

BRERETON NEIGHBOURHOOD PLAN REVIEW

Plan Period until 2035

Regulation 14 Consultation Version

February 2026



About this document

Brereton Neighbourhood Plan Review

This document presents an updated version of the Brereton Neighbourhood Plan, which has been a formal part of the development plan since March 2016. Following a period of review, Brereton Parish Council has decided to undertake amendments and revisions to the Neighbourhood Plan in order to ensure that it remains relevant, effective and compliant with adopted local and national planning policy. The changes currently proposed are contained within this refreshed Neighbourhood Plan document and are detailed across the following documents:

- The Updated Brereton Neighbourhood Plan (this document)
- Brereton Neighbourhood Plan Review - Tracked Changes Document
- Brereton Neighbourhood Plan Review - Regulation 14 Consultation Notice

Regulation 14 Consultation

In accordance with national legislation, Brereton Parish Council is running a period of public consultation in accordance with the provisions of Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. Details relating to the period of consultation, including how to respond and make comments, can be found within the Regulation 14 Consultation Notice.

Contacting Brereton Parish Council

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Background

Background

For the last 10 years, the Brereton Neighbourhood Plan has successfully helped to guide decision-making on planning decisions within the Brereton Parish, used by both the Parish Council and Planning Officers at Cheshire East Council to help ensure that developments deliver on the core vision and objectives of the plan, as shaped by extensive consultation undertaken on the plan during the time of its original preparation.

In Autumn 2024, the Parish Council decided to undertake a review of the Neighbourhood Plan in order to ensure its policies remain relevant, effective and compliant with updated local and national planning policies. Assisted by planning consultants, the Parish Council has reviewed the evidence underpinning existing policies, whilst also reflecting on the performance of the policies in achieving the vision and objectives originally identified.

Fundamentally, a majority of the Neighbourhood Plan's policies remain up-to-date, relevant and compliant with national and local planning policy. Despite this, the ongoing review of the Neighbourhood Plan has identified a range of minor changes which are considered appropriate. Broadly, these changes can be categorised as follows:

1. Changes necessary as a result of more recently adopted local and national planning policy, particularly including the Cheshire East Site Allocations and Development Policies Document (SADPD, 2022) and updated National Planning Policy Framework (NPPF, 2024);
2. Revisions made on the basis of updated (or reviewed) evidence becoming available;
3. Opportunities to 'streamline' the original Neighbourhood Plan document by shortening or combining policies, in addition to providing more clarity to the requirements of planning policies; and
4. Opportunities to visually refresh the Neighbourhood Plan document

More details relating to the exact changes proposed to each policy and the plan's overall structure can be found within a tracked changed document which accompanies this plan.

Having undertaken an extensive review exercise, the Parish Council is now inviting the local community to provide feedback on the changes proposed or propose alternative changes which should be sought.

Basic Conditions

Any adopted Neighbourhood Plan must, amongst other requirements, meet the 'basic conditions' for Neighbourhood Plans as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions require:

1. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
2. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. *This applies only to Orders.*
3. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. *This applies only to Orders.*
4. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
5. the making of the order (or neighbourhood 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).
6. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
7. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The starting point for this review of the Brereton Neighbourhood Plan has been to re-test the existing plan against the basic conditions outlined above, and a range of amendments proposed are done so in order to ensure that the requirements above continue to be met by the revised Neighbourhood Plan. A Basic Conditions Statement produced prior to submission of the plan will outline in more detail how the Neighbourhood Plan applies with legislative requirements.

Vision and Objectives

Vision

The vision for the Brereton Neighbourhood Plan is an aspirational statement, providing a foundation for all other content of the Neighbourhood Plan. It declares a view of and direction for the area, guiding the Plan's development and implementation.

The Parish Council consider that the original vision for the Neighbourhood Plan remains relevant and continues to incorporate many of the core values possessed by residents, however, invite suggestions as part of the regulation 14 consultation as to how this may be changed.

By 2035 Brereton will be a vibrant, predominantly rural community encouraging prosperity for residents and local businesses alike. Local agriculture will remain a valued feature of local life. It will support high-quality development to meet local needs in keeping with the character of the area. It will provide outdoor recreation and open space to benefit people in our own and neighbouring areas. It will be a Green Gap, separating and balancing the continuing development of surrounding towns and villages. It will be a place where local people can live, work, play, and enjoy a high quality of life.

Objectives

The objectives of the Neighbourhood Plan complement the vision by outlining specific targets to be achieved through the plan's implementation. The Parish Council would again invite views regarding these objectives relative to the matters which are most important to residents.

The objectives for the Neighbourhood Plan are to:

- 1 Deliver a sensitive housing strategy tailored to Brereton's needs, protecting the landscape and in keeping with the distinctive character of the area.
- 2 Provide and improve local facilities to meet local demand.
- 3 Strengthen and support local economic activity.
- 4 Protect green space, the environment and the landscape, support nature conservation and encourage responsible rural recreation, rural tourism and sustainable modes of transport.
- 5 Seek ongoing improvements to transport, digital connectivity and utility services.

Planning Policies

The Brereton Neighbourhood Plan identifies five key areas for the Plan to address. Each area of policy is designed to implement one of the five objectives and to take into account the community responses received, both during the preparation of the original Neighbourhood Plan, in addition to feedback received during the review stage. These policy areas include:

Housing Development

Community Facilities

Business and Economic Activity

Protecting the Rural Environment

Transport and Infrastructure

Each policy within the Neighbourhood Plan includes an accompanying evidence and justification which have also been updated as part of the Neighbourhood Plan Review. For the purposes of consultation, new, amended or updated evidence supporting the policies within the plan is included within the appendices.



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.



Housing Development

HOUS 01 Settlement and Infill Boundaries within Brereton

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.

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 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 plan, including policy PG 9 of the Site Allocations and Development Policies Document (SADPD).

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.

Evidence and Justification

The original Brereton Neighbourhood Plan set out a very clear strategy intended to enable a limited amount of new housing development within the plan area in order to address local housing needs, also acknowledging the role which developments can play in maintaining and enhancing the vitality of rural communities. This policy seeks to continue the delivery of the housing objective presented within this plan by formally identifying the presence of both the Brereton Green infill village in addition to a small section of the Holmes Chapel settlement falling within the plan area.

Within the original Brereton Neighbourhood Plan (2010 to 2030), settlement boundaries were defined for both Brereton Green and Brereton Heath under policy HOU 01, replacing the boundaries originally contained within the Congleton Borough Local Plan. However, in consultation with Brereton Parish Council, Cheshire East Council clarify within footnote 2 of the Site Allocations and Development Policies Document (adopted 14 December 2022) that both settlement boundaries formerly defined within the Neighbourhood Plan are not brought forward to be covered by policy PG 9 – Settlement Boundaries, but that Brereton Green is defined as an 'infill village' under policy PG 10 – Infill Villages, using the same boundary as that originally contained within the Neighbourhood Plan. The reasoning and justification for these changes can be found within evidence base document ref: ED 06 – Settlement and Infill Boundaries review supporting the Site Allocations and Development Policies Document.

The proposed revisions to this policy seek to remove reference to the Brereton Heath settlement boundary and formally recognise Brereton Green as an 'infill village' within the neighbourhood plan, noting that this status is already confirmed through policy PG 10 of the SADPD. This was considered an important change in order to ensure that the new neighbourhood plan is consistent with both the CELPS and SADPD.

In reviewing the current Neighbourhood Plan, a review of the current infill boundary for Brereton Green was undertaken using the Council's methodology. This found that the current infill village boundary for Brereton Green remains suitable and there is no new (or consented) development for which it is appropriate to include within the boundary. Evidence supporting this assessment can be found at Appendix 3.

Housing Development

Evidence and Justification

The Neighbourhood Plan seeks to ensure that sustainable forms of development which meet relevant local and national planning policy are supported, even if their development would exceed the anticipated locally assessed and evidenced need for the neighbourhood plan area. As such, this policy seeks to identify certain types of development which should be considered as 'exceptions' which may be acceptable beyond the provision made for new development within settlement and infill boundaries. These exceptions are consistent with those found within both the National Planning Policy Framework and Cheshire East Local Plan Strategy (CELPs) and Site Allocations and Development Policies Document (SADPD).

Previously developed land continues to be treated as having the benefits of certain on-site services and facilities as well as having in Brereton's case some visual impact, by reason of the previous or current development, on the character and appearance of the open countryside. For the purposes of this policy, 'previously developed land' has the meaning set out in the Glossary section of the NPPF.

Similarly, existing buildings in the rural countryside of Brereton have some potential for re-use and re-vitalisation which would provide some continuity in the local area, help support the response to a changing climate, would reduce the requirement for new buildings and comply with wider national and local policies.

Further affordable housing sites for local needs may be required within Brereton over the plan period, and relevant applications should be determined in accordance with this policy in addition to those found within the Cheshire East Local Plan. The Neighbourhood Plan also acknowledges the benefits that some limited self-build housing could bring to the local area.

HOUS 02 Exceptions to New Housing Development

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 04.

The development of an exception site shall comprise of a small scheme, which must be appropriate in scale, design and character to the locality.

Housing Development

HOUS 03 Self-Build Schemes

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 and 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.

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.

All new houses will need to conform to the quality standards set out in this plan and wider planning guidance.

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.

All other development of sufficient size shall also ensure compliance with policy HOU3 of the Cheshire East SADPD.

Evidence and Justification

There is a duty under the NPPF and Self-build and Custom Housebuilding Act 2015 for local planning authorities to assess the local demand for self-build homes and to cater for them through the planning process. Self-build is when people create a new home to their bespoke design either by building it themselves or more often by working with an architect, builder or developer. Custom build is the term by which groups of people are able to build their own homes on a single site.

It is acknowledged that this country builds a lower proportion of self-build units than other Western countries and the Neighbourhood Plan acknowledges the benefits that some limited self-build housing could bring to the local area. Firstly, they represent an opportunity for local people to continue to live locally in a house designed to be sympathetic to a countryside location. Secondly, it provides a different type of housing mix to that offered by house builders constructing similar designs in small groups or estates. Thirdly, there is some evidence that due to its location and other factors, a small number of such houses have already been constructed in Brereton in recent years, often through the demolition and replacement of existing houses.

Given the wider policy constraints, it is not considered appropriate to identify the number of self build units or a specific site for this type of housing within the Parish. However, this policy is included as the Plan wishes to encourage more self-build dwellings on appropriate sites. On relevant sites, a Section 106 obligation should be sought in order to ensure it is constructed by or on behalf of persons with a local connection and some continuity of occupation by local persons is secured following their completion of building works.

Housing Development

Evidence and Justification

Accessible and safe amenity play spaces and play areas, beyond the curtilage of each property, are essential when new housing is built in order to meet the needs of residents and visitors. These serve a dual function; providing open space and play space for its own sake for recreation, play and contributing to a healthy lifestyle, but also visually in terms of the openness such areas can bring to help retain the open character of the countryside of the Brereton area.

Planning policies at national and local levels require an appropriate provision to be made in new housing development. Policy SE 6 of the CELPS sets open space standards for the delivery of children's play space, amenity green space, allotments, outdoor sports facilities and green infrastructure connectivity, with policy REC 2 and REC 3 of the SADPD offering further provision. This policy has been worded in such a manner as to ensure that these existing policies are supported whilst retaining the ability for this policy to also reflect any further change in policy which may occur in the future. The importance of the need for such a Neighbourhood Plan policy has been recognised in strong local support through the community surveys of the Plan, even if the detail of such provision is ultimately determined through the application of other policies.

The Landscape Character Assessment undertaken for this Neighbourhood Plan has confirmed the strong rural character of the Brereton area in spite of its close proximity to the three adjacent settlements of Sandbach, Congleton and Holmes Chapel. In accepting that some local housing needs may need to be accommodated within the parish, the community also expect that if possible the immediate amenity and recreational needs are met alongside the houses to be built. As outlined, the Neighbourhood Plan does not attempt to set any open space standards but provides that open space should be provided locally within the development rather than off-site. Any off-site provision, particularly if beyond the Parish and out of short walking distance, will not be capable of meeting local need. Given the rural nature of the area, such provision would be of no benefit or use to future occupiers of new properties nor would it assist in mitigating any visual impact arising from the housing development upon the open countryside.

HOUS 04 Provision of Open Space in new Housing Development

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.

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.



Housing Development

HOUS 05 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.

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.

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.

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.

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.

Evidence and Justification

The parish lies within the Cheshire countryside and the Landscape Assessment Study for this Neighbourhood Plan has confirmed the important role of the countryside in creating the essential characteristics of the Brereton area. This policy seeks to ensure that any new development is respectful of the existing open landscape character which is acknowledged is formed from a variety of different land uses.

Policy SE 4 of the Cheshire East Local Plan Strategy (CELPS) sets out the Council's approach to landscape protection. However, this policy is strategic and is intended to apply to the whole of the Cheshire East Council area, setting out some general principles against which any development can be assessed in terms of its impact on the landscape. The Neighbourhood Plan proposes a more detailed and appropriate policy response by virtue of this policy and policies ENVIR 01 and ENVIR 04 in the light of the substantial landscape evidence which is now available. The Landscape Character Assessment for Brereton report will be a material planning consideration in its own right in the determination of planning applications.

This policy also seeks to protect existing areas of identified open space, although it is acknowledged that policy REC 1 of the Cheshire East SADPD takes precedent in this respect and integrates criteria previously contained within this policy.

Housing Development

Evidence and Justification

The Parish Council undertook a Rural Affordable Housing Needs Survey in conjunction with the Housing service of Cheshire East Council to help inform the original policies of the Neighbourhood Plan. This identified a need for the provision of smaller housing units to meet local needs, and therefore this policy was prepared in consultation with housing and planning officers at Cheshire East Council to help enable small scale schemes to come forward which may be of mixed tenure, designed to meet a variety of local needs.

Community support for a balanced provision of new housing to address local needs has been consistently supported throughout the stages of the Neighbourhood Plan. The policy provides for priority to be given to those with previous local connections, but also acknowledges that there may be other local needs such as key workers who may require local accommodation through their employment. Self-build schemes of an appropriate small scale property to meet future local needs may also meet this policy.

HOUS 06 Housing Mix

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.

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.

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.

Housing Development

HOUS 07 Housing for Local People

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).

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.

The criteria for a local connection are set out in the definition at the end of this section.

Evidence and Justification

Housing studies undertaken for the Neighbourhood Plan by Cheshire East Council and Brereton Parish Council at the time of the preparation of the original plan found that local people found difficulties for themselves and relatives to continue to live in the Brereton area when their personal or family circumstances change. This has continued throughout the plan period with limited opportunities for local people to find an alternative home within the parish.

With this in mind, this policy seeks to provide an opportunity for a local family to occupy a property within any larger schemes in the Parish which may come forward, helping to improve social cohesion as well as giving the opportunity for those with a local housing connection to continue living in the parish. A local housing connection is defined at the end of this chapter.

A period of 9 months is considered a reasonable one in which to allow a local need to be identified and the necessary documentation and legal completion to be achieved. A shorter period may create difficulties for prospective local purchasers to make the arrangements required. A longer period would result in a newly habitable dwelling being unoccupied when there is a national requirement for more houses to come forward for families. This figure has been informed by the URS Housing Needs Advice for Brereton (SD/C17) and local knowledge and experience of the local housing market in Brereton.

Any requirement would be applied by rounding down as follows: 1 unit for local connection for 10-19 units, 2 units for local connection for 20-29 units, 3 units for local connection for 30-39 unit, etc.

Housing Development

Evidence and Justification

Chapter 12 of the NPPF set out the general approach to new development with regard to design, in particular that all developments should achieve a high standard of design. The need for this policy within the neighbourhood plan derives on the one hand from the local character of the Brereton area which comprises an open landscape typical of the Cheshire Plain with distance views beyond, but also from the need to identify and protect the particular design characteristics of the local area, beyond the detail found within the policy and evidence supporting the Cheshire East Local Plan Strategy and Site Allocations and Development Policies Document.

Further evidence has been prepared in order to better understand the characteristics of different areas of the parish (appendix 4), complementing the existing Landscape Character Assessment. Taken together, this evidence demonstrates the attributes of different parts of Brereton which should not only be respected in any further development, but also be reflected in the layout and design of new housing, whether that is ancillary buildings for domestic use, extensions to existing houses, conversion of existing buildings to residential use or the erection of new dwellings.

With regard to paragraph 3, the 'main roads' within the plan area include the A50, A54, A534 and A5022. Open and straight vistas along these routes creates opportunities for faster journey times and overtaking. However, this in turn threatens the safety of slower moving vehicles and other road users travelling through the parish.

The provision of such a gap therefore has a number of aims. The safety of all those using these roads is the primary aim in the first instance. In the longer term, by retaining a building line, opportunities for incremental improvements in safety measures become possible. This would include provision for more sustainable forms of transport adjacent to highways.

HOUS 08 Design Principles for Brereton

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.

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 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.

Any proposals to build new houses adjacent to the main roads in the parish will provide for a minimum 10 metre 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.

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.

Housing Development

Definition of local housing connections

Local housing connections are defined for prospective self-build and open market housing schemes in accordance with policies HOUS 03 and HOUS 07 above.

For the purposes of this Neighbourhood Plan, a local housing connection is classed as being either of a residency or employment nature.

Residency qualification is defined as any individual who satisfies any of the following criteria:

1. Has been resident in Brereton or an immediately adjoining rural* parish for a continuous period of 12 months at the time of application, or
2. 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
3. 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.

Employment qualification is defined as any individual, or his/her partner, who is in employment locally, and satisfies all the following criteria:

1. 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
2. Is in paid employment, and
3. Works a minimum average of 16 hours per week on a regular basis, and
4. Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment, and
5. 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.

Community Facilities

COMMUN 01 (Aspiration)

A new community hub for Brereton

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:

1. 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;
2. The proposed building should be in keeping with the open rural character of Brereton;
3. The development should not cause harm to the character or amenity of adjacent uses and properties;
4. 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;
5. The development will not adversely affect either directly or indirectly areas of nature conservation, geological or landscape interest; and
6. The development accords with policies of the Neighbourhood Plan and Local Plan.

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

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.

Evidence and Justification

Brereton Parish does not have a dedicated community building or centre for use by members of the community as well as guests. The community engagement for the original Plan identified evidence of support for a bespoke community centre to serve the wide variety of local groups and organisations currently using other facilities within or beyond the parish. It is considered that a community hub, similar to those in other parishes within Cheshire in recent years, would also increase community cohesion and a sense of local identity.

Consideration has been given in the preparation of the Neighbourhood Plan as to the range of possible uses which such a building might need to accommodate. The possible uses set out in this policy have been derived from community engagement and local knowledge about the variety and range of Existing Community Facilities (ref. SD/C22). The aspiration is to create uses which have a community benefit in terms of providing space for existing services to be delivered locally and also have the potential for new services to be made available so that residents would be able to access them without having to travel into adjoining towns and settlements as happens at present. Such a facility would also afford opportunities for local organisations and clubs to meet on a regular basis closer to where people live. The selection of uses is intended to be indicative, as more detailed feasibility work would be required before a specific brief for uses is prepared. Experience elsewhere suggests that uses of rural community halls and centres can and do change in any event once a local community centre has been built. The delivery of such a facility would require the strong support of the local community including the Parish Council.

There are no specific sites identified in this Plan, and the process of identifying opportunities in this respect will continue outside of the neighbourhood planning process. The Parish Council does however acknowledge that there have been difficulties in identifying opportunities to deliver a new community hub or building within the Parish and the Parish Council is limited in its ability to ensure that this is delivered within the next period. As a result, this policy has been changed to an 'aspiration' and does not constitute a formal policy of the Neighbourhood Plan, but sets out the commitment made by the Parish Council to continue to seek opportunities within the future plan period.

Community Facilities

Evidence and Justification

The community engagement for the Plan identified evidence of support from the local community to retain those community buildings which currently serve the variety of local groups and organisations currently within the parish.

As a small rural parish, Brereton only provides a limited number of these within the local area, listed in Existing Community Facilities (ref. SD/C22). The buildings which serve these uses have been primarily designed to meet specific needs such as education, faith or other local group. This policy seeks to allow for the continued provision and expansion of these facilities.

The Parish Council may nominate a building or a piece of land the use of which furthers the cultural, social or leisure interests of the local community. If the nomination is accepted by Cheshire East Council, and the current owner decides to sell the asset, then the Parish Council would be notified and given time to raise funds to buy the asset if they chose to do so. Cheshire East Council would make any decision as to the listing in accordance with The Assets of Community Value (England) Regulations 2012 (SD/A13), and would also consult with the owner.

COMMUN 02 Existing Community Facilities

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.

Support will be given to proposals which would assist in the retention and improvement of existing facilities.

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.

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.

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.



Community Facilities

COMMUN 03 Provision of New Community Facilities

Planning permission can normally be granted for new community facilities which meet the needs of the local community provided that:

1. The application is accompanied by evidence of the local need for the facility
2. No problems with regard to matters of highway safety are identified
3. 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
4. The proposed building should be in keeping with the open rural character of Brereton
5. The development should not cause harm to the character or amenity of adjacent uses and properties
6. 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
7. The development will not unacceptably affect either directly or indirectly areas of nature conservation, geological or landscape interest
8. The development accords with policies of the Neighbourhood Plan and Local Plan.

Evidence and Justification

The community engagement for the Plan has identified evidence of support from the local community for further community buildings to serve the variety of local groups and organisations currently within the parish.

As a small rural parish, Brereton only provides a limited number of these within the local area. The buildings which serve these uses have been primarily designed to meet specific needs such as education, faith or other local group. This policy seeks to allow for the development of new facilities subject to appropriate environmental safeguards.

Community Facilities

Evidence and Justification

The community engagement for the Plan has identified evidence of support from the local community for both these facilities, one to serve a local need, the other to serve a wider need arising from the popularity of local countryside attractions to car-borne visitors from the wider region.

As identified within the NPPF, allotments can assist with enabling and supporting healthy lives, not only through their ability to increase access to healthier food options but also through their ability to form important community spaces. Within the parish there is a continued demand for allotments and therefore this policy seeks to encourage their future delivery.

The tranquility and quality of Brereton's landscape, open space and leisure/recreation offer attracts a considerable number of tourists travelling to locations within the neighbourhood plan area. Whilst this is positive, residents have acknowledged that this can cause implications for car parking. Consequently, this policy seeks to acknowledge that the provision of new parking facilities at a proportionate scale would assist with the parishes long term prosperity.

COMMUN 04 Provision of Allotments and Additional Car Parking

Support will be given for the provision of allotments to serve local needs, and car parking to serve local visitor attraction and countryside facilities.

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.

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.



Business and Economic Activity

Evidence and Justification

The NPPF urges a positive approach towards sustainable new development in rural areas. Towards this aim, consultation on the original Neighbourhood Plan sought to engage with the local business community. Local companies were (and are) in a very good position to identify how previous and existing planning policies, mainly of restraint on development in rural areas, may have constrained their business development and other opportunities. The Taylor Report and more recent national planning and other advice and guidance have all emphasised the need for a more flexible approach to the needs of business than has been in evidence in previous planning for rural Cheshire. This Plan seeks to carry forward the enabling role it has performed throughout the previous plan period for business development, whilst set within the general context that growth and development can sustain the working and living rural area which the community of Brereton wishes to see. The rural economy needs to offer a range of skill and employment opportunities which meet the needs of existing and future residents.

The community engagement for the Plan has identified evidence of support from the local community for local business activities as well as those supporting tourism and countryside uses in the Brereton area. Brereton is a popular area for day visitors due to the variety of its countryside-led local visitor and tourist attractions and the easy and convenient motorway access to the local area. The Plan seeks to acknowledge the potential of these existing facilities in meeting the objectives of positive planning. In particular, the Plan seeks to encourage:

- a) Development which supports investment within the rural economy
- b) Development which supports existing local businesses within the parish
- c) Development of businesses which offer local products and services (including food and drink) linked to their mid-Cheshire and rural provenance.

The NPPF provides that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive attitude towards sustainable new development. This policy reflects the NPPF and is also consistent with policy EG 2 of the Cheshire East Local Plan Strategy.

ECON 01 Rural Economy

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.

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:

1. schemes of agricultural diversification which would increase local employment opportunities;
2. the development of rural tourism particularly those businesses which would complement existing tourism related uses;
3. the re-use sympathetic extension of redundant agricultural or other buildings for business or visitor attraction purposes;
4. social and community-led enterprises with a social and/or environmental purpose which involves the local community; and
5. Any other proposal which can demonstrate compliance with policy EG 2 of the Cheshire East Local Plan Strategy (CELPS)

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 the Cheshire East Local Plan Strategy (ref. SD/B01).

Protecting 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.

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.



Protecting the Rural Environment

Evidence and Justification

The community engagement for the Plan has identified evidence of local community support for landscape conservation and identifies the erosion of existing vistas and green spaces by unsympathetic development as a key issue which threatens the rural natural environment.

The open character of the Brereton area is its principal characteristic although there are variations within it. There have been landscape designations in other plans, but in preparing this Plan the community wishes to acknowledge and identify the particular local characteristics of the landscape and the many ways that landscape is valued by the community and visitors alike. With this in mind, a Landscape Character Assessment for Brereton has been prepared to support the neighbourhood plan with the purpose of assisting and supporting a neighbourhood level assessment of landscape value.

The landscape characteristics identified within the Landscape Character Assessment and offered protection through this policy are to be considered lower in the hierarchy of protection relative to the 'Local Landscape Designation areas' set out in policy SE 4 of the Cheshire East Local Plan Strategy. Nevertheless, this policy is intended to complement the strategic policy in the Local Plan Strategy by identifying specific areas of local value including the Cheshire Plain and Dane Valley River Corridor.

The conservation of the intrinsic character and beauty of the countryside remains acknowledged as a core planning principle within the NPPF.

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/C16).

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 the Landscape Character Assessment for Brereton (ref. SD/C16).



Protecting the Rural Environment

ENVIR 02 Nature Conservation

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.

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 9). 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).

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.

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.

Evidence and Justification

Chapter 15 of the NPPF outlines that planning policies and decisions should contribute to (and enhance) the natural and local environment in various ways as specified within paragraph 187. Cheshire has many areas of high nature conservation value and this is reflected in both existing plans and locally within the Brereton area. Policy SE 3 of the Cheshire East Local Plan Strategy sets out the strategic policy for areas of high biodiversity and geodiversity value and how they are proposed to be considered in relation to development proposals coming forward. This policy of the Neighbourhood Plan outlines more detailed policy requirements which are specific to the neighbourhood plan area.

The relative significance of nature conservation sites is based on a hierarchy as follows:

A) Sites of European interest: The site at Bagmere is a component Site of Special Scientific Interest (SSSI) in the Midlands Meres and Mosses Phase 1 Ramsar.

B) Sites of national interest known as SSSI's are strictly protected from development by legislation and Natural England. Sites at the Dane Valley and Bagmere are within Brereton. The site at Bagmere is a component SSSI in the Midlands Meres and Mosses Phase 1 Ramsar site which further enhances its status.

C) Sites of regional, Cheshire East or local importance: these include sites of biological importance, Local Nature Reserves and designations of local value including wildlife corridors. Brereton sites include the Croco Valley, Bagmere and Brereton Heath Local Nature Reserve.

To further support this policy and the understanding of ecological habitats within the Neighbourhood Plan area, a report was commissioned by Brereton Parish Council. The 'Natural Environment Report for Brereton's Nature Recovery Partnership' prepared by Cheshire Wildlife Trust identifies the core sites for nature conservation within Brereton, in addition to main local ecological networks and target areas for habitat restoration or creation. In light of this new evidence, this policy has been revised in order to incorporate the findings and recommendations into the neighbourhood plan. In doing so, it is hoped that the plan is better able to ensure that new developments support, enhance and protect the ecological network within Brereton.

Protecting the Rural Environment

Evidence and Justification

Cheshire East Local Plan Strategy Policy SE 3 provides protection for areas of high biodiversity value, including the Ramsar sites, Local Nature Reserves, Sites of Biological Importance, Areas of Ancient woodland and Sites of Special Scientific Interest. The policy also states that:

"Development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan or the Site Allocations and Development Policies documents will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development, or where any residual harm following mitigation/compensation, along with any other harm, is clearly outweighed by the benefits of the development".

Policy SE 3 therefore provides an umbrella policy for the identification of sites within the Neighbourhood Plan and there is strong support within the local community for a policy which seeks to recognise the diversity of local sites of nature conservation at whatever scale they are recognised as being important.

During preparation of the original neighbourhood plan, Natural England acknowledged and also confirmed the national and international status of some sites within the Parish in terms of their significance for interests of nature conservation. Natural England broadly supported the positive emphasis of this section of the Plan, particularly the support for conservation, management and enhancement of local biodiversity and geodiversity in policy ENV05.

Bearing in mind the support from Natural England and the continued support for the identification of locally important sites of biodiversity and geodiversity within the Local Plan, this policy is proposed to be 'rolled forward' for adoption as part of the new plan, with additional paragraphs introduced to acknowledge the legislative requirement for relevant developments to deliver a 10% biodiversity net gain.

ENVIR 03 Biodiversity and Geodiversity in Brereton

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

1. Retention of hedgerow field boundary treatments and restoration, where these are fragmented, to improve their landscape condition and contribution
2. Retention of existing trees around and within existing and future development and the encouragement of additional planting where appropriate
3. Promotion of the nature conservation and ecological value of the Dane Valley and respect for its enclosed nature
4. Retention of historic field patterns wherever possible including any areas of new development
5. 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
6. Management of woodland tracts to prevent deterioration
7. Incorporation and maintenance of hedgerows and lowland grassland margins
8. Incorporation of new woodland and tree cover within the wider landscape whilst ensuring existing open views are not obscured
9. Promotion of geodiversity and biodiversity interests for the former sand extraction sites such as Brereton Heath Local Nature Reserve
10. Creation of Wildlife Corridors between existing sites of biodiversity such as Croco Valley,
11. Bagmere and Brereton Heath Local Nature Reserve to enhance their individual status
12. Support for other initiatives which assist in linking biodiversity sites such as land management
13. 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
14. 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.

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. 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.

Protecting the Rural Environment

ENVIR 04 Development, Landscape and Heritage

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).

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.

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.

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.

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.

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.

Evidence and Justification

The Landscape Character Assessment for Brereton contained a detailed analysis of the landscape character of the parish using the existing levels of analysis undertaken at a wider spatial scale and their own assessment of eight distinct Landscape Description Units (LDUs). Many recommendations were made based on the assessment of these units. The assessment now provides an appropriate evidence base against which all planning applications for the Brereton area, which are likely to have any impact on the landscape can be considered. Planning decisions can be made in their proper context of landscape quality and value. This policy summarises the recommendations from the Landscape Character Assessment for Brereton report for the assessment of development proposals against the landscape vision for the area.

Since the adoption of the original neighbourhood plan it is acknowledged that there have been a range of more detailed policies have been adopted by Cheshire East which relate to heritage. As such, former policies ENV07, ENV08 and ENV09 of the Neighbourhood Plan have been removed, with this policy now signposting to policy already adopted by Cheshire East Council.



Protecting the Rural Environment

Evidence and Justification

Brereton is a predominantly rural area in which farming and other uses of the land are a major determinant of land usage within the Parish. The conservation and sustainable management of soils is reflected in the NPPF particularly in paragraph 187. When decisions are to be made concerning land use change, particular care over planned changes to the most potentially productive soil is needed. This is needed for the ecosystem services it supports including its role in agriculture and food production. This policy has been introduced into the Plan to reflect both the national policy (as set out in the NPPF) and in response to Natural England who recommended this form of policy at the time of preparing the original neighbourhood plan given the importance of understanding agricultural land quality within the plan area.

ENVIR 05 Conservation and Sustainable Management of Soils

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:

1. 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;
2. 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; and
3. Ensure soil resources are conserved and managed in a sustainable way.



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.



Transport and Infrastructure

Evidence and Justification

At a national level, the NPPF notes the importance of transport in delivering sustainable development as well as contributing to wider sustainability and health objectives. Brereton is connected by the local major roads which allow good access to national and regional strategic highway network. This accessibility aids long distance commuting patterns allowing convenient travel to wider business destinations for those working from home.

There has strong support in local community surveys for improvements to existing local transport options, with high proportions of respondents agreeing or strongly agreeing that adequate infrastructure including suitable access to local facilities via footpaths and cycleways should be a requirement before planning permission is granted. If residents and visitors are to be offered a genuine alternative to the private car, opportunities need to be taken as development applications arise throughout the parish to improve those local choices. This should lead to improvement in traffic safety and in the longer term to an improvement in healthier choices of travel. Within this context, this neighbourhood plan policy aims to make transport and travel within and around the Brereton area more sustainable.

NOTE: Improvements to Road Safety on Local Roads

Brereton Parish experiences road safety issues arising from the rural nature of the area combined with the speed of vehicles along the principal roads within the area. These roads also provide access to local facilities and more residential parts of the local area. There is local concern for all road users, not only for those moving at slow speed but also those moving at a more leisurely speed by whatever means because they live locally or are visiting some of the many facilities within the parish. It is acknowledged that more specific evidence may be required to justify and then implement measures to mitigate the speed and flow of through traffic. This note is intended to provide some priority to investigating the scope for any road safety measures which may then be pursued on an individual scheme basis.

A range of road safety improvements will be sought over the plan period. Priority will be given to road safety situations where pedestrians, cyclists, horse riders and other slow moving vehicles in this rural area have to use and cross busy and/or fast moving roads and where traffic speeds are high.

Priority will be given to the following areas which are a cause of concern for safety to all road users:

- a) Junctions from local roads to/from the A50 and A54
- b) Junctions to/from roads serving the local community facilities such as Brereton Primary School.

TRANS 01 Transport Implications of New Development

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.

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.

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

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.

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

Transport and Infrastructure

TRANS 02 Community Infrastructure

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)

Evidence and Justification

This policy sets out the priorities for spending within Brereton Parish using developer contributions which may be received. This includes both Section 106 agreements and CIL which is now used across Cheshire East. These priorities have been identified on the basis of results from original public consultations informing the original neighbourhood plan and remain appropriate.

Appendix 1 - Maps

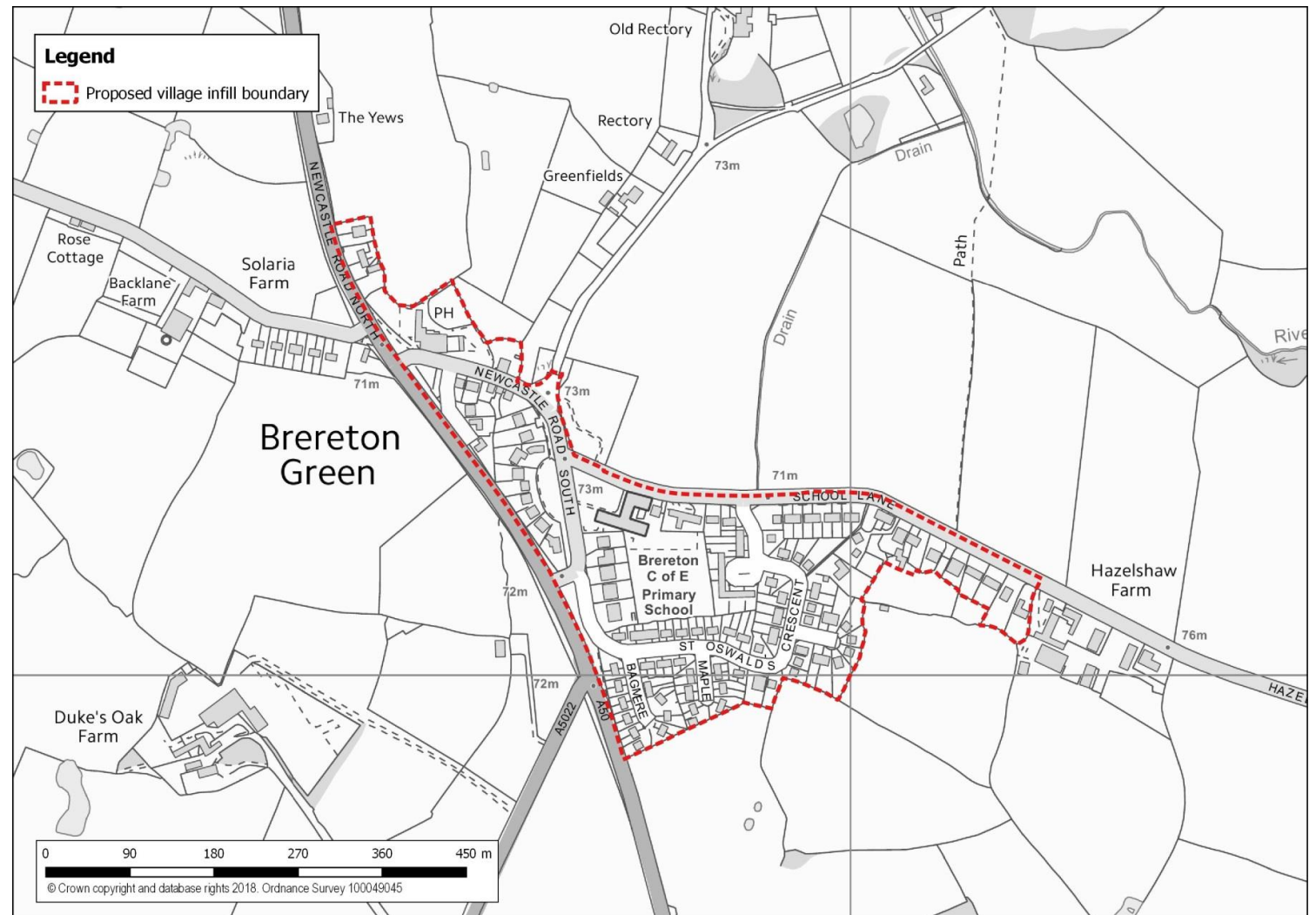
- Map 1 - Brereton Green infill village boundary
- Map 2 - Holmes Chapel Settlement Boundary
- Map 3 - Existing Recreation and Open Spaces
- Map 4 - Brereton Character Map
- Map 5 - Existing Community Facilities
- Map 6 - Landscape Value Map
- Map 7 - Habitat Distinctiveness Map
- Map 8 - Identified Wildlife Corridor within Brereton
- Map 9 - Brereton Natural Conservation Interests Map

Appendix 2 - Supporting Documents Table

Appendix 3 - Brereton Green Infill Boundary Review

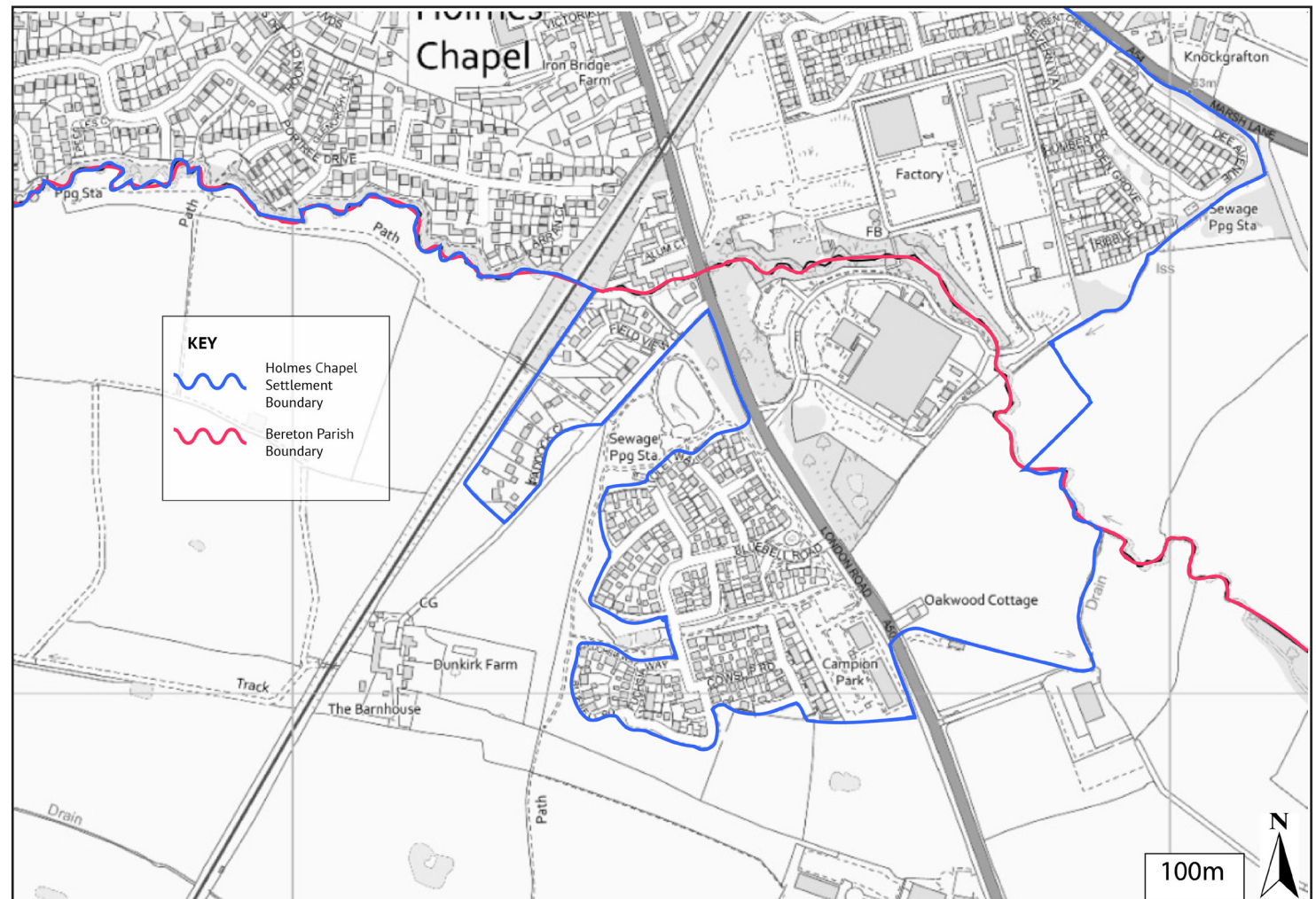
Appendix 4 - Additional Design Evidence Supporting HOUS 08

Appendix 1



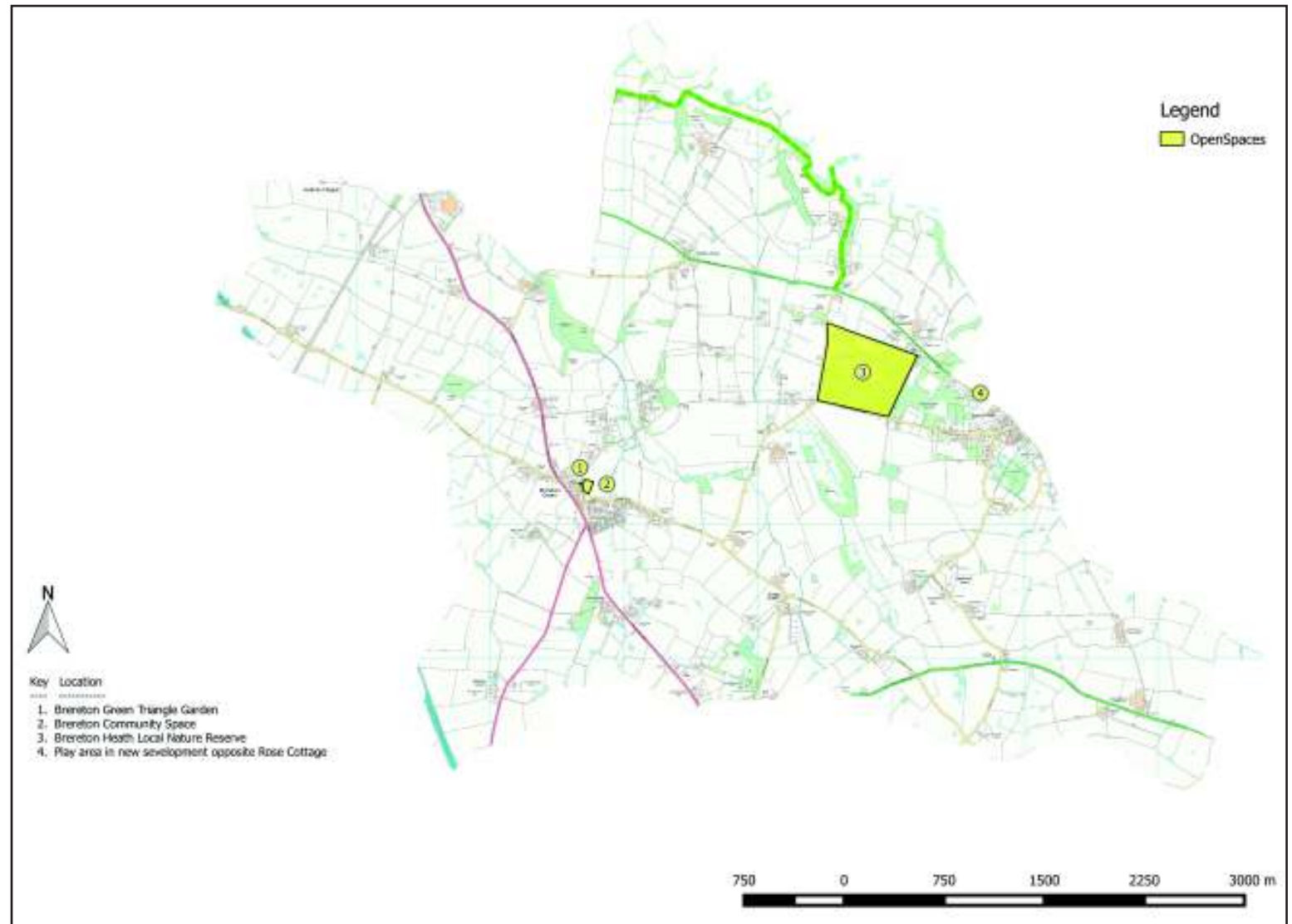
Map 1 - Brereton Green infill village Boundary

Appendix 1

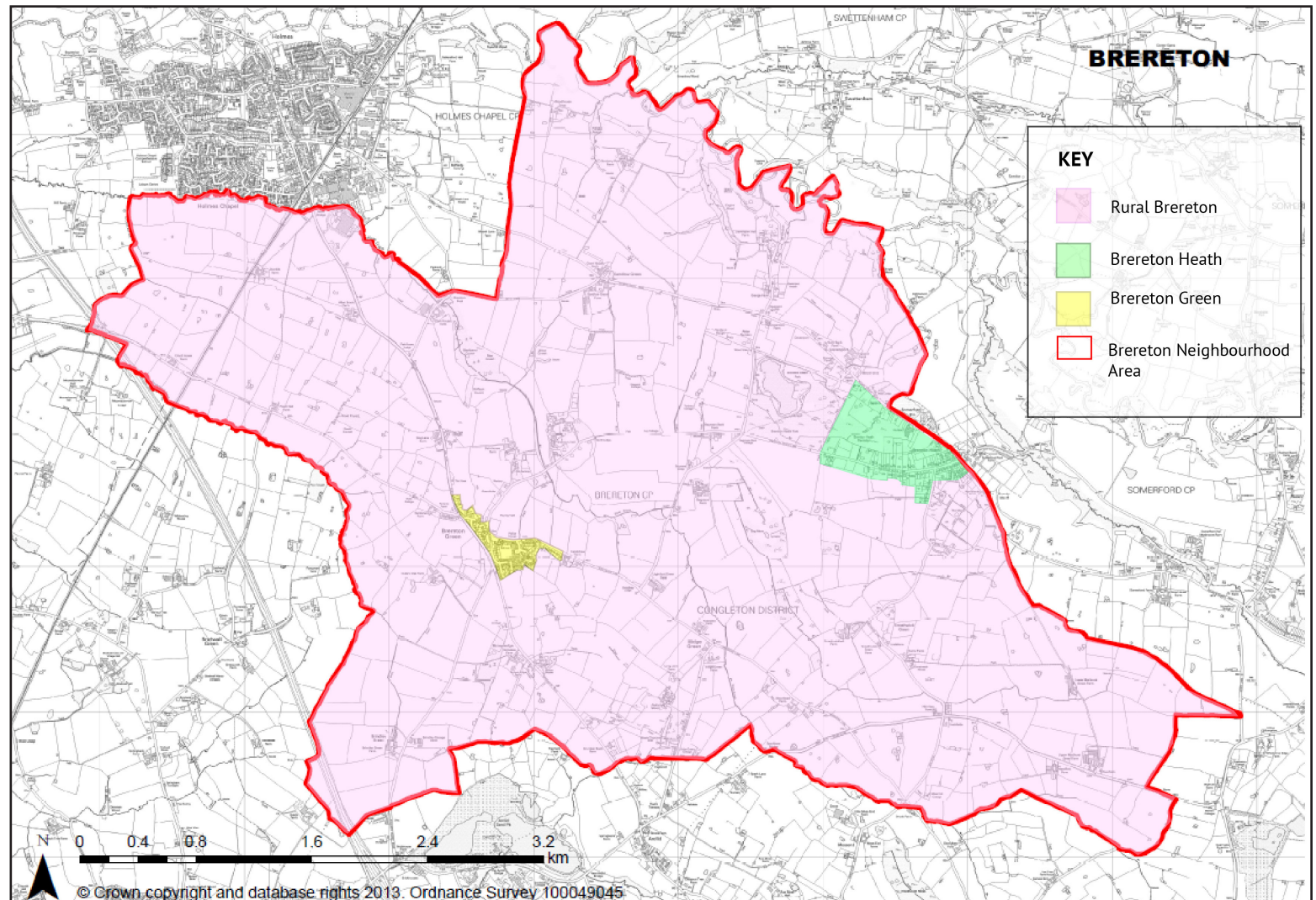


Map 2 - Holmes Chapel
Settlement Boundary

Appendix 1

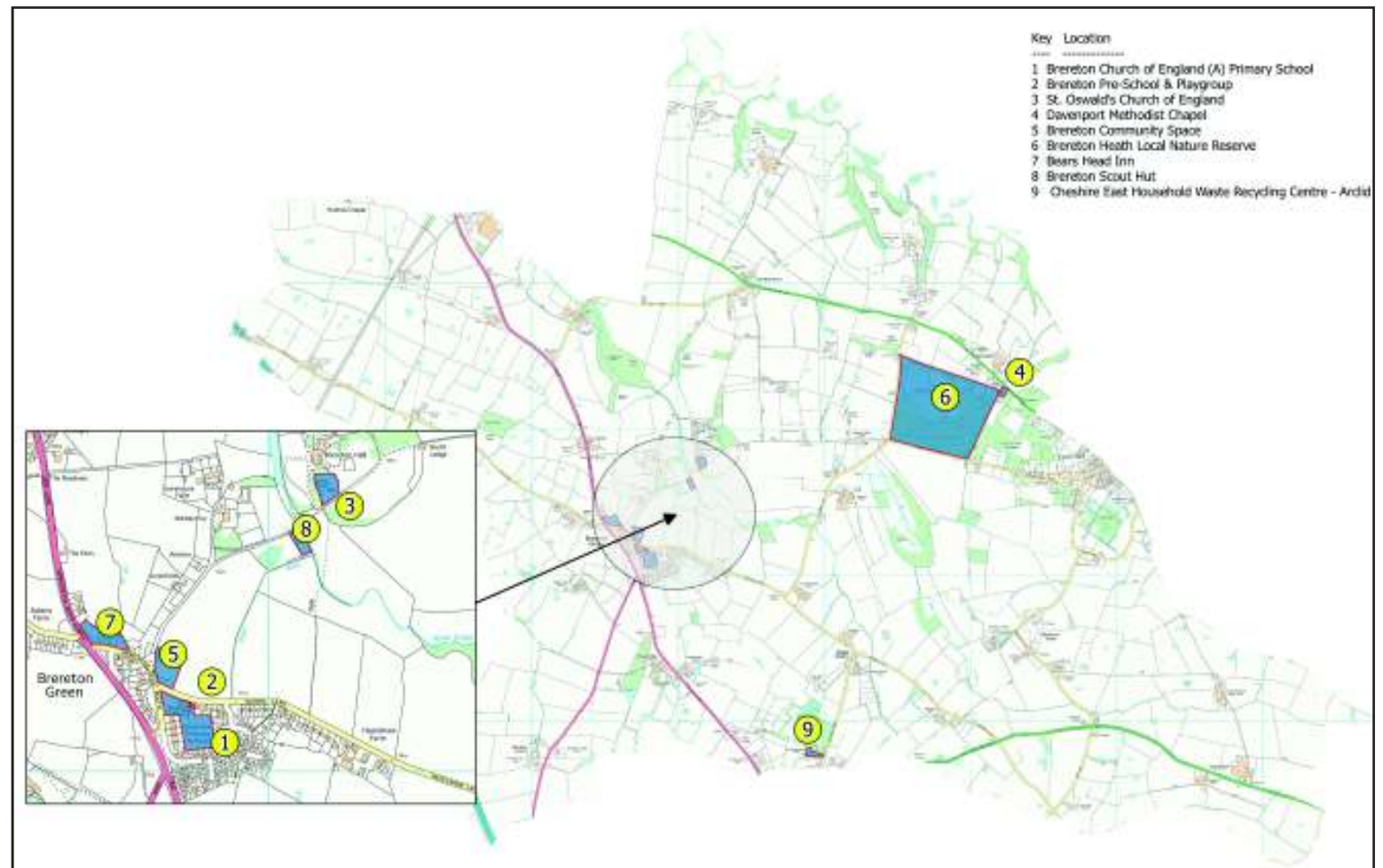


Map 3 - Existing Recreation and Open Spaces



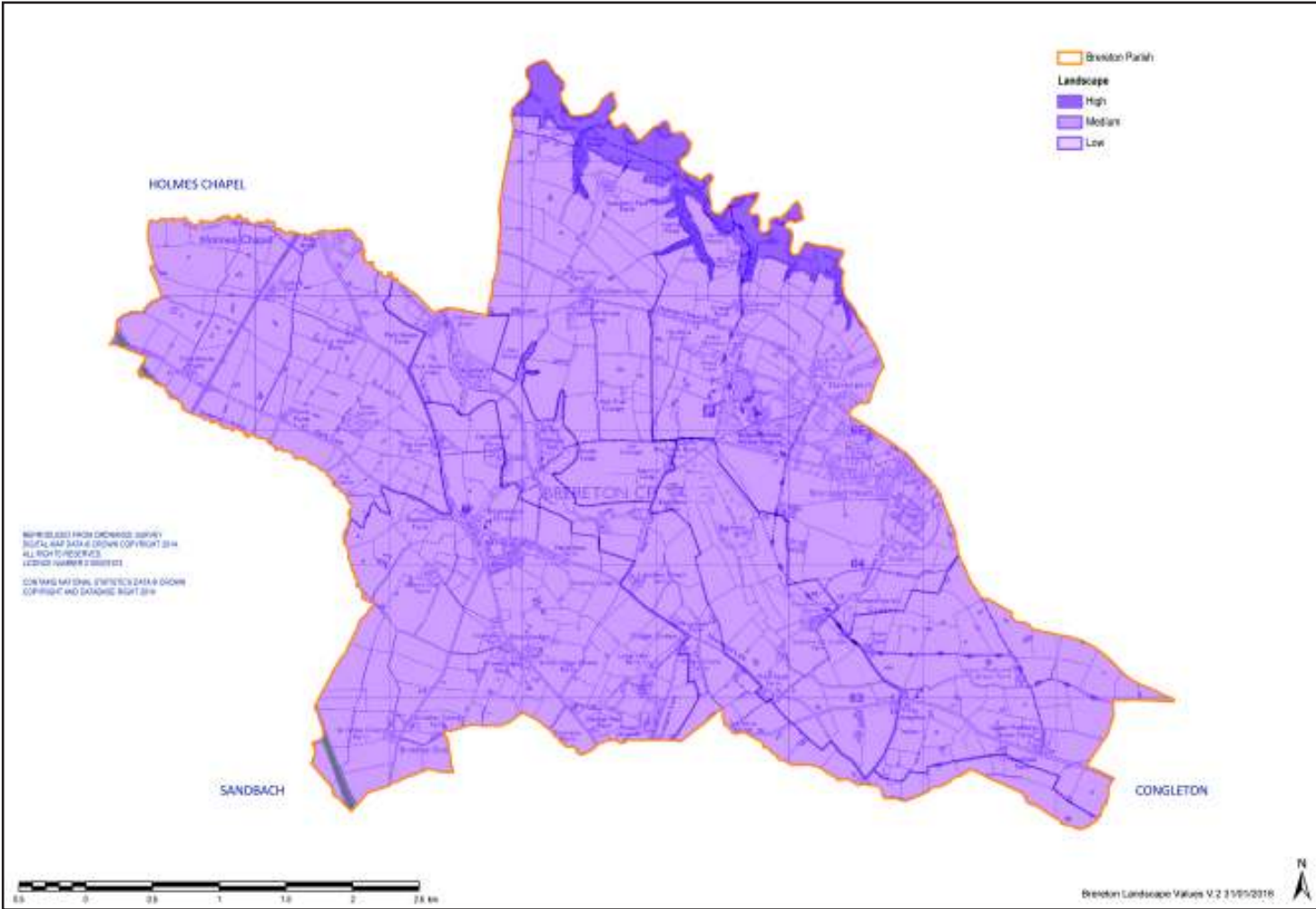
Map 4 - Brereton Character Map

Appendix 1



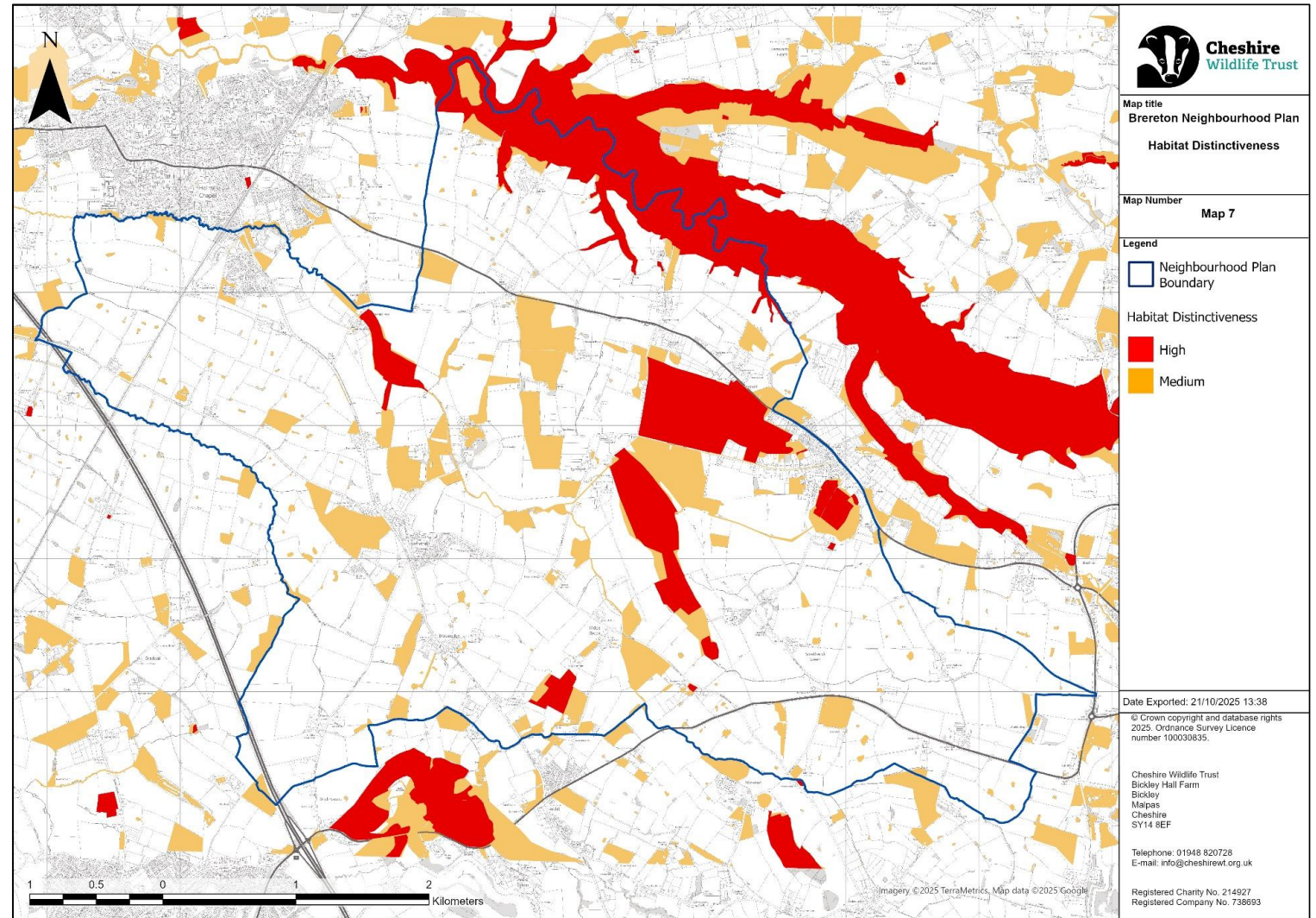
Map 5 - Existing Community Facilities

Appendix 1



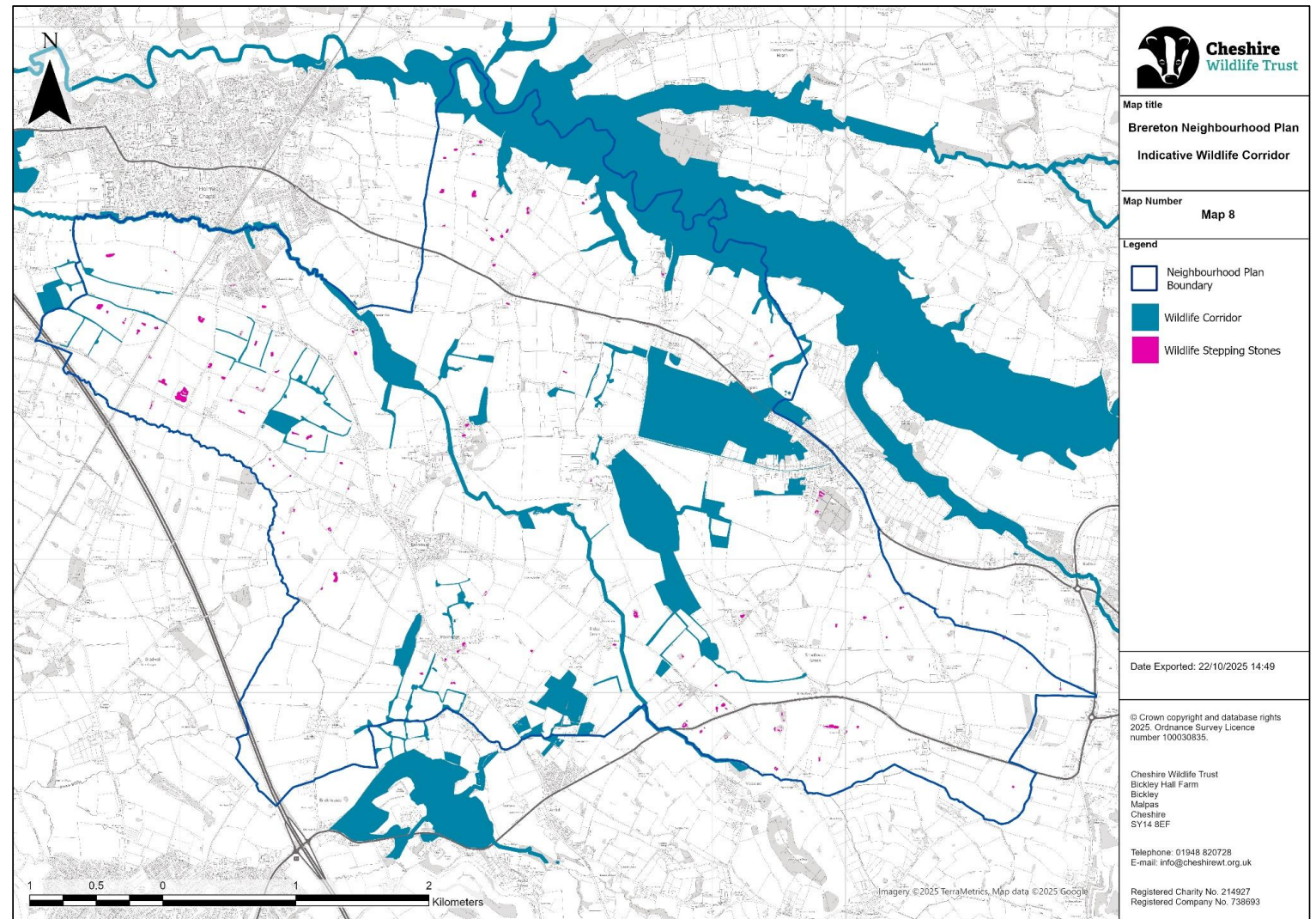
Map 6 - Landscape Value Map

Appendix 1



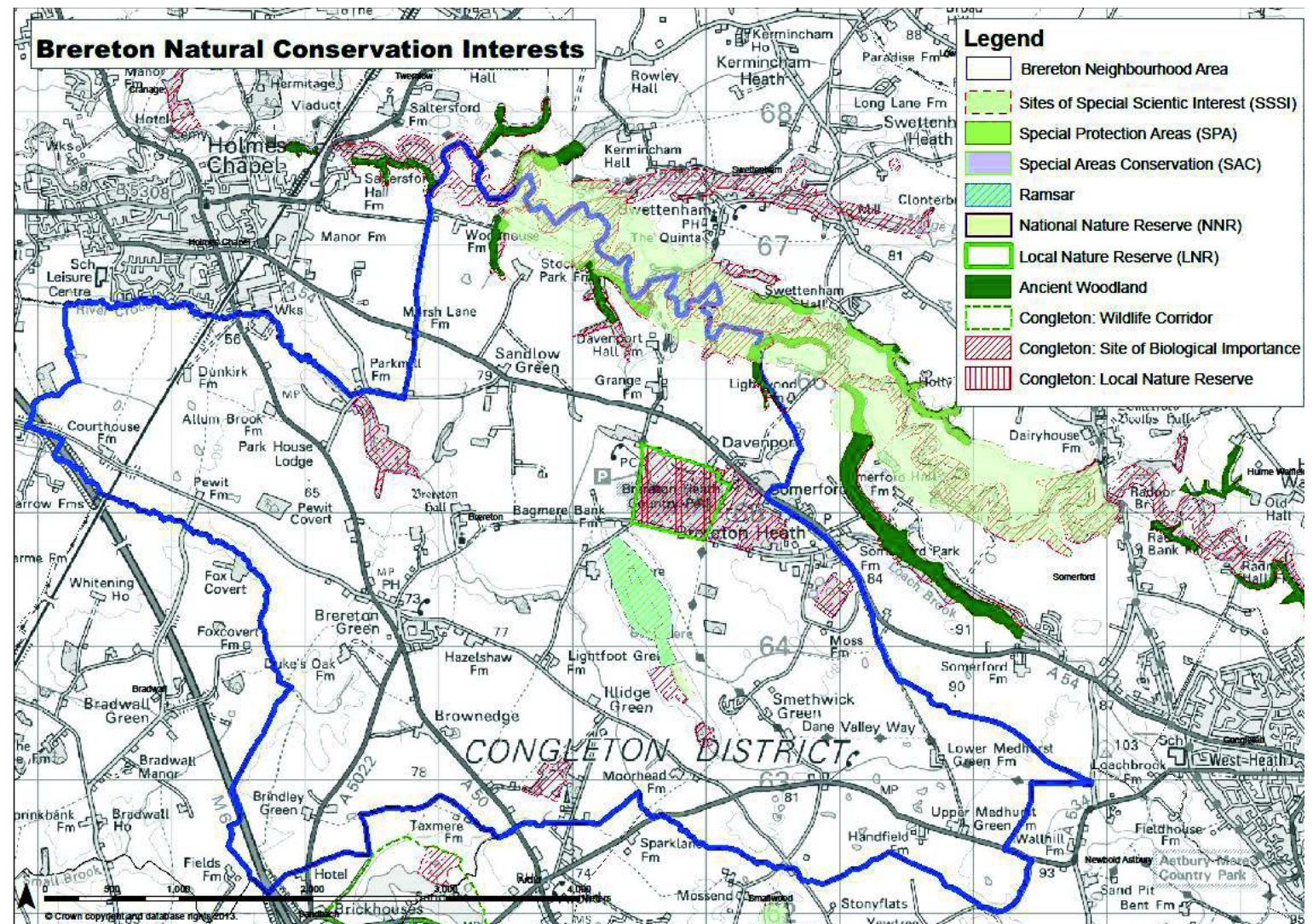
Map 7 - Habitat Distinctiveness Map

Appendix 1



Map 8 - Identified Wildlife Corridor within Brereton

Appendix 1



Map 9 - Brereton Natural Conservation Interests Map

Appendix 2

This section lists key information sources used to evidence, support and inform the Neighbourhood Plan. The term 'information' includes but is not limited to UK and EU legislation and regulations, Local Development Frameworks, Local Plans, data, maps, policies, plans guides and consultation documents.

Evidence entries are categorised by source as follows:

Reference	Category	Included Sources
SD/Axx	UK	UK Government, National and European Union
SD/Bxx	CE	Cheshire East, Local Planning Authority, and Regional
SD/Cxx	NA	Neighbourhood Area
SD/Dxx	OT	Other

Note: The Parish Council acknowledge that a number of referenced documents have been superseded within the list of supporting documents. The Council intends to update this list following the finalisation of the regulation 14 consultation to ensure all references are up-to-date.

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/A01	UK	SEA Directive 2001/42/EC	2001	Web page	European Commission	http://ec.europa.eu/environment/eia/sea-legalcontext.htm
SD/A02	UK	Town and Country Planning Act 1990, as applied to neighbourhood plans by more recent legislation and guidance	1990	Web page	UK Legislation HMSO	http://www.legislation.gov.uk/ukpga/1990/8/contents
SD/A03	UK	Localism Act	2011	Web page	UK Legislation HMSO	http://www.legislation.gov.uk/ukpga/2011/20/contents
SD/A04	UK	A Plain Guide to the Localism Act	Nov. 2011	PDF	DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf
SD/A05	UK	The Neighbourhood Planning (General) Regulations 2012, and its amendments	2012	Web page	UK Legislation HMSO	http://www.legislation.gov.uk/uksi/2012/637/contents/made
SD/A06	UK	National Planning Policy Framework	Mar. 2013	PDF	DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
SD/A07	UK	Technical Guidance to the National Planning Practice	Mar. 2013	PDF	DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf

Appendix 2

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/A09	UK	McDonald, N and Williams, P. (2014) Planning for Housing in England, RTPI	2014	PDF	RTPI	http://www.rtpi.org.uk/media/819060/rtpi_research_report_-_planning_for_housing_in_england_-_january_2014.pdf
SD/A10	UK	The Government Policy and Tourism Planning Guidance	2011	Web page	Visit England	http://www.visitengland.org/england-tourism-industry/gov_tourism_policy/Govt-tourism-policy.aspx
SD/A11	UK	Natural Environment White Paper "The Natural Choice: Securing the Value of Nature"	2011	Web page	DEFRA	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf
SD/A12	UK	The Community Infrastructure Levy Regulations	2010	PDF	UK Legislation HMSO	http://www.legislation.gov.uk/uk/si/2010/948/pdfs/uk/si_20100948_en.pdf
SD/A13	UK	Planning Policy for Traveller Sites	2012		DCLG	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf
SD/A14	UK	Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets	Mar. 2015		Historic England	https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/
SD/A15	UK	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003	Dec. 2003	PDF	UK Legislation HMSO	http://www.legislation.gov.uk/uk/si/2003/3242/pdfs/uk/si_20033242_en.pdf
SD/A16	UK	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003	Jun. 2012	PDF	UK Legislation HMSO	http://www.legislation.gov.uk/uk/si/2012/9780111525791/pdfs/uk/si_9780111525791_en.pdf
SD/B01	CE	Cheshire East Local Plan Strategy CEC Ref=SD001 Submission version and supporting documents	Mar. 2014	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/B02	CE	Cheshire East Local Plan Strategy Policies: IN 1 Infrastructure IN 2 Developer Contributions PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 5 Open Countryside PG 6 Spatial Distribution of Development SC 1 Leisure and Recreation SC 3 Health and Wellbeing SC 4 Residential mix SC 5 Affordable Homes SC 6 Rural Exceptions Housing for Rural Needs SC7 Gypsies and Travellers and Travelling show people SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles SD1 Sustainable Development in Cheshire East SD2 Sustainable Development Principles SE 1 Design SE 4 The Landscape SE 8 Renewable and Low Carbon Energy	Mar. 2014		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B03	CE	Cheshire East Council Local Plan Annual Monitoring Reports	Various	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B04	CE	Cheshire East Council Strategic Housing Market Assessment CEC Ref=BE001 CEC Ref=BE002	2013 2010	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B05	CE	Cheshire East Council Strategic Housing Land Availability Assessment Report and area maps for adjoining towns CEC Ref=BE005	Feb. 2013	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B06	CE	Cheshire East Council Internal Migration Statistics – Origin and Destination CEC Ref=PS B018	Aug. 2014	Web page and PDF	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B07	CE	Congleton Borough Local Plan First Review (2005), including Saved Policies	2005	Web page	Cheshire East Council Spatial Planning Saved and Other Policies/congleton_local_plan.aspx	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/congleton_local_plan.aspx
SD/B08	CE	SPG Sustainable Development (2005)	2005	Web page	Cheshire East Council Spatial Planning Supplementary	http://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/sustainable_development.aspx

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PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/B09	CE	Landscape Assessment of Congleton Borough (1999) Appendix A7 of the Congleton Borough Council Local Plan – First Review 2005	1999	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/congleton_local_plan.aspx
SD/B11	CE	Cheshire Historic Landscape Assessment (2008) CEC Ref=BE 138	2008		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B12	CE	Cheshire Landscape Character Assessment (2008) CEC Ref=BE 019 B	Nov. 2008		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B13	CE	Cheshire Landscape Character Assessment Maps CEC Ref=BE 019 A	Nov. 2008		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B14	CE	Examination of Cheshire East Local Plan Strategy - Examiners Interim Report on the Soundness and Legal Compliance of the Submitted Local Plan Strategy CEC Ref=PS A017b	Nov. 2014		Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B15	CE	Cheshire County Structure Plan	Mar. 2006	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_structure_plan.aspx
SD/B16	CE	Cheshire Replacement Waste Plan	Jul. 2007	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_waste_local_plan.aspx
SD/B17	CE	Cheshire Minerals Plan	1999	Web page	Cheshire East Council	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/cheshire_minerals_local_plan.aspx
SD/B18	CE	Cheshire East Indoor Leisure Facilities Development Statement	Sep. 2013	Web page	Cheshire East Council Spatial Planning Research & Evidence	http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence.aspx
SD/B19	CE	Cheshire East Council - Determining the Settlement Hierarchy LDF Background report	2010	Web page	Cheshire East Council Spatial Planning Research & Evidence	http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/settlement_hierarchy_study.aspx

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/B21	CE	Cheshire East Contribution to Biodiversity	N/A	Web page	Cheshire East Council	http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/nature_conservation/biodiversity.aspx
SD/B22	CE	Cheshire East – Habitats Regulations Assessment of the Local Plan: CEC Ref=SD 004 Final report CEC Ref=SD 005 Summary report	Feb. 2014	Web page	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B23	CE	Cheshire East Local Transport Plan – Implementation Plan 2011-15	2011	Web page	Cheshire East Council Public Transport	http://www.cheshireeast.gov.uk/public_transport/local_transport_plan.aspx
SD/B24	CE	Cheshire East Local Transport Plan – Implementation Plan 2011-15	2011	Web page	Cheshire East Council Public Transport	http://www.cheshireeast.gov.uk/public_transport/local_transport_plan.aspx
SD/B25	CE	Cheshire East Supplementary Planning Guidance	Various	Web page	Cheshire East Council Spatial Planning Saved and Other Policies	http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/supplementary_plan_guidance.aspx
SD/B26	CE	Infrastructure Delivery Plan CEC Ref=SD 012	Mar. 2014	Web page	Cheshire East Council Local Plan Examination Library	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library
SD/B27	CE	Cabinet Report on the Local Plan Strategy, 21st July	Jul. 2015	Web page	Cheshire East Council Local Plan Strategy Hearing Session	http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/hs/cabinet
SD/C01	N/A	Consultation 0 - NP Support Survey	Sep. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C02	N/A	Consultation 0 - NP Support Survey Report	Oct. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C03	N/A	Consultation 1 - NP Identify Issues Survey	Mar. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C04	N/A	Consultation 1 - NP Identify Issues Survey -Businesses	Apr. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C05	N/A	Consultation 1 - NP Identify Issues Survey - Youth	May 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C06	N/A	Consultation 1 - NP Identify Issues Survey Analysis Report	Jul. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C07	N/A	Consultation 2 - NP Vision & Objectives Response Form	Jul. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C08	N/A	Consultation 2 - NP Vision & Objectives Data Analysis Report	Jul. 2013	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/

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PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C09	N/A	Consultation 3 - Brereton Rural Housing Needs Survey	Aug. 2013	PDF	BreretonNDP	http://www.brereton-parishcouncil.org.uk/
SD/C10	N/A	Consultation 3 - Brereton Rural Housing Needs Report	Sep. 2013	PDF	Cheshire East Council	http://www.brereton-parishcouncil.org.uk/
SD/C11	N/A	Consultation 4 - NPVision & Objectives Option Proposals Survey	Jan. 2014	PDF	BreretonNDP	http://www.brereton-parishcouncil.org.uk/
SD/C12	N/A	Consultation 4 - NPVision & Objectives Option Proposals Survey Analysis Report	May 2014	PDF	BreretonNDP	http://www.brereton-parishcouncil.org.uk/
SD/C13	N/A	Rural Community Profile for Brereton Parish ONS 2001	Jan. 2012	PDF	Cheshire Community Action / ACRE / OCSI	http://www.brereton-parishcouncil.org.uk/
SD/C14	N/A	Rural Community Profile for Brereton Parish ONS 2011	Jul. 2013	PDF	Cheshire Community Action / ACRE / OCSI	http://www.brereton-parishcouncil.org.uk/
SD/C15	N/A	Cheshire East Council Extant Planning Permissions	Nov. 2015	PDF	Derived from Cheshire East Council data & Planning Application portal	http://www.brereton-parishcouncil.org.uk/
SD/C16	N/A	URS Landscape Character Assessment for Brereton (2014)	Oct. 2014	PDF	URS, commissioned by Brereton Neighbourhood Development Plan	http://www.brereton-parishcouncil.org.uk/
SD/C17	N/A	Housing Needs Advice for Brereton (2014)	Dec. 2014	PDF	URS, commissioned by Brereton Parish Council	http://www.brereton-parishcouncil.org.uk/
SD/C18	N/A	Housing Needs Supply Evidence for Brereton (2015)	Feb. 2015	PDF	AECOM, commissioned by Brereton Parish Council	http://www.brereton-parishcouncil.org.uk/
SD/C19	N/A	Brereton Designated Neighbourhood Area Decision Notice	Jul. 2013	PDF	Cheshire East Council Neighbourhood Planning	http://cheshireeast-consult.limehouse.co.uk/portal/planning/np/brereton?tab=files
SD/C20	N/A	Neighbourhood Plan Settlement Boundaries a. Settlement Boundary Brereton Heath b. Settlement Boundary Brereton Green	Jan. 2016 Jan. 2016	PDF	Derived from Congleton Borough Council Local Plan First Review (2005) and recent Cheshire East Planning permissions	http://www.brereton-parishcouncil.org.uk/

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C21	N/A	Existing Recreation and Open Spaces a. Recreation and Open Spaces Listing b. Recreation and Open Spaces Map	Jan. 2016 Jan. 2016	PDF	Locally produced	http://www.breretonparish-council.org.uk/
SD/C22	N/A	Existing Community Facilities a. Community Facilities Listing b. Community Facilities Map	Jan. 2016 Jan. 2016	PDF	Locally produced	http://www.breretonparish-council.org.uk/
SD/C23	N/A	Landscape Values	Jan. 2016	PDF	Extract from SD/C16	http://www.breretonparish-council.org.uk/
SD/C24	N/A	Brereton Listed Buildings a. Listed Buildings Listing b. Listed Buildings Map	Jul. 2015 Jul. 2015	PDF	Derived from English Heritage site	http://www.breretonparish-council.org.uk/
SD/C25	N/A	Brereton Neighbourhood Area Map	Jul. 2013	PDF	Cheshire East Council Neighbourhood Planning	http://cheshireeast-consult.limehouse.co.uk/portal/planning/np/brereton?tab=files
SD/C26	N/A	Brereton Natural Conservation Interests	Nov. 2015	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C28	N/A	Sustainability Appraisal	Apr. 2015	PDF	BreretonNDP	http://www.breretonparish-council.org.uk/
SD/C29	N/A	Cheshire East Council a. Brereton NA SEA Screening Opinion including Habitats Regulations Assessment b. Brereton NA SEA Screening Environmental Designations c. Brereton NA Habitats Regulations Screening HRA Designations	Jul. 2015 Mar. 2015 Mar. 2015	PDF	Cheshire East Council	http://www.breretonparish-council.org.uk/

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PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C50	N/A	Regulation 14 Representations a. Register of Entries b. Received Reference Reports Representations Ref 100 Manual Entry.pdf Representations Ref 113.pdf Representations Ref 114.pdf Representations Ref 117.pdf Representations Ref 121.pdf Representations Ref 168.pdf Representations Ref 169.pdf Representations Ref 181.pdf Representations Ref 182.pdf	Jul. 2015 May 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C50 Cont.		Representations Ref 183.pdf Representations Ref 184.pdf Representations Ref 185-0.pdf Representations Ref 185-1.pdf Representations Ref 185-2.pdf Representations Ref 186-0.pdf Representations Ref 186-1.pdf Representations Ref 186-2.pdf Representations Ref 186-3.pdf Representations Ref 186-4.pdf Representations Ref 187.pdf c. Response Reference Reports	 Jul. 2015			
SD/C51	N/A	Regulation 14 Notification a. Notification b. Representation form	Apr. 2015 Apr. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C55	N/A	Brereton Parish in Context of Cheshire East	Apr. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C57	N/A	Brereton Parish in Context of Local Service Centres	Apr. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C70	N/A	Pre-Submission to Submission Change Log	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/

PRE-SUBMISSION SUPPORTING DOCUMENTS						
Ref.	Cat.	Document	Date	Format	Source	Link (if available online)
SD/C71	N/A	Consultation Statement	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/C72	N/A	Consultation Communications	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk
SD/C73	N/A	Basic Conditions Statement a. Brereton Parish Council Statement b. AECOM Report	Jul. 2015	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk
SD/C74	N/A	Cabinet Report on the Local Plan Strategy, 21st July: Brereton NP Submission Impact Statement	Jul. 2015	Web site	BreretonNDP	http://www.breretonparishcouncil.org.uk
SD/C80	N/A	Regulation 16 Consultation Reports Part 1 Part 2	Sep. 2015	Web site	Cheshire East Council Neighbourhood Planning	http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/brereton-neighbourhood-plan.aspx
SD/C81	N/A	Regulation 17 Examination Notice of Examination Hearing Examiners Hearing letter Hearing Statements	Oct. 2015	Web site	Cheshire East Council Neighbourhood Planning	http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/brereton-neighbourhood-plan.aspx
SD/C82	N/A	Regulation 18 Publication of Examiners Report Copy of Examiners Report Decision Proposal	Dec. 2015	Website	Cheshire East Council Neighbourhood Planning	http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/brereton-neighbourhood-plan.aspx
SD/C83	N/A	Submission to Referendum Changes Log	Jan. 2016	PDF	BreretonNDP	http://www.breretonparishcouncil.org.uk/
SD/D01	OTHER	CPRE - How to shape where you live: a guide to neighbourhood planning	Jan. 2012	PDF	CPRE	http://www.cpre.org.uk/resources/housing-and-planning/planning/item/2689-how-to-shape-where-you-live-a-guide-to-neighbourhood-planning?highlight=W91liwic2hhcGUgd2hlcmUilCjzaGFwZSB3aGVyZSB5b3UilCj3aGVyZSB5b3UilXQ==
SD/D02	OTHER	Locality - Neighbourhood Plans Roadmap Guide			Locality	http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/

Appendix 3

Brereton Green Infill Boundary Review

This document provides details of a review which has been undertaken to re-assess the Brereton Green infill boundary. This has been undertaken using the methodology for defining boundaries as found within Cheshire East's Settlement and infill boundaries review document.

Allocated Sites

Question 1: Do any new site allocations share a contiguous boundary with the infill boundary?

Answer: No.

Outcome: No change to the boundary necessary.

Considering the built-up area

Question 2: Are there any extant planning consents for housing, employment, retail or mixed-use built development which lie on the edge of the boundary?

Answer: No.

Outcome: No change to the boundary necessary.

Question 3: Are there any examples of sites containing built form which adjoin the current boundary?

Answer: One farmstead adjoins the Brereton Green infill boundary to the south-east of the village, located on School Lane. However, this farmstead pre-dates the existence of any settlement or infill village boundary for Brereton Green and is not a land use which possesses a clear functional relationship to the existing village. As such, this farmstead should continue to fall outside of the defined infill boundary and should not be included.

Outcome: No change to the boundary necessary.

Considering physical features

Question 4: Does the boundary currently follow permanent physical features, such as roads, railway lines, established curtilage boundaries, waterbody, woodland or prominent topography or right of way?

Answer: The boundary continues to follow existing permanent physical features and no changes are necessary to re-align the boundary with physical features which have moved or no longer exist.

Outcome: No change to the boundary necessary.

Conclusion

Overall, it is clear from this assessment that there is no reason to fundamentally alter the infill boundary for Brereton Green and this boundary should remain as the same as that currently contained within the plan. This conclusion is consistent with that arrived at by Cheshire East Council as part of their settlement and infill boundaries review document.

Brereton Green Character Assessment

This triangular shaped built area is from three time periods. The oldest is from 17th century, two housing additions; one in the 1960s and the youngest being pre-1980.

The dominant buildings are high density housing, mostly with gardens and many have been modernised on existing footprints.

The two recent housing stock are red brick walls and tile roofs with a few hedgerows and trees as boundary treatments. The earlier structures were in the main stone built.

The overall dominant character is rural, green and with some ongoing development in an area surrounded on one side by the A50 the other two side being mainly farming with plentiful wildlife.

1. Earliest Period

This area includes the village inn, 'Bear's Head' built in 1625 as a coaching house serving travellers heading for London. Some of the interior was built using wattle and daub.

Now repurposed as housing there was also a smithy and a post office.

2. 1960s

This first housing estate of 44 dwellings was originally a dead-ended crescent having two cul-de-sacs. The main style is bungalows, some with dormers and two storey houses. It included a police station and a post office/shop which are now residential houses.

3. Pre- 1980

The original dead end was removed by adding a further 36 houses/bungalows. This development also introduced two further cul-de-sacs of 36 houses. 116 in total from the two developments.

4. 21st Century

The housing style is about 50% houses, with the rest being bungalows. The houses are mainly red brick with tile roofs. Some houses have wooden/tile facing detail added. The layout is irregular with winding cul-de-sacs and relatively high density.

Some of the houses benefit from having attractive rural views either from the front or back. Some look over fields and trees.

Appendix 4

Brereton Heath Character Assessment

Character Area Brereton Heath and Moss Lane

This area is along Brereton Heath Lane and Moss Lane with two cul de sacs off those lanes. This rural area is flat and used for housing. There are no community facilities, parks or play areas. Just to the west of the area is the Brereton Heath Local Nature Reserve which is a former silica sand quarry transformed into a beautiful natural area with a lake, woodland, and heathland. The reserve is known for its diverse habitats, wildlife and walking trails including the Brimstone Trail.. Joining the reserve and running to its north side is a wildlife corridor through open land and the Brereton Heath Plantation of mature trees, wet areas, ditches and ponds. This area is home to many species of birds including owls, woodpeckers, jays and buzzards as well as many woodland animals including great crested newts. The area is also used for keeping horses.

To the south of Brereton Heath Lane is farmland which leads to the Bagmere SSSI Ramsar site of natural habitat with lowland fens, deciduous woodland, purple moor grass and rush pasture.

The southeast this area adjoins The Moss Woodland which is a mossy wetland area with many ponds and types of wildlife.

The area along the lanes is characterised by fairly wide grass verges, mature hedgerows and well-established trees. In the gardens there are many mature trees with some being native types. There are generally no paved footpaths. The junction of Brereton Heath Lane and Moss Lane is fairly narrow. Houses have been built so as to be compatible with the local woodland, wildlife and farming area and with sustainability in mind.

The housing has mainly been constructed between 1945 and 1980 with some modernisation on existing footprints. The houses are mainly bungalows and mainly of red brick construction with tiled roofs. Some are rendered and painted white. At the A54 end of Brereton Heath Lane there is a farmhouse which is pre-1848. Generally the houses are set back from the lane in generous plots. Of particular note are the many houses on the northern side of Brereton Heath Lane which are set back from the lane in large plots which go back to the woodland and trees of the Brereton Heath Plantation and the wildlife corridor.

The area is used by many people for walking, cycling and horse riding.

The dominant urban form is a woodland, wetland, wildlife setting with linear form, large plots and low density.

The dominant routes are rural lanes, no other public spaces and with narrow junctions.

The dominant buildings are houses, in low density, in large plots and pre-1980 with some having been modernised on existing footprints.

The dominant materials are red brick walls and tile roofs with hedgerows and trees as boundary treatments,

The overall dominant character is peaceful being rural, green and with low density development in a woodland, wetland environment with plentiful wildlife.

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The overall dominant character is peaceful being rural, green and with low density development in a woodland, wetland environment with plentiful wildlife.

A54 - Holmes Chapel Road

This area is flat and used for housing. The only community facility is a small children's play area with some equipment which is at the end of a side cul de sac.

The area has seen substantial piecemeal development since 1980. This has consisted of a number of separate developments with each having its own access cul de sac off the A54 and in one case off Brereton Heath Lane. There are paved footpaths for most of the area but not all of it and there is no continuous paved footpath along the A54. The A54 is a busy trunk road with a 40mph speed limit and large volumes of traffic. About 50% of the area was developed after 2005 with housing built with "active frontages" and therefore small front gardens close to the road. Delivery vehicles can cause traffic hold-ups and the walking near the road has to be done with care especially given the many side road accesses and lack of a complete pavement. The rest of the area has houses set a little further back or on cul de sac side roads.

The housing style is about 50% large houses, with the rest being bungalows. The houses are mainly red brick with tile roofs. Some houses have wooden facing detail added.

Due to the lack of continuous paved footpaths and the busy traffic of the A54 the area is not used much for non-motorised travel except for the one development off Brereton Heath Lane.

Most of the houses benefit from having attractive rural views from the back of the houses which look over fields and trees to Brereton Heath Local Nature Reserve or The Moss Woodland. Due to the proximity of the several woodland and wildlife areas there is a large variety of birds and other wildlife. The dominant urban form is a modern development but in a rural, wooded wildlife setting. The layout is irregular with winding cul de sacs and relatively high density.

The dominant routes are quiet cul de sacs but with the busy A54 nearby. There is one small play area. The junctions with the A54 are sometimes fairly narrow with given the speed of traffic on the A54 and require considerable care when joining the A54.

The dominant buildings are two storey, modern, detached house in relatively high density. The dominant development is post 1980 and often post 2005.

The dominant materials are red brick walls and tile roofs with some wooden facing having been added. The boundary treatments are open with some low hedges.

The dominant character is highly developed and modern with high-density, piecemeal development on separate cul de sacs but with an attractive rural backdrop and plentiful wildlife which is essential to offset the high density development.

Rural Brereton Character Assessment

Rural: Smthwick Green, Medhurst Green, Croco Valley, Dane Valley, Dunkirk and Sandlow Green

The rural area has remained unchanged in decades and remains consistent with the Landscape Character assessment carried out by URS for the original NHP in 2014. This provides a comprehensive assessment of Brereton parish, including landscape mapping, value judgements and character parcels and sensitivity based on published landscape characteristics at the time: East Lowland, Lower Farm and Woods, River Valley and Urban.

The rural character area is primarily Lower Farms and Woods and is characterised by open and gently rolling landform of mixed arable and pastoral land use. Narrow winding country lanes and traditional farm buildings are common features throughout rural area.

The agricultural land has historical significance. Originally under the ownership of just two land-owners: The Brereton's of Brereton Hall and the Shakerley's of Somerford Hall, the breakup of the estates resulted in the growth of smaller farms in the 1920s whose buildings reflect the construction of that time and period. Agriculture land continues to form a prominent feature of the landscape in the parish, with a dominance of dairy farming.

Agriculture buildings and farm labourer accommodation are evident on farms and connecting roads. The farms are very similar in look and build: red brick with cheshire railings and old signage such as milestone. Recent developments include barn conversions and more modern agricultural buildings.

Dane Valley and Croco Valley run throughout the parish acting as natural nature corridors, protecting the wild life and supporting the environment and agriculture. Hare's, badgers, foxes are seen frequently and the farm buildings are important nesting sites in the area for bats, buzzards, owls, swallows and house martins.

