relevant policy which has been adopted since the adoption of the original NP.**
- **Minor amendment to refer to PG6 of the CELPS, rather than PG5 as is currently the case.**

1. Planning permission will not be granted for development which would be seriously detrimental to the continued operation of any local businesses, including visitor attractions and countryside facilities.
2. This plan seeks to help local businesses stay viable and encourages those which foster the retention of local employment opportunities. Planning permission will be granted for:
 - A. schemes of agricultural diversification which would increase local employment opportunities;
 - B. the development of rural tourism particularly those businesses which would complement existing tourism related uses;
 - C. the re-use sympathetic extension of redundant agricultural or other buildings for business or visitor attraction purposes;
 - D. social and community-led enterprises with a social and/or environmental purpose which involves the local community; and
 - ~~D.E.~~ Any other proposal which can demonstrate compliance with policy EG 2 of the Cheshire East Local Plan Strategy (CELPS):
3. ~~Subject to location, development proposals would~~ **will also be** required to satisfy the criteria for development in the Open Countryside ~~PG5~~ as set out **within policy PG 6 of the** Cheshire East Local Plan Strategy (ref. SD/B01).

Protect the Rural Environment

Objective

- **No changes proposed.**

Protect green space, the environment and the landscape; support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport.

The existing rural environment is the most valued aspect for those living and visiting the parish. The active and productive use of the farmland is of value to the wider community. The demand to access the parish's rural tranquility will increase in an urbanising world.

Nationally, environmental biodiversity is under extreme pressure. Areas which retain a rich variety of flora and fauna and provide good access for the wider population will be increasingly valued. Future development must not detract from the rural character of the parish and must assist in providing improved access.

The policies on protecting the rural environment seek to protect the valuable landscape, views, biodiversity, geodiversity, nature conservation features, recreational facilities and heritage of Brereton that are so valued by both those who live in Brereton and those who come into the parish to use its facilities. It is recognised that change must continue to take place but it must be managed so as to keep the area vibrant but to also protect these values aspects of the rural environment.

Policy ENVIR 01 – ~~The landscape vision and development~~ Brereton's Landscape Character

- **Original policy combined with policy ENV02.**

1. The Brereton area affords many views across the Cheshire Plain towards the Peak District lying within Cheshire and Staffordshire Peak ridgeline. Open views across the landscape should be protected and enhanced, particularly including views in an easterly direction towards the Peak District National Park. The impact of development on the openness of any aspect of the countryside will be assessed against the Landscape Character Assessment for Brereton (ref. SD/C16).

4. The Dane Valley River Corridor is identified as an ~~One~~ area of High Landscape Value within the Landscape Character Assessment for Brereton, as is defined on Key Map ~~G236~~. Within this area, development which would damage the open or other landscape character or features so defined will not be permitted. The key attributes of ~~these are~~ this area is set out within in the Landscape Character Assessment for Brereton (ref. SD/C16).

Policy ENVIR 023 – Nature Conservation

- **Paragraph added to reference the Cheshire Wildlife Trust work.**
- **Add Cheshire Wildlife Trust maps to Neighbourhood Plan**
- **Policy otherwise remains as existing.**

1. All proposals for non-householder development should provide evidence as part of an application package which demonstrates an awareness of a site's relationship with (and proximity to) areas of medium and high habitat distinctiveness, wildlife stepping stones and the wildlife corridor within Brereton, as identified within maps 7 and 8. Relevant proposals should also demonstrate how they assist with the delivery of the recommendations for Brereton's Nature Recovery Network, as identified within the Natural Environment Report for Brereton's Nature Recovery Partnership.

1.2. Some areas of the parish are recognised as being of high nature conservation value at European, National and Cheshire East wide level (as shown on ~~Key Map C269~~). Development which would damage the biodiversity or nature conservation features so defined will not be permitted. The key attributes of these are set out in the Landscape Character Assessment for Brereton (ref. SD/C16)

2.3. A Biological Impact Assessment shall be submitted with any planning application for development adjacent to or within the proximity of any site of high nature conservation value. Development adjacent to or within the proximity of the Bagmere SSSI (Midlands Meres and Mosses Phase 1 Ramsar) will not be permitted unless it is demonstrated by the submitted assessment that the potential hydrological impacts of the proposal in terms of water quality and supply can be avoided or adequately mitigated, with any foul water and effluent discharges made to a main sewer.

3.4. For any type of development adjacent to or within proximity of the Bagmere SSSI, development will not normally be permitted if the site is not connected to a mains sewer as foul water and effluent discharges would particularly be damaging to this site.

ENVIR 034 – Biodiversity and Geodiversity in Brereton

- **New paragraph added in order to re-iterate the need for biodiversity net gain, including the preference for any off-site delivery to remain contained within the parish.**
- **Name of the policy changed as to differentiate it from the CEC policy of the same title.**

1. The conservation, management and enhancement of local features of interest for their biodiversity and geodiversity will be supported and encouraged. These include:

- Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution
- Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate
- Promotion of the nature conservation and ecological value of the Dane Valley and respect for its enclosed nature
- Retention of historic field patterns wherever possible including any areas of new development
- Retention and enhancement of the character of estate parkland at Brereton Hall and Davenport Hall, which forms a distinctive existing feature of the Cheshire Plain at this point
- Management of woodland tracts to prevent deterioration
- Incorporation and maintenance of hedgerows and lowland grassland margins
- Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured
- Promotion of geodiversity and biodiversity interests for the former sand extraction sites such as Brereton Heath Local Nature Reserve
- Creation of Wildlife Corridors between existing sites of biodiversity such as Croco Valley, Bagmere and Brereton Heath Local Nature Reserve to enhance their individual status
- Support for other initiatives which assist in linking biodiversity sites such as land management
- Protection and enhancement of surface and ground water quality to comply with the Water Framework Directive (SD/A15) in ensuring that development does not cause deterioration in the status of inland waters
- The potential impacts on any protected species of any development proposal should be taken into account in developer formulation of proposals and advice sought from Natural England and Cheshire East Council.

2. As mandated by Schedule 7A of the Town and Country Planning Act 1990, all development within the Brereton Parish shall deliver a Biodiversity Net Gain to a minimum increase of 10% unless it can be demonstrated that the proposal benefits from an identified exemption. It is expected that all new habitats provided to meet this requirement will be delivered on-site wherever possible.

2.3. In the event that evidence identifies on-site Biodiversity Net Gain delivery as not possible, off-site delivery elsewhere within the Brereton Parish will be sought. In the event that a development proposal seeks to deliver off-site enhancements outside of the Parish, evidence will be required in order to demonstrate that it is not possible to deliver off-site biodiversity enhancements at another location within the Parish.

ENVIR 05-04 – Development, ~~and~~ Landscape and Heritage

- **Policy to be retained in its current form – wording added to signpost to Cheshire East policies on heritage matters.**

1. Development should respect the vernacular architecture of the Cheshire Plain through the use of appropriate materials (such as Cheshire red brick and Cheshire style black and white metal estate railings for boundary and frontage treatments).
 2. Development should reflect the distinctive local settlement pattern of the Parish by complementing the existing pattern of ribbon development at Brereton Green and Brereton Heath and avoiding the use of cul-de-sacs.
 3. Development should provide high-quality design solutions which reflect the range of local building materials and details characteristic of the rural locality. Design should provide for some variation yet create improvements which respect the character of the area.
 4. Development should respect the existing rural open views across the Cheshire Plain which contribute significantly to the local character. These open views should also be protected from unsympathetic development.
 5. Development should enable sympathetic alterations to existing buildings to facilitate proposed changes of use so as to allow future occupiers the benefit of rural views across the landscape, whilst protecting privacy of any adjacent properties.
- 5.6. Development proposals relating to designated heritage assets within the plan area shall be determined in accordance with policy SE 7 and the HER policies of the SADPD.

Policy ENVIR 0549 – Conservation and Sustainable Management of Soils

- **Retain policy as currently worded.**

1. Proposals for land use change in the rural environment shall take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide. The permanency of the impact on soils shall be an important consideration. Planning decisions should take into account the need to:
 - A. Safeguard the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future
 - B. Avoid development that would disturb or damage other soils of high environmental value (eg. wetland and other specific soils contributing to ecological connectivity, carbon stores such as peatlands etc) and, where development is proposed
 - C. Ensure soil resources are conserved and managed in a sustainable way.

Transport and Infrastructure

Objective

- One wording amendment proposed.

Seek ongoing improvements to transport, digital connectivity and utility services.

Brereton Parish has poor access between its settlements. Increased traffic volume, size and unacceptable high speed in the narrow lanes and settlements are of major concern. The lanes and verges are poorly maintained. Connections between the settlements of Brereton Parish need to be improved and measures encouraged to improve traffic safety for all road users with lower speed limits, traffic calming, improvement and maintenance of verges.

The policies on transport and infrastructure seek to promote the use of sustainable forms of transport which will benefit the environment and the health of the community. They also seek to increase the safety of all road users.

Initiatives to address digital connectivity in Brereton are already well advanced through the Connecting Cheshire programme, and **therefore** no policies are proposed in this plan.

No specific policies are being proposed in this Plan to address utility services.

Policy TRANS 01 – Transport Implications of New Development

- **Retain policy and integrate contents of policy TRA02 in order to create one single, more substantial policy.**

1. Where any proposed development would give rise to the need for transport measures, facilities or improvements, accessibility to the site should be assessed and measures taken to improve access to the site by all modes of transport including public transport, walking and cycling.
2. Proposed improvements within Brereton should aim to improve and encourage the use of cycle ways, footpaths and bridleways for access between settlements, to local facilities and for leisure purposes.

3. Improvements to the existing network of cycle ways, bridleways and footpaths will be sought to encourage their use.

4. Measures to improve the accessibility of existing developments in Brereton by public transport, walking and cycling and by the provision of additional car parking, will be sought.

3.5. The priorities for improvements should include links between the parish and the local service centres between the dispersed settlements of Brereton Parish and the development of new cycle ways to and from local facilities such as Holmes Chapel via the A50 and the A54. Opportunities will be taken to fund such improvements through planning applications and provision for off-site sustainable options for travel.

Policy TRANS 03-02 – Community Infrastructure

- **Retain policy as currently worded.**

1. The Neighbourhood plan priorities for spending any monies derived from Planning Agreements (Section 106) and Community Infrastructure Levy (CIL) from development within Brereton will be as follows:

- A. New community hub (~~policy Aspiration~~ COMMUN 01)
- B. Additional car parking (policy COM~~MUN 0405~~)
- C. Provision of allotments (policy COM~~MUN 0405~~)
- D. Sustainable forms of transport (policy ~~TRA02~~TRANS 01)

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Housing Development

Objective

“Deliver a sensitive housing strategy tailored to Brereton’s needs, protecting the landscape and in keeping with the distinctive character of the area.

There is a need for housing development in Brereton Parish to meet the needs of population growth; the reduction in average household size; the housing needs of all of the people of Brereton including the young, the elderly and those on low incomes.

However, there is the right of the people who live in Brereton Parish to continue to enjoy the distinctive local surroundings and the valuable rural aspects of our area. There are also the rights of the people from surrounding areas who visit Brereton Parish for its recreational resources and to enjoy the intrinsic beauty of the Brereton countryside. In addition, Brereton Parish is a significant producer of food for the nation, especially dairy products.

The policies on housing development seek to balance the aspects of social, economic and environmental dimensions of sustainable development in order to have the necessary housing development and to keep the parish vibrant and economically successful. At the same time the policies seek to retain the rural nature of the area, its intrinsic beauty and distinctive character, its recreational resources and its food production.

Commented [BP1]: CEC have continued to point out that many of the policies could be removed from this plan as they are covered by the Local Plan. At present these are retained, but the PC should consider whether they should be removed.

Policy HOUS 01 – Settlement and Infill Boundaries within Brereton

1. Brereton Green is defined as an infill village. Policy PG 10 of the Site Allocations and Development Policies Document (2022) will apply to development proposals within the village infill boundary as shown on map 1 (appendix 1) and the Local Plan Adopted Policies Map 2022.
1:- Brereton Green is identified as an ‘infill village’ within the Open Countryside. Within this infill village boundary (identified within map 1), new developments which demonstrate compliance with policy PG 10 of the Site Allocations and Development Policies Document (SADPD) may be permitted.
2. A small extent of the settlement of Holmes Chapel (including its associated settlement boundary as defined by the Local Plan) is also contained within the plan area (identified within map 2). Within the boundary of the defined settlement, new housing development may be permitted where it is appropriate to the character of the area and accords with the relevant policies of the development the local plan, including policy PG 9 of the Site Allocations and Development Policies Document (SADPD).
3. In all other areas of the Parish not defined as lying within either the Holmes Chapel settlement or Brereton Green infill village, no development will be permitted other than in accordance with the policies in this Plan and the Cheshire East Local Plan.

Commented [BP2]: Change to requirement 1 is to reflect the suggested wording in the response from CEC.

Commented [BP2R2]: RESPONSE TO COMMUNITY CONSULTATION: many views had different opinions on the loss of the Brereton Heath boundary from the neighbourhood plan. In fact, it is a moot point given the strategic policies of the SADPD and the Local Plan which to include this would deliver conflict. See comments above from CEC who already remain concerned.

Commented [BP2R3]: RESPONSE TO HOLMES CHAPEL PC: Are concerned that the policy allows development within the Holmes Chapel settlement boundary (where this is within Brereton parish). The plan does not allow any more or less development than would otherwise be acceptable under the Local Plan - criteria 2 has been amended to make this clear.

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Policy HOUS 02 – Exceptions to New Housing Development outside of settlement boundaries

Commented [BP3]: Change suggested by CEC to aid / clarify policy purpose

1. Beyond the settlement and infill boundaries which exist within the plan area, the following types of housing development may also be considered acceptable as exceptions to Policy HOUS 01:
 - A. The redevelopment of previously developed land and buildings (subject to appropriate environmental safeguards and mitigation);
 - B. Conversion of existing buildings (subject to accordance with criteria ii. of policy PG 6 - Open Countryside of the Cheshire East Local Plan Strategy and policy RUR 14 of the Cheshire East SADPD);
 - C. Affordable housing schemes for local needs which meet the criteria for rural exception sites as detailed within policy SC 6 of the Cheshire East Local Plan Strategy; or
 - D. Self-Build Schemes according to Policy HOUS 03 ~~of the neighbourhood plan~~⁴.
2. The development of ~~any of the exceptions listed above~~ ~~an exception site~~ shall comprise of a small scheme, which must be appropriate in scale, design and character to the locality.

Policy HOUS 03 – Self-Build Schemes

Commented [BP4]: Cheshire East have suggested that the 2 year time limit might be counter-productive so it is removed and the standard three year period might be retained.

1. Applications for self-build or custom-build schemes within Brereton Parish will be supported where:
 - A. the location and proposed nature of the scheme are both sympathetic to the character of the open countryside and would have minimal visual and environmental impact; and
 - B. the site immediately adjoins a settlement or infill boundary as shown on map 1 or 2 or the site would represent infill development (as defined within policy PG 10 of the Cheshire East SADPD); or
 - C. the development would be on land within the confines of a farm complex which is no longer in use for agricultural purposes and in association with the re-use of existing buildings, on land which:
 - i. is hard-surfaced;
 - ii. is occupied by agricultural buildings which are not capable of re-use without extensive re-building; or
 - iii. has previously been occupied by agricultural buildings.
2. Dwellings can only be built by those acting on behalf of individuals or a community group of individuals. No single individual or group will be granted planning permission for more than one dwelling in any one scheme.
3. All new houses will need to conform to the quality standards set out in this plan and wider planning guidance.
4. Planning applications for the erection of self-build dwellings on exception sites as defined in Policy HOUS 02 shall be accompanied by evidence of the local housing connection(s) of the applicant(s) with Brereton Parish as defined in this plan. Planning permission for self-build dwellings on exception sites will be granted only where such a connection has been demonstrated. ~~In addition, planning permission will be granted provided that an obligation is concluded under s106 of the Town and Country Planning Act 1990 in which the applicant(s) undertake(s) to commence construction of the dwelling within two years of the grant of a full permission or of the final approval of reserved matters submitted in accordance with an outline permission.~~ The applicant(s) shall also undertake to occupy the dwelling upon completion.
5. All other development of sufficient size shall also ensure compliance with policy HOU3 of the Cheshire East SADPD.

Policy HOUS 04 – Provision of open space in new housing development

1. In new housing development, provision shall be made for both informal and formal play amenity open space that is safe, conveniently located and safeguards existing residential amenities of adjacent properties:

2.1. The extent, quality, design and location of such provision should be in accordance with the relevant standards of Cheshire East Council as may be set from time to time in addition to those found within the National Design Guide and National Model Design Code:

Commented [BP5]: Cheshire East have recommended that this policy is not adding to the plan and wider policy agenda. This is agreed in this case and suggest its removal.

Policy HOUS 05-04 – Preservation of existing open spaces and recreational facilities

Areas of land in recreational use and open space to which there is a right of public access, as shown on Map 3, will be protected from development in accordance with policy REC 1 of the Cheshire East Site Allocations and Development Policies Document.

1. A buffer zone between existing development and any new housing development scheme (excluding infill or single house plots) will be identified in planning applications and be protected from development. The size and nature of the buffer zone will vary according to the characteristics of the site taking account of the existing vegetation on the site, the wider landscape character and the relationship with existing plots or parcels of land. A design response should be clearly indicated within associated design and access statements. The application shall safeguard and, where possible, enhance any existing natural features (such as field boundaries). The buffer created should be designed to make a positive contribution to the visual amenity of the area, including by landscaping and, where possible, provide an outdoor space for active uses.
2. Development proposals should respect their setting, including the effect they may have on the openness of the countryside and any important vistas which may be afforded across the site in its existing state. In this regard, the Landscape Character Assessment for Brereton (ref.SD/C16) will be used to assess development schemes coming forward.
3. Improvements to the existing provision for recreational walking, cycling and appreciation of nature will also be sought. New provision should complement existing provision and if possible also link communities with local facilities and services.
4. Continued improvements to the educational resources at Brereton Heath Local Nature Reserve will be supported.

Commented [BP6]: Additional information and clarification on the 'nature of the buffer has been included to respond to queries from CEC.

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Policy HOUS 06-05 – Housing Mix

1. Housing development should provide a mix of dwellings to meet locally generated needs of Brereton Parish, particularly those arising from persons who live locally or have a strong connection to Brereton.
2. Dwelling size, type of dwelling, affordability, tenure, density, special needs, appearance, garden space and size are factors which should all be addressed in planning applications. New housing should be designed to take account of this housing mix and for each new dwelling to contribute in some manner to improving the quality of local life. This will be assessed against the following criteria:
 - A. the degree to which the design reflects the local vernacular architecture;
 - ~~B. whether the scheme is sufficiently flexible to cope with changes over the plan period;~~
 - ~~C. B.~~ the extent to which the proposal would meet local housing needs, such as those wishing to build their own homes, meeting the needs of elderly people, those with disabilities or single persons; and
 - ~~D. C.~~ the inclusion of energy efficiency measures to meet the challenge of climate change.
3. Any housing scheme of two or more units should include at least one smaller unit (with a maximum of two bedrooms) designed to meet locally arising needs, including from newly formed households, elderly households and for single persons.

Commented [BP7]: CEC have concerns about the ability of criteria 2B to be implemented. This is agreed and thusly removed.

Commented [BP8]: Point 3 is questioned by CEC on the basis that the evidence for this remains as per that develop for the 2016 plan - they suggest that additional evidence be found to support this point.

Policy HOUS 07-06 – Housing for Local People

1. For any housing developments resulting in a net increase of 10 or more dwellings units, 10% of all units shall be restricted to sale for those with a local connection to Brereton Parish. This requirement will be included in a legal agreement with Cheshire East Council under Section 106 of the Town and Country Planning Act (1990).
2. This requirement can be waived by Cheshire East Council if there is a lack of local need, which is demonstrated if the property remains unsold after a period of at least 9 months.
3. The criteria for a local connection are set out in the definition at the end of this section.

Policy HOUS ~~06-07~~ – Design Principles for Brereton

1. The design of all new development proposals in Brereton should respond to its immediate and wider context, demonstrating an awareness of surrounding buildings, landscape, topography and streetscape as part of a holistic approach to design.
2. ~~Three~~ Four character areas have been identified within the neighbourhood plan area as illustrated within Map 4. All new development proposals should complement and seek to respond positively to the existing qualities and characteristics of each area defined in appendix 4, summarised as follows:
 - Within the 'Brereton Green', ~~and~~ 'Brereton Heath Lane and Moss Lane' and 'Holmes Chapel Road' character areas, development should reinforce the pattern and characteristics of built form, namely through plot size, height, scale, massing, roofscape, materials and layout. For housing developments, proposals will be expected to be sympathetic to the rural street scene and any existing road frontage or building line.
 - Within 'Brereton Heath Lane and Moss Lane', particular consideration should be had to the impacts of development upon the Brereton Heath Local Nature Reserve.
 - Within 'rural Brereton', particular regard will be had to the impacts of all development on the wider landscape as defined within the landscape character assessment (assessed through policy ENVIR 01) in order to ensure a visual transition between a site and the surrounding countryside. Developments should also consider the use of prevalent materials including red brick and natural slate.
- ~~3.~~ Any new proposals to build houses adjacent to main roads in the parish should demonstrate how they have reflected the character of the local area, including but not limited to an open frontage, reflecting the existing building line, and existing boundary treatments. Proposals should evidence this as part of an application package through the provision of Street Scenes and Cross Sections.
- ~~3-4.~~ Any proposals to build new houses adjacent to the main roads in the parish will provide for a minimum 10 metres gap 4 metre zone that provides a grassed verge and footpath alongside the road carriageway. This gap 4 metre setback should protect the openness of the countryside and promote travel by walking and cycling along the roadside either adjacent to the carriageway or adjacent to any hedge or wall. Any new proposals will be in accordance with standards within the National Design Guide, National Design Model Code, and the relevant sections of the Cheshire East Design Guide.
- ~~4-5.~~ All proposals for new housing will also be expected to achieve high environmental and energy standards and be designed to comply with Building for Life principles.

Commented [BP9]: In response to CECs concern over the 10m set back and its nature this has been reduced to something that is more typical of the area and better defined.

Commented [HR9R2]: After discussions with the applicant, '10 metre setback' was revised to a '4 metre set back', until further discussions with the applicant led to eventually removing this point. Instead, the policy now asks development to reflect the character of the local area, and has included more character and street scene principles for clarity for decision making. This brings Policy HOU7 more in line with national policy, namely 135 (sympathetic to local area and maintain a strong sense of place).

After discussions with the applicant, the policy now asks for this to be evidenced as part of proposals to aid decision making.

Point 4 has been introduced after discussions with the applicant to remove HOU4 in response to CEC comments, so now policy HOU7 makes reference to relevant national and local design guides and codes.

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Definition of local housing connections

1. Local housing connections are defined for prospective self-build and open market housing schemes in accordance with policies HOUS03 and HOUS076 above.
2. For the purposes of this Neighbourhood Plan, a local housing connection is classed as being either of a residency or employment nature.
3. Residency qualification is defined as any individual who satisfies any of the following criteria:
 - A. Has been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 12 months at the time of application, or
 - B. Has been resident in Brereton or an immediately adjoining rural* parish for 3 out of the previous 5 years at the time of the application, or
 - C. Has close family (Defined as mother, father, sister, brother, adult children or grandparent) who have been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 5 years and continue to be so resident at the time of application.
4. Employment qualification is defined as any individual, or his/her partner, who is in employment locally, and satisfies all the following criteria:
 - A. The office or business establishment at which a person is based or from where their work is managed lies within Brereton or an immediately adjoining rural* parish, and
 - B. Is in paid employment, and
 - C. Works a minimum average of 16 hours per week on a regular basis, and
 - D. Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment, and
 - E. Has a permanent or fixed-term contract or is self-employed.

* Rural parish excludes Sandbach and Holmes Chapel

Community Facilities

Objective

Provide and improve local facilities to meet local demand.

Future development needs to strengthen the community and contribute to the additional facilities and services the community requires.

The policies on Community Facilities seek to meet the social needs for better community facilities while allowing uses of these facilities which aim to boost the local economy where possible and while protecting the rural character and environment of the parish.

COMMUN 01 (Aspiration) – A new community hub for Brereton

1. The Parish Council will continue to seek the delivery of a new community hub to meet local community needs for Brereton Parish throughout the plan period, to be delivered either through the re-use of an existing building within the parish or through the delivery of a new building. In the event that this is delivered through a new building, the Parish Council will seek to ensure the following:
 - A. The scale and location should be well-related to the catchment area of the parish in order to satisfy the needs of the local population;
 - B. The proposed building should be in keeping with the open rural character of Brereton;
 - C. The development should not cause harm to the character or amenity of adjacent uses and properties;
 - D. The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided in accordance with the appropriate Cheshire East Council standards;
 - E. The development will not adversely affect either directly or indirectly areas of nature conservation, geological or landscape interest; and
 - F. The development accords with policies of the Neighbourhood Plan and Local Plan.
2. Uses to be accommodated within the community hub include those which aim to boost the local economy of this rural area by the provision of local workspace, community services and local facilities
3. Appropriate facilities could include: reception facilities, IT suites and services, business facilities, meeting and consultation rooms, flexible spaces for community events and local activities and car parking.

COMMUN 02 – Existing Community Facilities

1. The Existing Community Facilities (ref. SD/C22) within Brereton Parish are identified in Map 5. These are important resources for the local community and should be retained for the benefit of those groups, organisations and the wider community which use them.
2. Support will be given to proposals which would assist in the retention and improvement of existing facilities.
3. Planning applications for land or buildings adjacent to community facilities will be expected to respect the continued retention of the community use and to integrate, support and/or strengthen the existing community resource base of the parish.
4. Proposals involving the loss of a community facility will be resisted unless each is to be replaced by a new and improved facility in a location approved by the local community.
5. The loss of any building or site identified as an Asset of Community Value ~~will be given significant weight as a material consideration in the determination of any planning application affecting that asset. It will be resisted. The protection and enhancement of assets of community value shall be given positive weight in any decision.~~

Commented [BP10]: CEC have asked for some changes and clarity to the way that final decisions are balanced - this has resulted in some changes to criteria 5

COMMUN 03 – Provision of New Community Facilities

1. ~~Planning permission can normally be granted~~Applications for new community facilities which meet the needs of the local community ~~provided will be supported provided that:~~
 - A. The application is accompanied by evidence of the local need for the facility
 - B. No problems with regard to matters of highway safety are identified
 - C. The scale and location should be well related to the ~~catchment area of the parish~~Parish area and ~~those able to access the site by walking, cycling and other sustainable modes~~ in order to satisfy the needs of the local population
 - D. The proposed building should be in keeping with the open rural character of Brereton
 - E. The development should not cause harm to the character or amenity of adjacent uses and properties
 - F. The development should if possible be located where it is accessible by public transport, on foot and by cycle. Car parking should be provided on site in accordance with the appropriate Cheshire East Council standards
 - G. The development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest
 - H. The development accords with policies of the Neighbourhood Plan and Local Plan.

Commented [BP11]: CEC have asked for some clarity on criteria C so it is suggested that 'local catchment' is those within the parish or able to get to the parish sustainably.

Commented [BP11R2]: CEC have raised concern over the 'overly permissive' nature of the opening to the policy. Their suggested wording has driven the amendment.

COMM 04 – Provision of Allotments and Additional Car Parking

1. Support will be given for the provision of allotments to serve local needs, and car parking to serve local visitor attraction and countryside facilities.
2. ~~Areas of search for additional facilities will be identified in consultation with local partners and landowners.~~ Any site-specific proposals will be expected to comply with the criteria set out for other new community facilities in Policy COMMUN 03.

Commented [BP12]: CEC ask: Does the group wish to identify or allocate a site for allotments?

Commented [BP12R2]: CEC - Second paragraph is explanatory text and does not add to the decision making. We recommend that, the final sentence should be retained for consistency.

Business and Economic Activity

Objective

Strengthen and support local economic activity.

Changes in the agricultural industry are reducing employment opportunities for the people of Brereton Parish. Young people are forced to seek employment outside the parish and to move away. The majority of people in employment travel out of the parish to work.

Economic activity and employment in Brereton Parish needs to be encouraged so as to increase the number of people who live and work in the parish, particularly young people.

The policy on business and economic activity seeks to meet the needs of the local economy whilst protecting local facilities from inappropriate development and supporting social and community-led enterprises with a social and/or environmental purpose.

ECON01 – Rural Economy

1. Planning permission will not be granted for development which would be ~~seriously~~ detrimental to the continued operation of any local businesses, including visitor attractions and countryside facilities.
~~Applicationnts for such development should demonstrate how they support and diversify the local offer as part of their submissions.~~
2. This plan seeks to help local businesses stay viable and ~~encourages-positive weight should be given to these development proposals~~ which foster the retention of local employment opportunities. Planning permission will be granted for:
 - A. schemes of agricultural diversification which would increase local employment opportunities;
 - B. the development of rural tourism particularly those businesses which would complement existing tourism related uses;
 - C. the re-use sympathetic extension of redundant agricultural or other buildings for business or visitor attraction purposes;
 - D. social and community-led enterprises with a social and/or environmental purpose which involves the local community; and
 - E. Any other proposal which can demonstrate compliance with policy EG 2 of the Cheshire East Local Plan Strategy (CELPS)
3. Subject to location, development proposals will also be required to satisfy the criteria for development in the Open Countryside as set out within policy PG 6 of the Cheshire East Local Plan Strategy. ~~(ref: SD/B01+).~~

Commented [BP13]: CEC have raised some concerns about how decisions would be balanced and weighted. Some of the terms were not recognised within wider policy. Changes are set out to guide the decision maker.

Protect the Rural Environment

Objective

Protect green space, the environment and the landscape; support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport.

The existing rural environment is the most valued aspect for those living and visiting the parish. The active and productive use of the farmland is of value to the wider community. The demand to access the parish's rural tranquility will increase in an urbanising world.

The unique landscape setting of the parish and the views of the Cheshire Plain and the South Peaks are valued by those living in and visiting the parish. Future development must protect and preserve this unique landscape setting, and these wider landscape views.

Nationally, environmental biodiversity is under extreme pressure. Areas which retain a rich variety of flora and fauna and provide good access for the wider population will be increasingly valued. Future development must not detract from the rural character of the parish and must assist in providing improved access.

The policies on protecting the rural environment seek to protect the valuable landscape, views, biodiversity, geodiversity, nature conservation features, recreational facilities and heritage of Brereton that are so valued by both those who live in Brereton and those who come into the parish to use its facilities. It is recognised that change must continue to take place but it must be managed so as to keep the area vibrant but to also protect these values aspects of the rural environment.

Commented [HR14]: A paragraph on the value of the unique landscape setting and views of the parish was added to the Objective following discussions with the applicant, as it was decided that this should be part of the Neighbourhood Plan but cannot be added to policy as 'views' are not protected by planning

Policy ENVIR 01 – Brereton's Landscape Character

The Brereton area affords many views across the Cheshire Plain towards the Peak District lying within Cheshire and Staffordshire Peak ridgeline. Open views across the landscape should be protected and enhanced, particularly including views in an easterly direction towards the Peak District National Park. The impact of development on the openness of any aspect of the countryside will be assessed against the Landscape Character Assessment for Brereton (ref. SD/G16).

1. The Dane Valley River Corridor is identified as an area of High Landscape Value within the Landscape Character Assessment for Brereton, as defined on Map 6. Within this area, development which would damage the open or other landscape character or features so defined will not be permitted. The key attributes of this area is set out within in the Landscape Character Assessment for Brereton (ref. SD/G16).

Commented [BP15]: CEC do not support this policy as written because it is insufficiently specific and refers to 'views' which are not something protected by planning. They have made some suggestions but this would require a fundamental re-working of the policy based solely on the Dane Valley landscape. Otherwise the policy should be removed.

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Policy ENVIR 021 – Nature Conservation

1. All proposals for non-householder development should provide evidence as part of an application package which demonstrates an awareness of a site's relationship with (and proximity to) areas of medium and high habitat distinctiveness, wildlife stepping stones and the wildlife corridor within Brereton, ~~as identified within maps 7 and 8~~. Relevant proposals should also demonstrate how they ~~assist with the delivery of the recommendations for Brereton's Nature Recovery Network, as identified within the Natural Environment Report for Brereton's Nature Recovery Partnership can contribute to nature recovery as set out in the Cheshire and Warrington Local Nature Recovery Strategy, and any future more locally specific nature recovery strategies~~.
2. Some areas of the parish are recognised as being of high nature conservation value at European, National and Cheshire East wide level (as shown on Map 97). Development which would damage the biodiversity or nature conservation features so defined will not be permitted. The key attributes of these are set out in the Landscape Character Assessment for Brereton (ref. SD/C16)
3. A Biological Impact Assessment shall be submitted with any planning application for development adjacent to or within the proximity of any site of high nature conservation value. Development adjacent to or within the proximity of the Bagmere SSSI (Midlands Meres and Mosses Phase 1 Ramsar) will not be permitted unless it is demonstrated by the submitted assessment that the potential hydrological impacts of the proposal in terms of water quality and supply can be avoided or adequately mitigated, with any foul water and effluent discharges made to a main sewer.
4. For any type of development adjacent to or within proximity of the Bagmere SSSI, development will not normally be permitted if the site is not connected to a mains sewer as foul water and effluent discharges would particularly be damaging to this site.

Commented [HR16]: Following discussions with the applicant, any reference to Maps 7 and 8 have been removed as they are not factually accurate and do not contain up to date data.

The policy has removed reference to Brereton's Nature Recovery Network as it is not up to date, and has instead referenced the wider Cheshire and Warrington Local Nature Recovery Strategy. It has included "and any more locally specific" nature recovery strategies in the view that, if a new document was to be published, this policy would remain relevant.

ENVIR 032 – Biodiversity and Geodiversity in Brereton

1. The conservation, management and enhancement of local features of interest for their biodiversity and geodiversity will be supported and encouraged. These include:

- a) Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution
- b) Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate
- c) Promotion of the nature conservation and ecological value of the Dane Valley and respect for its enclosed nature
- d) Retention of historic field patterns wherever possible including any areas of new development
- e) Retention and enhancement of the character of estate parkland at Brereton Hall and Davenport Hall, which forms a distinctive existing feature of the Cheshire Plain at this point
- f) Management of woodland tracts to prevent deterioration
- g) Incorporation and maintenance of hedgerows and lowland grassland margins
- h) Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured
- i) Promotion of geodiversity and biodiversity interests for the former sand extraction sites such as Brereton Heath Local Nature Reserve
- j) Creation of Wildlife Corridors between existing sites of biodiversity such as Croco Valley, Bagmere and Brereton Heath Local Nature Reserve to enhance their individual status
- k) Support for other initiatives which assist in linking biodiversity sites such as land management
- l) Protection and enhancement of surface and ground water quality to comply with the Water Framework Directive (SD/A15) in ensuring that development does not cause deterioration in the status of inland waters
- m) The potential impacts on any protected species of any development proposal should be taken into account in developer formulation of proposals and advice sought from Natural England and Cheshire East Council.

2. As mandated by Schedule 7A of the Town and Country Planning Act 1990, all development within the Brereton Parish shall deliver a Biodiversity Net Gain to a minimum increase of 10% unless it can be demonstrated that the proposal benefits from an identified exemption. It is expected that all new habitats provided to meet this requirement will be delivered on-site wherever possible.

3. In the event that evidence identifies on-site Biodiversity Net Gain delivery as not possible, off-site delivery elsewhere within the Brereton Parish will be sought. In the event that a development proposal seeks to deliver off-site enhancements outside of the Parish, evidence will be required in order to demonstrate that it is not possible to deliver off-site biodiversity enhancements at another location within the Parish.

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ENVIR 043 – ~~Development, Landscape~~ Landscape Character and Heritage

1. Development should respect the vernacular architecture of the Cheshire Plain through the use of appropriate materials (such as Cheshire red brick and Cheshire style black and white metal estate railings for boundary and frontage treatments).
2. Development should reflect the distinctive local settlement pattern of the Parish by complementing the existing pattern of ~~development ribbon development at~~ Brereton Green and Brereton Heath ~~where properties front the key routes and spaces~~ and avoiding the use of cul-de-sacs.
3. Development should provide high-quality design solutions which reflect the range of local building materials and details characteristic of the rural locality. Design should provide for some variation yet create improvements which respect the character of the area.
4. ~~Development should respect the existing rural open views across the Cheshire Plain which contribute significantly to the local character. These open views should also be protected from unsympathetic development.~~
 - 4: Development proposals should make reference to and reflect the Landscape Character Study produced for Brereton produced by URS (October 2014), particularly the 'Factors Determining Landscape Value' tables within the 'Landscape Description Units', or any subsequent replacement document.
5. Development should enable sympathetic alterations to existing buildings to facilitate proposed changes of use so as to allow future occupiers the benefit of rural views across the landscape, whilst protecting privacy of any adjacent properties.
6. Development proposals relating to designated heritage assets within the plan area shall be determined in accordance with policy SE 7 and the HER policies of the SADPD.

Commented [BP17]: CEC have suggested different terms to 'ribbon development' - we have suggested a rewording. Points about criteria 4 are similar to those with ENVIR01 - do we need to repeat this here if we are overhauling ENVIR01?

Commented [HR18]: Following discussions with the applicant, the original point 4. which referred to protecting views of the landscape, has been removed from policy and instead moved into the Objective.

The new point 4. has been included to make reference to the Brereton Landscape Character Study (2014) to aid decision making.

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Policy ENVIR 054 – Conservation and Sustainable Management of Soils

1. Proposals for land use change in the rural environment shall take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide. The permanency of the impact on soils shall be an important consideration. Planning decisions should take into account the need to:
 - A. ~~Safeguard-Avoid development that would permanent remove the long term use the long term capability of the~~ best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future ~~unless the benefits of development clearly outweigh the loss.~~
 - B. Avoid development that would disturb or damage other soils of high environmental value (eg. wetland and other specific soils contributing to ecological connectivity, carbon stores such as peatlands etc) and, where development is proposed
 - C. Ensure soil resources are conserved and managed in a sustainable way.

Commented [BP19]: Changes to this policy are suggested to bring it in line with policy RUR5 of the SADPD

Transport and Infrastructure

Objective

Seek ongoing improvements to transport, digital connectivity and utility services.

Brereton Parish has poor access between its settlements. Increased traffic volume, size and unacceptable high speed in the narrow lanes and settlements are of major concern. The lanes and verges are poorly maintained. Connections between the settlements of Brereton Parish need to be improved and measures encouraged to improve traffic safety for all road users with lower speed limits, traffic calming, improvement and maintenance of verges.

The policies on transport and infrastructure seek to promote the use of sustainable forms of transport which will benefit the environment and the health of the community. They also seek to increase the safety of all road users.

Initiatives to address digital connectivity in Brereton are already well advanced through the Connecting Cheshire programme, and therefore no policies are proposed in this plan.

No specific policies are being proposed in this Plan to address utility services.

Policy TRANS 01 – Transport Implications of New Development

1. Where any proposed development would give rise to the need for transport measures, facilities or improvements, accessibility to the site should be assessed and measures taken to improve access to the site by all modes of transport including public transport, walking and cycling.
2. Proposed improvements within Brereton should aim to improve and encourage the use of cycle ways, footpaths and bridleways for access between settlements, to local facilities and for leisure purposes.
3. Improvements to the existing network of cycle ways, bridleways and footpaths will be sought to encourage their use.
4. Measures to improve the accessibility of existing developments in Brereton by public transport, walking and cycling and by the provision of additional car parking, will be sought.
5. The priorities for improvements should include links between the parish and the local service centres between the dispersed settlements of Brereton Parish and the development of new cycle ways to and from local facilities such as Holmes Chapel via the A50 and the A54. Opportunities will be taken to fund such improvements through planning applications and provision for off-site sustainable options for travel.

Commented [BP20]: RESPONSE TO PUBLIC COMMENT: Criteria 3 changed to reflect road safety on Brereton Heath Lane for sustainable modes as suggested in plan feedback.

Commented [HR20R2]: Following discussions with the applicant, it was decided to make reference to specific local roads within the explanatory of this policy, and so this part of criteria 3 has since been removed.

Policy TRANS 02 – Community Infrastructure

1. The Neighbourhood plan priorities for spending any monies derived from Planning Agreements (Section 106) and Community Infrastructure Levy (CIL) from development within Brereton will be as follows:
 - A. New community hub (Aspiration COMMUN 01)
 - B. Additional car parking (policy COMMUN 04)
 - C. Provision of allotments (policy COMMUN 04)
 - D. Sustainable forms of transport (policy TRANS 01)