

# Gawsworth

## Neighbourhood Plan

**Basic Conditions Statement**  
**June 2020**

## Table of Contents

1. INTRODUCTION.....	2
2. BACKGROUND.....	2
3. THE PROPOSAL.....	3
4. BASIC CONDITIONS STATEMENT.....	3

## 1. INTRODUCTION

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

## 2. BACKGROUND

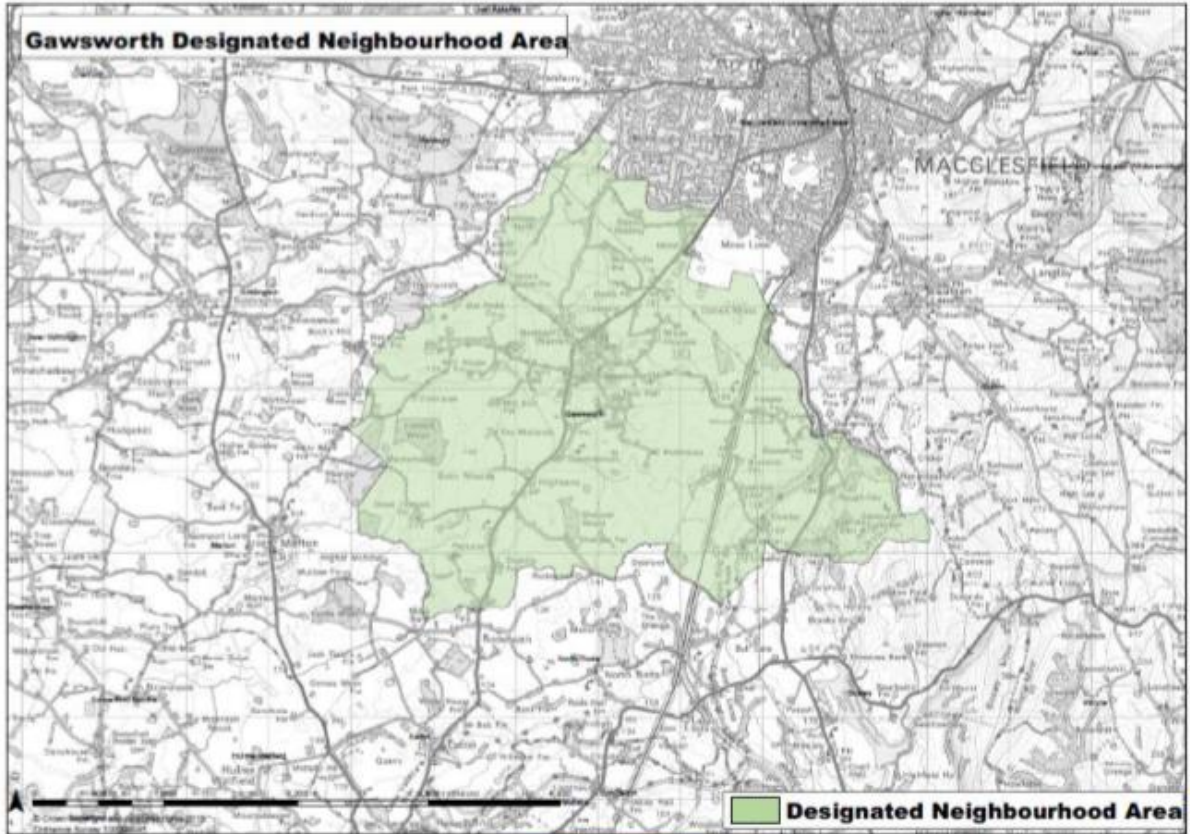
2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2015 in response to the desire of the local community to have a greater say in future planning decisions. The Parish Council was encouraged along this route by positive action from Cheshire East Council who stressed the importance 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 GAWSWORTH NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been prepared by Gawsworth Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Gawsworth, as designated by Cheshire East Council on 16<sup>th</sup> February 2016. 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 2020 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**

Gawsworth 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 Gawsworth Parish Neighbourhood Plan has had close regard:

- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Requiring good design;
- Promoting healthy communities;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Gawsworth 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 Gawsworth Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision and the objectives to help achieve the vision–

#### **VISION**

Looking to 2030, Gawsworth will remain a safe, green and pleasant place to live with a strong sense of place and community. It will have a variety of well-designed, high quality homes to suit the varying needs of our parish which shall continue to be a place that provides for residents with differing talents, skills and needs.

The community in Gawsworth will be inclusive and welcoming, offering a range of activities and opportunities for residents of all ages to engage with one another. Gawsworth will thrive as a community.

Whilst retaining its rural character, Gawsworth will embrace modern technologies. The village will remain a small peaceful rural village with good connections to surrounding countryside. Gawsworth Moss will continue to maintain a distinct identity from Macclesfield but thriving from its connections. Rural Gawsworth will keep its character as beautiful Cheshire countryside based predominantly on farming.

Overall, Gawsworth will be a place where local people can live, work, play and enjoy a high quality of life.

#### **OBJECTIVES**

1. To ensure Gawsworth residents have access to high quality housing that suits their needs without losing our community or the traditional appearance of the rural area
2. To ensure all Gawsworth residents have access to the countryside and green spaces via a wide network of well maintained footpaths, bridleways and cycle paths
3. To ensure Gawsworth retains a strong sense of community and of place with a range of community facilities
4. To identify opportunities to improve road safety for pedestrians, cyclists, horse riders and motorists
5. To conserve and enhance the natural beauty of the parish and its environment and the integrity of the greenbelt
6. To ensure Gawsworth residents have access to high speed internet, mobile and telephone links

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 Gawsworth 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 Macclesfield Borough Local Plan (adopted in 2004) which currently remain as adopted policies for the Gawsworth 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 Gawsworth 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 Gawsworth Neighbourhood Plan policy to the Cheshire East Local Plan Strategy and, where relevant, the Macclesfield Borough Local Plan (2004) saved policies is highlighted in detail in Table 1 below.

## GAWSWORTH NEIGHBOURHOOD PLAN POLICIES

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

<p><b>Gawsworth Neighbourhood Plan Policy</b></p>	<p><b>POLICY G1 – DEVELOPMENT</b></p> <p>The Infill Boundary for Gawsworth is defined at Figure C. Within this boundary 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:</p> <ol style="list-style-type: none"> <li>1. In keeping with the scale, character and appearance of its surroundings and the local area;</li> <li>2. Does not give rise to unacceptable impacts; and</li> <li>3. Does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.</li> </ol> <p>Beyond the Gawsworth Infill boundary, but adjoining the settlement, infill development will only be supported in accordance with PG6 of the Cheshire East Local Plan Strategy.</p> <p>Where applicable, Backland and Tandem developments will only be supported where they:</p> <ol style="list-style-type: none"> <li>1. Demonstrate a satisfactory means of access to an existing public highway that has an appropriate relationship with existing residential properties;</li> </ol>
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	<p>2. Do not have unacceptable consequences for the amenity of the residents of existing or proposed properties;</p> <p>3. Are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and</p> <p>4. Are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.</p> <p>Development must not have a significantly negative impact on highway safety or traffic congestion on the A536.</p> <p>Brownfield development will be supported that does not significantly detrimentally impact the rural character of the area, nor result in a significant negative impact on traffic congestion.</p>
<p>Cheshire East Local Plan Strategy (2017) and the emerging Part Two Local Plan (SADPD)</p>	<p><b>Policy PG2 – Settlement Hierarchy</b> 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. It may be appropriate for local needs to be met within larger settlements, dependent on location.</p> <p><b>Policy PG6 – Open Countryside</b> highlights that infill, rural exception site, exceptionally designed dwellings, and conversions and replacements will be allowed in the open countryside.</p> <p><b>Emerging Policy PG10</b> has designated Gawsworth as an ‘infill village’. ‘Infill villages’ do not have a settlement boundary, have no allocated sites and are within the ‘open countryside’. 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.</p> <p><b>Emerging Policy HOU8 – Backland Development</b> recognises that badly planned backland development can create unsatisfactory living environments for existing and future residents and provides criteria detailing when such development would be supported. Only where the site is large enough to accommodate additional dwellings without adversely affecting the amenities enjoyed by existing properties, and where an acceptable, separate means of access can be provided, would such a form of development be appropriate.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, as Policy G1 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 and adding local distinctiveness to the policies. The proposed new infill boundary for Gawsworth in the draft SADPD is supported, as it will direct built development towards the most suitable and sustainable locations in the Parish whilst protecting the open countryside status of the Parish.</p>
<p>National Planning Policy Framework</p>	<p>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 G1 fully supports the strategic spatial distribution of development by supporting the infill boundary for Gawsworth and allowing development which accords with open countryside policies. The policy also seeks to ensure that development is appropriate to the local character of the area, enhancing the local natural environment.</p>

Contribution to the achievement of sustainable development	Neighbourhood Plan policy G1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.
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<b>Gawsworth Neighbourhood Plan</b>	<p><b>POLICY G2 – GAWSWORTH INFILL VILLAGE DESIGN GUIDE</b></p> <p>New buildings, extensions and alterations within Gawsworth Infill Village should, where appropriate, comply with the following design criteria:</p> <ul style="list-style-type: none"> <li>a) Dwellings should be terraced cottages, or one or two storey detached or semi-detached properties with adequate space between them and adjacent buildings, to reflect the local character.</li> <li>b) Dwellings should have front gardens and sufficient off road parking.</li> <li>c) The design, appearance and setting of new buildings, including building height and boundaries, should reflect the surrounding built environment.</li> <li>d) Dwellings should be designed to high standards as set out in the ‘Housing Quality Indicators’ published by the National Affordable Homes Trust (2008) or any subsequent update.</li> </ul>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SD1 – Sustainable Development in Cheshire East</b> 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><b>Policy SD2 – Sustainable Development Principles</b> 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><b>Policy SE2 – Efficient Use of Land</b> 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><b>Policy SE1 – Design</b> 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>
Macclesfield Borough Local Plan (2004)	<b>Policy DC2 Extensions and Alterations</b> highlights that proposals to alter and extend buildings should respect the existing architectural features of the building.
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 Gawsworth.



National Planning Policy Framework	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. 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.
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 Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G3 – GAWSWORTH MOSS AREA CHARACTER DESIGN GUIDE</b></p> <p>New buildings, extensions and alterations within Gawsworth Moss Character Area should, where appropriate, comply with the following design criteria:</p> <p>a) Dwellings should predominantly be one or two storey detached or semi-detached properties with adequate space between them and adjacent buildings, to reflect the local character.</p> <p>b) Dwellings should have pitched roofs and be constructed to complement the brick or rendered elevations of the neighbourhood, and should reflect the height of buildings in the surrounding area.</p> <p>c) Any new roads should be wide enough to support on road parking areas and incorporate wide grass verges. Dwellings should not be built to the edge of the roads.</p> <p>d) Dwellings should be designed to high standards as set out in the 'Housing Quality Indicators' published by the National Affordable Homes Trust (2008) or any subsequent update.</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SD1 – Sustainable Development in Cheshire East</b> 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><b>Policy SD2 – Sustainable Development Principles</b> 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><b>Policy SE2 – Efficient Use of Land</b> 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><b>Policy SE1 – Design</b> states that development should make a positive contribution to</p>

	their surroundings in terms of their sense of place, design quality, sustainability, liveability and designing in safety.
Macclesfield Borough Local Plan (2004)	<b>Policy DC2 Extensions and Alterations</b> highlights that proposals to alter and extend buildings should respect the existing architectural features of the building.
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 Gawsworth.
National Planning Policy Framework	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. 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.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy G3 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 Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G4 – CONVERSIONS OF FARM BUILDINGS</b></p> <p>The conversions of farm buildings to residential or business uses must ensure that any important characteristics and features of the original buildings are retained, that the urbanisation of the development is kept to a minimum, that the development is kept to the footprint of the original buildings as far as possible, and that development does not lead to a significantly harming increase in traffic.</p> <p>Proposals must ensure that conversions to residential or commercial use do not lead to a significantly harmful hazard to non – motorised users arising from an increase in vehicle numbers and large vehicles on small rural roads.</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy EG 2 Rural Economy</b> highlights that development will be supported for retention and expansion of existing businesses, particularly through the conversion of existing buildings and farm diversification, Development should be consistent in scale with its location and does not adversely affect nearby buildings and the surrounding area or detract from residential amenity, and be well sited and designed in order to conserve and where possible enhance the character and quality of the landscape and built form.</p> <p><b>PG6 Open Countryside</b> states that development will be supported 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><b>Policy SD 1 Sustainable Development in Cheshire East</b> highlights that wherever possible, development should encourage the reuse of existing buildings.</p> <p><b>Policy CO1 – Sustainable Travel and Transport</b> seeks to deliver the Council objectives of delivering safe, sustainable, transport that encourages a modal shift away from car</p>

	travel to public transport, cycling and walking.
Macclesfield Borough Local Plan (2004)	<p><b>GC8 – Reuse of buildings</b> states that the reuse and adaptation of existing buildings in the countryside for commercial, or industrial use will not be permitted unless there is no materially greater impact than the present use on the openness of the countryside; the building is of permanent and substantial construction capable of being converted without major or complete reconstruction; the form, bulk, and general design of the building is in keeping with its surroundings; and the proposal respects local building styles and materials. The extension of reused buildings and the associated uses of surrounding land must not reduce the openness of the countryside. Within the green belt such proposals must not conflict with the purposes of including land in it.</p> <p><b>GC9 – Reuse of Buildings for Residential Purposes</b> states that where an existing building is not suitable for a business use, the reuse and adaptation of existing buildings in the countryside for residential purposes will be allowed provided that; the criteria in GC8 are met; the proposal would not result in isolated residential development; and that any curtilage would not adversely affect the character of the countryside.</p>
Comments	By seeking to ensure that conversions are well designed and do not negatively impact the landscape and character of Gawsworth, nor negatively impact the highway network policy G4 is in general conformity with local plan policies.
National Planning Policy Framework	The NPPF highlights that the planning system should encourage the reuse of existing resources, including the conversion of existing buildings; and that developments can support a prosperous rural economy through conversion of existing buildings and the development and diversification of agricultural and other land-based rural businesses. Good design is a key aspect of sustainable development, creating better places in which to live and work. Additionally, the patterns of movement, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy G4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural and built environment, and an economic role, ensuring that Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G5 – SUSTAINABILITY</b></p> <p>Subject to other policies within the Neighbourhood Plan, development proposals will be supported which:</p> <ul style="list-style-type: none"> <li>a) demonstrate that they exceed minimum standards in terms of reducing carbon emissions through the use of sustainable construction techniques, reuse of materials and promotion of integrated renewable and low energy design solutions and low level, sustainable LED lighting; and/ or</li> <li>b) make provision for future foreseeable technologies, such as electric charging points; and/or</li> <li>c) use sustainable urban drainage, permeable surfaces in areas of hard standing, and on-site water management, to avoid increasing surface water run off into watercourses, subject to meeting other design criteria and being integrated into the overall site design solution.</li> </ul>
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Cheshire East Local Plan Strategy (2017)	<p><b>Policy SE13 – Flood Risk and Water Management</b> indicates that new development should be designed to manage surface water.</p> <p><b>Policy SD 1 Sustainable Development in Cheshire East</b> states that in order to achieve sustainable development in Cheshire East, development should incorporate sustainable design and construction methods, and use appropriate technologies to reduce carbon emissions and create a low carbon economy.</p> <p><b>Policy SD2 - Sustainable Development Principles</b> stresses that developments should use appropriate design, construction, insulation, layout and orientation to create developments that are resilient to climate change; minimise energy use; use natural resources prudently, promote the use, recovery and recycling of materials and integrate or allow future integration of renewable energy technologies.</p> <p><b>Policy SE 1 Design</b> highlights that proposals should make a positive contribution to their surroundings by encouraging the introduction of passive environmental design principles and climate change adaptation features and reducing energy and water usage through appropriate design.</p> <p><b>Policy SE - 9 Energy Efficient Development</b> states that the council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for Life.</p>
Macclesfield Borough Local Plan (2004)	<b>Policy DC17 – Water Resources</b> stresses that development will not normally be allowed that would lead to inadequate surface run-off provision.
Comments	By seeking to ensure that development is sustainable and embraces energy efficiency and reduces carbon emissions, policy G5 is in general conformity with these local plan policies.
National Planning Policy Framework	The NPPF states that the planning system should support the transition to a low carbon future in a changing climate. 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. New development should help to reduce greenhouse gas emissions, such as through its location, orientation and design. Additionally, developments should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. Also, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy G5 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural and built environment by supporting energy efficiency and carbon reductions.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G6 – WILDLIFE FRIENDLY DEVELOPMENT</b></p> <p>Bat roosts and bird boxes should, where appropriate, be designed into new buildings.</p> <p>To promote and preserve wildlife, development should also incorporate as many of the following as appropriate;</p> <p>a) Wildflower verges along roads and formal open spaces</p> <p>b) Sustainable urban drainage, swales and rain gardens</p>
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	<p>c) Wildlife corridors to support and encourage wildlife</p> <p>d) Wildlife friendly green roofs and walls</p> <p>e) Wildlife permeable boundaries between gardens and open spaces</p> <p>f) Interpretation panels to illustrate the needs of wildlife and the environment</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SE 1 Design</b> highlights that proposals should make a positive contribution to their surroundings by encouraging the introduction of passive environmental design principles and climate change adaptation features and reducing energy and water usage through appropriate design.</p> <p><b>Policy SE 6 Green Infrastructure</b> 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><b>Policy SE 4 The Landscape</b> highlights that the high quality of the natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the natural and man-made landscape features that contribute to local distinctiveness. Development will be expected to protect and / or conserve the ecological qualities of an area.</p>
Macclesfield Borough Local Plan (2004)	<b>Policy NE11 – Nature Conservation</b> highlights the need to seek to conserve, enhance and interpret nature conservation interests.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as it seeks to protect, incorporate and enhance areas of wildlife habitats and wildlife corridors whilst recognising the measures that developments can make in encouraging and enhancing wildlife.
National Planning Policy Framework	Neighbourhood plan policy G6 seeks to help deliver one of the NPPF’s key planning aims of conserving and enhancing the natural environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy G6 contributes to the achievement of sustainable development by performing an environmental role, protecting and enhancing the natural environment.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G7 – PRESERVATION OF KEY VISTAS</b></p> <p>New development must not significantly harm view to local landmarks. New development should respond positively to opportunities to visually connect to the wider landscape by incorporating layout and design that reinforces views of St. James Church; the Gawsworth Halls; the Conservation Area; and the wider countryside.</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 G7 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 Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<b>POLICY G8– BUSINESS DEVELOPMENT</b>  Subject to respecting Gawsworth's built and landscape character, Green Belt location, and environmental, traffic and residential amenity impacts being acceptable, support will be given for the development or expansion of small rural businesses.  The design of new buildings for rural businesses must meet the same design criteria set out in policies in this Neighbourhood Plan. They must be appropriate to their intended function and must not be designed to be easily converted to other uses.
Cheshire East Local Plan Strategy (2017)	<b>Policy EG2 – Rural Economy</b> 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. <b>Policy SE1 – Design</b> states that development should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, and designing in safety.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, supporting businesses and employment, whilst ensuring that the open countryside and residential amenity is protected from inappropriate development and that development will respect and enhance the character and environment of Gawsworth.
National Planning Policy Framework	Neighbourhood Plan policy G8 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. The NPPF highlights that 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.
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.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G9– COMMUNITY FACILITIES</b></p> <p>Proposals for the refurbishment and improvement of all community facilities will be permitted, subject to other policies within the Neighbourhood Plan. Changes of use of these facilities to a non-community facility which requires 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> <p>Proposals for new community facilities will be supported, subject to other policies within the Neighbourhood Plan</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SC1 – Leisure and Recreation</b> 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><b>Policy SC 3 - Health and Well-Being</b> 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 facilities.
National Planning Policy Framework	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.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy G9 contributes to the achievement of sustainable development by performing a social role, seeking the retention and improvement of important village assets that are important to the community.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G10 – TELECOMMUNICATIONS</b></p> <p>The development of advanced high quality communications infrastructure, including high speed broadband and improved mobile network coverage will be supported, subject to:</p> <p>a) Minimising the visual and other impacts of the installation, consistent with the efficient operation of the network.</p> <p>b) The design being sympathetic to the site’s context and surrounding.</p> <p>New developments should incorporate high-speed broadband connectivity capabilities.</p>
Cheshire East Local Plan Strategy	<b>Policy CO 3 - Digital Connections</b> stresses that high capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of

(2017)	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)	<b>Policy DC 60 - Telecommunication Equipment</b> 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 Gawsworth has access to high quality digital connectivity Neighbourhood Plan policy G10 is in general conformity with local plan policies.
National Planning Policy Framework	The NPPF states 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.'
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, an environmental role, seeking to ensure that development is sympathetic to its surroundings, and an economic role, ensuring that residents and employers have adequate digital connectivity and electricity to conduct their business.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY G11 – SURFACE WATER MANAGEMENT</b></p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency.</p> <p>Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> <li>• An adequate soakaway or some other form of infiltration system.</li> <li>• An attenuated discharge to watercourse or other water body.</li> <li>• An attenuated discharge to public surface water sewer.</li> <li>• An attenuated discharge to public combined sewer.</li> </ul> <p>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.</p>
Cheshire East Local Plan Strategy (2017)	<b>Policy SE13 – Flood Risk and Water Management</b> indicates that new development should be designed to manage surface water.
Macclesfield Borough Local Plan (2004)	<b>Policy DC17 – Water Resources</b> stresses that development will not normally be allowed that would lead to inadequate surface run-off provision.
Comments	The Neighbourhood Plan is in general conformity with this Local Plan policy, ensuring that new developments do not exacerbate drainage issues.

National Planning Policy Framework	Neighbourhood Plan policy G11 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 G11 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 Gawsworth remains a valued and attractive place to live, work and invest, minimising the likelihood of flooding.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY E1 – TREES AND HEDGEROWS</b></p> <p>Hedgerows and trees make a significant contribution to the amenity, biodiversity and landscape character of Gawsworth. Development proposals will be expected to preserve and enhance these interests by applying the following principles:</p> <ul style="list-style-type: none"> <li>a) A tree survey in line with the latest British Standard will be submitted on sites where trees are present. Where trees are to be felled they should be replaced by a native species in character with those present in the parish.</li> <li>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.</li> <li>c) Historic hedgerows must be protected. Applications 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 where possible.</li> <li>d) An extension of the existing tree cover in Gawsworth will be sought through new developments incorporating sustainable tree planting. At least one tree should be planted for every new dwelling.</li> <li>e) Woodlands and woodland corridors will be protected and enhanced.</li> </ul> <p>Locally Valued hedgerows include those along Pennington Lane, Church Lane to the Harrington Arms and those bordering the well-used footpath network including the sunken footpaths leading to Danes Moss. Locally valued trees include the pines along Church Lane, limes along the footpath leading to Gawsworth Hall, the tree lined lanes that lead into the village at Woodhouse End Lane and Dark Lane and the woodlands at Maggoty Wood, the fringes of Danes Moss and Nancy’s Wood. These trees and hedgerows are valuable as they make an important contribution to the local character of Gawsworth.</p>
Cheshire East Local Plan Strategy (2017)	<b>Policy SE 5 - Trees, Hedgerows and Woodland</b> 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.
Macclesfield Borough Local Plan (2004)	<b>Policy DC9 – Tree Protection</b> 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.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that valued trees and hedgerows are protected where possible.
National Planning Policy Framework	Neighbourhood Plan policy E1 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 E1 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 Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY E2– GREEN SPACES</b></p> <p>Existing open green spaces within the Parish should be protected from inappropriate development.</p> <p>Where possible, all new development should contribute to the delivery of public open space and incorporate green space within the landscaping of a scheme.</p> <p>The following sites are designated as Local Green Space, which are protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space.</p> <p>LGS1 – Gawsworth Park  LGS2 – Maggoty Wood  LGS3 – Nancy’s Wood  LGS4 – The Pleasance  LGS5 – Memorial Green  LGS6 – School Playing Fields  LGS7 – St James Green  LGS8 – Penningtons Lane Green</p> <p>Proposals which enhance the local green spaces and their function will be supported.</p>
Cheshire East Local Plan Strategy (2017)	<b>Policy SE 6 Green Infrastructure</b> 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.
Macclesfield Borough Local Plan (2004)	<b>Policy RT2 Incidental Open Space/ Amenity Areas</b> states that incidental open spaces and amenity areas will normally be protected from development and enhanced as appropriate.
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 Gawsworth, Policy E2 is in accordance with local plan policies.



National Planning Policy Framework	Neighbourhood Plan policy E2 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), tranquility 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 E2 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 Gawsworth remains a valued and attractive place to live, work, visit and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<b>POLICY E3 – DARK SKIES</b> Whilst ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over street lights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the nighttime skies dark and reducing glare.
Cheshire East Local Plan Strategy (2017)	<b>Policy SE12 – Pollution, Land Contamination and Land Instability</b> 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.
Macclesfield Borough Local Plan (2004)	<b>Policy DC3 – Amenity</b> highlights that development should not injure the amenities of residential property or sensitive uses due to environmental 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 Gawsworth, 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 E3 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.

<b>Gawsworth Neighbourhood Plan Policy</b>	<b>POLICY E4 – HERITAGE ASSETS AND CONSERVATION AREAS</b> Proposals which conserve and enhance Gawsworth’s historic assets and their setting will be supported.  Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and they will only be supported where it can be demonstrated that substantial public benefits will be achieved when weighed against the harm or loss.
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	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, and demonstrate consideration of the most up to date Conservation Area Appraisals.
Cheshire East Local Plan Strategy (2017)	<b>Policy SE 7 - The Historic Environment</b> 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. <b>Policy SD2- Sustainable Development Principles</b> states that development should respect, and where possible enhance, the significance of heritage assets, including their wider settings. <b>Policy SE1 – Design</b> highlights the importance of ensuring sensitivity of design in proximity to designated and local heritage assets and their settings.
Macclesfield Borough Local Plan (2004)	<b>Policy BE2 – Historic Fabric</b> 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. <b>Policy BE15 – Listed Buildings</b> states that the repair and enhancement of buildings of architectural and historic importance (listed buildings) will be encouraged. Development in accordance with the development plan which secures such improvements will normally be permitted. <b>Policy BE16 – Setting of Listed Buildings</b> highlights that development which would adversely affect the setting of a listed building will not normally be permitted.
Comments	By seeking to conserve and enhance the built and historic environment of Gawsworth, Policy E4 is in general conformity with the Local Plan policies.
National Planning Policy Framework	The NPPF states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Policy E4 seeks to ensure that the heritage assets in the Parish are not negatively impacted by any development proposals. 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 should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy E4 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 Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<b>POLICY E5 – LOCALLY VALUED HERITAGE ASSETS</b>  The following are identified as locally valued heritage assets. <ul style="list-style-type: none"> <li>• Gawsworth Methodist Chapel, Dark Lane</li> <li>• Gawsworth New Rectory, Church Lane</li> </ul>
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	<ul style="list-style-type: none"> <li>• Moss Terraces</li> <li>• The School House, Church Lane</li> <li>• Broadhursts Swing Bridge, Macclesfield Canal</li> <li>• Canal Cottage</li> <li>• Toad Hall, Church Lane</li> <li>• Mews Cottages, Church Lane</li> <li>• Lych Gate, Church Lane</li> <li>• Smugglers Rest, Church Lane</li> </ul>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy SE 7 - The Historic Environment</b> 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><b>Policy SD2- Sustainable Development Principles</b> states that development should respect, and where possible enhance, the significance of heritage assets, including their wider settings.</p> <p><b>Policy SE1 – Design</b> 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)	<b>Policy BE2 – Historic Fabric</b> 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 Gawsworth, Policy E5 is in general conformity with the Local Plan policies.
National Planning Policy Framework	The NPPF states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Policy E5 seeks to ensure that the local heritage assets in the Parish are not negatively impacted by any development proposals.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy E5 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY L1 – GREEN INFRASTRUCTURE</b></p> <p>The following should be included in LPS15:</p> <p>a) New footpaths which link to existing Public Rights of Way b) Allotment gardens</p> <p>The design of LSP15 should facilitate a network of open green spaces including a neighbourhood park, being accessible to all and connected to footpaths and rights of way.</p>
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Cheshire East Local Plan Strategy (2017)	<p>The Cheshire East Local Plan has allocated strategic site LPS15 at Congleton Road, to deliver around 300 new dwellings and around 10 hectares of employment land and employment related uses. This will contribute to meet the housing needs of the borough and the on going regeneration and growth of Macclesfield.</p> <p><b>Policy SE 6 Green Infrastructure</b> 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><b>Policy SC3 – Health and Well-Being</b> states that the Council and partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by promoting the role of communal open spaces such as allotments.</p> <p><b>The Local Plan Vision</b> states that in 2030 and beyond, in Cheshire East people will lead healthy and active lifestyles benefitting from improved access to high quality open spaces and allotments.</p>
Comments	<p>Policy L1 supports the development of LPS15 and adds additional local distinctiveness to the planning allocation. L1 adds local context to the allocation by seeking to ensure that allotments are included as part of this green infrastructure and that the development be planned with a network of open space. The policy also requires footpaths to connect to existing PROW, which complements the CELPS policy statement and supports a sustainable development. The policy seeks to ensure that the new development is assimilated well into the local area, providing connectivity, leisure and recreational opportunities for the community.</p>
National Planning Policy Framework	<p>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, for example which allow for easy pedestrian and cycle connections within and between neighbourhoods; which are safe and accessible, for example through the use of clear and legible pedestrian routes, and high quality public space; and which enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure, allotments and layouts that encourage walking and cycling. 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.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy L1 contributes to the achievement of sustainable development by performing an environmental role, providing green links, open spaces and allotments, and a social role, by establishing footpaths and allotments for the community to use, to meet other people, to exercise and help keep fit and healthy, and to grow fresh produce.</p>

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY L2 – EMPLOYMENT LAND</b></p> <p>The development of the employment land at LPS15 should be small scale and recognise the rural heritage of the area (for example, low rise offices and light industry) it must not affect the residential amenity of the residential area through:</p> <ul style="list-style-type: none"> <li>a) Restrictions on opening hours</li> <li>b) Ensuring sufficient off road parking is provided to prevent parking in residential streets</li> <li>c) Incorporating appropriate landscaping, visual and acoustic buffers</li> </ul>
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	d) The design of buildings to harmonise with the surrounding residential area.
Cheshire East Local Plan Strategy (2017)	<p>The Cheshire East Local Plan has allocated strategic site LPS15 at Congleton Road, to deliver around 300 new dwellings and around 10 hectares of employment land and employment related uses. This will contribute to meet the housing needs of the borough and the on going regeneration and growth of Macclesfield.</p> <p><b>Policy SD1 – Sustainable Development in Cheshire East</b> 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><b>Policy SD2 – Sustainable Development Principles</b> 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>
Comments	Policy L2 supports the development of LPS15 and adds additional local distinctiveness to the planning allocation. L2 adds local context to the local plan allocation which does not provide any site specific proposals for the development of the employment land, L2 seeks to fill this gap in planning policy. The Neighbourhood Plan is supportive of employment development, but seeks to ensure that residential amenity is protected and that development will respect and enhance the character and environment of Gawsworth.
National Planning Policy Framework	The NPPF highlights that 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. 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.
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 and built environment, and an economic role, ensuring that Gawsworth remains a valued and attractive place to live, work and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY T1 – SUSTAINABLE TRANSPORT</b></p> <p>The needs of pedestrians, cyclists and horse riders must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Measures to be taken to ensure this may include, for example, separation of pedestrians, cyclists and horse riders from vehicular traffic where possible, improvements to signage, facilities for those with accessibility requirements, or by means of speed reduction.</p> <p>Where appropriate, development should incorporate cycling infrastructure such as cycle lanes, covered cycle parking and the provision of safe cycle storage facilities. New developments should seek opportunities to connect to the existing cycle network.</p> <p>Where appropriate, development should provide safe routes and facilities for horse riders.</p>
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	<p>Proposals must demonstrate how any adverse impacts of traffic from the proposed development will be mitigated.</p> <p>Proposals must demonstrate that the up to date parking standards required by Cheshire East Council will be met.</p>
Cheshire East Local Plan Strategy (2017)	<p><b>Policy CO1 – Sustainable Travel and Transport</b> 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> <p><b>Policy SD1 - Sustainable Development in Cheshire East</b> states that development should be accessible by public transport, walking and cycling.</p> <p><b>Policy CO 4 - Travel Plans and Transport Assessments</b> stresses the importance that for any new development, it is important to encourage sustainable travel options from day one of occupation before car-based travel habits become established.</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 T1 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. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy T1 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 Gawsworth remains an accessible and attractive place to live, work, visit and invest.

<b>Gawsworth Neighbourhood Plan Policy</b>	<p><b>POLICY T2 – PUBLIC RIGHTS OF WAY</b></p> <p>Access to the countryside will be promoted through protection and maintenance of the existing towpaths and Public Right of Way network (see Figure M), its enhancement where possible, and the safety of users of rural roads and lanes.</p> <p>Any development that leads to the loss or degradation of any PROW or towpath will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs should provide clear and demonstrable benefits for the wider community.</p>
Cheshire East Local Plan Strategy (2017)	<b>Policy SE 6 Green Infrastructure</b> 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.
Macclesfield Borough Local Plan (2004)	<p><b>Policy RT7 – Cycleways, Bridleways and Footpaths</b> highlights the borough council's aims to create a network of cycleways, bridleways and footpaths.</p> <p><b>Policy RT8</b> states that encouragement will be given for the public to gain access for wider areas of countryside for informal recreational purposes.</p>

Comments	By protecting and enhancing footpaths and links, Policy T2 is in general compliance with Local Plan policies.
National Planning Policy Framework	Neighbourhood plan policy T2 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 T2 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

#### 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 Gawsworth SEA Screening Assessment, available at [https://www.gawsworthlife.co.uk/download/neighbourhood\\_plan\\_-\\_core\\_documents/Gawsworth-SEA-Screening-Assessment.pdf](https://www.gawsworthlife.co.uk/download/neighbourhood_plan_-_core_documents/Gawsworth-SEA-Screening-Assessment.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 Gawsworth SEA Screening Assessment, available at [https://www.gawsworthlife.co.uk/download/neighbourhood\\_plan\\_-\\_core\\_documents/Gawsworth-SEA-Screening-Assessment.pdf](https://www.gawsworthlife.co.uk/download/neighbourhood_plan_-_core_documents/Gawsworth-SEA-Screening-Assessment.pdf)

The Gawsworth Neighbourhood Plan is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and local level strategic planning policies, which are both compatible with the Convention. In accordance with established process, the Plan has been produced in full consultation with the local community and it is subject to independent examination. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and local levels.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ("The Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual. Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely: Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan

production is fully compatible with this Article, allowing for consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.”

The Neighbourhood Plan Steering Group and Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

#### **4.5 BASIC CONDITION 5: COMPLIANCE WITH PRECRIBED MATTERS**

There are no other prescribed matters.

## APPENDIX 1 – NOTICE OF DESIGNATION



### **Notice of Designation** of Gawsworth Neighbourhood Area

**Name of Designated Neighbourhood Area:** Gawsworth Neighbourhood Area

**Name of Relevant Body:** Gawsworth Parish Council

**Consultation Period:** 14.12.15 – 01.02.16

### **Decision:**

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 16.02.16 by the Portfolio Holder for Housing and Planning, has designated the neighbourhood area as applied for by Gawsworth Parish Council, as the Gawsworth Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

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

### **Approved By:**

Tom Evans, Neighbourhood Planning Manager on: 16.02.16

### **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
- Gawsworth 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](mailto:neighbourhoods@cheshireeast.gov.uk)