

DISLEY AND NEWTOWN NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT - DECEMBER 2017



1. INTRODUCTION

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

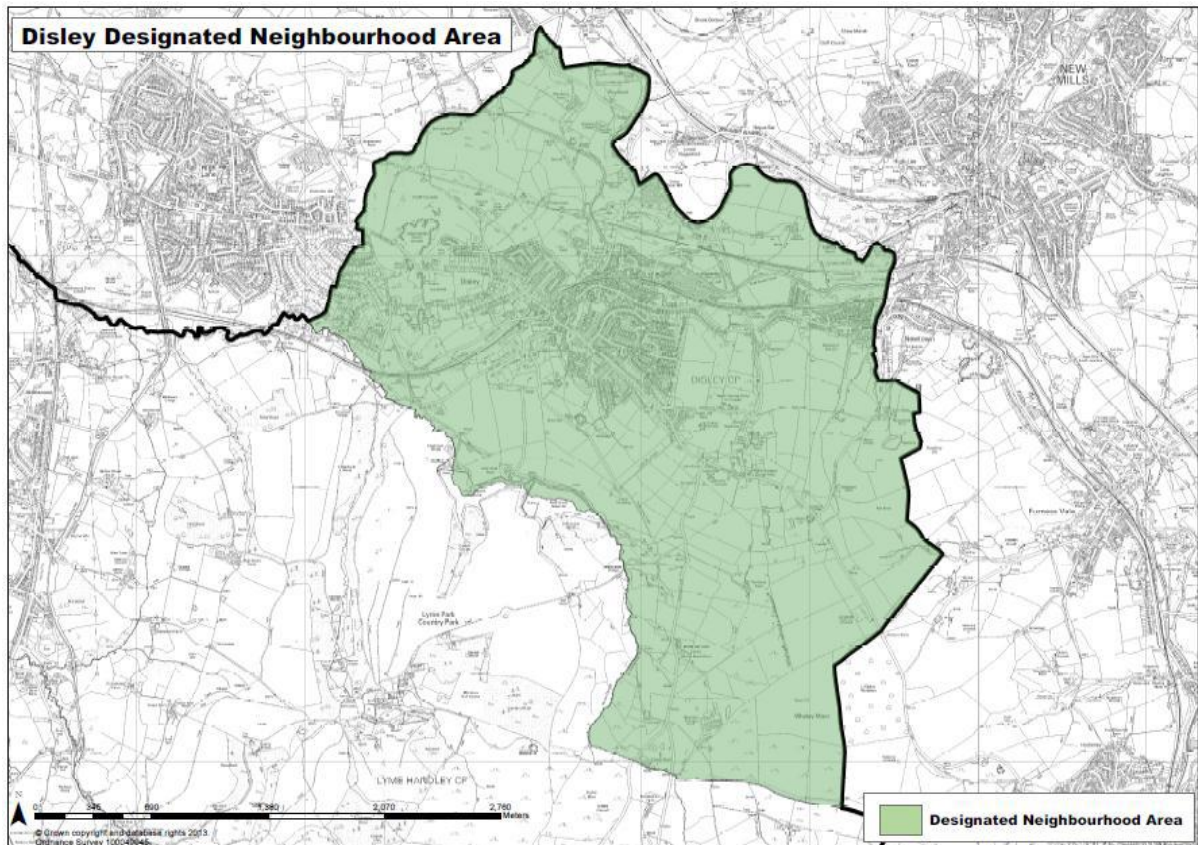
2. BACKGROUND

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in February 2015 in response to the desire of the local community to have a greater say in future planning decisions. The Parish Council was encouraged along this route by positive action from Cheshire East Council who stressed the importance of Neighbourhood Plans and their support of rural parishes who wanted to play a role in determining local planning policy.

The Parish Council formed a Neighbourhood Plan Steering Committee, which has worked closely with officers of Cheshire East Council during the preparation of the Neighbourhood Plan.

2.2 DESIGNATED AREA OF THE DISLEY AND NEWTOWN NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been prepared by Disley Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Disley and Newtown, as designated by Cheshire East Council on 5th May 2015. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



3. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan is to have effect from 2017 to 2030.

The Neighbourhood Plan does not:

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

4. BASIC CONDITIONS STATEMENT

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

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

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

4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Disley Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2012. Paragraph 183-185 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraphs 14-16 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Disley and Newtown Neighbourhood Plan has had close regard:

- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Disley and Newtown Neighbourhood Plan and the guidance given in the National planning Policy Framework is demonstrated in further detail in Table 1 on the following pages.

4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

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

1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs

and support its health, social and cultural well---being.

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

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

VISION

DISLEY IS A VILLAGE WITH A CHERISHED HISTORY AND ITS UNIQUE CHARACTER AND ATMOSPHERE WILL BE MAINTAINED. THE POSITION OF DISLEY AS A “GATEWAY TO THE PEAK DISTRICT” WILL BE DEVELOPED ENSURING THAT VISITORS CONTINUE TO BE ATTRACTED AND WELCOMED TO THE VILLAGE. THE GREEN BELT AROUND DISLEY WILL REMAIN, WITH ANY DEVELOPMENT BEING WELL MANAGED AND SUSTAINABLE AND MEETING THE NEEDS OF THE WHOLE COMMUNITY, WHILST MAINTAINING THE VILLAGE CHARACTER, SCALE AND ATMOSPHERE.

BY 2030 DISLEY AND NEWTOWN WILL BE A VIBRANT, THRIVING COMMUNITY WITH EASY ACCESS TO GREEN SPACES AND THE OPEN COUNTRYSIDE. DISLEY’S POSITION AS A LOCAL SERVICE CENTRE WILL BE ENHANCED WITH EXCELLENT AMENITIES AND SERVICES FOR ALL, AND AN IMPROVED VILLAGE CENTRE WHICH BALANCES THE NEEDS OF MOTORISTS, PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT USERS ALONG WITH THOSE OF LOCAL BUSINESSES.

OBJECTIVES

- To ensure that developments do not lead to an unacceptable deterioration of air quality
- To ensure that all developments meet local needs
- To protect the Green Belt and enhance access to the open countryside
- To protect and enhance heritage and conservation assets
- To ensure that all developments are in keeping with the character of the village
- To mitigate existing parking problems
- To recognise the importance of public transport services to and from Disley and Newtown in meeting the needs of both residents and visitors
- To support and enhance the local economy
- To improve the village centre
- To improve services and amenities

The Neighbourhood Plan seeks to ensure that development promotes good design, preserves the valued local character and environment of the village, contributes to the creation of a sustainable community, and seeks to maintain and build a strong local economy.

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

4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES

Positioning the Neighbourhood Plan in respect of the Cheshire East Council Local Plan Strategy (which was first submitted for Examination in 2014) has been difficult as its approval was delayed by the Inspector’s decision that certain elements required revisiting, including the overall housing figures. The revised document was finalised in summer 2015 and the examination of the Plan was resumed in October 2015. Further work and consultation was deemed necessary, and a further resumption of the Examination hearings was undertaken in September-October 2016.

The Local Plan was adopted in July 2017. Work is now underway on the Local Plan Site Allocations and Development Policies Document, which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough.

The Disley and Newtown Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies first in the emerging Cheshire East Local Plan Strategy and more recently the adopted Local Plan, and through discussions with Cheshire East Council. Cheshire East Council has been very supportive of the Neighbourhood Plan, and has been involved from the outset. This has ensured general conformity and minimised any potential conflict between policies.

Additionally, in the adopted Cheshire East Local Plan Strategy consideration has been given to the 'saved' policies in the Local Plans adopted by the former Boroughs / County Council, and a list of previously adopted policies which the council is retaining or deleting are listed. Policies that are retained will continue to be used in the determination of planning applications in the borough until superseded by the Site Allocations and Development Policies Document and the Minerals and Waste DPD. There are a number of saved policies of the Macclesfield Borough Local Plan (adopted in 2004) which currently remain as adopted policies for the Disley and Newtown area, and as such, although dated, remain valid for the purpose of assessing the general conformity of the Neighbourhood Plan.

This Basic Conditions Statement demonstrates that the Disley and Newtown Neighbourhood Plan does not conflict with the strategic policies of the Cheshire East Local Plan policies, nor the saved policies of the Macclesfield Borough Local Plan. The Neighbourhood Plan seeks to add detail to the overall strategic policy of the Cheshire East Local Plan, and be flexible enough to work alongside it.

The general conformity of each Disley and Newtown Neighbourhood Plan policy to the Cheshire East Local Plan Strategy and the Macclesfield Borough Local Plan (2004) saved policies is highlighted in detail in Table 1 below.

DISLEY AND NEWTOWN NEIGHBOURHOOD PLAN POLICIES

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

Disley and Newtown Neighbourhood Plan Policy	<p>Policy AQ1– Air Quality</p> <p>No development within the Settlement Boundary and/or within the surrounding Green Belt that would lead to an increase in traffic shall be permitted unless it has been demonstrated by robust assessment and calculation with any appropriate modelling that the proposed development will not lead to:</p> <p>(a) further deterioration of the air quality in any parts of Disley and Newtown where the air quality already does not meet the legal requirements for air quality, or</p> <p>(b) deterioration of the air quality in any part of Disley and Newtown such that the air quality of such part ceases to meet the legal requirements for air quality.</p>
Cheshire East Local Plan Strategy	Policy SE12 - Pollution, Land Contamination and Land Instability seeks to ensure that all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. Development should support improvements to air quality, not contradict the Air Quality Strategy or Air Quality Action Plan and seek to promote sustainable transport policies.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan, ensuring that development does not have a harmful impact on air quality.
National Planning Policy Framework	One of the core principles of the National Planning Policy Framework is to prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution, including air pollution. Paragraph 124 highlights that planning policies should take account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy AQ1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people would like to live and visit, an environmental role, seeking to improve the natural environment, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, work and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy H1 – New residential development</p> <p>A settlement boundary is defined and shown on Figure C. Within the settlement boundary of Disley and Newtown, new housing development consistent with housing numbers set by Cheshire East Council for Disley and Newtown as a Local Service Centre will be supported, except for any areas of Green Belt within the settlement boundary where residential development will not be permitted. Outside the settlement boundary, residential development will not be permitted except where this accords with national Green Belt policy. In all cases any proposed residential development will be subject to other policies within the Neighbourhood Plan.</p>
Cheshire East Local Plan Strategy (2017)	<p>The Cheshire East Local Plan states that the Local Service Centres (of which Disley is one of 13) are expected to accommodate in the order of 3,500 new homes.</p> <p>Policy PG2 – Settlement Hierarchy – highlights that in the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.</p> <p>Policy PG 3 - Green Belt highlights that within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.</p>
Macclesfield Borough Local Plan (2004)	Policy GC1 – Green Belt, new Housing states that within the Green Belt approval will not be given, except in very special circumstances, for the construction of new buildings
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as Policy H1 seeks to ensure that new housing is delivered in line with the most up to date requirements identified by Cheshire East. The Cheshire East Local Plan Strategy highlights that the thirteen Local Service Centres should between them deliver 3500 dwellings between 2010-2030. This policy allows for housing within the settlement boundary, whilst protecting the Green Belt in line with local and national Green Belt policy.
National Planning Policy Framework	Para 184 states that Neighbourhood Plans should reflect Local Plan strategic policies and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Neighbourhood Plan policy H1 supports the strategic spatial distribution of development and will help with the NPPF direction of delivering a wide choice of high quality homes. One of the NPPF's core planning principles is to take account of the different roles and character of different areas, protecting the Green Belts around them.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H1 contributes to the achievement of sustainable development by performing a social role, providing the opportunity for new homes for people to live, an environmental role, protecting the natural environment from inappropriate development, and an economic role, ensuring that Disley and Newtown remains a vibrant and sustainable village where people want to live, work, visit and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy H2 – Housing for Older People</p> <p>A. New housing which is proposed to directly accommodate a person/persons aged 55 or over will be supported where the following criteria are met:</p> <ul style="list-style-type: none"> i) The dwellings are secured for people aged 55 or over in perpetuity by way of a legal planning condition or agreement; and ii) The dwellings are offered to existing residents and people with a local connection to Disley and Newtown for a period of sixteen weeks before being available to prospective residents without a local connection (*see below for definition of local connection). This should be done in perpetuity by way of a legal planning condition or agreement; and iii) The dwellings are well connected with the village; and iv) The dwellings accord with all other policies within the Neighbourhood Plan, and national Green Belt policy. <p>B. New development schemes which are specifically for extra care housing for people aged 55 or over and which are well connected with the village will be supported, subject to other policies within the Neighbourhood Plan, and national Green Belt policy.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC4 – Residential Mix states that residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. To meet the needs arising from the increasing longevity of the borough's older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This would include the provision of a variety of dwelling types and other measures to support Health and Wellbeing and independent living through new developments that recognise the needs of older people. Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with this local plan policy, by seeking to ensure that development proposals for the elderly which are well connected to the village are supported, as there is a proven need in Disley.</p>
National Planning Policy Framework	<p>Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> ● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); ● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. <p>Policy H2 plans for housing for the elderly in Disley, reflecting local demand.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy H2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of the large and growing elderly population of Disley, to help ensure that they can stay in their village.</p>

Disley and Newtown Neighbourhood Plan Policy	<p>Policy H3 – Social Housing for Older People</p> <p>The loss or redevelopment of existing social housing for the elderly will not be permitted unless the redevelopment includes the provision of new social housing units designed to provide accommodation for the elderly to be available in at least the equivalent number of existing units that will be lost. The only exceptions will be when it can be robustly demonstrated through an up to date housing needs survey that the accommodation is no longer needed, or the need can be met elsewhere through the Parish's housing stock, or the accommodation will be replaced elsewhere in the Parish.</p> <p>Any proposals to enhance and improve the quality or quantity of social housing units for the elderly will be supported, subject to other policies within the Neighbourhood Plan, and national Green Belt policy.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC4 – Residential Mix states that residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.</p> <p>Policy SC5 – Affordable Housing indicates that affordable homes must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy H11 - Existing Housing Stock states that the Council will normally seek to retain existing housing and will:</p> <ol style="list-style-type: none"> 1 encourage the refurbishment of unsatisfactory housing rather than clearance 2 and promote environmental improvements in older housing areas.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies by seeking to ensure that social housing for older people in Disley is not lost, and where possible are enhanced and quality and quantity improved.
National Planning Policy Framework	<p>Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> ● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); ● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. <p>Policy H3 seeks to ensure the provision of social housing for the elderly within <u>Disley, reflecting local demand.</u></p>
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H3 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of the large and growing elderly population of Disley, to help ensure that they can stay in their village.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy H4 – Allocation of Barlow Meadow for older persons’ housing</p> <p>Barlow Meadow (see Figure E) is allocated for redevelopment to provide approximately 12 market dwellings specifically for older people aged 55 or over. The dwellings should be secured for people aged 55 or over in perpetuity, and offered to existing residents and people with a local connection to Disley and Newtown for a period of sixteen weeks before being available to prospective residents without a local connection. This should be done in perpetuity by way of a legal planning condition or agreement.</p> <p>The site must be sensitively developed, particularly given its central village location within the Disley Central Conservation Area.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SE2 – Efficient Use of Land highlights that the Council will encourage the redevelopment of previously developed land, indicating that development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p>Policy SC4 – Residential Mix states that residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. To meet the needs arising from the increasing longevity of the borough’s older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This would include the provision of a variety of dwelling types and other measures to support Health and Wellbeing and independent living through new developments that recognise the needs of older people. Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, allocating a brownfield site for development, which is designed for the elderly where there is a proven need. The site is well located in the centre of the village within walking distance of facilities.
National Planning Policy Framework	<p>Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> ● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); ● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. <p>This policy seeks to ensure housing for older people, in the centre of Disley, reflecting local demands.</p>
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H3 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of the large and growing elderly population of Disley, to help ensure that they can stay in their village.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy H5 - Housing Mix and Type</p> <p>New residential developments of 10 or more units should include a range of property type, tenure and size to address any imbalance and needs in the local market.</p> <p>Unless viability or other material considerations show a robust justification for a different mix, in order to redress the imbalance of the current housing stock and ensure an appropriate mix of housing in Disley and Newtown to meet local needs, new homes on developments of 10 or more should be limited to one-third detached properties. The remainder (both market and affordable) should reflect the most recent up to date housing needs survey, particularly favouring smaller homes, bungalows, apartments, terraced or semi-detached, and providing for the changing needs and life-styles of an ageing population - including where appropriate an element of fully compliant Lifetime Homes.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC4 – Residential Mix states that new development should maintain, provide or contribute to a mix of tenures, types and sizes to help the creation of mixed, balanced and inclusive communities. Additionally, to meet the needs arising from the increasing longevity of the borough’s older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with local plan policies, recognising that there is a need for a mix of dwellings to ensure a sustainable and mixed community.</p>
National Planning Policy Framework	<p>Neighbourhood plan policy H5 helps deliver the key NPPF requirement of delivering a wide choice of quality homes. Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> ● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community ● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy H5 contributes to the achievement of sustainable development by performing a social role, widening the choice of high quality homes to support a strong, vibrant, healthy, sustainable community.</p>

Disley and Newtown Neighbourhood Plan Policy	<p>Policy C1 – Footpaths, Bridleways and Cycleways</p> <ul style="list-style-type: none"> • Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure F -map of existing PROW), its enhancement where possible, and the safety of users of rural roads and lanes. • Any development that leads to the loss or degradation of any PROW, or any cycleway, will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community. • Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to shops, parks and open spaces, and nearby countryside. The provision of any such additional routes will be supported. • The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.
Cheshire East Local Plan Strategy (2017)	<p>Policy SE 6 Green Infrastructure highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.</p> <p>Policy CO 1 - Sustainable Travel and Transport seeks to deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy RT7 – Cycleways, Bridleways and Footpaths highlights the borough council's aims to create a network of cycleways, bridleways and footpaths.</p> <p>Policy RT10 - Canals and Water Recreation highlights the importance of the recreational use of the Macclesfield, Peak forest and Bridgewater canals.</p>
Comments	By protecting and establishing footpaths and links, Policy ENV3 is in general compliance with Local Plan policies.
National Planning Policy Framework	Neighbourhood plan policy C1 seeks to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. Para 75 indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy C1 contributes to the achievement of sustainable development by performing an environmental role, protecting countryside routes and green links, and a social role, by protecting and establishing footpaths for the community to use, which encourages walking and good health.

Disley and Newtown Neighbourhood Plan Policy	Policy C2 – Local Green Spaces The six sites listed in Figure H below are designated as ‘Local Green Space’ which is protected from new development unless very special circumstances can be demonstrated.
Cheshire East Local Plan Strategy (2017)	Policy SE 6 Green Infrastructure highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.
Comments	By seeking to ensure the designation, and protection and enhancement of good quality locally distinct green spaces, which are important to the people of Disley and Newtown, Policy C2 is in accordance with local plan policies.
National Planning Policy Framework	Neighbourhood Plan policy C2 is in general compliance with Paragraphs 76 and 77 of the National Planning Policy Framework, which consider Local Green Space designations and set out when they might be appropriate. The designation should be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy C2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, work, visit and invest.

<p>Disley and Newtown Neighbourhood Plan Policy</p>	<p>Policy C3– Nature Conservation</p> <p>Development proposals in Disley and Newtown will be expected to deliver a net gain for biodiversity by applying the following principles:</p> <p>A. Local Wildlife Sites, Local Wildlife Sites agreed in principle, Local Nature Reserves and Priority Habitats are identified on maps I and J. Development proposals that negatively impact on the nature conservation interests of these sites would only be supported when the benefits of the proposal to the community outweigh the harm to the habitats. When benefits outweigh the harm caused then development proposals will be expected to demonstrate that they follow the mitigation hierarchy, firstly avoiding damage wherever possible, secondly mitigating to reduce the impacts of a proposal and thirdly by compensating for any residual damage. The use of offsetting metrics to assess the impacts caused by a proposal and demonstrate that a net gain for biodiversity is being delivered will be supported.</p> <p>B. The Peak Forest Canal is an important local wildlife corridor that connects a number of other local wildlife sites together. Development proposals in close proximity to the Peak Forest Canal Local Wildlife site will be expected to utilise appropriate measures to enhance this corridor.</p> <p>C. As shown on Map J there is an extensive and well connected network of woodland in Disley and Newtown. Development proposals adjacent to woodlands will be expected to protect and enhance this network by including appropriate buffer zones from trees, avoiding designs that would sever the network and providing new planting to connect existing woodland corridors together.</p> <p>D. Landscaping within development proposals will be expected to use native and or wildlife friendly plant species in order to maximise the benefits to local wildlife.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>Policy SE3 – Biodiversity and Geodiversity of the Cheshire East Local Plan Strategy – states that development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development, or where any residual harm following mitigation/compensation, along with any other harm, is clearly outweighed by the benefits of the development.</p> <p>Policy SE4 seeks to ensure that all development should conserve the landscape character and quality and should, where possible, enhance and effectively manage the historic, natural and man-made features that contribute to local distinctiveness of rural and urban landscapes. Development should preserve local distinctiveness and avoid the loss of habitats of significant landscape importance.</p> <p>Policy SE 6 Green Infrastructure highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.</p>
<p>Macclesfield Borough Local Plan (2004)</p>	<p>Policy NE11 – Nature Conservation highlights the need to seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted.</p>

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as it seeks to protect and enhance specifically identified areas of nature conservation and wildlife sites valued by the local community, allowing for development in exceptional circumstances should mitigation or compensation be provided – and seeks to protect important green infrastructure and wildlife corridors.
National Planning Policy Framework	Protecting and enhancing biodiversity and creating ecological networks are central to the National Planning Policy Framework. Indeed, biodiversity is mentioned fifteen times in the NPPF with protection and improvement of the natural environment as core objectives of the planning system. The NPPF states that planning policies should identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy C3 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy C4 – Trees and Hedgerows</p> <p>Hedgerows and trees make a significant contribution to the amenity, biodiversity and landscape character of Disley and Newtown. Development proposals will be expected to preserve and enhance these interests by applying the following principles:</p> <p>A. A tree survey in line with the latest British Standard will be submitted on sites where trees are present.</p> <p>B. Veteran trees are of particular importance locally due to their historic, landscape and biodiversity value. Applications where veteran trees are present will be expected to protect them within the scheme.</p> <p>C. Applications on sites where hedgerows follow the historic field patterns will be expected to include plans to ensure these field boundaries are retained, enhanced and brought into good management.</p> <p>D. An extension of the existing tree cover in Disley and Newtown will be sought thorough new developments incorporating sustainable tree planting.</p> <p>E. Woodlands and woodland corridors will be protected and enhanced in line with policy C3 point C.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SE 5 - Trees, Hedgerows and Woodland indicates that development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy DC9 – Tree Protection stresses that development that would result in the loss, threat to wellbeing, or have an unsatisfactory relationship with trees worthy of protection will not be allowed unless they are no longer of amenity value, the removal is in accordance with arboricultural best practice, or mitigation provides a net environmental gain.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that valued trees and hedgerows are protected where possible.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy C4 helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 118 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy C4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment with access to greenery, an environmental role, protecting and enhancing the natural environment, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, work and invest.</p>

Disley and Newtown Neighbourhood Plan Policy	<p>Policy BE1 – Heritage and Conservation Areas</p> <p>A. Proposals will be supported if they conserve and enhance Disley and Newtown’s historical assets and their settings, maintaining local distinctiveness, character and sense of place, subject to other policies within the Neighbourhood Plan.</p> <p>B. Any proposal for a new building or external modification to any existing building within the Conservation Areas shall be designed to ensure a truly contextual and harmonising change that will enhance the character of the Conservation Areas. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the adjacent area.</p> <p>C. All street furniture and signage within the conservation area shall be of appropriate character.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SE 7 - The Historic Environment states that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, include the setting of assets and where appropriate, the wider historic environment.</p> <p>Policy SD2- Sustainable Development Principles states that development should respect, and where possible enhance, the significance of heritage assets, including their wider settings.</p> <p>Policy SE1 – Design highlights the importance of ensuring sensitivity of design in proximity to designated and local heritage assets and their settings.</p>
Macclesfield Borough Local Plan (2004)	Policy BE2 – Historic Fabric states that the borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.
Comments	By seeking to conserve and enhance the built and historic environment of Disley and Newtown, Policy BE1 is in general conformity with the Local Plan policies.
National Planning Policy Framework	One of the core planning principles of the NPPF, detailed in Para 17, is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Neighbourhood Plan policy BE1 aims to help deliver one of the NPPF’s main policy aim of conserving and enhancing the historic environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy BE1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, work and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy BE2 – Character and Design</p> <p>The design and layout of new developments must demonstrate consideration of the Cheshire East Design Guide (2016). (See: http://www.cheshireeast.gov.uk/DesignGuideConsultation)</p> <p>Support will be given to developments where the design of the buildings is sympathetic to the character, topography and local distinctiveness of the surrounding area. Developments should vary the appearance of individual houses in terms of position, character, features and materials within the palette appropriate to Disley and Newtown.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SD1 – Sustainable Development in Cheshire East highlights that development should be locally distinct, of high quality, be sustainable and well designed and should contribute to protecting and enhancing the natural, built, historic and cultural environment.</p> <p>Policy SD2 – Sustainable Development Principles stresses that all development should contribute positively to an area’s character and identity, in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features, creating or reinforcing local distinctiveness.</p> <p>Policy SE2 – Efficient Use of Land states that new development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p>Policy SE1 – Design states that development should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, liveability and designing in safety.</p>
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Disley and Newtown
National Planning Policy Framework	One of the core principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy BE2 helps deliver the key planning aim of requiring good design. Para 58 states that Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Developments should respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Para 61 states planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, work and invest.

<p>Disley and Newtown Neighbourhood Plan Policy</p>	<p>Policy BE3 –Shopfronts</p> <p>Disley village centre is in a Conservation Area and has a number of historic buildings. In order to improve the appearance and identity of the village, preserve the historic setting, and help to maintain the vitality and vibrancy of the village centre, the following principles should be followed when permission is sought –</p> <p>A. When new shop fronts are being installed, security shutters should be fully concealed and integrated with the design of the shopfront. Shutters must be of an open lattice design which allows at least 50% transparency. The shutter box must be recessed so that it fits behind the shopfront fascia and below the shop’s lintel, while the side runners must be concealed within the pilasters. Any metalwork must be coloured to match the colour scheme of the shopfront. Internal shutters that allow transparency will be supported.</p> <p>B. The design of shop frontages should be sympathetic, reflecting the age, character, design and proportions of the host building.</p> <p>C. Shop frontages should not divorce the ground floor from the upper storeys of the building, but rather treat the building as a unified whole.</p> <p>D. Where a proposed shopfront would span across more than one building the individuality of each building should be retained.</p> <p>E. Only traditional materials should be used on historic buildings. In most cases the use of painted solid timber is preferred.</p> <p>F. Traditional pilasters, cornices, consoles, fascias and stallrisers must be retained, and their removal will not be permitted.</p> <p>G. Signs should be uncluttered, and restricted to the fascia above the shop window. The use of traditional signwriting, or individual cut letters attached to a fascia is preferred.</p> <p>H. Internally illuminated ‘light box’ type signs are not acceptable.</p> <p>I. Well-designed hanging signs suspended from traditional metal brackets will be supported.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>Policy SE 7 - The Historic Environment states that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, include the setting of assets and where appropriate, the wider historic environment.</p> <p>Policy SD2- Sustainable Development Principles states that development should respect, and where possible enhance, the significance of heritage assets, including their wider settings.</p> <p>Policy SE1 – Design highlights the importance of ensuring sensitivity of design in proximity to designated and local heritage assets and their settings.</p>
<p>Macclesfield Borough Local Plan (2004)</p>	<p>Policy DC49 - Shop Front Security Measures – states that applications for the installation of shop front security measures will be considered in relation to the effect on the architectural features of the building and shop front and the erection and fitting must not obscure or result in the destruction of existing architectural details. In conservation areas and on listed buildings the installation of external solid shutters will not be allowed.</p>

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to conserve and enhance the built and historic environment of Disley and Newtown and ensuring that the village centre remains an attractive place to visit.
National Planning Policy Framework	One of the core planning principles of the NPPF, detailed in Para 17, is to conserve heritage assets in a manner appropriate to their significance. Neighbourhood Plan policy BE1 aims to help deliver one of the NPPF's main policy aim of conserving and enhancing the historic environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy BE3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, work and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy T1– Parking</p> <p>Proposals which would exacerbate existing parking problems in the parish, or lead to the loss of existing parking provision will not be permitted, unless the lost parking places are adequately replaced in a nearby and appropriate alternative off street location, or an agreed alternative transport facility be provided or contributed towards to mitigate the loss.</p> <p>Any further provision for car parking in the parish will be supported, in line with Conservation Area guidance, national Green Belt policies and other policies within the Neighbourhood Plan.</p> <p>Existing residential areas and new residential, retail, commercial and business developments must have adequate parking facilities to avoid or minimise ‘on street’ parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy CO2 states that for residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p>
Macclesfield Borough Local Plan (2004)	<p>T13 states that existing public car parks, including Disley Community Centre, will normally be retained for Car Parking. Where development proposals require the loss of public car parking spaces, these must be replaced on site or nearby as part of the development or an agreed alternative transportation facility be provided to mitigate the loss.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, ensuring that adequate parking is provided and seeking to ensure the protection of parking provision in the parish so as to reflect Disley and Newtown’s status as a vibrant local service centre.</p>
National Planning Policy Framework	<p>Neighbourhood plan policy T1 seeks to help deliver the NPPF’s key planning aims of supporting a prosperous rural economy – as the retention and provision of parking will help village centre services, businesses and shops to thrive.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy T1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to visit, and where community facilities and shops and services can be easily accessed by all, and an economic role, ensuring that Disley and Newtown remains a valued, accessible and attractive place to live, work and invest, and allowing for the continued viability of existing businesses.</p>

Disley and Newtown Neighbourhood Plan Policy	<p>Policy T2– Sustainable Transport</p> <p>In order to improve transport and safety and to facilitate cycling and walking, where appropriate, applicants for new development must demonstrate:</p> <ul style="list-style-type: none"> • safe walking and cycling routes in the immediate area of the proposed site, with consideration of access to services and facilities. • the provision of safe cycle storage facilities in any commercial, community, apartments or retail development • how the proposals link to public transport. • how any adverse impacts of traffic from the proposed development will be mitigated. • that the most up to date parking standards required by Cheshire East Council will be met. • that the proposed site is located in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint. • that the proposed site is located with good accessibility by a range of sustainable forms of transport, minimising the distance that people need to travel to employment, shops, services and leisure opportunities. • that the needs of those with disabilities and the elderly have been positively considered and appropriate facilities within the transport infrastructure have been provided to assist them. <p>Proposals which promote better integration between different modes of transport, including links to the local railway station, and serve to improve bus routes, services and passenger facilities will be supported, subject to meeting the criteria of other policies within the Neighbourhood Plan.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy CO1 – Sustainable Travel and Transport seeks to deliver the Council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport. The Council will expect development to reduce the need to travel by guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible.</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should be accessible by public transport, walking and cycling.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated and sustainable.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy T2 seeks to help deliver one of the NPPF’s key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.</p>

Contribution to the achievement of sustainable development	Neighbourhood Plan policy T2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe, an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Disley and Newtown remains an accessible and attractive place to live, work, visit and invest.
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Disley and Newtown Neighbourhood Plan Policy	Policy T3– Disley Railway Station Proposals which improve, enhance or protect Disley Railway Station and its facilities will be permitted, subject to other policies within the Neighbourhood Plan.
Cheshire East Local Plan Strategy (2017)	Policy CO1 highlights the need to improve public transport integration, facilities, capacity, service levels, access for all users and reliability including rail infrastructure. Policy CO 2 states that the council will support new developments that are (or can be made) well connected and accessible by supporting the improvement of rail infrastructure - especially facilities at railway stations.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure the continued success and viability of Disley Railway Station, a vital asset to the Parish.
National Planning Policy Framework	Neighbourhood Plan policy T3 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy T3 contributes to the achievement of sustainable development by performing a social role, improving a valued local facility that people can use to visit other places and reduce social isolation, an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Disley and Newtown remains an accessible and attractive place to live, work, visit and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy E1– The Economy</p> <p>Subject to respecting Disley and Newtown’s built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be permitted :</p> <ul style="list-style-type: none"> i. The development of new small businesses and the expansion of existing businesses ii. Proposals that promote or provide facilities for home working and businesses operating from home iii. The sympathetic conversion of existing buildings for business and enterprise <p>New and expanded business and commercial developments must ensure that there are adequate parking facilities to avoid or minimise ‘on street’ parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy EG 1 - Economic Prosperity states that proposals for employment development (Use Classes B1, B2 or B8) will be supported in principle within the Principal Towns, Key Service Centres and Local Service Centres as well as on employment land allocated in the Development Plan. Proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.</p> <p>Policy CO1 Sustainable Travel and Transport aims to reduce the need to travel by encouraging more flexible working patterns and home working.</p> <p>Policy CO2 states that for residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting businesses and employment, and services to businesses, reflecting Disley and Newtown’s growth and role as a local service centre, whilst ensuring that there is appropriate parking.
National Planning Policy Framework	Neighbourhood Plan policy E1 helps deliver the NPPF’s key planning aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise, both through conversion of existing buildings and well designed new buildings. The Neighbourhood Plan policy also helps deliver the aim of building a strong, competitive economy.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy E1 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, and a social role, allowing for more employment opportunities which will lead to greater well-being.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy E2 – Village Commercial Centres</p> <p>Proposals for commercial, tourism, cultural and retail uses will be permitted within the Village Commercial Centres of Disley and Newtown as defined in Figures P and Q. Proposals that retain the provision of A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and A4 (Drinking Establishments) uses will be permitted.</p> <p>New and expanded developments within the village centre must ensure that there are adequate parking facilities to avoid or minimise ‘on street’ parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy EG 5 - Promoting a Town Centre First Approach to Retail and Commerce stresses that in the Local Service Centres, there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.</p> <p>Policy EG4 – Tourism stresses that proposals for tourist development outside the Principal Towns and Key Service Centres will be supported where they are located within a Local Service Centre.</p> <p>Policy CO2 states that for residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p>
Macclesfield Borough Local Plan (2004)	Policy S4 states that the borough council will seek to maintain a level of shopping provision at local shopping centres (of which Disley Village is one) commensurate with the role the centre serves in the community. Improvements to local centres will be carried out where appropriate.
Comments	Neighbourhood plan policy E2 is in general conformity with local plan policies, by seeking to ensure that the village centre remains vibrant, attractive and successful.
National Planning Policy Framework	Neighbourhood Plan policy E2 seeks to help deliver the NPPF aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy E2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment in which to live and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to shop, visit and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy E3 – The Night Time Economy</p> <p>Subject to environmental and residential amenity impacts being acceptable, proposals which enhance the night time economy of the village commercial centres (see Figures P and Q) will be permitted.</p> <p>Developments must ensure that there are adequate parking facilities to avoid or minimise ‘on street’ parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC 3 - Health and Well-Being states that development should be designed to create safe environments by encouraging a diversity of uses (where appropriate) to extend activity to ensure the safe use of spaces during the day and night.</p> <p>Policy EG5 highlights that proposals that help develop the evening and night-time economy in the Principal Towns and Key Service Centres will be supported, where any negative impacts on amenity are addressed.</p> <p>Policy CO2 states that for residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p>
Comments	Whilst Disley is a Local Service Centre it has a flourishing night time economy which adds to the vibrancy and economic success of the village, and which this policy seeks to encourage and which is in line with the strategic direction of the Cheshire East Local Plan.
National Planning Policy Framework	This policy seeks to ensure the NPPF aim of ensuring a strong competitive economy.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy E3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment in which to live and relax, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to visit and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy E4– Tourism</p> <p>New tourism initiatives, visitor accommodation and improvements to existing services and facilities associated with tourist attractions, particularly in connection with Disley’s role as a gateway to the Peak District will be supported subject to other policies in the Neighbourhood Plan. Development proposals should</p> <ul style="list-style-type: none"> • comply with policies for the countryside and conservation/heritage; • be appropriate in scale, character and location for the development; • create no harm to the existing character of the local area; • have no adverse impact on any adjoining residential amenities; • ensure that there are adequate parking facilities to avoid or minimise ‘on street’ parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Appendix C).
Cheshire East Local Plan Strategy (2017)	<p>Policy EG4 – Tourism encourages the protection of Cheshire East’s tourism assets and promotes the enhancement and expansion of existing, and the provision of new visitor attractions and tourist accommodation in sustainable and appropriate locations, subject to certain criteria.</p> <p>Policy CO2 states that for residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).</p> <p>Policy SD1 - Sustainable Development in Cheshire East states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to encourage and improve tourism facilities and services, whilst protecting the environment, landscape and local character.
National Planning Policy Framework	Neighbourhood Plan policy E4 seeks to help deliver the NPPF aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy E4 contributes to the achievement of sustainable development by performing an economic role, providing opportunities for growth and for businesses to thrive and develop, an environmental role, protecting the natural, built and historic environment, and a social role, allowing for more tourism and leisure opportunities for the community to enjoy.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy CF1– Community Facilities</p> <p>Proposals for the refurbishment and improvement of all community buildings, car parks and recreational facilities together with the shops and public houses will be permitted, subject to national Green Belt policies and other policies within the Neighbourhood Plan. Changes of use from community buildings to non-community buildings which require planning permission will not normally be permitted, unless the proposed use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC1 – Leisure and Recreation indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.</p> <p>Policy SC 3 - Health and Well-Being highlights that the council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by protecting existing community infrastructure and ensuring the provision of a network of community facilities.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to protect and enhance community infrastructure, retail and recreational facilities
National Planning Policy Framework	<p>Policy CF1 contributes to one of the NPPFs core principles of delivering sufficient community and cultural facilities and services to meet local needs. Para 70 states planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</p> <p>Para 28 states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</p>
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF1 contributes to the achievement of sustainable development by performing an economic role, supporting the retention of commercial and community uses, and a social role, seeking the retention and improvement of important village assets that are important to the community.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy CF2– Allotments</p> <p>The enhancement and expansion of existing allotments, and the development of new allotments will be supported. Proposals that result in harm to or loss of allotments in Disley and Newtown will not normally be permitted unless:-</p> <p>a) a replacement provision is made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders, or</p> <p>b) where clear and significant social, economic and environmental community benefits could be derived from the proposal.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SC 3 - Health and Well-Being indicates the importance of creating and safeguarding opportunities for safe, healthy, fulfilling and active lifestyles by promoting the role of communal growing spaces including allotments.</p> <p>Policy SE 6 - Green Infrastructure aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits.</p> <p>Policy SC1 – Leisure and Recreation indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the valued allotments in Disley and Newtown.
National Planning Policy Framework	<p>Neighbourhood Plan policy CF2 seeks to help deliver the NPPF aim of promoting healthy communities. Para 74 states that existing open space, sports and recreational buildings and land should not be built on unless:</p> <ul style="list-style-type: none"> ● an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ● the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or ● the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF2 contributes to the achievement of sustainable development by performing a social role, seeking the enhancement and expansion and protection of allotments, which are important to the community and can help improve peoples' health and wellbeing.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy CF3 - Play, Recreation and Outdoor Sports Facilities</p> <p>All sports fields and areas currently used for play and recreation as shown on Figure S and Appendix B will be protected and, where possible, enhanced. Development will not be permitted unless:</p> <ul style="list-style-type: none"> i) an assessment has been undertaken which shows them to be surplus to requirements; or ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or iii) the development is for alternative amenity, play or recreation provision, the needs for which clearly outweigh the loss.
Cheshire East Local Plan Strategy (2017)	Policy SC1 – Leisure and Recreation indicates that the Council will seek to enhance and protect existing leisure and recreation facilities unless surplus to requirements or improved alternative provision is made.
Macclesfield Borough Local Plan (2004)	Policy RT1 - Open space indicates that certain open spaces will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open spaces is not harmed.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important play and recreation facilities and services in Disley and Newtown.
National Planning Policy Framework	<p>Neighbourhood Plan policy CF3 seeks to help deliver the NPPF aim of promoting healthy communities. Para 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> ● an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ● the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or ● the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF3 contributes to the achievement of sustainable development by performing an environmental role, protecting valued green spaces, a social role, allowing for the protection and provision of amenity, play and recreation facilities which contribute to the parish's social and cultural well-being, and an economic role, ensuring that Disley and Newtown remains a valued and attractive place to live, visit, work and invest.

Disley and Newtown Neighbourhood Plan Policy	<p>Policy CF4– Community Infrastructure Levy and Developer Contributions</p> <p>Where policies in this Neighbourhood Plan require contributions to community infrastructure, subject to development scheme viability, they will be made through planning obligations or in accordance with the most up to date funding mechanisms for developer contributions and infrastructure adopted by Cheshire East Council. Details of priorities for funding within Disley and Newtown should be sought from Disley Parish Council.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy SD1 - Sustainable Development in Cheshire East states that in order to achieve sustainable development in Cheshire East, development should wherever possible provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy.</p> <p>Policy SD2 -Sustainable Development Principles stresses that all development will be expected to provide or contribute towards identified infrastructure, services or facilities.</p> <p>Policy IN1 – Infrastructure indicates that Infrastructure delivery will take place in a phased, co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration. The Council will also require new and improved social and community facilities, utilities infrastructure and other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities.</p> <p>Policy IN2 - Developer Contributions highlights that developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing infrastructure and services, and may necessitate the need for new ones.
National Planning Policy Framework	One of the core planning principles (Para 17) is that planning should deliver sufficient community and cultural facilities and services to meet local needs.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF4 contributes to the achievement of sustainable development by performing a social role, allowing for the enhancement and provision of community facilities which contribute to the village’s social and cultural well-being, and an economic role, ensuring that the provision of infrastructure is provided, and that Disley and Newtown remains a valued and attractive place to live, visit, work and invest.

Disley and Newtown Neighbourhood Plan Policy	Policy CF5– Telecommunications Proposals which lead to improvements in mobile network coverage and superfast broadband will be supported, in line with Conservation Area guidance, national Green Belt policies and other policies within the Neighbourhood Plan.
Cheshire East Local Plan Strategy (2017)	Policy CO 3 - Digital Connections stresses that high capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of businesses and communities, subject to the number(s) of radio and telecommunications masts (and sites for such installations) being appropriately located and kept to a minimum and consistent with the efficient operation of the network. Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.
Macclesfield Borough Local Plan (2004)	Policy DC 60 - Telecommunication Equipment states that the provision of masts or similar structures, antennas or other telecommunications development will normally be permitted unless the proposal would adversely affect a listed building or its setting; would adversely affect the appearance of a building in a designated conservation area or would adversely affect the character of a conservation area; would adversely affect an area of special county value for landscape; or would be visually obtrusive and result in a significant impact upon visual amenity in either a rural or an urban area.
Comments	By seeking to ensure that Disley and Newtown has access to high quality digital connectivity, Neighbourhood Plan policy CF5 is in general conformity with local plan policies.
National Planning Policy Framework	The NPPF states in paragraph 42 that ‘Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.’
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, allowing people access to the internet and reducing social isolation, and an economic role, ensuring that residents and employers have adequate digital connectivity to conduct their business.

4.4 BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire East Council. The screening confirms that a Strategic Environmental Assessment is not required for this Plan (see Disley and Newtown SEA Screening Assessment, available at

http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/disley-neighbourhood-plan.aspx

The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Cheshire East Council in order to confirm whether an HRA was required to support the Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan (see Disley and Newtown SEA Screening Assessment, available at

http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/disley-neighbourhood-plan.aspx

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

4.5 BASIC CONDITION 5: COMPLIANCE WITH PRECIBED MATTERS

There are no other prescribed matters.

APPENDIX 1 – NOTICE OF DESIGNATION



Notice of Designation of Disley Neighbourhood Area

Name of Designated Neighbourhood Area: Disley Neighbourhood Area

Name of Relevant Body: Disley Parish Council

Consultation Period: 23.02.15 – 10.04.15

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 5th May 2015 by the Portfolio Holder for Housing and Jobs, has designated the neighbourhood area as applied for by Disley Parish Council, as the Disley Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

Reasons for the decision:

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

Designated Neighbourhood Area:

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

- ☐ Cheshire East Council's neighbourhood planning web pages
- ☐ Disley Parish Council offices
- ☐ Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

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