

Neighbourhood Plan Consultation – Summary Feedback Report April 2026

1. Consultation Overview

Brereton Parish Council decided to review and update its original neighbourhood plan (adopted 2016) in 2024.

The review focused on: -

- Changes necessary due to updated local and national policy
- Revisions proposed based on updated (or reviewed) evidence becoming available
- Opportunities to streamline the NP by shortening or combining policies and providing more a clearer document.
- The proposed BNP will extend cover to 2035

Headline changes included

- Updating basic evidence to reflect most recent data, and update all references to local and national policy
- Revising of policy **wording** and **removal** of policy **contents which duplicate** those adopted by Cheshire East Council within either the Local Plan Strategy (CELPS) or Site Allocations Development Policies Document (SADPD).
- Expanding policy contents on **design** related matters to provide the plan with more impact to ensure that new development is appropriate to Brereton's character.
- Integrating findings of **ongoing work** with **CWT** to capitalise on opportunities for future developments to contribute positively towards recommendations.

Consultation period: Monday 16th February – Tuesday 7th April 2026

- This consultation period gave an important opportunity for the public to make comments on the proposed changes, in addition to whether they feel any other changes are necessary.
- Methods used: -
 - Public presentations at Brereton School prior to consultation to outline approach to revising the plan in *November 2025 and February 2026*,
 - Online access to revised plan: <https://www.breretonparishcouncil.org.uk/brereton-neighbourhood-plan-regulation-14-consultation>.
 - Draft Brereton Neighbourhood Plan – Regulation 14 version
 - Draft Brereton Neighbourhood Plan – Tracked Changes Document
 - In person access was available via the Clerk on *redacted* for an appointment or by visiting the office of Holmes Chapel Parish Council, Church Walk, Holmes Chapel CW4 7AZ between the hours of 10 – 12 noon
 - Copies of the plan and accompany documentation were available via the clerk on request clerk@breretonparishcouncil.gov.uk

2. Summary of responses

- 42 individual responses (27 households) and 5 organisations responses
- 35 individual responses fully supported the NHP (24 households)
- 7 individual responses objected to the NHP (3 households)

- 80 percent of individual responders were fully supportive of the proposed changes in the updated Neighbourhood Plan
- Seven individual responders from three households were not supportive of HOUS01 due removal of the Brereton Heath settlement boundary restricting residents from basic home improvements; extensions, renovations to meet the changing needs of families and contributing to a decline in property values.
- Two objectors from one household referenced unnecessary restrictive and oppressive planning and highlighted the potential negative impact on property values
- Of the 7 responders not supportive of HOUS01, two from the same household also objected to the character assessment, character map, HOUS02, HOUS03 self builds, HOUS06 Housing mix on the grounds that the Neighbourhood Plan does not make the achievement of these policies possible.
- Individual Responders were predominantly homeowners of Brereton parish, primarily in or near to Brereton Heath Lane, and an individual response from a Cranage resident who uses the area for horse riding
- Organisation responses: CEC, The Coal Board, Historic England, Natural England and Holmes Chapel Parish Council .
 - Holmes Chapel Parish Council commented on Bluebell being within the settlement boundary of Holmes Chapel but the Parish Boundary of Brereton. The parish council has concern relation to HOUS1 which states that it may allow housing development within their settlement boundary- we need to address this upfront in our revised NHP).
 - Historic England highlighted referencing Jodrell Bank, Safeguarding heritage assets and compliance with terminology
 - CE council welcomed the refresh and provided suggestions on layout and accessibility. CEC recognised that removing any discrepancies from the original NP regarding the settlement boundary is positive, though, the matter is acknowledged within footnote 2 of policy PG 9. and therefore suggested this policy be removed from the NP

Key areas of consensus and support: -

1. Housing Development Policy (HOUS1) & Local Character Assessment (ref page 7 & Appendix 4)

- Retaining Brereton Heath 'Open Countryside' classification from 2022
- Retaining rural nature of the parish and preserving the countryside 'feel'
- Protecting intrinsic beauty, distinctive character, recreational resources e.g. Brereton Nature Reserve and SSSI Bagmere. (ENVIR03)
- Supporting local farming and food production heritage
- Support for proposed housing mix and housing for local people HOUS06, HOUS07
- Support for HOUS08 design principles

2. Safety for Equestrians, Cyclists, Pedestrians and Dog walkers (ref page 31 NHP)

3. Keeping traffic levels manageable and improving road safety (TRANS 01)

Key area of disagreement: BH settlement boundary

- Removal from of the settlement boundary around Brereton Heath identified in the 2016 NHP. The proposed changes to align with SADPD 2022 which identifies Brereton Heath as a settlement in the Open Countryside
 - Those supporting 'open countryside' state the area does not meet the settlement boundary requirements due to a lack of community facilities and reinstating boundary would not be compliant with SADPD.

- Those supporting ‘open countryside’ state that Policy RUR11 already allows an increase property size up to 50%
- Those against state there is no evidence that a settlement boundary protects the areas from development but the removal of it has significantly reduced some homeowner’s ability to extend and this is unfair and has caused considerable distress
- Those against state that older homes already extended have limited or minimal ability to extend further due to the 50% rule being in existence for some considerable time
- Those against state that the NHP’s objectives are not achievable without the reinstatement of the settlement boundary

Suggested amendments and corrections raised

- A supportive statement on affordable homes in line with Cheshire East SC5 Policy is requested
- Inclusion of A534 (Spark Lane), and Brereton Heath Lane to list of road safety concerns
- Addition of lack of continuous pavements and street lighting added to list of areas of concern for road safety (TRANS01)
- Removal of Arclid community waste facility Map 5 Appendix 1 which no longer exists and has been replaced with a safe storage service
- Brereton Heath Nature Reserve Visitor Centre no longer exists (CE staff offices)
- Map 4 corrections needed. *Check Appendix 1 does not agree with the areas described in appendix 4 and wording to show Brereton Heath Lane not Brereton Heath (ref Lindsey response)*
- Recognition that Brereton Parish is located within the Jodrell Bank Radio Telescope Consultation Zone
- Complying with and referencing terminology of historic environment planning

3. Representative anonymised comments

Supportive comments

- *‘Brereton parish council should be congratulated on their review and considered update of the Brereton Neighbourhood Plan’*
- *‘I do not think that there is any reason for the modified BNP to differ from the SADPD in respect of the planning status of Brereton Heath as being in the Open Countryside’*
- *‘Extensions and alterations have continued to take place before the adoption of the SADPD and after the SADPD classed Brereton Heath as Open Countryside’*
- *‘Change must continue but balancing that with protecting the landscape biodiversity, nature conservation and recreational activities valued by those who live there and those who come into the areas’*
- *‘In the period of the BNP. Compared with a requirement of up to 58 houses, 285 new houses have been approved in Brereton Parish with 67 being Affordable Houses. The vast majority of these houses have been built.’*
- *‘...there is a need for housing development in Brereton Parish to meet the needs of population group’*

- *'...there is a right of people who live in Brereton Parish to continue to enjoy the distinctive local surroundings and the valuable rural aspects of our area'*
- *'Brereton NHP has helped to protect the natural environment such as Brereton health reserve and the SSSI at Bagmere and maintaining Brereton Heath as open countryside further supports these nature areas'*
- *'There has been a general decline in wildlife and its important this does not continue which is why being designate as open countryside is important and will help protect important areas like Bagmere SSSI (Policy ENVIRI 023- Nature Conservation)'*

Opposing comments

- *'It is concerning that numerous and repeated policy contradictions remain within the document'*
- *'This is not a sensitive strategy; it is a restrictive one that subjects residents to the 50% rule based on 1948 or original footprints'*
- *'The character assessment incorrectly states that Brereton Heath has 'no'facilities'*
- *'A boundary would provide the certainty needed to protect the rural character'...*
- *'A boundary would provide legal status and trigger a speed limit review and address the safety concerns voiced by this community for over a decade'*
- *'Defining new boundaries and allocating small sites within settlements the Parish gains the legal right to refuse much larger, unsuitable developments in Open Countryside'*

4. Next Steps

- All responses sent to Urban Imprint for analysis
- Plan revised and sent to council for endorsing at May meeting
- Following endorsement UI will submit the plan to CE examiner
- Responders can continue to raise issue of support or concern to the examiner throughout the process

Chair Brereton Parish Council
April 2026

Neighbourhood Plan (NHP) Consultation – Update July 2026

1. Consultation update

Post Consultation period: April – July 1st, 2026

- The parish council continued to listen to the voices of Brereton their hopes and concerns for the parish.
- A summary of responses and the issues raised were shared at council meetings in April: both the Annual Meeting of the Parish Council and the April Council Meeting.
- At the annual council meeting: -
 - Urban Imprint (UI) presented an independent view of the consultation and the plan's readiness for submission and future national planning requirements. They confirmed that Regulation 14 consultation was complete and that the NHP was in good shape and some 6 weeks away from being submitted to Cheshire East Council (CEC).
 - There was an overwhelming mandate for the plan with 80 % of residents supportive of the proposed changes.
 - UI highlighted that introducing a second settlement boundary would make the NHP inconsistent with CEC local plan: Some 20% of residents had concerns about restrictive housing policies for the development of older properties due to the open countryside status
 - Strategic consultee responses have been collated. Although the number of returns was low, Cheshire East's thorough response was noted and comments and helpful suggestions made have been addressed.
 - Holmes Chapel Parish Council had raised concerns about development near their parish boundary.

Post consultation period: May and June 2026

- Further consideration was given to responses and the alignment of policies. Of note:
 - HOU01 has been drafted in line Cheshire East Local Plan which identifies only one infill boundary
 - Cheshire Wildlife Trust confirmed that Moss Wood was not in a designated area as previously reported. All Cheshire Wildlife maps have now been removed from the plan.
- At the parish council 8th June meeting, following the agreed changes outlined at the Annual Parish Council Meeting (May) and subsequently signed off by members of the NHP working group, the final changes received from UI were noted at the council for information and acknowledgement only.
 - The draft plan with tracked changes was uploaded on our new website and two issues were highlighted by residents and councilors. Working together residents and councilors were able to quickly provide revised and updated maps and agree a character narrative for Brereton Heath in the NHP appendices. A change was also made to map 5 – item 9 – as Arclid recycling center no longer exists and has been replaced by a lock up storage business.
- UI continue to review and revise and prepare the final document. The environment statement and basic conditions statement were shared in June 2026
- The final documents are being collated to be uploaded on the council's new gov.uk website in readiness for submission to Cheshire East this month.

Brereton Parish Council Chair July 2026