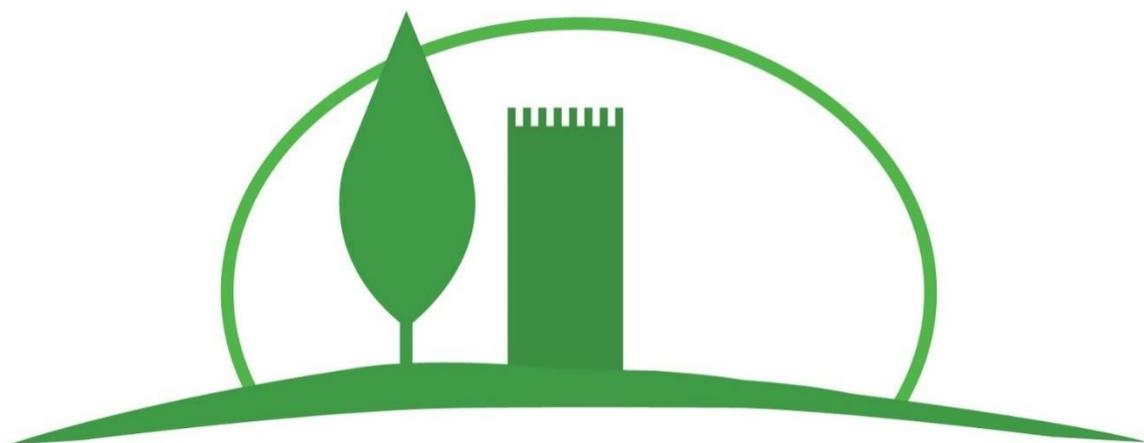


Wybunbury Combined Parishes Neighbourhood Plan

Statement of Basic Conditions

Submission (Regulation 15)



Andrew Thomson
6-1-2019

Wybunbury Combined Parishes Neighbourhood Plan **Statement of Basic Conditions – June 2019**

INTRODUCTION

This Statement has been prepared by the Wybunbury Combined Parishes on behalf of Wybunbury, Hough, Chorlton, Hatherton, Walgherton, Lea, Blakenhall, Doddington, Hunsterson, Checkley cum Wrinehill and Bridgemere Parish Councils to accompany its submission to the local planning authority, Cheshire East Council, of the Wybunbury Combined Parishes Neighbourhood Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

BACKGROUND

The Combined Parishes commenced preparation of the Neighbourhood Plan during the Summer of 2015 in response to the desire of the local community to have a greater say in future planning decisions. The Combined Parishes were encouraged along this route by positive action from Cheshire East Council who agreed to provide help to the parishes who wanted to play a role in determining local planning policy.

The Combined Parishes formed a Neighbourhood Plan Steering Group comprising of Councillors, Parish Councillors and local residents.

The Neighbourhood Plan Steering Group was delegated authority by the Combined Parishes to make decisions on the Neighbourhood Plan as the project reached specific approval milestones. These included the publication of the Pre-Submission Regulation 14 Neighbourhood Plan in February 2019 and the Regulation 15 Neighbourhood Plan in June 2019.

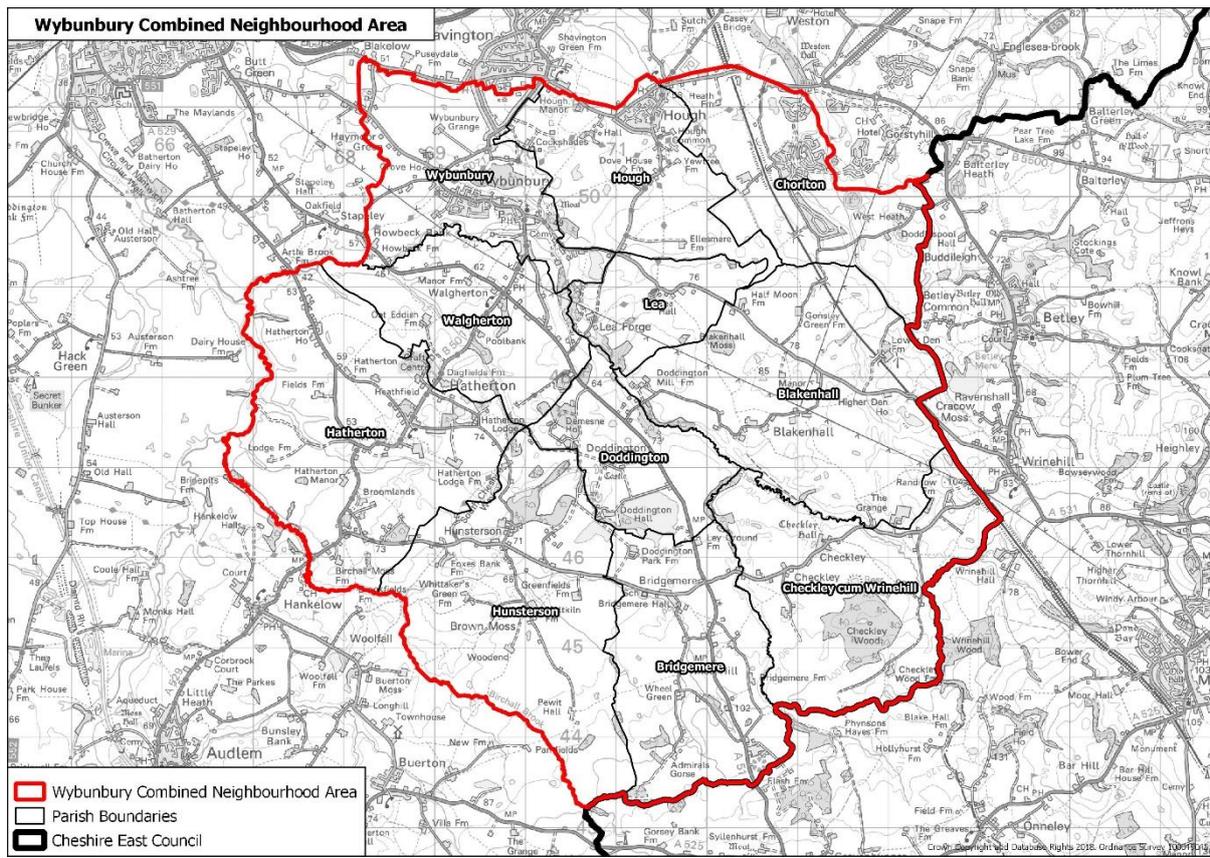
The Steering Group has worked closely with officers of Cheshire East Council during the preparation of the Neighbourhood Plan and with advisers from Cheshire Community Action whose assistance was funded by the Parishes of the Wybunbury Ward involved in the Plan.

Designated area of the Wybunbury Combined Parishes Neighbourhood Plan

The Neighbourhood Plan has been prepared by the Wybunbury Combined Parishes Steering Group, where the Hough and Chorlton Parish Council have acted as the qualifying body for the Neighbourhood Area, covering all of the parishes listed in the introduction and as designated by Cheshire East Council on the 1st December 2015, following local consultation.



Fig 1: Wyburnury Combined Parishes Neighbourhood Plan Area



THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land), in the designated Neighbourhood Area.

It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The Neighbourhood Plan is to have effect from 2015 to 2030 and will be reviewed every five years to ensure conformity with current legislation and planning requirements.

The Neighbourhood Plan DOES NOT:

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



BASIC CONDITIONS STATEMENT

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

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

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan.
- the making of the neighbourhood development plan contributes to the achievement of sustainable development.
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met in relation to the neighbourhood development plan and the prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

BASIC CONDITION 1: HAVING REGARD TO NATIONAL POLICY

The Wyburnbury Combined Parishes believe that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that which is set out in the National Planning Policy Framework (NPPF) 2018.

Paragraphs 29-30 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to a shared vision for their neighbourhood and deliver the sustainable development they need.

Paragraphs 11-14 of the NPPF set out the presumption in favour of sustainable development, which is at the heart of national policy.

For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which the Wyburnbury Combined Parishes Neighbourhood Plan has had close regard.

- building a strong, competitive economy
- ensuring the vitality of town centres
- supporting a prosperous rural economy
- promoting sustainable transport
- delivering a wide choice of high-quality homes
- requiring good design
- promoting healthy communities
- meeting the challenge of climate change, flooding and coastal change
- conserving and enhancing the natural environment
- conserving and enhancing the historic environment



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

BASIC CONDITION 2: CONTRIBUTE TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

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

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

An environmental role – contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Wybunbury Combined Parishes Neighbourhood Plan, which seeks to ensure that development is supported by additional infrastructure where appropriate to make the plan area more sustainable. Policies seek to provide for a range of homes, of a size, type and tenure to meet local housing needs; promote good design, seek to build a strong local economy, preserve valued green spaces and heritage assets and promote sustainable transport.

The Wybunbury Combined Parishes Neighbourhood Plan has been subject to a sustainability appraisal, a copy of which has been submitted in support of the Neighbourhood Plan. The purpose of the Sustainability Appraisal is to ensure that the principles of sustainable development are considered throughout the plan-making process and that the Neighbourhood Plan has considered all aspects of economic, social and environmental sustainability in its production.

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



BASIC CONDITION 3: BE IN GENERAL CONFORMITY WITH STRATEGIC LOCAL POLICY

The Cheshire East Council Local Plan Strategy was adopted in July 2017. Work has now commenced on the Local Plan Site Allocations and Development Policies Document (SADPD), which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough. The First Draft SADPD was published for consultation September 2018 for 6 weeks. The First Draft Consultation Report was published in February 2019.

The Combined Parishes Neighbourhood Plan has been produced taking full consideration of the strategic direction and policies in the Cheshire East Local Plan Strategy 2017 and through discussions with Cheshire East Council.

Cheshire East have been very supportive of the Neighbourhood Plan and have been involved from the outset. This has ensured general conformity and minimized any potential conflict between policies.

Additionally, the Cheshire East Local Plan Strategy 2017 does endorse many of the saved policies of the Crewe and Nantwich Replacement Local Plan 2011. The saved policies currently remain as the adopted policies for the Combined Parishes area, and as such, although dated, remain valid for the purpose of assessing the general conformity of the Neighbourhood Plan.

This Basic Conditions Statement demonstrates that the Combined Parishes Neighbourhood Plan does not conflict with the saved policies of the Crewe and Nantwich Replacement Local Plan, or the strategic policies of the Local Plan. The Neighbourhood Plan seeks to refine and add detail to the overall strategic policy of the Cheshire East Local Plan and be flexible enough to work alongside the Local Plan.

The general conformity of each Neighbourhood Plan policy to the Cheshire East Local Plan Strategy 2017 and the adopted Crewe and Nantwich Replacement Local Plan 2011 saved policies is highlighted in detail in Table 1 below.

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood plan area. They can be developed before or at the same time as the local planning authority is producing its Local Plan and the emerging SADPD. A draft Neighbourhood Plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions. A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging Neighbourhood Plan
- the Local Plan
- the adopted development plan with appropriate regard to national policy and guidance.



This Basic Conditions Statement demonstrates that the Combined Parishes Neighbourhood Plan does not conflict with the saved policies of the Crewe and Nantwich Replacement Local Plan nor the strategic policies of the local plan. The Neighbourhood Plan seeks to refine and add detail to the overall strategic policy of the Cheshire East Local Plan and be flexible enough to work alongside the Local Plan, and the SADPD once finally approved.

The general conformity of each Neighbourhood Plan policy to the Cheshire East Local Plan Strategy 2017 and the adopted Crewe and Nantwich Replacement Local Plan saved policies is highlighted in detail in Table 1 below.

TABLE 1

WYBUNBURY COMBINED PARISHES NEIGHBOURHOOD PLAN POLICIES: GENERAL CONFORMITY WITH LOCAL PLANNING POLICIES, REGARD TO NATIONAL POLICY GUIDANCE AND CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

<p>Combined Parishes Neighbourhood Plan Policy</p>	<p>Policy H1 Location of new housing In order to meet local housing needs, and to remain on a scale appropriate to the existing rural character of the plan area, proposals for small scale residential developments that are well designed, have access to services and meet all other relevant policies in the plan area will be supported.</p>
<p>Crewe and Nantwich Replacement Local Plan 2011</p>	<p>Policy RES1 Housing Allocations was deleted Policy RES2 Unallocated Housing sites was saved Policy RES4 Housing in villages with settlement boundaries was saved Policy RES5 Housing in the open countryside was saved</p>
<p>Cheshire East Local Plan Strategy 2017</p>	<p>Policy PG2 Settlement Hierarchy states that in Other Settlements and Rural Areas in the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. Policy PG6 Open Countryside where open countryside is defined as the area outside of any settlement with a defined settlement boundary where only development essential for the purposes of agriculture, forestry, outdoor recreation will be permitted with some exceptions for limited infilling; re-use of rural buildings; replacement of existing buildings,; extensions; development essential for the expansion or redevelopment of an existing business or development essential for the conservation and enhancement of a heritage asset.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, supporting the provision of small-scale housing to meet local needs.</p>



National Planning Policy Framework	One of the core principles of the NPPF is to bring forward sufficient amount and variety of land to boost the supply of homes informed by a local housing needs assessment.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy H1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations. It also performs an environmental role, protecting the natural environment.

Combined Parishes Neighbourhood Plan Policy	Policy H2 Housing Mix In order to meet local housing need in the plan area and to redress the imbalance in the housing existing stock, new homes should favour smaller dwellings, particularly those suitable for first time buyers or those wishing to downsize including single-storey dwellings, bungalows, terraced or semi-detached houses, unless viability or other material considerations demonstrate a robust justification for a different mix of house size and type.
Crewe and Nantwich Replacement Local Plan 2011	Policy RES7 Affordable housing within settlement boundaries - deleted Policy RES8 Affordable housing in rural areas outside settlement boundaries - deleted
Cheshire East Local Plan Strategy 2017	Policy SC4– Residential Mix that new development should maintain, provide or contribute to a mix of housing tenures, types and sizes to support the creation of mixed, balanced and sustainable communities.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, encouraging a mix of property types.
National Planning Policy Framework	One of the core principles of the NPPF is to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The NPPF goes on to state that local planning authorities should plan for the needs of different groups such as older people and people with disabilities.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.



Combined Parishes Neighbourhood Plan Policy	Policy H3: Affordable Housing on Rural Exception Sites Proposals for the development of small-scale affordable housing schemes of up to two or three dwellings on rural exception sites on the edge of existing settlements in the plan area will be supported particularly where it can be demonstrated it involves the redevelopment of brownfield land.
Crewe and Nantwich Replacement Local Plan 2011	Policy RES7 Affordable housing within settlement boundaries - deleted Policy RES8 Affordable housing in rural areas outside settlement boundaries - deleted
Cheshire East Local Plan Strategy 2017	Policy SC6 sets out the approach to rural exceptions housing for local needs Policy SC4– Residential Mix that new development should maintain, provide or contribute to a mix of housing tenures, types and sizes to support the creation of mixed, balanced and sustainable communities.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as Policy H3 seeks to secure the provision of a range of affordable housing to meet local needs.
National Planning Policy Framework	The NPPF states that where local authorities have identified that affordable housing is needed they should set policies to meet this need and such policies should be flexible to take account of changing market conditions over time.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H3 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

Combined Parishes Neighbourhood Plan Policy	Policy H4: Design All proposals for new housing in the plan area must demonstrate good quality design. This means responding to and integrating with local surroundings, adjoining development and landscape context as well as the wider built environment
Crewe and Nantwich Replacement Local Plan 2011	Policy BE2 deleted.
Cheshire East Local Plan Strategy 2017	Policy SE1 – Design states that development should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, liveability and designing in safety.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of the plan area.



National Planning Policy Framework	Achieving well-designed places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (paragraph 124)
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H4 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy H5: Adapting to climate change All new development within the plan area should seek to achieve high standards of sustainable development and in particular, proposals must demonstrate how design, construction and operation have sought to use appropriate technologies to secure energy efficiency.
Crewe and Nantwich Replacement Local Plan 2011	Policy NE19 Renewable Energy – deleted.
Cheshire East Local Plan Strategy 2017	Policy SE 9 - Energy Efficient Development This policy seeks to encourage energy efficient development across the plan area.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, as Policy H5 encourages new housing to be built to the highest possible standards.
National Planning Policy Framework	Section 14 deals with meeting the challenge of climate change and points out how the planning system can support the transition to a low carbon future in a changing climate.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H5 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.



Combined Parishes Neighbourhood Plan Policy	Policy H6: Settlement Boundaries Development in the neighbourhood plan area will focus on sites within the built-up areas of the existing settlements, with the aim of enhancing their role as sustainable settlements whilst protecting the surrounding countryside.
Crewe and Nantwich Replacement Local Plan 2011	Policy RES4 Housing in villages with settlement boundaries Within the settlement boundaries of the following villages defined on the proposals map, the development of land or re-use of buildings for housing on a scale commensurate with the character of that village will be permitted, (in accordance with policies be.1- be.5). ACTON ALPRAHAM ASTON AUDLEM BARBRIDGE CALVELEY HANKELOW HASLINGTON HOUGH SHAVINGTON WESTON WINTERLEY WORLESTON WRENBURY WYBUNBURY .BUNBURY SPURSTOW
Cheshire East Local Plan Strategy 2017	Policy PG2 – Settlement Hierarchy defining the relationship between settlements and the countryside beyond. .
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, as Policy H6 encourages new housing to be built within existing settlement boundaries
National Planning Policy Framework	Section 5 deals with delivering a sufficient supply of homes and paragraphs 77 onwards refer specifically to Rural Housing.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy H6 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

Combined Parishes Neighbourhood Plan Policy	Policy E1: Woodlands, trees, hedgerows and boundary fencing All new development that involves the loss or damage to local woodland trees, hedgerows, historic hedgerow boundary bunds or wide verges and Cheshire Fencing that contribute to the character and amenity of the plan area, must provide for appropriate replacement planting of native species or replacement Cheshire Fencing on the site.
Crewe and Nantwich Replacement Local Plan 2011	Policy NE10 – New woodland Planting and Landscaping - The Local Planning Authority will implement a programme of tree planting, landscaping and subsequent management on a number of sites in its ownership.



Cheshire East Local Plan Strategy 2017	<p>Policy SD2 – Sustainable Development Principles states that all new development will be expected to provide or contribute to expected infrastructure, including green infrastructure, and provide open space appropriate to the development and the local community.</p> <p>Policy SE5 – Trees, Hedgerows and Woodland states that development likely to result in the loss of trees or hedgerows that provide a significant contribution to the amenity and landscape character of an area will not normally be permitted. The Council will seek to ensure the sustainable management of trees and hedgerows, including new planting, in new developments</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that trees and hedgerows are both protected and planted.
National Planning Policy Framework	Neighbourhood Plan policy E1 helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 175 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweighs the loss.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment and adapting to climate change, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	<p>Policy E2: Wildlife Corridors.</p> <p>The existing woodlands, wildlife sites, drainage ditches, brooks, culverts and Meres and Mosses will be maintained and enhanced.</p>
Crewe and Nantwich Replacement Local Plan 2011)	<p>Policy NE8 – Sites of Local Importance for Nature Conservation</p> <p>Proposals for new development having an adverse effect on statutory local nature reserves non-statutory nature reserves grade a, b and c county sites of biological importance ancient woodlands and grasslands heathlands, ponds and wetlands existing woodland will only be permitted where the reasons for development clearly outweigh the nature conservation value of the site itself. Where unavoidable loss or damage to a site or feature or its setting is likely as a result of a proposed development, measures of mitigation and compensation will be required to ensure there is no net loss of environmental value.</p>
Cheshire East Local Plan Strategy 2017	<p>Policy SE3 – Biodiversity and Geodiversity states that areas of high biodiversity and geodiversity will be protected and enhanced including increasing the total area of valuable habitat in the Borough and linking</p>



	up areas of high value habitat to create 'ecological stepping-stone sites, wildlife corridors and Nature Improvement Areas.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, ensuring that existing wildlife corridors and buffer zones are retained protected and enhanced at a scale locally distinct and appropriate to the plan area.
National Planning Policy Framework	The NPPF states in para 175 that planning permission will be refused for development which results in the loss or deterioration of irreplaceable habitats. It goes on to state that to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy E3: Biodiversity Proposals for development which affect areas of high or medium habitat distinctiveness will require the submission of comprehensive surveys to assess the importance of the area to fully identify and evaluate the biodiversity present on the site.
Crewe and Nantwich Replacement Local Plan 2011)	Policy NE5 – Nature Conservation and Habitats The local planning authority will protect, conserve and enhance the natural conservation resource. Proposals for development will only be permitted: where they ensure that any wildlife habitat unavoidably damaged by development is compensated for by the provision of a similar or equivalent feature nearby, or by mitigation works to safeguard protected species; and where natural features such as trees, woodland, hedgerows, heathland, ponds, wetlands and watercourses are, wherever possible, integrated into landscaping schemes on development sites. Where appropriate, the borough council will enter into management agreements under section 33 of the wildlife and countryside act in order to safeguard sites.
Cheshire East Local Plan Strategy 2017	Policy SE3 – Biodiversity and Geodiversity states that areas of high biodiversity and geodiversity will be protected and enhanced, including increasing the total area of valuable habitat in the Borough and linking up areas of high value habitat to create 'ecological stepping stone sites, wildlife corridors and Nature Improvement Areas.
Comment	The Neighbourhood Plan is in general conformity with this local plan policy, ensuring that existing wildlife corridors and buffer zones, RAMSAR sites, SSSI's and the Nature Improvement Area designation are retained, protected and enhanced at a scale locally distinct and



	appropriate to the plan area.
National Planning Policy Framework	The NPPF states in para 175 that planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats. It goes on to state that to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy E4: Intensive Livestock Units Planning permission will not be granted for new intensive livestock units within the plan area which is a Nature Improvement Area.
Crewe and Nantwich Replacement Local Plan 2011)	Policy NE.6 Sites of international importance for nature conservation Development within or adjacent to sites of accepted international importance for nature conservation (Ramsar sites, special protection areas (spas) and special areas of conservation (sacs)) will not be permitted if: it could adversely affect the integrity of the site; or the site hosts a priority natural habitat type or species defined in the habitats directive; unless, exceptionally: there is no alternative solution, including a suitable and available alternative site; and there is an imperative reason of public interest, sufficient to override the ecological importance of the designation. NE.7 Sites of national importance for nature conservation Development proposals within, adjacent to, or likely to affect sites of special scientific interest will be subject to special scrutiny. proposals will only be permitted where: the use of conditions or planning obligations would prevent damaging impacts on the site's nature conservation interest; or the reasons for development clearly outweigh the nature conservation value of the site itself. Where the site concerned is a national nature reserve (NNR) or a site identified under the nature conservation review (NCR) or geological conservation review (GCR), particular regard will be paid to the individual site's national importance.



Cheshire East Local Plan Strategy 2017	Policy SE3 – Biodiversity and Geodiversity states that areas of high biodiversity and geodiversity will be protected and enhanced including increasing the total area of valuable habitat in the Borough and linking up areas of high value habitat to create ‘ecological stepping-stone sites, wildlife corridors and Nature Improvement Areas.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, ensuring that no new intensive livestock units are permitted within the Nature Improvement Area in the plan.
National Planning Policy Framework	The NPPF states in para 175 that planning permission will be refused for development which results in the loss or deterioration of irreplaceable habitats. It goes on to state that to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy E5: Landscape quality, countryside and open views. Development proposals should respect the qualities, features and characteristics that contribute to the local area
Crewe and Nantwich Replacement Local Plan 2011)	Policies NE2: Open countryside – policy deleted.
Cheshire East Local Plan Strategy 2017	Policy SE4 – The Landscape The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. Policy PG6 Open Countryside where open countryside is defined as the area outside of any settlement with a defined settlement boundary where only development essential for the purposes of agriculture, forestry, outdoor recreation will be permitted with some exceptions for limited infilling; re-use of rural buildings; replacement of existing buildings; extensions; development essential for the expansion or redevelopment of an existing business or development essential for the conservation and enhancement of a heritage asset.



Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to encourage good design and ensuring that development will respect and enhance the character and environment of the plan area.
National Planning Policy Framework	The conservation of the intrinsic character and beauty of an area is a core planning principle in the NPPF (para 170) and it is important to understand the character of the local landscape and how development may affect it. Development should contribute to the enhancement of landscape character, (both urban and rural) and should also protect and manage historic, natural features and characteristics that contribute to local distinctiveness.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy E5 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, to work, to visit and to invest in.

Combined Parishes Neighbourhood Plan Policy	Policy GG1: Green Gap Except for development supported under Policy H1, proposals for housing development, the construction of new buildings or the change of use of existing buildings or land within the proposed green gap will not be permitted.
Crewe and Nantwich Replacement Local Plan 2011)	Policy NE4 – Green Gaps The following areas defined on the proposals map are green gaps in the open countryside: Wistaston / Nantwich gap; Willaston / Rope gap; Haslington / Crewe gap; Shavington / Weston / Crewe gap. Within these areas, which are also subject to policy NE.2, approval will not be given for the construction of new buildings or the change of use of existing buildings or land which would: result in erosion of the physical gaps between built up areas; or adversely affect the visual character of the landscape. Exceptions to this policy will only be considered where it can be demonstrated that no suitable alternative location is available.
Cheshire East Local Plan Strategy 2017	Policy PG5 – Strategic Green Gaps identifies the gaps set out in Policy NE4 in the Crewe and Nantwich Replacement Local Plan as strategic green gaps
Comments	The Neighbourhood Plan is in general conformity with this Local Plan policy, identifying an important local green gap.
National Planning Policy Framework	The NPPF states in para 170 that planning policies and decisions should contribute to and enhance the natural and local environment by protecting valued landscapes and areas of biodiversity and recognizing the intrinsic character and beauty of the countryside.



Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy GG1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.
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Combined Parishes Neighbourhood Plan Policy	POLICY F1: Public Rights of Way. Access to the countryside will be promoted through protection and maintenance of the existing Public Rights of Way network, its enhancement where possible, considering the safety of users of rural roads and access to especially valued rural features and places.
Crewe and Nantwich Replacement Local Plan 2011)	Policy RT9 Footpath, Bridleways – proposals which provide additional links into or improve the condition and appearance of the existing footpath and bridleway network will be permitted. Permission will not be granted for any development which would prejudice public access onto or through the network unless specific arrangements are made for suitable alternative routes.
Cheshire East Local Plan Strategy 2017	Policy CO1 – Sustainable Travel and Transport seeks to deliver safe, sustainable, high quality, integrated transport that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. The Council expect development to reduce the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated, sustainable and that any new development provides access for all members of the community.
National Planning Policy Framework	Neighbourhood Plan policy F1 seeks to help deliver the NPPF aims of promoting sustainable transport. Para 104 (d) states that planning policies should provide for high quality walking and cycling networks and support facilities such as cycle parking.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy F1 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.



Combined Parishes Neighbourhood Plan Policy	Policy LE1: New and Existing Business Proposals which extend existing, or promote new, appropriate rural employment opportunities within the plan area will be supported where it can be demonstrated that the development will positively benefit the local economy and provides the opportunity for local employment and training.
Crewe and Nantwich Replacement Local Plan (2011))	Policy E5 – Employment Development in Villages- deleted Policy E6 Employment Development within the Open Countryside - deleted
Cheshire East Local Plan Strategy 2017	Policies PG6, PG7and EG2 set out the approach to spatial distribution across the borough and address the open countryside and rural economy.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting new appropriate employment opportunities within the plan area whilst preserving amenity and encouraging development in accordance with principles of sustainability.
National Planning Policy Framework	Neighbourhood Plan policy LE1 helps deliver the NPPF’s key planning aim of supporting a prosperous local economy, supporting sustainable growth and expansion of all types of businesses and enterprises. The policy also helps deliver the aim of building a strong, competitive economy.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE1 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, and a social role allowing for more employment opportunities which will lead to greater well-being and diverse population demographic, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy LE2: Loss of Employment Sites and Community Facilities Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that: (a) the existing use is no longer viable or required and the premises/site/business have been marketed for at least 2 years at an appropriate market price; (b) it can be demonstrated that there is no impact upon the amenity of the local area.
Crewe and Nantwich Replacement Local Plan (2011))	Policy E7 - Existing employment sites - deleted.
Cheshire East Local Plan Strategy 2017	Policy EG3 Existing and Allocated Employment Sites: Seeks to protect existing employment sites for employment use unless the premises are causing significant nuisance or environmental



	problems that cannot be mitigated; or the site is no longer suitable or viable for employment use; and there is no potential for modernization or alternate employment uses; and no other occupiers can be found. Subject to regular review, allocated employment sites will be protected for employment use in order to maintain an adequate and flexible supply of employment land to attract new and innovative businesses, to enable existing businesses to grow and to create new and retain existing jobs.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting the retention of business and employment in the plan area.
National Planning Policy Framework	Neighbourhood Plan policy LE2 helps deliver the NPPF's key planning aim of supporting a prosperous local economy supporting sustainable growth and expansion of all types of businesses and enterprises. The policy also helps deliver the aim of building a strong, competitive economy.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE2 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, and a social role allowing for more employment opportunities which will lead to greater well-being, and protecting existing community facilities ensuring that plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy LE3: Use of Rural Buildings. Encourages the re-use, conversion and adaption of permanent, structurally sound buildings of substantial construction for small businesses, farm diversification, recreation or tourism uses.
Crewe and Nantwich Replacement Local Plan 2011))	Policy NE15 – Re-use and adaption of a Rural Building for a Commercial, Industrial or Recreational Use. Policy NE16 – Re-use and adaption of a Rural Building for a residential use
Cheshire East Local Plan Strategy 2017	Policy SD1, SD2, PG3, PG6, EG2 and EG4: - relevant principles are contained in these policies which address sustainable development, open countryside, green belt, the rural economy and tourism.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting the opportunity for new businesses and employment across the plan area.
National Planning Policy Framework	Neighbourhood Plan policy LE3 helps deliver the NPPF's key planning aim of supporting a prosperous local economy supporting sustainable growth and expansion of all types of businesses and enterprises. The policy also helps deliver the aim of building a strong, competitive economy.



Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE3 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role securing alternative uses for existing buildings and a social role allowing for more employment opportunities which will lead to greater well-being, ensuring that the plan area remains a valued and attractive place to live, work and invest.
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Combined Parishes Neighbourhood Plan Policy	Policy LE4: Tourism and Visitors Improvements to services and facilities associated with existing or new tourist attractions will be supported.
Crewe and Nantwich Replacement Local Plan (2011))	Policy RT7 – visitor accommodation Policy RT10 – Touring Caravans and Camping Sites
Cheshire East Local Plan Strategy 2017	Policy SD1, SD2, PG3, PG6, EG2 and EG4: -relevant principles are contained in these policies which address sustainable development, open countryside, green belt, the rural economy and tourism.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting the opportunity for new and existing tourism opportunities across the plan area.
National Planning Policy Framework	Neighbourhood Plan policy LE4 helps deliver the NPPF’s key planning aim of supporting a prosperous local economy supporting sustainable growth and expansion of all types of businesses and enterprises. The policy also helps deliver the aim of building a strong, competitive economy.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE4 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role securing alternative uses for existing buildings and a social role allowing for more employment opportunities which will lead to greater well-being, ensuring that the plan area remains a valued and attractive place to live, work and invest.



Combined Parishes Neighbourhood Plan Policy	Policy LE5: Enabling Development Enabling development that secures the conservation and re-use of a heritage asset will only be supported subject to securing a sustainable future for the heritage asset; it represents the minimum necessary to secure the future of the asset and; it meets the 8 criteria of English Heritage.
Crewe and Nantwich Replacement Local Plan 2011))	BE9 Listed Buildings, Alterations and extensions; BE10 Changes of use of Listed Buildings; BE11 Demolition of Listed Buildings but no equivalent policy
Cheshire East Local Plan Strategy 2017	Policy SE7 the Historic Environment: - seeks to conserve the quality and diversity of the historic environment and supports proposals that do not cause harm to, or which better reveal the historical asset.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting the conservation and re-use of heritage assets.
National Planning Policy Framework	Neighbourhood Plan policy LE5 helps deliver the NPPF's key planning aim of conserving and enhancing the historic environment.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE5 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment protecting the natural built environment and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy TI1: Traffic Management. The Neighbourhood plan supports proposals for traffic calming where appropriate.
Crewe and Nantwich Replacement Local Plan 2011))	No equivalent policy
Cheshire East Local Plan Strategy 2017	Policy CO1 – Sustainable Travel and Transport seeks to deliver safe, sustainable, high quality, integrated transport that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. The Council expect development to reduce the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible. Policy SD1 – Sustainable Development in Cheshire East states that development should be accessible by public transport, walking and cycling.



Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated and sustainable and that any new development does not overload the existing transport network.
National Planning Policy Framework	Neighbourhood Plan policy TI1 seeks to help deliver the NPPF aims of promoting sustainable transport. Para 108 supports the promotion of sustainable transport modes and points out that any significant impacts from development on the transport network or on highway safety should be mitigated.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy TI1 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.

Combined Parishes Neighbourhood Plan Policy	Policy TI2: Parking. All developments must provide a minimum level of parking to the Council's standards. The provision of off-road parking must be completed before the first occupation of the proposed development, garages must be able to accommodate a family car and the provision of level off-road parking to serve the proposed use.
Crewe and Nantwich Replacement Local Plan (2011))	TRAN9 –Car Parking Standards
Cheshire East Local Plan Strategy 2017	Policy CO2 – Enabling Business growth through transport infrastructure requires development proposals to adhere to the Cheshire East Parking Standards for cars and bicycles set out in Appendix C
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated and sustainable and any new development does not overload the existing transport network.
National Planning Policy Framework	Neighbourhood Plan policy TI2 seeks to help deliver the NPPF aims of promoting sustainable transport. Paragraphs 105 and 106 require standards to be taken into account when assessing car parking and where maximum parking standards should be applied.



Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy TI2 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.
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Combined Parishes Neighbourhood Plan Policy	Policy TI3: Traffic Generation. Proposals for 2 or more houses and new employment development should be accompanied by a transport assessment that provides an objective assessment of the impact of the additional traffic that will be generated by the proposed development.
Crewe and Nantwich Replacement Local Plan (2011))	No equivalent policy
Cheshire East Local Plan Strategy 2017	Policy CO1 – Sustainable Travel and Transport seeks to deliver safe, sustainable, high quality, integrated transport that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. The Council expect development to reduce the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible. Policy SD1 – Sustainable Development in Cheshire East states that development should be accessible by public transport, walking and cycling.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated, sustainable and any new development does not overload the existing transport network.
National Planning Policy Framework	Neighbourhood Plan policy TI3 seeks to help deliver the NPPF aims of promoting sustainable transport. Para 110 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians. Para 11 requires that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.



Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy TI3 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.
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Combined Parishes Neighbourhood Plan Policy	Policy TI4: Drainage To ensure that development will not increase surface water flooding or overload the foul drainage system or contaminate sensitive hydrology systems serving the Meres and Mosses, all proposals for new residential properties must incorporate sustainable drainage systems including permeable surfaces for drives and paths.
Crewe and Nantwich Replacement Local Plan (2011))	Policy BE4 Drainage Utilities and Resources. Proposals for new development must meet a list of criteria, including having no adverse impact on supply or quality and also the ecological features that they support.
Cheshire East Local Plan Strategy 2017	Policy SE13 Flood Risk and water Management. Developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity and provide opportunities to enhance biodiversity, health and recreation.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on the existing quality and quantity of water across the plan area and the impact this may have on important natural features including the Meres and Mosses.
National Planning Policy Framework	Para 163 requires that when determining any planning application, development should only be allowed in areas at risk of flooding where, amongst other things, it incorporates a sustainable drainage system, unless there is clear evidence it would be inappropriate.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy TI4 contributes to the achievement of sustainable development by performing an environmental role seeking to ensure good design and an attractive environment, a social role, preventing flooding and an economic role, ensuring the provision of infrastructure, and that the plan area remains a valued and attractive place to live, work, invest and visit.

Combined Parishes Neighbourhood Plan Policy	Policy TI5; Communications Infrastructure The development of advanced high-quality communications infrastructure, including fibre to new and existing properties will be supported.
Crewe and Nantwich Replacement	No equivalent policy



Local Plan 2011))	
Cheshire East Local Plan Strategy 2017	Policy CO 3 Digital Connections High capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of businesses and communities, subject to the number(s) of radio and telecommunications masts (and sites for such installations) being appropriately located and kept to a minimum and consistent with the efficient operation of the network. Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, encouraging the provision of high-quality communications across the plan area.
National Planning Policy Framework	The NPPF states that the planning system should support the extension of electronic communication networks including next generation mobile technology and full fibre broadband connections. (para 112)
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy TI5 contributes to the achievement of sustainable development by performing a social role, creating a high quality technological environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Combined Parishes Neighbourhood Plan Policy	Policy TI6; HS2(a) The plan will work with the implementation of the HS2(a) proposals to improve facilities in the plan area.
Crewe and Nantwich Replacement Local Plan 2011))	No equivalent policy
Cheshire East Local Plan Strategy 2017	No specific policy.
Comments	The Neighbourhood Plan is proposing policies to respond to the announcements made by HS2 after the adoption of the Cheshire East Local Plan and which have a direct impact upon the Neighbourhood Plan area. The policy is consistent with representations made and discussions that have taken place with HS2.
National Planning Policy Framework	Paragraph 104 (a) points out that planning policies should provide for any large-scale transport facilities that need to be located in the area.



Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy TI6 contributes to the achievement of sustainable development by performing a social role, creating a high quality technological environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.
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BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire East Council. The screening confirms that a Strategic Environmental Assessment is not required for this Neighbourhood Plan (see appendix 2). The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

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

An explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive has been submitted with the Wybunbury Combined Parishes Neighbourhood Plan.

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

BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS

There are no other prescribed matters.



Appendix 1. Notice of designation of the Wybunbury Combined Parishes Neighbourhood Plan Area dated 01.12.2015.



Notice of Designation of Wybunbury Combined Neighbourhood Area

Name of Designated Neighbourhood Area: Wybunbury Combined Neighbourhood Area

Name of Relevant Body: Wybunbury Combined Parish Council

Consultation Period: 16.10.15 – 27.11.15

Decision: 01.12.2015

Notice is hereby given that Cheshire East Borough Council has designated the neighbourhood area as applied for by Wybunbury Combined Parish Council, as the Wybunbury Combined Parishes Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

Reasons for the decision:

- The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan
- The application meets the criteria established in The Town and Country Planning Act 1990, The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012

Approved By: Tom Evans, Neighbourhood Planning Manager on: 01.12.15

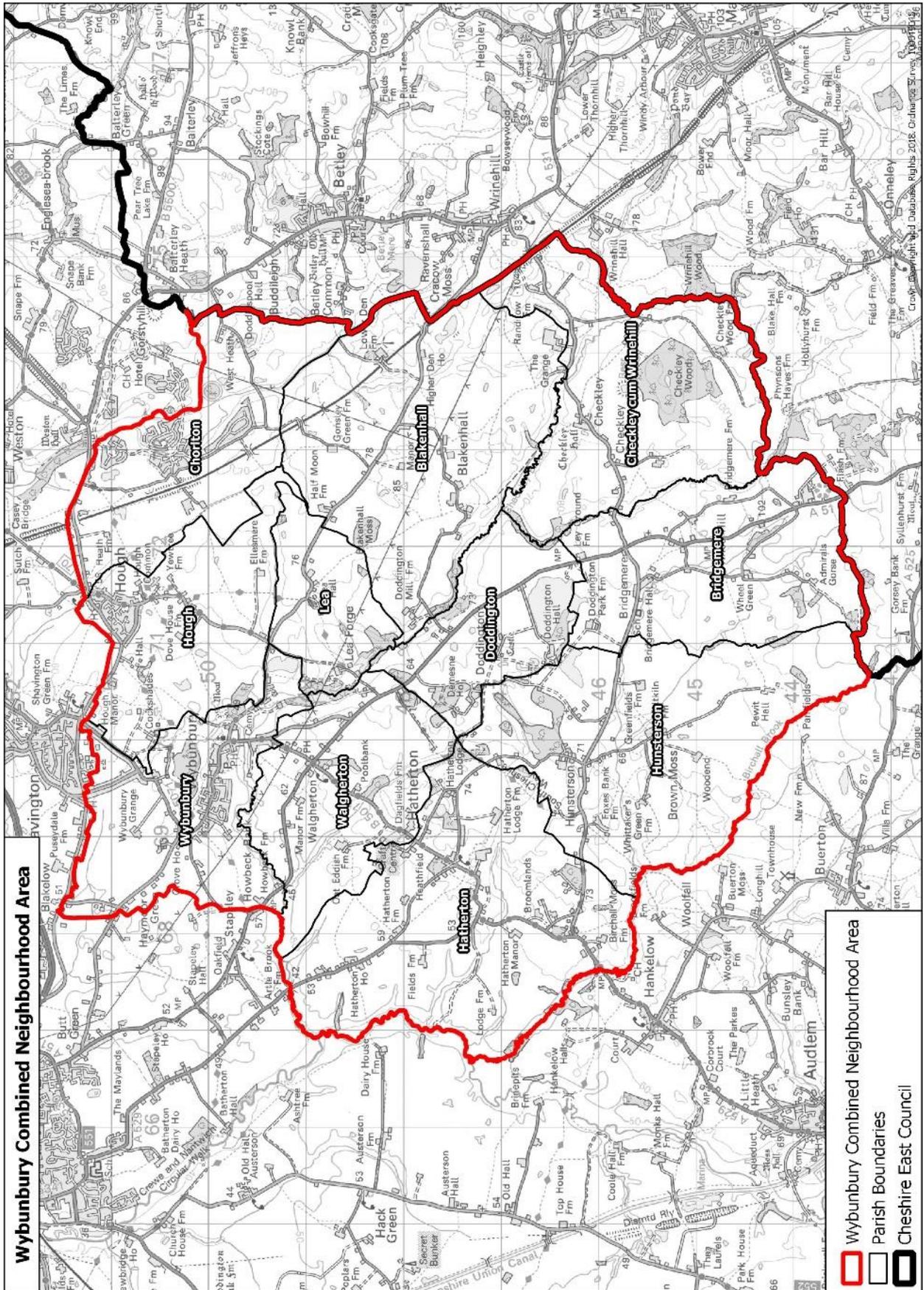
Designated Neighbourhood Area: As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- Cheshire East Council's neighbourhood planning web pages
- Wybunbury Combined Parishes Neighbourhood Plan Website:
<http://www.wybunburynp.co.uk/>
- Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk

<https://www.cheshireeast.gov.uk/pdf/planning/wybunbury-neighbourhood-area-decision-notice.pdf>





Notice of Designation of the Wyburnby Combined Parishes Neighbourhood Area.



Appendix 2. Strategic Environmental Assessment (SEA) screening

Summary	
Name of Neighbourhood Plan	Wybunbury Combined Parishes Council Neighbourhood Plan
Geographic Coverage of the Plan	The Parishes of Wybunbury, Chorlton, Lea, Walgherton, Blakenhall, Hatherton, Hough, Doddington, Hunsterson, Checkley Cum Wrinehill and Bridgemere
Key Topics/scope of the Plan	<p>Scope:</p> <ul style="list-style-type: none"> ☑ To protect the natural environment and character of the area ☑ To deliver sustainable homes ☑ To deliver infrastructure improvements <p>Key Topics:</p> <ul style="list-style-type: none"> • Housing and Design • Environment • Green Gap • Footpaths and Public Rights of Way • Local Economy • Transport and Infrastructure
Key Issues	<ul style="list-style-type: none"> • Early draft neighbourhood plan (pre regulation 14) with scope to revise polices. • A combined area neighbourhood plan comprised of the parishes listed above. • Presence of a Special Protection Area. • Coalescence of settlements, protection of open spaces, safeguarding of development, protection of views and protection of environmental assets. • Largely rural area with a large number of scattered settlements including new major infrastructure in the form of HS2. • Local flood risk and traffic issues together with designation as part of Nature Improvement Area.
Summary of Screening opinion	
Name and job title of officer undertaking screening opinion	Tom Evans, Neighbourhood Planning Manager
Date of assessment	November 2018
Conclusion of assessment	SEA is not required



Reason for Conclusion	<p>The Neighbourhood Plan does not propose to allocate specific sites for future development and promotes criteria-based policies that seek to shape future development proposals, on a small-scale basis, that reduce and manage impact on the environment (both natural and built).</p> <p>The plan is likely to propose Local Green Gap designations which will likely have a positive effect on the environment, the effect is not considered to be significant.</p> <p>Designated sites within the neighbourhood area:</p> <p>There is one European designated site within the neighbourhood area at Wybunbury Moss (see appendix C). Two RAMSAR sites in very close proximity/adjoin the neighbourhood plan area (NPA) at Cracow Moss and Balterly Heath.</p> <p>Outside of the NPA but within 15km of the NPA there are 6 Ramsar sites. There are several sites of Biological Importance within the area and a Site of Special Scientific Interest at Hatherton.</p> <p>Designated heritage assets within the neighbourhood area:</p> <p>There are 2 Grade I, 35 Grade II and 4 Grade II* Listed Buildings within the neighbourhood area (see appendix D).</p> <p>There is a designated conservation area within Wybunbury Village.</p> <p>Flood Risk zones within the neighbourhood plan area:</p> <p>Flood Risk Zones 2 are present in the neighbourhood area throughout all the area (see appendix E).</p> <p>Effect on the Environment:</p> <p>As a lower tier plan all development proposals will be subject to assessment against higher tier policies, plans and legislation that seek to protect locally, nationally and internationally designated sites.</p> <p>This includes the saved policies of the Crewe and Nantwich Borough Local Plan that are especially relevant to heritage and natural assets within the neighbourhood plan area and beyond; this also includes relevant CELPS policies. The neighbourhood plan does not introduce new policy that enables a significant effect on the environment to be implemented. The CELPS sets the strategic development framework for Wybunbury, including broad levels of growth appropriate to rural areas, and has been tested through integrated SEA to ensure the effect of this growth is acceptable in environmental terms.</p> <p>The WCP NDP does not propose additional growth at a significant scale beyond that already accepted in the CELPS, nor does it include specific proposals of a scale or intent large enough or with an impact significant enough, that would lead to additional significant effects on the environment or designated sites.</p> <p>The policies in the Neighbourhood Plan are criteria based and seek to safeguard existing heritage assets, green gaps and wildlife habitats and the plan does not introduce policies which would significantly change the status of land beyond the planning framework in place, therefore SEA is not required.</p>
Statutory Consultee	Summary of Comments
English Heritage	SEA not required
Environment Agency	SEA not required
Natural England	SEA not required

