

HANKELow NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT - DECEMBER 2019

1. INTRODUCTION

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

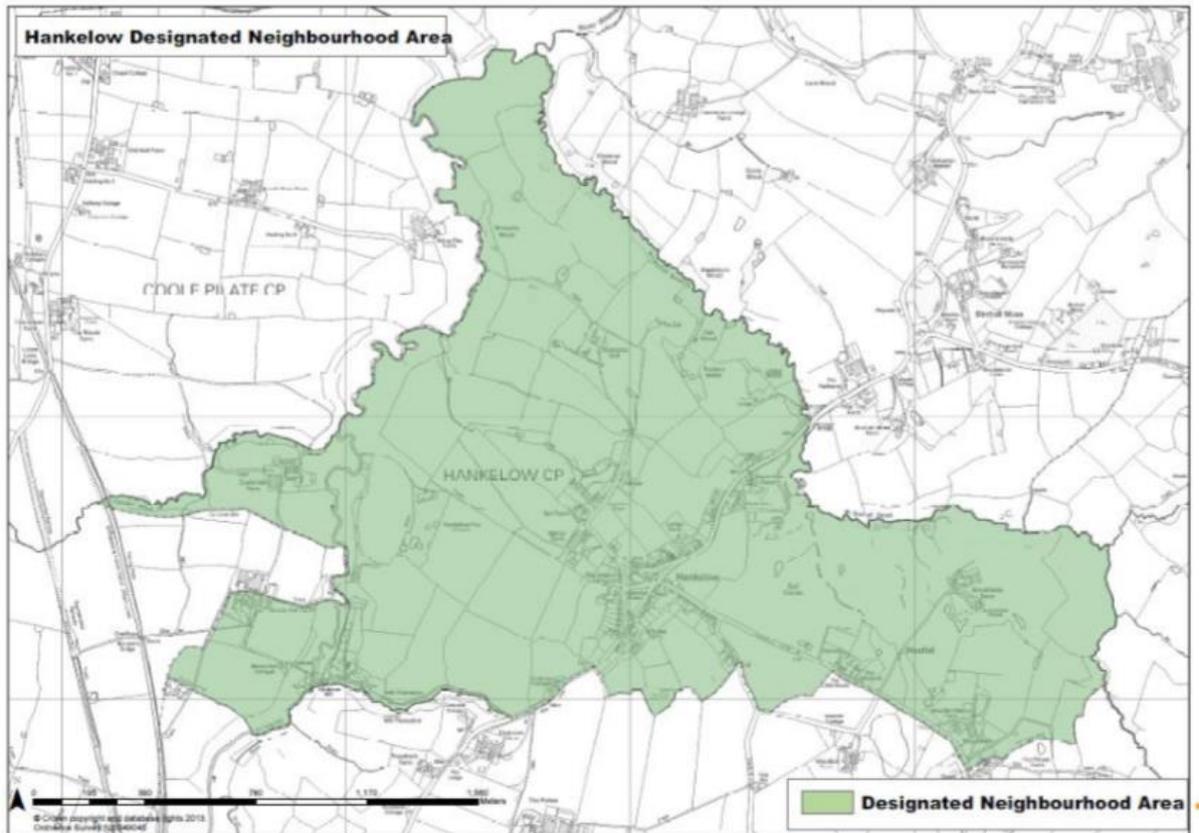
2. BACKGROUND

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in October 2014 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 HANKELow NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been prepared by Hankelow Parish Council, a qualifying body, for the Neighbourhood Area covering Hankelow Parish. The designated area was consulted upon from November 2014 until January 2015, and was approved on 23rd February 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 2019 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

Hankelow 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) 2019. Paragraphs 29-30 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. Paragraph 11 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 Hankelow Neighbourhood Plan has had close regard:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Achieving well-designed places;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Hankelow 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 – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
2. A social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.
3. An environmental role – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Hankeow Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision and aims.

We want to make Hankelow Parish an even better place to live, work and visit. We will ensure, through our plan, that Hankelow is a sustainable community providing whatever our residents need to maintain an outstanding quality of life for present and future generations.

OBJECTIVES

- Protect and enhance the key features which define the natural rural environment of the parish and to guard against pollution
- Protect and enhance the unspoilt local rural character of the parish
- Support and promote safe and sustainable travel and improve the existing infrastructure
- Support and encourage the local rural economy
- Protect, enhance and encourage community facilities and provide for a new community hub
- Ensure that new housing development is sustainably located and well designed and meets the needs of the community.

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

The Cheshire East Local Plan Part One was adopted in July 2017. Work is now underway on the Local Plan Site Allocations and Development Policies Document (SADPD) which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough. The draft SADPD was out for consultation in Autumn 2018 and again in early Autumn 2019, and it is anticipated that it will be adopted in 2020. Although Neighbourhood Plans need to be in general conformity with adopted policies, it has additionally made sense to consider the direction of the SADPD emerging policies and background evidence when finalising the Neighbourhood Plan policies.

The Hankelow Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies firstly 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 extremely helpful and 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 Crewe and Nantwich Borough Replacement Local Plan (adopted in 2005) which currently remain as adopted policies for the Hankelow 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 Hankelow Neighbourhood Plan does not conflict with the strategic policies of the Cheshire East Local Plan policies, nor the saved policies of the Crewe and Nantwich Borough Replacement 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 Hankelow Neighbourhood Plan policy to the Cheshire East Local Plan Strategy and the Crewe and Nantwich Borough Replacement Local Plan (2005) saved policies is highlighted in detail in Table 1 below.

HANKELOW NEIGHBOURHOOD PLAN POLICIES

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

<p>Hankelow Neighbourhood Plan Policy</p>	<p>Policy NE1 - Woodland, hedgerows, trees and watercourses</p> <p>Hedgerows, trees and watercourses which make a significant contribution to the amenity, biodiversity and landscape character of the rural parish of Hankelow must be preserved, and development which would adversely impact upon them will not normally be permitted. In particular, traditional orchards are considered as Priority Habitats, and should be protected where possible. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees, hedgerows and watercourses or ponds, development will only be permitted subject to appropriate mitigation. The retention of trees, hedgerows, watercourses and ponds in situ will always be preferable; removal of any of these will require appropriate justification.</p> <p>Where a development may threaten protected trees an arboricultural assessment will be submitted with development proposals.</p> <p>New buildings, structures and hard surfaces must be located a sufficient distance from existing veteran trees to safeguard them and provide for their long-term retention. The Association of British Insurers publishes advice on suitable spacing which should be followed.</p> <p>New developments will, where appropriate, be required to include suitable plantings of native trees and hedgerows. Where available, this must be in compliance with the most up-to-date local planning authority guidelines.</p> <p>Applications on sites where hedgerows follow the historic field plans will be expected to include plans to ensure that these field boundaries are retained and enhanced.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<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,</p>

	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.
Crewe and Nantwich Replacement Local Plan (2005)	One of the Local Plan's objectives is to protect conserve and enhance the natural environment by protecting trees and woodlands and promoting tree and woodland planting. Policy NE5 – Nature Conservation and Habitats seeks to ensure that where possible, trees, woodlands, hedgerows and wetlands and watercourses are integrated into landscape schemes.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that valued trees and hedgerows and watercourses are protected where possible.
National Planning Policy Framework	Neighbourhood Plan policy NE1 helps to deliver one of the key themes of the NPPF of conserving and enhancing the natural environment. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) unless there are wholly exceptional reasons and a suitable compensation strategy exists.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NE1 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 Hankelow remains a valued and attractive place to live, work and invest.

Hankelow Neighbourhood Plan Policy	<p>Policy NE2 - Buffer zones, wildlife corridors and biodiversity</p> <p>New development in the parish of Hankelow should retain and provide for the long-term protection of the wildlife corridors, wildlife sites, ponds, brooks and culverts defined in maps 10 and 11 of the Cheshire Wildlife Trust report "Protecting and enhancing Hankelow's Natural Environment" published May 2017 (see Figures C and D below).</p> <p>Areas identified in the map as supporting a high distinctiveness habitat should be protected by at least a 15 m buffer zone and those supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development.</p> <p>New developments must not create divisions between existing wildlife corridors (Figure D) and where possible should contribute to the creation of new or improved links.</p> <p>Developments will generally be required to demonstrate that there will be no net loss (and ideally a net gain) in biodiversity. Planning permission should not be granted unless appropriate protection, mitigation, and where possible, enhancement measures can be secured. Compensatory measures (for example biodiversity offsetting) will be required if a net loss of biodiversity is likely.</p>
---	--

	In particular, developments which affect any of the areas of high or medium habitat distinctiveness as identified in the Cheshire Wildlife Trust report will require comprehensive surveys at the appropriate time of year to fully evaluate the biodiversity present on the site.
Cheshire East Local Plan Strategy (2017)	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.
Crewe and Nantwich Replacement Local Plan (2005)	Policies NE5 – Nature Conservation and Habitats indicates that natural conservation resources should be protected, conserved and enhanced. Where unavoidable loss or damage to a site or feature or its setting is likely as a result of a proposed development, measures of mitigation and compensation will be required to ensure there is no net loss of environmental value. Any wildlife habitat unavoidably damaged by development should be compensated for by the provision of a similar or equivalent feature nearby, or by mitigation works to safeguard protected species.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as it seeks to protect and enhance areas of nature conservation and wildlife sites valued by the local community, allowing for development in exceptional circumstances should mitigation or compensation be provided.
National Planning Policy Framework 2019	Providing ‘net gain’ for biodiversity is embedded in the guidance in the NPPF. The NPPF states that planning policies should identify, map and safeguard components of the local wildlife rich habitats and wider 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 management, enhancement, restoration or creation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NE2 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

Hankelow Neighbourhood Plan Policy	<p>Policy NE3 – Phosphate and Nitrate pollution.</p> <p>New development should not lead to the pollution of groundwater, watercourses or ponds in the Parish.</p> <p>To guard against the potential for increased pollution as a cumulative effect of small animal farming operations, any new animal farming developments must comply with the requirements of The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 (or its successor).</p>
---	--

Cheshire East Local Plan Strategy (2017)	<p>Policy SE 12 Pollution, Land Contamination and Land Instability states that the council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon surface water and groundwater, which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause harm.</p> <p>Policy SE 13 Flood Risk and Water Management indicates that developments must integrate measures for sustainable water management to reduce flood risk and avoid an adverse impact on water quality.</p>
Crewe and Nantwich Replacement Local Plan (2005)	<p>NE.17 Pollution control highlights that all development proposals should ensure that, where appropriate, measures are taken to prevent, reduce or minimise pollution. Development proposals will not be permitted that would be likely to lead to any increase in surface water, ground water or air pollution.</p> <p>BE.4 Drainage, utilities and resources states that proposals for new development will be permitted provided that they do not lead to an adverse impact on surface water or ground water resources, in terms of their quantity, supply and the ecological features they support.</p>
Comments	By seeking to ensure that groundwater and water sources are kept free from pollutants, this policy is in conformity with the local plan policies.
National Planning Policy Framework	The NPPF states that to help conserve and enhance the natural environment, planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

Hankelow Neighbourhood Plan Policy	<p>Policy NE4 – Light pollution</p> <p>Dark skies are to be preferred over street lights in Hankelow. Any future lighting systems in Hankelow should complement the design of any development which in turn should be in keeping with the village character.</p> <p>In all cases, outdoor lighting sources should have a minimum impact on the environment and should minimise light pollution and adverse effects on wildlife. Individual short-period timer controls and/or movement sensors shall be installed for each outdoor light source to ensure they do not remain illuminated any longer than necessary, and all lighting shall use low-energy technology.</p> <p>Where applicable lighting shall comply with BS5489-1:2013 (or its successor).</p>
Cheshire East Local Plan Strategy (2017)	Policy SE12 – Pollution, Land Contamination and Land Instability states that the Council will seek to ensure that development is located and designed so as not to result in a harmful or cumulative impact upon light pollution.

Comments	This Neighbourhood Plan policy is in general conformity with local policies, by seeking to minimise pollution. The policy recognizes the locally distinctiveness of Hankelow, which currently has minimal street lighting which is a feature characteristic of the parish, which it is considered important to maintain.
National Planning Policy Framework	The NPPF highlights that planning policies and decisions should ensure that developments limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy NE4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, and an environmental role, protecting the natural environment and minimising pollution.

Hankelow Neighbourhood Plan Policy	<p>Policy DC 1. Design</p> <p>To ensure that buildings, characteristic features and materials are representative of the settlement character of Hankelow, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2016) or any updated versions.</p> <p>New development must take the following into account, where appropriate:</p> <p>a. New development must be of a high quality of design which complements and enhances the size, height, scale, mass, materials, layout, access and density of existing adjoining development, and does not negatively impact upon the amenity of neighbouring residential properties.</p> <p>b. New dwellings should be in character with the neighbouring properties, which are generally low rise and not more than two and a half stories. New buildings must seek to incorporate traditional materials and detailing, reflecting the current village design.</p> <p>c. New dwellings should positively contribute to the existing settlement pattern and urban form of the village, which is largely linear. Backland development, cul de sacs (except where used as a frontage) and other suburban patterns of development should generally be considered inappropriate and will not be supported.</p> <p>d. Where housing is provided by means of an exception site, the design and layout of any such site must be such as to respect the density, urban grain and character of the surroundings, and comply with the Design and Character policies of this plan. The location of the site should as far as possible respect the fact that in most of the village, properties do not directly face each other, and that they have open countryside at the rear.</p> <p>e. Through appropriate landscaping, boundary treatments and orientation of buildings, development should provide a sympathetic and incremental transition between the rural and village landscapes. Hard and soft landscaping should be appropriate to the location and where possible, new boundary treatments should be formed by native hedgerows.</p> <p>f. There should be adequate gaps in-built in any development to allow for access and views to the countryside.</p>
---	--

	<p>g. All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.</p> <p>h) New development should meet BREEAM Quality Mark Standards, and be sustainable and energy efficient in its design, construction and operation. It must include where possible renewable energy sources applied holistically to minimise the long-term carbon footprint of the development.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<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>
<p>Comments</p>	<p>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 Hankelow.</p>
<p>National Planning Policy Framework 2019</p>	<p>The NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.</p> <p>Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. They should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.</p>
<p>Contribution to the achievement of sustainable development</p>	<p>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 Hankelow remains a valued and attractive place to live, work and invest.</p>

Hankelow Neighbourhood Plan Policy	<p>Policy DC 2– Important views, vistas and gateways</p> <p>New development should respond positively to opportunities to connect to the wider landscape by incorporating layout and design that retains and creates new public views to the wider countryside.</p> <p>The appearance of the gateways at the approaches to the village centre and highlighted views in Figure F should be preserved, to maintain the character of the village.</p>
Cheshire East Local Plan Strategy (2017)	Policy SE4 – The Landscape written justification highlights that the impacts of proposed developments upon existing landscape and views of the surrounding area should be assessed as part of the planning process.
Comments	The identification of views and vistas is an example of how Neighbourhood Plans can have distinct policies at a real local level. This Neighbourhood Plan policy seeks to protect views that are highly valued and important to the local community and add detail to local plan policies.
National Planning Policy Framework	The NPPF is clear on the importance of conserving and enhancing the natural environment. Development should protect and enhance valued landscapes. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy DC2 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 Hankelow remains a valued and attractive place to live, work and invest.

Hankelow Neighbourhood Plan Policy	<p>Policy DC3 Renewable energy generation.</p> <p>Proposals for the development of renewable energy facilities, will be supported provided that it can be shown that the activity</p> <ul style="list-style-type: none"> a) Would not significantly adversely affect areas which are important to the natural environment. b) Would not significantly adversely affect the quality and character of the landscape. c) Would not result in irreversible loss of the best and most versatile agricultural land. d) Would not significantly adversely affect the amenities or safety of local residents or other users of the countryside. e) Could be satisfactorily accommodated within the existing rural road network without the need for significant changes, which would affect the character of the surrounding area. <p>OR</p> <ul style="list-style-type: none"> f) Could demonstrate a significant need and that any adverse impacts would be
---	--

	<p>mitigated via community benefits e.g. Community shared ownership to provide a fund for improving the energy efficiency of existing properties, new community infrastructure etc.</p> <p>All new developments should, subject to viability, secure at least 15% of their total regulated energy from decentralised and renewable sources (or a higher figure should the Government increase the target).</p>
Cheshire East Local Plan Strategy (2017)	Policy SE8-Renewable and Low Carbon Energy –highlights that the development of renewable and low carbon energy schemes will be positively supported and considered in the context of sustainable development and any impact on the landscape.
Comments	The Neighbourhood Plan is in general conformity with this Local Plan policy, seeking to ensure that renewable energy proposals are supported in appropriate locations.
National Planning Policy Framework	The NPPF is clear that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy DC3 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural and built environment and adapting to climate change.

Hankelow Neighbourhood Plan Policy	<p>Policy TC 1- Development impact on transport.</p> <p>In order to improve sustainable transport and safety and to facilitate cycling and walking, applicants for new development or changes of use which will increase traffic must demonstrate, where appropriate:</p> <ul style="list-style-type: none"> a. Safe walking and cycling routes in the immediate area of the proposed site, with consideration of access to local facilities; b. The provision of safe cycle storage facilities; c. How any adverse impacts of traffic from the proposed development will be mitigated; d. That the most up to date parking standards required by Cheshire East Council will be met, and parking should not dominate the street scene; e. 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; f. That the needs of children, horse riders, those with disabilities and the elderly have been positively considered; g. That the vehicular access arrangements will not be detrimental to the character of
---	---

	<p>village lanes maintaining verges, trees and hedgerows wherever possible;</p> <p>h. That existing traffic problems will not be exacerbated and, if possible, that the development can contribute towards improvement.</p> <p>Where appropriate, development contributions from S106 and CIL will be used to improve the highways network and sustainable transport links in the parish. The provision of a footpath between Hankelow and Audlem is a priority.</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. The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is well integrated and sustainable.</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>
Crewe and Nantwich Replacement Local Plan (2005)	<p>Policy TRAN3 – Pedestrians states that new development will only be permitted where appropriate provision is made for pedestrians, and will seek to improve existing footpaths where relevant to the development proposed. The Council will seek to create pedestrian routes through housing and employment sites and between open spaces and the countryside, and create safer routes to school.</p> <p>Policy TRAN5 – Provision for cyclists states that major new development should include, where appropriate, cycle routes forming safe routes between housing areas, educational establishments and leisure facilities.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that transport is safe and sustainable.
National Planning Policy Framework	Neighbourhood Plan policy TC1 seeks to help deliver one of the NPPF's aims of promoting sustainable transport. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy TC1 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 Hankelow remains an accessible and attractive place to live, work, visit and invest.

Hankelow Neighbourhood Plan Policy	<p>Policy TC2 – Electric vehicle charging points</p> <p>a) Proposals for the installation of electric vehicle charging points in new developments will be supported.</p> <p>b) Proposals for a public Vehicle Charging Point in the parish will be supported in convenient and safe locations that support other services in the village/parish. Such proposals must be evaluated to ensure that the impact on the public electricity supply is not significantly adversely affected. Any lighting associated with the charging point must meet the requirements of policy NE4.</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 prepares for carbon free modes of transport.</p> <p>Policy CO 2 Enabling Business Growth Through Transport Infrastructure states that the council will support new developments that are (or can be made) well connected and accessible by providing recharging points for hybrid or electric vehicles in major developments in order to reduce carbon emissions.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that electric charging points are supported and the carbon footprint is reduced.
National Planning Policy Framework	Neighbourhood Plan policy TC2 seeks to help deliver the NPPF's aims of promoting sustainable transport and addressing climate change. Development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy TC2 contributes to the achievement of sustainable development by performing an environmental role, encouraging the use of sustainable modes of transport.

Hankelow Neighbourhood Plan Policy	<p>Policy TC3 – Drainage systems.</p> <p>To ensure that development will not increase surface water flooding or overload the foul drainage system all proposals for new residential properties must incorporate sustainable drainage systems including where possible permeable surfaces for drives and paths.</p> <p>Permitted development rights relating to the surfacing of driveways should be removed by condition on new developments.</p> <p>Where appropriate sustainable drainage schemes should be used to provide new wildlife areas such as ponds.</p> <p>The planting of native trees and hedgerows to help reduce flooding will be supported.</p>
Cheshire East Local Plan Strategy (2017)	Policy SE13 – Flood Risk and Water Management indicates that new development should be designed to manage surface water.
Crewe and Nantwich Replacement Local Plan (2005)	Policy BE4 – Drainage, Utilities and Resources indicates that new development will normally be permitted where the site can be adequately drained of foul and surface water without causing any environmental problem.

Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that new developments do not exacerbate drainage issues.
National Planning Policy Framework 2019	Neighbourhood Plan policy TC3 helps to deliver one of the key aims of the NPPF in meeting the challenge of climate change, flooding and coastal change. Para 150 states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy TC3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural environment, and an economic role, ensuring that Hankelow remains a valued and attractive place to live, work and invest, minimising the likelihood of flooding.

Hankelow Neighbourhood Plan Policy	<p>Policy EB1 – The Local Economy</p> <p>Subject to respecting Hankelow’s built and landscape character, and environmental, traffic, pedestrian safety and residential amenity impacts being acceptable, the following will be supported:-</p> <p>a) Proposals that promote or provide facilities for home working, and businesses operating from home.</p> <p>b) Proposals that will increase income from tourism and passing traffic within the parish.</p> <p>c) The diversification of farms and rural businesses (see Policy EB2)</p> <p>d) The sympathetic conversion of existing buildings for business and enterprise (see Policy EB2)</p> <p>e) The development of new small businesses and the expansion of existing businesses, particularly on brownfield sites:</p> <p>Loss of existing local employment sites will only be supported where it can be demonstrated that the existing use is no longer viable or required, and the premises/site/business has been actively marketed for at least 24 months at an appropriate market price.</p>
Cheshire East Local Plan Strategy (2017)	<p>Policy EG2 – Rural Economy states that outside the towns and service centres, developments that provide for rural employment and encourage the expansion of existing businesses will be supported where the development meets sustainable development objectives.</p> <p>Policy SE 2 - Efficient Use of Land stresses that the Council will encourage the redevelopment / re-use of previously developed land and buildings.</p> <p>CO1 Sustainable Travel and Transport aims to reduce the need to travel by encouraging more flexible working patterns and home working.</p>
Crewe and Nantwich Replacement Local Plan (2005)	<p>Policy NE15 – Re-use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use states that permission will be granted to re-use and adapt a rural building for commercial, industrial or recreational use, subject to certain criteria.</p> <p>Policy NE13 – Rural Diversification states that development which assists with diversification of the rural economy will be permitted subject to certain criteria.</p>

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting businesses and employment, whilst ensuring that the open countryside is protected from inappropriate development.
National Planning Policy Framework 2019	Neighbourhood Plan policy EB1 helps deliver the NPPF's aim of supporting a strong, competitive economy. To support a prosperous, rural economy, planning policies and decisions should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
Contribution to the achievement of sustainable development	This policy contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater wellbeing.

Hankelow Neighbourhood Plan Policy	<p>Policy EB2 - Rural Business Development</p> <p>Development proposals in the open countryside of the parish which support the rural economy will be supported, where they contribute positively to the environment and do not cause visual or landscape harm or increase in pollution, or impact on pedestrian safety or public rights of way.</p> <p>The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:</p> <ul style="list-style-type: none"> • The proposed use being appropriate to a rural location • The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area • The local highway network being capable of accommodating the traffic site generated by the proposed new use and adequate car parking being provided within the site <p>All applications for the change of use of agricultural buildings, including stables, within 4 years of the completion of the building must be accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure.</p>
Cheshire East Local Plan Strategy – Part One (2017)	<p>Policy Policy EG2 – Rural Economy states that outside the towns and service centres, developments that provide for rural employment and encourage the expansion of existing businesses will be supported where the development meets sustainable development objectives.</p> <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 SE 2 - Efficient Use of Land stresses that the Council will encourage the redevelopment / re-use of previously developed land and buildings.</p>

Crewe and Nantwich Replacement Local Plan (2005)	Policy NE15 – Re-use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use states that permission will be granted to re-use and adapt a rural building for commercial, industrial or recreational use, subject to certain criteria. Policy NE13 – Rural Diversification states that development which assists with diversification of the rural economy will be permitted subject to certain criteria.
Comments	By ensuring that appropriate rural employment is encouraged, that conversions are appropriate to their surroundings, and the countryside protected from inappropriate development, this policy is in conformity with local plan policies.
National Planning Policy Framework 2019	Neighbourhood Plan policy EB2 helps deliver the NPPF’s aim of supporting a strong, competitive economy. To support a prosperous, rural economy, planning policies and decisions should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside.
Contribution to the achievement of sustainable development	This policy contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater wellbeing.

Hankelow Neighbourhood Plan Policy	Policy CF1. Local Green Space The Village Green, Hankelow, is designated as a ‘Local Green Space’ which is protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space. Development adjacent to the Local Green Space must not have a detrimental impact to its appearance or setting, nor negatively impact the safety and enjoyment of its users.
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 multifunctional network of green spaces.
Comments	By seeking to ensure the designation, and protection and enhancement of good quality locally distinct green space, which is important to the people of Hankelow, Policy CF1 is in accordance with local plan policies.
National Planning Policy Framework 2019	Neighbourhood Plan policy CF1 is in general compliance with Paragraphs 99 and 100 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 a) in reasonably close proximity to the community it serves; b) 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), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF1 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 Hankelow remains a valued and attractive place to live, work, visit and invest.
--	---

Hankelow Neighbourhood Plan Policy	Policy CF2- Community Hub The White Lion Public House is allocated as a community pub, which will be a hub for residents of Hankelow Parish and the surrounding area. Appropriate enabling development may be permitted on the site in line with Cheshire East Local Plan policies and Neighbourhood Plan policies (see Figure H) to ensure the successful viability of the project.
Cheshire East Local Plan Strategy (2017)	Policy EG 2 Rural Economy states that outside the Principal Towns, Key Service Centres and Local Service Centres, developments that provide opportunities for local rural employment development that supports the vitality of rural settlements and create or extend rural based tourist attractions, visitor facilities and recreational uses, and support the retention and delivery of community services such as shops and public houses, and village halls will be supported subject to certain criteria. Policy SC 1 Leisure and Recreation highlights that in order to provide appropriate leisure and recreational facilities for the communities of Cheshire East, the council will support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to enhance community facilities in Hankelow, for the benefit of residents and visitors to Hankelow, and to support the vitality and sustainability of the area. Any enabling development would need to be in accordance with Local and Neighbourhood Plan policies.
National Planning Policy Framework	The NPPF is clear that in order to promote healthy and safe communities, planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction. Planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF2 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 an important village asset that is valued by the community.

Hankelow Neighbourhood Plan Policy	Policy CF3 – Community and Recreational Facilities Proposals for the refurbishment and improvement of community buildings will be permitted, subject to other policies within the Neighbourhood Plan. Changes of use of these buildings to non-community buildings which require planning permission will not normally be permitted, unless any replacement 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 required.
---	---

	<p>In particular the plan positively supports the continuation of the Methodist Church building as an important community facility which complements the development of the White Lion as a Community Hub; this combined approach has the continued support of the local community as well as the wider Methodist Church.</p> <p>Proposals for new community facilities will be supported, subject to other policies within the Neighbourhood Plan.</p> <p>Developments which seek to provide dedicated recreational facilities will be supported. In particular, the provision of facilities for children and teenagers will be favoured.</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>
Crewe and Nantwich Replacement Local Plan (2005)	<p>Policy CF3 - Retention of Community Facilities states that proposals which would result in the loss of community facilities which make a positive contribution to the social or cultural life of a community will not be permitted, unless a suitable alternative provision is made.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to protect and enhance community facilities.</p>
National Planning Policy Framework 2019	<p>The NPPF is clear that in order to promote healthy and safe communities, planning policies and decisions should 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; and plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy CF3 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 valued by the community.</p>

Hankelow Neighbourhood Plan Policy	<p>Policy CF4: Access to the countryside.</p> <p>Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure J -map of existing PROW), its enhancement where possible, and the safety of users of rural roads, lanes and shared spaces. Access improvements for the less able will be supported.</p> <p>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</p>
---	--

	<p>only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.</p> <p>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.</p> <p>The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural roads, lanes and shared spaces. 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.</p>
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 multifunctional 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>
Crewe and Nantwich Replacement Local Plan (2005)	<p>Policy RT9- Footpaths and Bridleways states that proposals which provide additional links into or improve the condition and appearance of the existing footpath and bridleway network will be permitted. Permission will not be granted for any development which would prejudice public access onto or through the network unless specific arrangements are made for suitable alternative routes.</p> <p>Policy TRAN3 – Pedestrians states that new development will only be permitted where appropriate provision is made for pedestrians, and will seek to improve existing footpaths where relevant to the development proposed. The Council will seek to create pedestrian routes through housing and employment sites and between open spaces and the countryside, and create safer routes to school.</p> <p>Policy TRAN5 – Provision for cyclists states that major new development should include, where appropriate, cycle routes forming safe routes between housing areas, educational establishments and leisure facilities.</p>
Comments	By protecting and establishing footpaths and links, Policy CF4 is in general compliance with Local Plan policies.
National Planning Policy Framework 2019	Neighbourhood plan policy CF4 seeks to deliver the NPPF’s planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF highlights 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.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CF4 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, to meet other people and to exercise and help keep fit and healthy.

Hankelow Neighbourhood Plan Policy	Policy H1 - Housing Allocations Two sites are allocated for new housing at The Nook, Audlem Road and at land off Monks Lane. Site A at The Nook will be for 4 no. dwellings. Site B at land off Monks Lane will be for approximately 2 no. dwellings.
Cheshire East Local Plan Strategy (2017)	Policy PG2 – Settlement Hierarchy states that in smaller settlements and the rural area, in the interests of sustainable development and the maintenance of local services, growth should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the built up extent of the settlement.
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. This policy allows for 2 small housing sites in Hankelow, which will help to provide new housing whilst protecting the open countryside. The Local Plan allows for Neighbourhood Plans to define their own settlement boundaries. SADPD policy PG10 indicates that where neighbourhood plans allocate sites for development, it would usually be expected that these would fall within an existing settlement or infill boundary, or a new/revised settlement or infill boundary as defined in the neighbourhood plan. By allocating these two small sites and defining a boundary, the Neighbourhood Plan is in conformity with local plan policies.
National Planning Policy Framework	Para 29 highlights that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood Plan policy H1 fully supports the strategic spatial distribution of development by allocating housing sites and will help with the NPPF direction of delivering a sufficient supply of homes.
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 Hankelow remains a vibrant and sustainable village where people want to live, work, visit and invest.

Hankelow Neighbourhood Plan Policy	Policy H2- New Housing Within the infill boundary defined on Figure N, along with the two allocated sites (Policy H1), limited infilling will be supported. Limited infilling is defined as the development of a relatively small gap between existing buildings. Limited infilling will only be permitted where it is: i. in keeping with the scale, character and appearance of its surroundings and the local area;
---	---

	<p>ii. does not give rise to unacceptable impacts; and</p> <p>iii. does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.</p> <p>Outside of the infill boundary Open Countryside Policy PG6 of the Local Plan Strategy applies. Only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.</p> <p>Exceptions may be made:</p> <p>i. affordable housing, in accordance with the criteria contained in Local Plan Policy SC 6 ‘Rural Exceptions Housing for Local Needs’ or where the dwelling is exceptional in design and sustainable development terms;</p> <p>ii. for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension;</p> <p>iii. for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;</p> <p>iv. for extensions to existing dwellings where the extension is not disproportionate to the original dwelling; buildings they replace;</p> <p>v. for development that is essential for the expansion or redevelopment of an existing business.</p> <p>Outside of the village infill boundary shown on Figure N, development proposals will not be considered to be ‘limited infilling in villages’ when applying Local Plan policy PG6.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>Policy PG2 – Settlement Hierarchy states that in smaller settlements and the rural area, in the interests of sustainable development and the maintenance of local services, growth should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the built up extent of the settlement.</p> <p>Policy PG6 – Open Countryside highlights that infill, rural exception site, exceptionally designed dwellings, and conversions and replacements will be allowed in the open countryside.</p> <p>Emerging Policy PG10 has designated Hankelow as an ‘infill village’. Limited infilling is supported within the village infill boundaries and defined as the development of a relatively small gap between existing buildings. Infilling must be in keeping with the scale, character and appearance of its surroundings and the local area. Except where defined through a neighbourhood plan, infill villages do not have a settlement boundary, have no allocated development sites and are within the open countryside.</p>

Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, as Policy H2 seeks to ensure that new housing is delivered in line with the most up to date requirements identified by Cheshire East. This policy allows for appropriate development within the proposed infill boundary, whilst allowing for development which is appropriate in the open countryside. The proposed new infill boundary for Hankelow will direct built development towards the most suitable and sustainable locations in the Parish whilst protecting the open countryside status of the Parish.
National Planning Policy Framework	Para 29 highlights that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood Plan policy H2 fully supports the strategic spatial distribution of development by directing development to the infill boundary for Hankelow and allowing development which accords with open countryside policies.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H2 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 Hankelow remains a vibrant and sustainable village where people want to live, work, visit and invest.

Hankelow Neighbourhood Plan Policy	Policy H3 - Housing Type Unless viability, any updated housing needs survey or other material considerations show a robust justification for a different house type, in order to redress the imbalance of the current housing stock and ensure an appropriate mix of housing in Hankelow, new homes, including those on the allocated sites, should be properties of three bedrooms or less, and provide for the changing needs and life-styles of an ageing population - including where appropriate an element of fully compliant Lifetime Homes.
Cheshire East Local Plan Strategy (2017)	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.
Comments	The Neighbourhood Plan is in general conformity with the local plan, recognising that there is a need for a mix of dwellings to ensure a sustainable and mixed community. The Cheshire East Local Plan Strategy in para 12.37 highlights that Neighbourhood Plans can play an important role in securing an appropriate housing mix, as policies can reflect more local evidence regarding the need for particular types of housing.
National Planning Policy Framework 2019	The NPPF states that it is important that the needs of groups with specific housing requirements are addressed. Para 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.)
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H3 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>Hankelow Neighbourhood Plan Policy</p>	<p>Policy H4 - Entry-Level Exception Sites</p> <p>Entry level exception sites will be supported where:</p> <ul style="list-style-type: none"> • Applicants can demonstrate that the need for such homes is not being met in Cheshire East. • Sites comprise entirely of Affordable Housing as defined in Annex 2 of the NPPF. Enabling market housing will not be permitted on such sites • Restrictions are placed on the site that limit occupation to those in affordable housing need. • The proposed mix of dwellings (sizes, types and sub-tenures) provided reflects local housing needs of first time buyers and / or renters, subject to site character and context and development viability. • The location of the site should as far as possible respect the fact that in most of the village, properties do not directly face each other, and that they have open countryside at the rear. <p>A site will be considered to be located adjacent to Hankelow village, where the site adjoins the defined Infill Boundary for Hankelow, as set out on the adopted policies map. Sites should:</p> <ul style="list-style-type: none"> • reinforce the urban form of Hankelow; • minimise their extension into the open countryside; • be located to ensure properties do not directly face each other, and have open countryside at the rear. <p>The design and layout of any such site must be such as to respect the density, urban grain and character of the surroundings, and comply with the Design and Character policies of this plan.</p> <p>Where entry level exception sites are found acceptable, Permitted Development rights will normally be removed to ensure they remain affordable to future occupants.</p> <p>The cumulative number of units permitted in the period covered by this plan should not be more than 5% of the size of the settlement as defined by the extent of the area of the infill boundary and any properties directly adjoining it, at the time the application is submitted. Development that is not fully built out at the time of the application will be excluded from such calculations.</p>
<p>Cheshire East Local Plan Strategy (2017)</p>	<p>The Cheshire East Local Plan Strategy predates the updated NPPF which introduced guidance on entry level site exception sites. As such, Cheshire East are preparing an affordable housing SPD which will cover this topic. The NP policy has been drafted with help from Cheshire East Council in order to make sure that there will be no conflict with emerging policies.</p>
<p>Comments</p>	<p>This Neighbourhood Plan policy is in general conformity with the NPPF and emerging guidance from Cheshire East Council. Whilst Cheshire East Council can currently demonstrate a healthy supply of affordable housing, this may not always be the case over the plan period, and the policy seeks to provide guidance for the location, size and design of any such developments which may be sought in Hankelow.</p>

National Planning Policy Framework	Paragraph 71 states that local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should: a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of the Framework; and b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the Framework, and comply with any local design policies and standards. Neighbourhood Plan policy H4 follows the guidelines of the NPPF, and seeks to ensure that any developments will be of an appropriate size, and appropriately located and designed to reflect the character of Hankelow.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H4 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 Hankelow remains a vibrant and sustainable village where people want to live, work, visit and invest.

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 Hankelow SEA Screening Assessment, available at <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/hankelow/hankelow-ndp-sea-screening-assessment-september-2019.pdf>)

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 Hankelow SEA Screening Assessment, available at <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/hankelow/hankelow-ndp-sea-screening-assessment-september-2019.pdf>)

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 Hankelow Neighbourhood Area

Name of Designated Neighbourhood Area: Hankelow Neighbourhood Area

Name of Relevant Body: Hankelow Parish Council

Consultation Period: 20.11.14 – 02.01.15

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 23rd February 2015 by the Portfolio Holder for Housing and Jobs, has designated the neighbourhood area as applied for by Hankelow Parish Council, as the Hankelow 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
- Hankelow 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