

ASHTON HAYES & HORTON-CUM-PEEL NEIGHBOURHOOD PLAN (2016-2036)

PART 3 - Attachments

REGULATION 15
SUBMISSION VERSION
SEPTEMBER 2016



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A - HABITAT REPORT SUMMARY

Background

As part of the information gathering for the Ashton area neighbourhood plan an overview ecological snapshot and limited survey was commissioned. RSK Environment Ltd was engaged to produce an Ecological Assessment and Management Plan (Nov.2013). The RSK consultant was supported by one member of the neighbourhood planning Group to liaise with land owners to obtain access to ponds and to also input local knowledge.

The following summary was prepared by the NP Group member using the main report which is available on the village website.

Findings

The below summarises the key wildlife habits in the Ashton & Horton-cum-Peel area.

- There are several patches of woodland mostly to the NE of the village, covering 6.5% of the land. This is in line with the average for Cheshire but significantly below the national target of 10%.
- The woodland includes 5 areas of woodland on the National Inventory of Woodland.
- Non-statutory designated sites within the parish boundary are:
 - Lily, Ash and Garden Woods; Local Wildlife sites(LWS) and Ancient Woodland(AW)
 - Ark Wood (LWS) & (AW in part)
 - Cat Rough (LWS)
 - Brines Brow (LWS)
- The parish also includes 11 areas of Deciduous Woodland BAP Priority Habitat including
 - Lily, Ash, Mill, Black, Garden and part of Willow woods
 - Dale Covert, Brickbank Covert, Brine's Brow
 - Three Traditional Orchards
 - Priority Habitat at Sunny Bank Farm, Ashton Grange and to the east of Horton Hall.
- There are 3 main wildlife corridor's close to the village, these are Shay Lane, along Ashton Brook and the nearby railway embankment and thirdly along Gongar Brook. These were added here after discussion of the findings and recommendations between the consultant and the NP representative.
- The majority of the ponds surveyed in September and October were of average, below average or poor suitability, the common factors affecting them were a low proportion of aquatic plants and low water quality. However 27% of the 30, out of a potential 40 suitable ponds surveyed, were assessed as Good to Excellent for these wildlife groups. These most important ponds are
 - In the grounds of Ashton House and Gaia House
 - 0.3km E along Shay Lane and half way up and adjacent to the S

- North side of Dale Covert
 - Applecross Farm
 - 0.15km NE of Dunns Lane
-
- The main reasons for lower pond quality is their use by livestock or the shading by trees. In addition many ponds in the parish are affected to varying degrees of infilling and drying out.
 - Water birdlife and fish; in addition to the above a further 20% of ponds were rated as Average, with good quality habitats and water quality.
 - Birds of Concern; 14 species of birds are recorded and or reported as present in the area as defined by IUCN 'Red List' species list as Critically Endangered, Endangered or Vulnerable
 - Major Rookeries; e.g. at the bottom of Grange Road and West from Peel Hall on Footpath 14
 - Badger dens; along brook from Scout Hut to Badgers Bridge, also along railway embankment
 - Water Voles; habitats along Ashton Brook west from Mill House to Swinford Mill
 - Hedgerows; the maintenance of field boundaries at typically 3m high, is an important feature within the parish. This contributes to the landscape character and also provide important nesting and foraging habitat for farmland birds. They also provide commuting, cover and foraging routes for bats, small mammals and amphibians.
 - At this time, many of the farmers are managing their land according to Government Stewardship schemes hence enhancing provisions for wildlife
 - Many of the roadside verges in and around the area are maintained by the Highways Agency. These are regularly cut, are predominantly species poor and are dominated by improved grassland and ruderal plant species e.g. dandelions and docks.

Recommendations

There are several opportunities to improve the value of the parish for wildlife, the following opportunities for habitat creation are proposed, however, these are suggestions only and actual habitat creation will require agreement from the relevant landowners and site-specific assessment and prescriptions will need to be developed. The focus of habitat creations works should be on those habitats listed in the Cheshire Habitat Action Plan and the Cheshire Region Habitats Targets for 2015.

The following section outlines recommendations for the management of the features described in order to maintain and enhance their value for wildlife. Full details can be found in the habitat Survey on the Parish website.

Alterations to existing management practices will need support of the landowners.

- **Habitat creation**

The selection of sites for habitat creation should focus on those areas that will bring the greatest gain for the time and money invested. Woodland planting to join two areas of existing woodland, or hedgerow planting to increase connectivity between other habitats

(existing hedgerows, woodland, etc.) will bring greater benefit than the creation of isolated hedgerows or woodlands.

- **Woodland**

The creation of new areas of woodland would provide additional habitat and should include consideration of suitable species and the target type of woodland. The Cheshire Habitat Action Plan for woodland includes targets for Lowland Mixed Deciduous Woodland.

New woodland could be created along the boundary of existing woodland, extending the area covered by established woods. Alternatively, the planting of a new woodland closer to the village, alongside the Ashton Hayes Playing Field to the south west of the village or close to Ashton Hayes Primary School would provide a recreational and educational resource for the village.

- **Tree Belts**

Additional woodland planting could be considered along the A54 road. Part of the road boundary is currently planted with trees to screen it from the parish. The tree belt could be extended along the full length of the boundary with the A54 road to provide better visual screening.

Planting along this boundary should be between 10 and 15 m deep. Tree belts typically take 10-15 years to mature and take effect.

An additional tree belt could be planted from the western corner of the Ashton Hayes Playing Field heading along the footpath and field boundaries to the northwest. This would attempt to shield the village from the prevailing south-westerly wind.

- **New Ponds**

The density of ponds within the parish is high. However the creation of several new ponds, designed specifically for wildlife, would improve habitat availability for amphibians and aquatic invertebrates. Ponds could be created with a pontoon, board walk or pond dipping platform within public accessible land, to provide an educational resource for the village. Care would have to be taken, however, to ensure the safety of the public and wildlife when designing these features.

- **Existing Ponds**

A range of specific actions has been recommended in the Habitat survey for each pond. The issues addressed include Livestock access and care, shading, infilling, invasive species

- **Wildflower Verges**

Diversity of roadside verges could be improved by over seeding with a wildflower seed mix. In addition, a relaxed cutting regime, cutting once a year in September with cuttings removed from the site will promote wildflower diversity. This would provide an important resource for invertebrates and help to achieve the Cheshire Roadside Verges Habitat Action Plan Target

- **Hedgerows**

Those field boundaries that are currently formed by post and wire fences could be planted up to create hedgerows with a similar character to those already present within the parish.

Shay Lane has been restored in the last 4-5 years, with additional planting of the hedgerows to fill gaps and increase hedgerow height. Habitat improvements along Shay

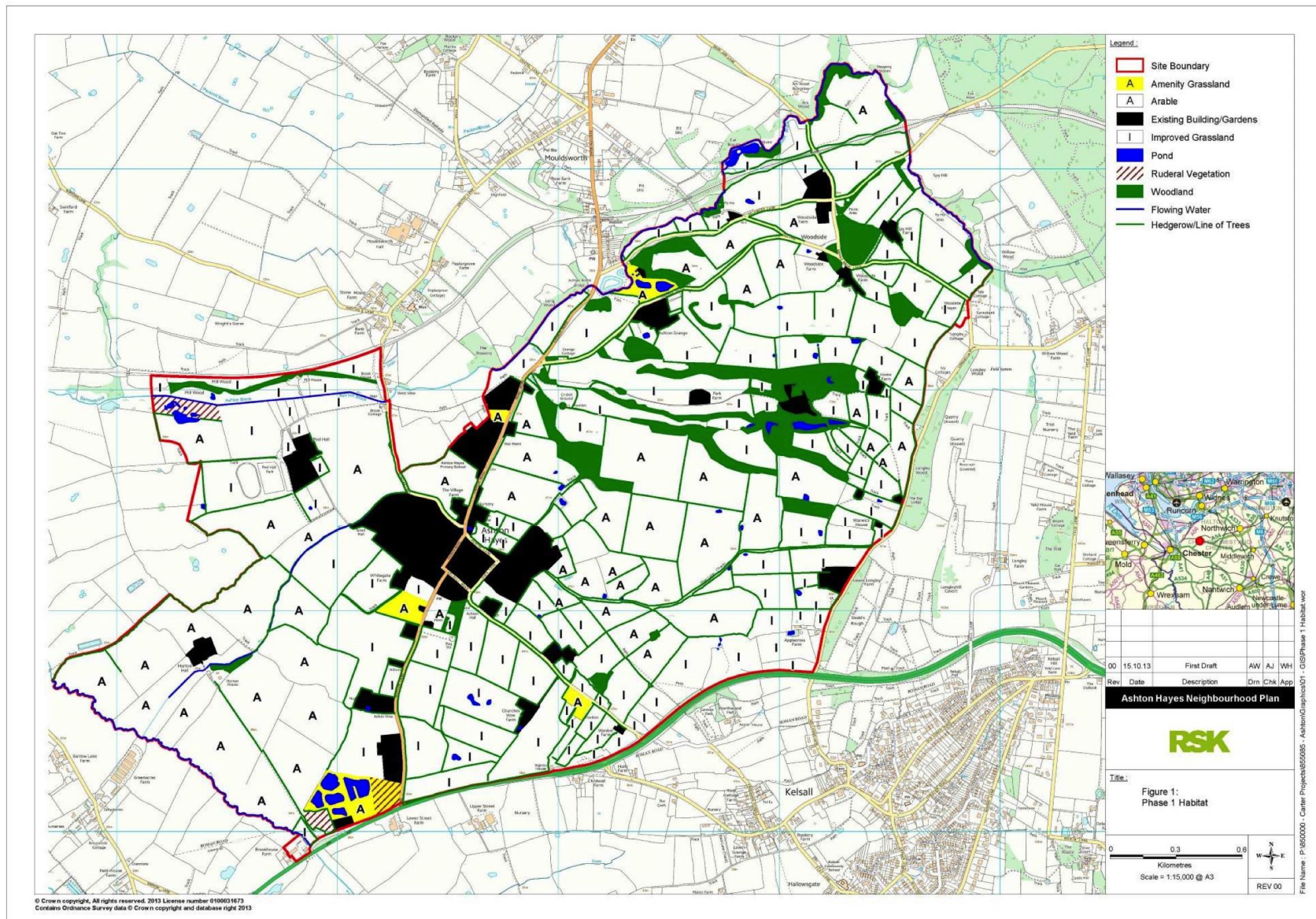
Lane could be continued by additional planting to increase the width of the woodland belt along the lane. This would develop the use of Shay Lane as a wildlife corridor.

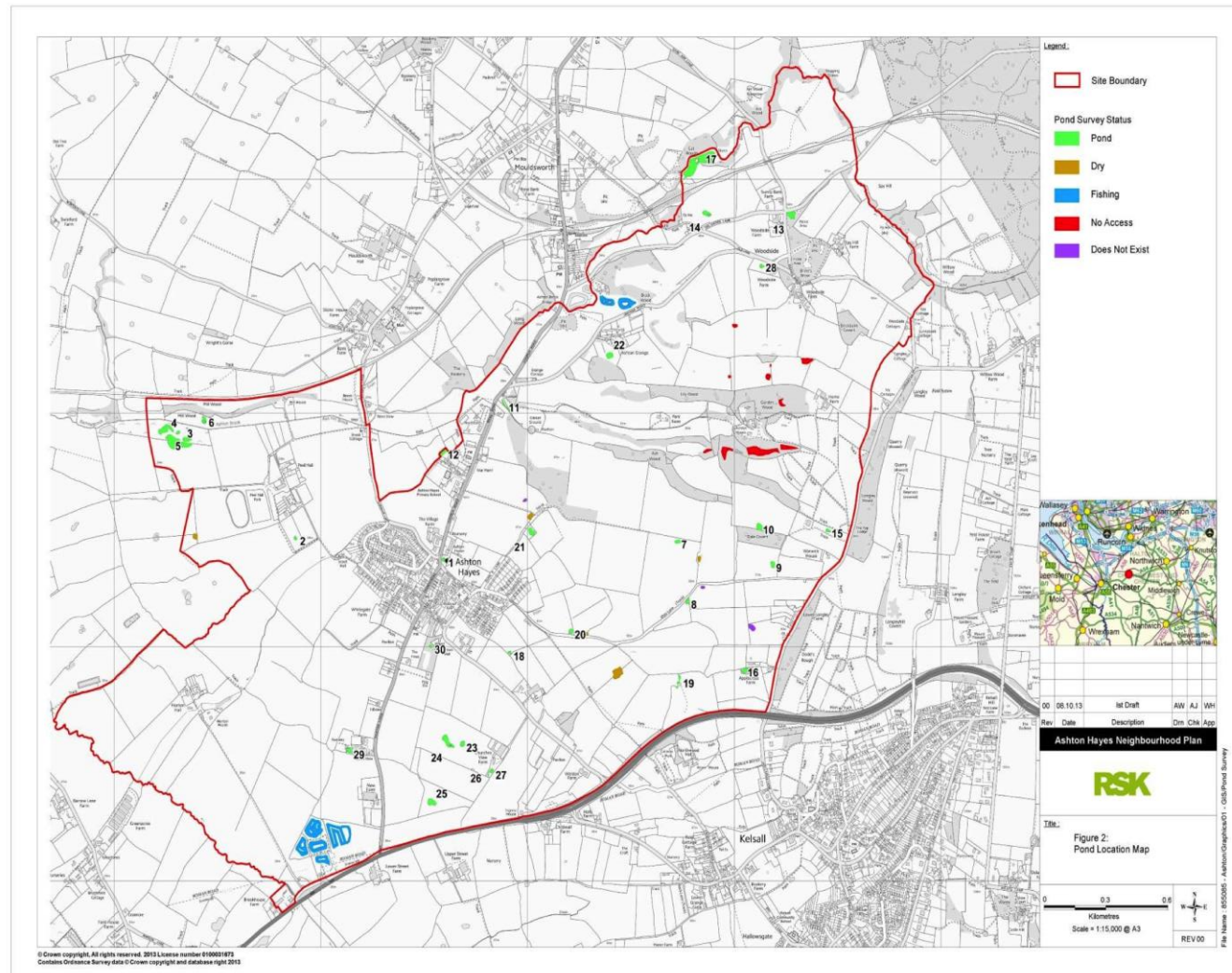
- **Bat Boxes and Nest Boxes**

Many of the farms currently have bird boxes erected on trees and buildings. Bat boxes and bird boxes can also be installed in suitable trees along woodland edges and on houses within the village. This would increase the available habitat for bird and bat species. These would be positioned to allow clear flight lines to adjacent suitable habitat

- **Arable Field Margins**

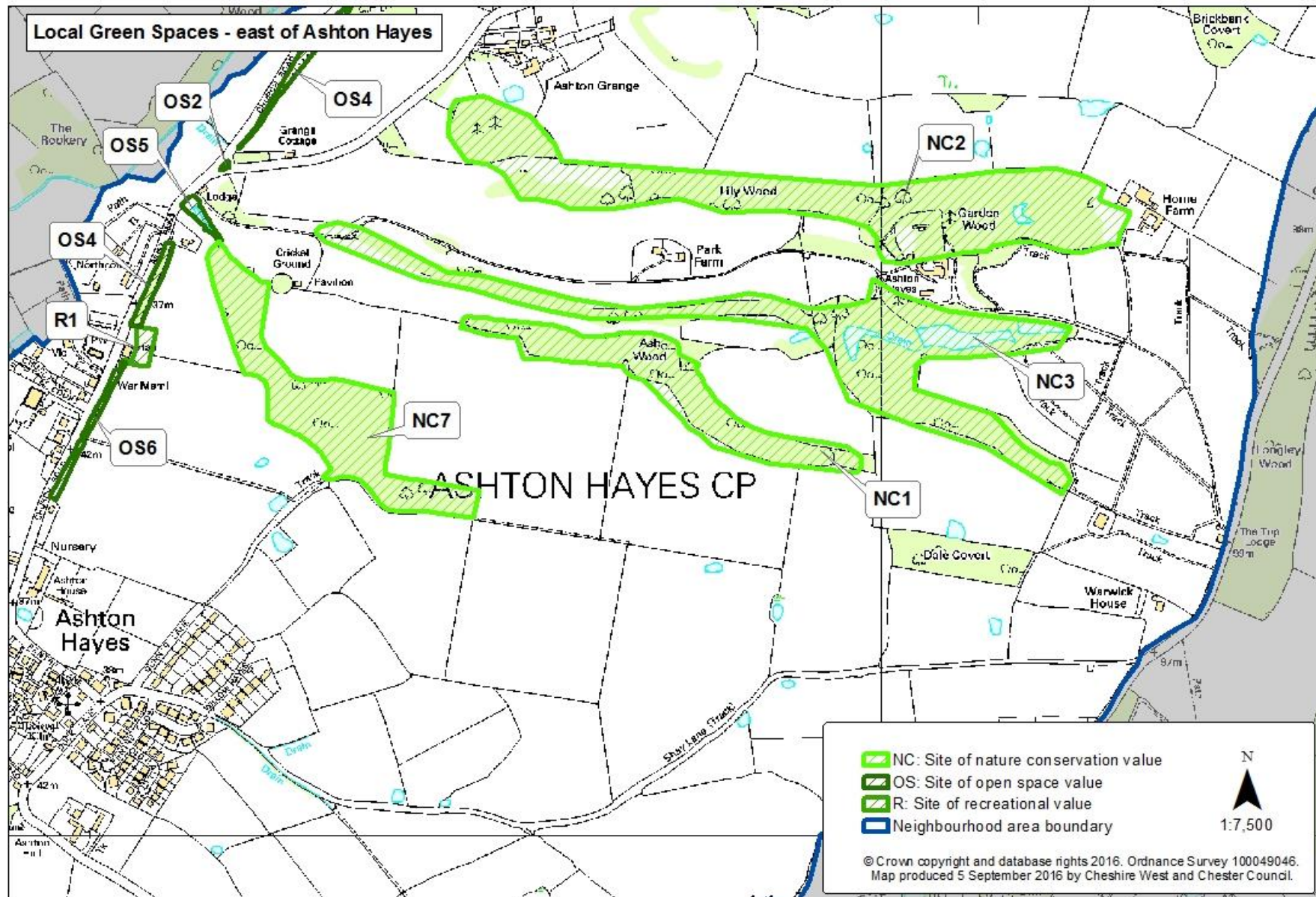
More of the arable fields within the parish should include a margin strip left to seed with arable weeds and wild flowers. This can be part of Entry Level and Higher Level Stewardship schemes. Future Habitat Management

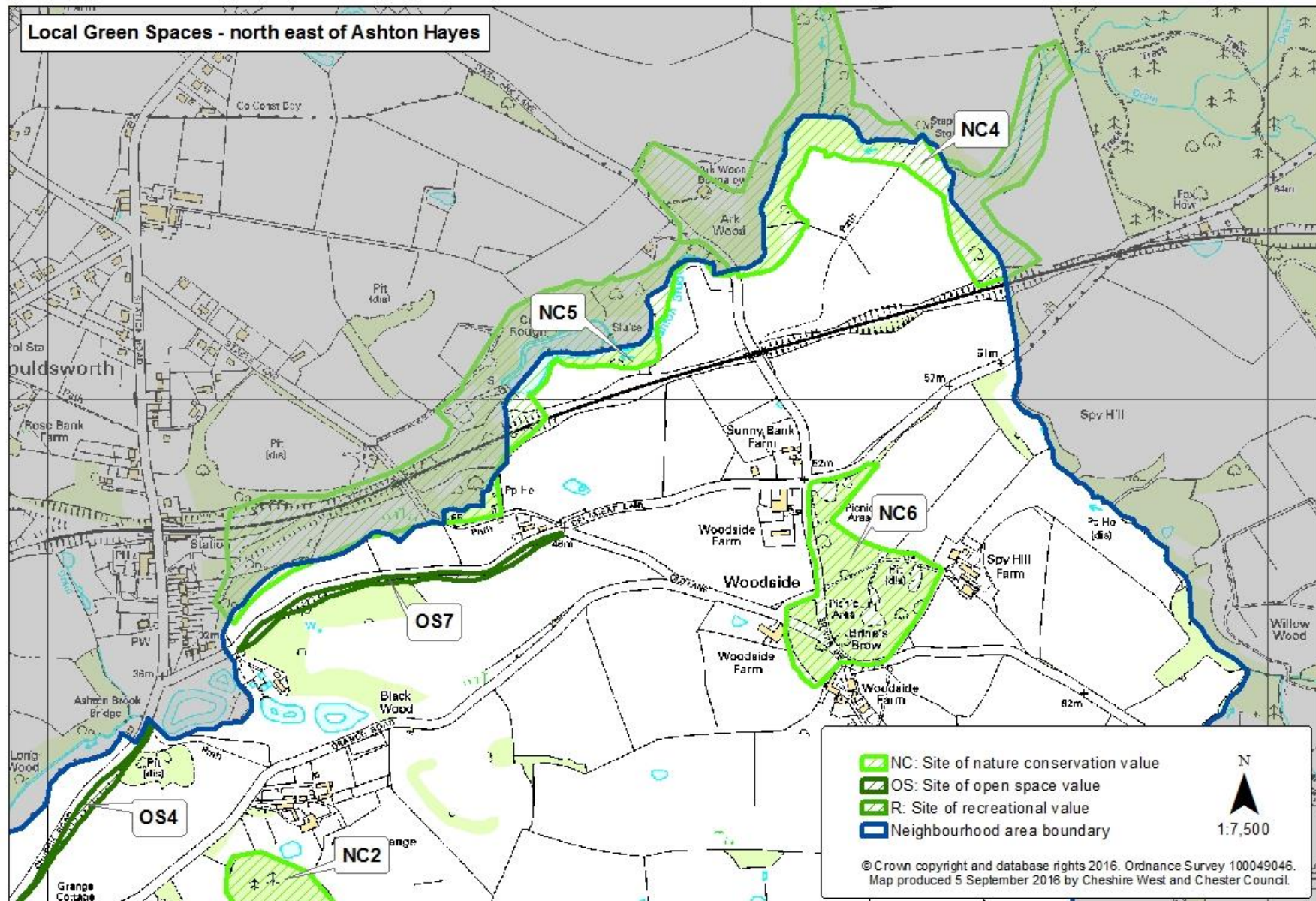




B - MAP OF LOCAL GREEN SPACES

Site_Ref	Type	Address
NC1	Site of nature conservation value	Ash Wood (Local Wildlife Site; Ancient Woodland; National Woodland Inventory - Broadleaved)
NC2	Site of nature conservation value	Lilly Wood (Local Wildlife Site; Ancient Woodland; National Woodland Inventory - Broadleaved)
NC3	Site of nature conservation value	Garden Wood (National Woodland Inventory - Broadleaved and Mixed)
NC4	Site of nature conservation value	Ark Wood (Local Wildlife Site; Ancient Woodland; National Woodland Inventory - Broadleaved)
NC5	Site of nature conservation value	Cat Rough (Local Wildlife Site; Ancient Woodland; National Woodland Inventory - Broadleaved)
NC6	Site of nature conservation value	Brine's Brow (Local Wildlife Site; National Woodland Inventory - Broadleaved)
NC7	Site of nature conservation value	Andrew's Wood
NC8	Not used	-
NC9	Site of nature conservation value	Gongar Brook
NC10	Site of nature conservation value	Railway embankment
OS1	Site of open space value	Grass triangle at eastern end of Peel Hall Lane
OS2	Site of open space value	Grass triangle at western end of Grange Road
OS3	Site of open space value	Greens of Peel Crescent and Brookside
OS4	Site of open space value	Grass verge and woodland beside the road from the Village Hall to Ashton Brook
OS5	Site of open space value	Woodland between Grange Road and Andrew's Wood, traversed by the footpath to Mouldsworth
OS6	Site of open space value	Grass bank along Church Road opposite school
OS7	Site of open space value	Wooded bank on road from Mouldsworth to Delamere
R1	Site of recreational value	Playing field behind Village Hall, Church Road





C – LOCAL GREEN SPACES

These were identified from the local experience of the NP Environment Group plus consultation with residents

Sites of open space value

- Grass triangle at eastern end of Peel Hall Lane - **Ownership tba**
- Grass triangle at western end of Grange Road - **Ownership tba**
- Greens of Peel Crescent and Brookside - **Ownership tba**
- Grass verge and woodland beside the road from the Village Hall to Ashton Brook - **Ownership tba**
- Woodland between Grange Road and Andrew's Wood traversed by the footpath to Mouldsworth- **Ownership tba**
- Grass bank along Church Road opposite School
 - CWaC - 2 small strips
 - Majority - **Ownership tba**
- Wooded bank on road from Mouldsworth to Delamere - **Ownership tba**

Sites of nature conservation value

- All significant habitats (as per Appendix A) of importance to wildlife including the 5 sites on the National Inventory of Woodland,
- Andrews Wood an 11 acre wood– Permissive access
- Brines Brow woodland and picnic area – Common Land, **ownership unclear**, managed by Forestry Commission
- Gongar Brook – footpath through land owned by R Kinsey
- Mill Wood by railway embankment
 - West of Mill House - R.Kinsey
 - East of Mill House - A Worrall

Sites of recreational value

- Recreation field – Ashton Hayes Sports and Recreation Association (AHSRA) on behalf of Ashton Hayes Parish Council – specifically excluded from policy E2.
- Playing field behind Village Hall – Owned by the church

D – BUILT CHARACTER, RURAL PERSPECTIVE

There are a number of aspects of the village which are strongly valued and which, together contribute to the village's character. These were assessed by asking for input from residents, an amalgam of the local experience of the NP Environment Group supported by feedback from the December 2013 feedback event.

The key valued aspects are:

Ashton Hayes village is compact

AH has a relatively consistent even borders around a NW to SE axis. Only in the north-east corner (Dunns Lane, Willow Hayes, Pentre Close, and Old Hall Close) does the boundary become less tidy. Other interruptions to the neat edges involve older buildings (Whitegate Farm, Village Farm, Ashton House, and Ashton Hall) which are accepted by virtue of their antiquity and inherent character. AH has largely avoided arterial development: although the B5393 does contain a number of buildings for ¾ mile north and south of the centre, the predominant feel is rural rather than village sprawl. The B5393 passes through the shorter NS axis of the village giving a heightened sense of compactness to those travelling through.

Ashton Hayes has a rural feel with close proximity to open countryside

A key feature of the village's boundaries is the proximity in the village centre to open countryside. Four roads within the village (The Meadows/Gongar Lane, part of Pentre Lane, part of Duck Lane and Dunns Lane) have houses on one side and open countryside on the other. This provides a rural feel to those living there and to those moving around the village. Furthermore, excursions out of the village to the north (to the church / school area) or to the south (to the recreation field) involve sections of the B5393 with open fields on both sides.

Ashton Hayes is unobtrusive and nestles into the landscape

The NW boundary of the village is largely determined by Gongar Brook (now cultivated) and hence the land rises to the N and W of this as it winds around the village. The S and E boundaries are only slightly elevated but the relative absence of taller houses makes for an easy transition from open fields to village. The only exceptions to this picture are the houses of Willow Hayes: from the east (e.g. from Kelsall Hill), these large executive style houses are not consistent with the nestled feel to the rest of the village, and Peel Hall Park which are converted agricultural buildings. Also Peel Hall, Ashton House and Ashton Hall are large historic houses which respectively dominate the entrances to the villages from the west across open fields, north (B5393) and the east (Kelsall Road) but are valued because of their historic nature and interest. This characteristic of Ashton village area is perhaps best described by what is *absent*: there are no aspects of the general village which present collections of houses which are either massive and/or on elevated ground, such as seen in Guilden Sutton, Tarvin, Kelsall.

The modern estates are tucked away unobtrusively

70% of the houses in Ashton Hayes have been constructed in the last 60 years mainly in the form of a number of estates. These estates have matured and have their own characters

different to the historic village centre. Ashton Hayes nevertheless exudes a historic feel because the main estates are by and large discreetly embedded in their own areas accessible from the old centre. It is thus possible to drive through on the B5393 and walk around the Pentre Lane / Duck Lane / Kelsall Road “square”, and around West End, and experience the conservation area, not being aware of the later developments.

The village streetscape is softened by greenery

The overall impression is of a green village with extensive use of hedging and trees in the front gardens. There is almost no use of hard fencing to the front. In the estates, there is a mature feel and a sense of continuity with the countryside around.

Use of traditional building materials

In the conservation area, most properties are of brick with slate roofs which creates a sense of harmony and antiquity. Modern buildings within the conservation area fit best when they are of brick and slate. Isolated buildings that are of other materials do not blend well. There is extensive use of sandstone within the conservation area. This is most commonly found in retaining walls, which are a strong feature of the village, but sandstone is often found in gateways and in buildings, a good example being Ashton Hall and Peel Hall. The buildings of Peel Hall Park have been converted externally using traditional / reclaimed materials as appropriate.

Contrast and Blending

In general, the buildings in Ashton blend well with one another. Where there is a mix of styles, the blending is mixed. In Church road there is a mix of styles which is generally attractive, and the contrast works. But there are areas where contrast does not deliver aesthetic satisfaction: these are generally where one building seems to be the “odd-man-out”, not relating to surrounding buildings at all. In the countryside, modern, exposed properties also look out of place. In summary, the mix of housing styles found in Ashton is a valuable characteristic, provided that individual buildings are not obviously out of step with their surroundings.

Wider parish outside Ashton Hayes village

The countryside contains many mature and refurbished buildings which are mainly slate roofed and built of brick and stone. The area around the Ashton Grange has been sensitively developed to fit in with the existing buildings and there are several other examples of successful conversion of individual and clusters of farm buildings within the parish. It is important that any new developments outside of the AH village are contained within existing clusters of buildings and fit in with their surroundings. The exception to this would be new buildings associated with an area of land which is to be used for ongoing agriculture. However these should be in a style sympathetic to other buildings within the area.

Views

Through survey work and subsequent consultation, a number of views and vistas were identified, which were considered by residents worth noting and preserving. Although the plan covers the whole area, most but not all of the valued views are in and around the village and are valued for their benefit to residents and visitors who travel around the NP area. The views within and around the village which are strongly valued and which, together contribute to the village's character include:

- Views towards the church from many directions
- Views from Hollands Lane across the Cheshire plain with Ashton in the foreground
- A wide range of views in and around the conservation area, particularly West End
- Views of characterful buildings such as Ashton Hall, April Cottage, Ashton House, Peel Hall.
- Views across open countryside, particularly the undulating and partly wooded countryside to the north of the village
- Views from the footpath from Peel Hall Lane to Peel Hall Park, over to Tarvin, Beeston and the Welsh hills.
- Views from the Recreation Field towards the Welsh Hills

In addition good general views can be had from the roads from Brines Brow looking towards Delamere Forest and from Longley Lane West over the NP area and the Cheshire Plain. CWaC Local Plan Part 1 Strategic Policy ENV 2 concerns itself with the landscape and its preservation and thus the inclusion of these views provides a link to wider planning laws/guidance. Views themselves are not normally a planning issue, but their amenity value is if any development has the potential to adversely affect them.

E- ITEMS TO BE TRANSFERRED TO CAP

The detailed work on the NP identified a range of specific items outside of the mandate of CWaC and NP planning. These items are generally of a very specific nature, whereas some are more about long term policies to improve the area albeit outside of the planning process. These matters are nevertheless important to various residents and as such have been captured and are considered worth taking further. These have been captured as Community Action Programme (CAP) items as listed below. They are grouped in discrete sections as:

- **Problems;** issues that cause safety concerns or are detrimental and need addressing
- **Improvements;** optional items to improve the environment and/or community in which we live
- **Policies;** longer term ongoing matters which may require several distinct actions to achieve and sustain the objective

These items will be transferred on acceptance of the NP into a separate ongoing Community Action Programme where they will be logged, prioritised and acted on according to the priorities of the Parish Council. This log and the associated actions will be maintained by the PC and made available via the Ashton Hayes website.

This approach was presented to and accepted by the PC as per in the community Action Programme Proposal (Feb. 2014).

It should be noted that some items included have now been COMPLETED or are Work In Progress (WIP) as of now.

Problems

Built & Natural Environment

- Need to undertake maintenance work on some footpaths where obstructed or overgrown.
- Clearance of tarmac path along A54 between Kelsall Road and B5393.
COMPLETED
- Arrange repair of dangerous steps on A54 opposite Kelsall junction.
- Clear eyesore/pollution tyre dump by Ashton Bridge.
- Clear up fallen trees at Brines Brow picnic area.
- Clear rubbish from Gongar Brook from the culvert to Badgers Bridge.
- Review street lighting to ensure it is not excessive or intrusive.
- Address the issue of green spaces and verges being badly damaged by car parking e.g. Church Road, Duck Lane, Grange Lane.
- Clear litter from A54, etc.

Housing

- None

Facilities, Amenities & Social Welfare

- The school has, or will have very soon, insufficient capacity to house the number of pupils it is receiving. The PC to work with the head teacher to establish the source of the demand and then discuss with CWaC where to build the required capacity whilst ensuring adequate capacity is provided for AH NP area children.

Business & Employment

- To investigate expressed concerns re the growing commercial / recreational facilities at the end of Ashton Lane. Is this within planning permissions?

Transport & Infrastructure

- Liaise with CWAC / Police on action to reduce speeding through the village:
 - illuminated warning signs **COMPLETED**
 - rumble strips
 - cameras
 - and enforcement. **WIP**
- Address with the assistance of the Head and the police, anti-social /dangerous parking near the school.
- Liaise with residents about inappropriate parking on pavements and at junctions to avoid need for additional road markings.
- Arrange with CWAC the improvement of pavements where necessary.
- To engage with CWaC re the dangers of crossing the A54 to access public transport.

Improvements

Built & Natural Environment

- It is recognised that Shay Lane is not just a road to be maintained by CWaC, but is also an essential landowner vehicular access route, a public walking route and bridleway through a potential green corridor of Nature Conservation Value. The PC will investigate with landowners, CWaC, residents and other stakeholders whether the current designation and its use is the most appropriate given its overall amenity value.
- Street and street furniture lighting to be changed to LEDs to reduce energy use and light pollution.
- Improve the pond at Brines Brow up to the excellent standard as defined in the Habitat Survey.
- Extend footpath network e.g. Brines Brow to Delamere (in conjunction with CWaC and Norley PC) such that it is not on the road and thus safer.
- Seed verges with wildflowers as per Cheshire Roadside Verges Habitat Action Plan and reduce the need for such a frequent cutting regime.
- Establish a new wildlife pond for safe child access e.g. gated and with boardwalk facilities.
- Install bird and bat boxes in local green spaces.
- Consider linking Ashton Hayes to the Mickle Trafford Greenway.
- To improve and extend existing network of paths around the village to benefit dog walkers and walkers.

Housing

- The parish council to enable and support the creation and operation of a Community Land Trust. - WIP

Facilities, Amenities & Social Welfare

- Given the number of local organisations and groups active in the local community it might be useful to consider the potential for some sort of alliance being established in order to share information, offer support and ensure, through joint arrangements, an efficient use of resources. For example - create a central coordinated booking system for all parish facilities.
- Promote active partnership working between local groups and organisations in order to create positive community solutions and opportunity which supports local people across the age groups in leading healthy, active and fulfilling lives.
- Explore the potential for the development of community transport in the community, in order to allow individuals regardless of age or disability access to opportunities in areas outside the Parish boundaries.
- Explore the potential case and action required for the development of a multifunctional youth facility with more local adult volunteers to support a wide range of youth activities.

- Explore the potential to improve the range of facilities available to young people especially teenagers.
- Promote and encourage adult volunteering for youth related activities.
- Explore the potential case and action required for the development of a general multi-purpose meeting venue that might include a range of other facilities including a licensed premises, coffee shop, internet café and expanded community shop. **WIP**
- Promote volunteering across the age groups in an inclusive way.
- Increase the degree of access which exists for local people in respect of local services and facilities including ensuring good access for disabled people [young and old] to all of the various local facilities.
- Carry out an annual survey of all facilities and amenities within the plan area to ascertain current state, requirements, needs etc.

Business & Employment

- To lobby for significant improvement to the cellular telephone coverage.

Transport & Infrastructure

- Seek the provision of traffic lights at the junction of the B5393 with the A54. These can be off peak and / or pedestrian operation. Precedents include the recent installation of lights on A49 at Cuddington, installation on the A51 near Willaston and on A56 at Netherton Arms (pedestrian controlled) and on the A12 a major trunk road in Essex.
- Improve the surfacing of the short section of footpath through woodland en-route to Mouldsworth station. Additionally to provide adequate lighting.
- Liaise with Kelsall Parish Council to support its case, in line with the planned expansion of Kelsall (and Tarvin), for extending the frequency and operating hours of A54 bus service and the provision of bus shelters.
- Investigate the feasibility of providing a shuttle service between Mouldsworth station and Tarvin.
- Investigate need for parking at school (with potential to serve some needs of church and village hall) and possibility of pervious paving on wide verge.
- Request / require notice of events at the school, church, nursery, village hall- resulting in parking on Church lane (sometimes from the Meadows to beyond the Church) to allow some form of ad hoc traffic management by Police or volunteers.
- Consider provision of mirrors to improve safety at identified junctions and a mini roundabout at junction of the Meadows and Church Lane.
- Approach BT to establish what levels of broadband capacity can be expected and when.

CAP Non Planning Policies

Built & Natural Environment

To seek opportunities to increase the woodland in the area from the current 6.5% towards the government target level of 10%. Potentially this could be achieved by:

- planting trees and native shrubs on small areas of non-productive land. A 1% increase in woodland cover will require 7.14ha (17.6 acres) of new woodland planting
- repairing and extending hedgerows where applicable by seeking to engage landowners in restoring / reinstating ancient hedgerows on their original sites
- installing a 'shelter belt' of trees along the A54 to reduce this source of noise pollution
- planting wind shelter belts where practical. This would help reduce village heating bills, increase the % of woodland, increase the number of habitats for wildlife and potentially provide further community Green Spaces
- planting / extending / linking wildlife corridors
- the planting of native trees, shrubs and environmentally friendly communal areas to enhance new developments and help offset the adverse environmental impacts of those developments.

Housing

- Developers will be asked to provide a donation to a Parish Council controlled Environment Fund. This fund will be used to help offset carbon emissions e.g. by tree planting outside the development.

Facilities, Amenities & Social Welfare

- Monitor 'tagged' community assets and act appropriately to changes in circumstances.

Business & Employment

- Maintain pressure on BT in the event of any system failures or service degradation. **WIP**

Transport & Infrastructure

- Liaise with farmers and their contractors to seek agreement on appropriate routes for vehicles and equipment (and hours of operation) whilst recognising that this is a rural area. Much of the seasonal haulage is not local farming but to and from distant farms. Issues of good housekeeping and clearing mud off the road also need addressing.

F - CONSULTATION STATEMENT

Neighbourhood Planning Regulations 2012 [part 5 s15]

Contents

- Introduction
- Initial consultation stage
- Vision and objectives consultation stage
- Option identification and development stage
- Preferred option consultation stage
- Regulation 14 consultation stage
- Regulation 15 stage - local authority consideration and independent examiner scrutiny
- Regulation 16 stage - publicising a plan proposal
- Referendum stage
- Conclusion

1 Introduction

1.1

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2) of Part 5 of the Regulations.

1.2

This Consultation Statement:

- provides details of the persons and bodies who were consulted in the process of developing the neighbourhood plan (NP)
- explains the range of ways in which how they were consulted
- summarises the main views, issues and concerns raised by those consulted
- describes how issues and concerns have been considered and how these are addressed in the proposed neighbourhood plan.

1.3

The level of consultation undertaken has been consistent, if not greater than is required by the legislation and this is set out in detail in the reports that are submitted in support of this Consultation Statement. It is not the intention of this Consultation Statement to repeat what is covered in the specific reports associated with consultation activity undertaken. The specific reports are available from the NP area of the Ashton Hayes website.

1.4

The **principles that** underpinned the approach to developing the plan were that;

- the team developing the neighbourhood plan did so on behalf of all those who live or work in Ashton Hayes and Horton- cum -Peel
- all opinions from interested stakeholders were considered relevant and have, as far as is reasonable, been tested with the rest of the village for possible inclusion in the plan
- efforts would be made to engage with those who might not usually get involved with village and local community matters (businesses, younger people, older people and others).

1.5

The **aims** of the Ashton Hayes and Horton--cum -Peel Neighbourhood Plan were to;

- ‘front-load’ consultation, so that the plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process
- ensure that consultation events took place at critical points in the process where decisions needed to be taken
- engage with as wide a range of people as possible, using a variety of methodologies and communication techniques
- ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Parish Council’s website) as soon as possible after the consultation activity.

2 Initial consultation stage

The aim at this point was to both inform local people, groups and organisations about neighbourhood planning and to begin to obtain from them some understanding as to what was important to them in their community, what they were concerned about and what issues existed that would need to be considered as further work was undertaken on the plan.

2.1

A public meeting was held on 22/3/12 as part of the AGM of the Carbon Neutral Group. This also provided a platform for the neighbourhood planning team to share information about the intention and process of neighbourhood planning and to invite people to become involved in the planning team and other related activity.

Who was consulted?

All residents in the neighbourhood plan area were informed and an invitation issued.

How were people consulted?

The publicity preceding the event took the form of posters placed on local noticeboards and information on the village website. Those attending the event were given a verbal

presentation about the objectives and purpose of neighbourhood planning and the process with its various stages and requirements. An invitation was issued for anyone interested to join the neighbourhood planning team.

Issues, priorities and concerns raised?

Some process related questions were asked by those attending. This included questions about the likely cost of producing a neighbourhood plan and the timescale involved. In addition a frequent question was about the difference between a parish plan and a neighbourhood plan.

How the issues, priorities and concerns have been addressed

The matters raised were both addressed at the time and subsequently when informing local people about the neighbourhood plan using other opportunities to communicate this.

2.2

The spring 2012 and summer 2012 editions of Around Ashton included information about neighbourhood planning, its purpose and process. All interested in being involved were invited to indicate this and were informed that they could find out more through attendance at the two drop in sessions to be held July 2012. Those expressing an interest in being directly involved were invited to contribute to join the planning team.

2.3

The neighbourhood planning team which was formed, met regularly between April 2012 and July 2012 and took advice from the local council [CWaC] contact officers and from representatives of another local community whom were at an advanced stage of preparing a neighbourhood plan. Terms of reference together with an initial survey were produced. The latter was designed to draw out some early ideas and issues from local people in order to form the basis of further debate and discussion with the wider community. The initial survey was prepared by members of the neighbourhood planning team and staff and students from Chester University. It was then delivered by students from Chester University to a random selection of 100 households. Of the 100 surveys issued, 32 were completed and returned. These were analysed by the University and the results framed in a format that took account of all the issues and points raised according to their subject matter and the number of times these had been referenced in the responses to the survey.

Who was consulted?

The survey targeted 100 households which was just under 25% of the total number of households in the neighbourhood plan area.

How were people consulted?

Those households randomly selected were hand delivered a survey by students and invited to complete it. The students offered to make an appointment with those in the household to help complete the form. Some accepted this offer though some preferred to complete it on their own and deliver it to an agreed place in the village.

Issues, priorities and concerns raised?

The emerging issues, priorities and concerns were of a wide variety and many were raised several times, whilst others only appeared once. Most fell into the main groupings that ultimately became the subject matter of five task groups. Further opportunities were made available at later stages of the process to encourage and enable local people to consider and add to, reinforce or challenge this list of issues.

How the issues, priorities and concerns have been addressed

The issues raised were considered, grouped and prioritised on the strength of the number of returns that highlighted these issues. The main groups of issues were ultimately each to become the subject matter of the 5 task groups [Environment, Housing, Facilities, Business & Employment and Transport & Infrastructure]. These groups were to go on to further consult in respect of their subject areas which would provide local people further opportunity to express their concerns and views.

2.4

Local people were then invited to attend one of two drop in events held in July 2012. These provided the opportunity for one to one discussions about issues, concerns and priorities in addition to the sharing of information about the process involved in developing the plan. 19 residents (excluding members of the neighbourhood planning team) attended these two sessions. They were encouraged to contribute their own thinking in respect of the emerging broad subject areas (Housing, Environment, Facilities, Amenities and Social Welfare, Business & Employment and Transport & Infrastructure). Those who attended were able to see the full range of issues and comments that had come through from the Initial Survey.

Who was consulted?

All attending two Drop In sessions were consulted on those days. 19 people in total took up this opportunity.

How were people consulted?

Two drop in sessions were held in the Parish Rooms in Ashton Hayes July 7 and 9, 2012 following invitations to attend and contribute being widely distributed and publicised. The summer 2012 edition of Around Ashton carried a piece about the drop in sessions. During the events those attending were given opportunities to consider what others through the survey had identified as being noteworthy issues, concerns and views. They were given opportunity to discuss these matters with members of the neighbourhood planning team and to add in their own ideas and views.

Issues, priorities and concerns raised?

Most matters raised fitted into the emerging broad subject areas. Some mirrored what had already been related, whilst others offered an additional or different perspective. The input was captured in writing and retained.

How the issues, priorities and concerns have been addressed

All comments, whether written or verbal were retained and recorded and were ultimately directed to the relevant task group for consideration and inclusion in their further consultation and activity.

References

- Terms of Reference (Apr.2012)
- Invitation to all local residents [Jun.2012]
- Invitation to drop in event poster(Jul.2012)
- Drop In event feedback Form (Jul.2012)
- Views obtained from the drop in sessions (Jul.2012)
- Initial NP Survey (2012)
- Around Ashton newsletters

3 Vision and objectives consultation stage

In late summer 2012 the neighbourhood planning team separated out into five task groups to focus on the issues and ideas provided by members of the public in response to what was shared with them from the consultation undertaken. The five task groups were Housing, Environment, Facilities, Amenities and Welfare, Transport & Infrastructure and Business & Employment. These groups worked both separately and together. Each produced a set of vision statements, objectives and initial policies which sat beneath the overarching Neighbourhood Plan Vision Statement.

3.1

These were shared at a range of informal public events and via village newsletters and the Parish Council website. A `timeline` covering the various stages of the plan production was established, updated and used by the team as a working tool over this period.

Who was consulted?

At this stage the consultation was with people who were present at different public meetings and events where the neighbourhood planning team were presenting the outcomes of their work to date or it was at specific events organised by the planning team. The village newsletter carried an update in every issue.

How were people consulted?

People were consulted informally using the opportunities which public events held over this period afforded, through the use of the village newsletter and the village website. Any feedback obtained was noted and relayed to the relevant task group. Some task groups arranged specific consultation events and also used the opportunities available to them at

public events to ask members of the public to contribute their views in respect of particular matters, to provide a priority rating in relation to some concerns or points of interest, or to complete a short questionnaire.

Issues, priorities and concerns raised?

Comments and views tended to be more forthcoming at events where the members of the neighbourhood planning team were present such as the 'Picnic in the Park' annual event. The opportunity offered and available to people thorough the newsletter and website tended not to be taken up.

How the issues, priorities and concerns have been addressed

The task groups took account of the relevant comments and issues raised and have considered these for inclusion or otherwise in the activity leading up to the production of draft policies. Those who contributed at this stage had further opportunities to comment on the matters of concern to them, and on the way this had been treated at the further consultation stages.

References;

- Ashton Hayes and Horton- cum- Peel Neighbourhood Plan Overarching Vision Statement. See NP PART 1 [Section 4]

4 Option identification and development consultation stage

From November 2013 the neighbourhood planning team worked together again as a group whilst the task groups continued with their consultation activity and exploration of the issues of concern to them. The work of the team was at this stage primarily focused on clarifying the issues and options which were emerging in respect of future land use, building development and related matters.

4.1 Environment Task Group

The Environment task group produced a number of significant assessments and surveys. All were in due course reported on. These included;

- Built Character and Rural Perspective
- Air Quality Assessment (Aug.2013)
- Water Quality assessment and report (Jun.2013)
- Footpath survey and map (Jun.2013)
- Ecological assessment and management plan (Nov.2013)

Who was consulted?

The ecological assessment was conducted by external consultants (RSK Group.). The exercise involved consultation with most local farmers and pond landowners. All the studies made extensive reference to third party sources of information.

How were people consulted?

Landowners and farmers were approached directly before the ecological survey took place. The objectives of the assessment were explained to them and necessary permissions sought. Their views and concerns relating to the environment were taken into account at the time.

Issues, priorities and concerns raised?

A small number of specific concerns emerged relating to such matters as drainage, hedge management and the local wildlife.

How the issues, priorities and concerns have been addressed

Certain of the issues and concerns were redirected to the Parish Council and/or the Council (CWaC) and dealt with. Those relating to the environmental assessment were dealt with then and there and adjustments made to the ecological report. All the reports were made available at consultation events and added to the AH website for reference.

4.2 Housing Task Group

The neighbourhood planning team considered carefully the question as to whether to identify potential and preferred sites for future housing and building development. A number of positive and negative factors were highlighted and considered. Subsequently after taking external advice, an approach was agreed which focused on the identification of those features and factors which, when selecting a site, would tend towards support for such a site.

A series of `village characteristics` (see Built Character and Rural Perspective) had previously been identified and shared with local people for comment. The upholding and protection of these was considered critical to the assessment as to whether a site or proposed development would in the future receive support and be viewed as fitting the conditions set out in the accepted neighbourhood plan. Housing needs were ultimately identified largely through a series of three surveys each refining the findings of the previous stage.

Who was consulted?

The survey activities attempted to involve all who, when approached directly, indicated they had a housing requirement. There was a relatively low level of housing need identified, partly associated with a large number of people either being out or not responding to this approach. The resulting group who responded in a positive way to having their views taken account of were added to some months on when a further attempt was made and 50 more of those who were not available at the time of the initial approach were contacted and asked if they had an eligible housing need.

How were people consulted?

A first stage comprehensive housing survey was undertaken in early 2013 as a door to door exercise seeking to consult all households in the plan area. This was conducted by members of the housing task group. The housing requirements that emerged were reported on, as was the methodology for such reporting and recording.

The second stage survey was to gauge the extent of unknown requirement for households who could not / would not respond to the initial survey earlier in 2013. This exercise produced a response from another 50 households.

The third and final stage was carried out by Cheshire Community Action who devised a more detailed confidential Housing Survey on behalf of the housing team. This subsequently went out to all households who had previously indicated a housing requirement. This focused on establishing the firm need and eligibility for affordable housing, rather than broad desires. The results were publicised, as were the comments and responses to the survey.

Issues, priorities and concerns raised?

Throughout the neighbourhood planning consultation a concern had been expressed repeatedly about the demographic profile of the community now and into the future. This led some to suggest that a major problem locally was going to be the increasing numbers of older people and a diminishing number of younger families. This imbalance was thought likely to threaten the stability of the community and increase the dependency levels of the majority of people living there. A different view is held by some though, whose overriding concern is to prevent any further housing development in the area on the assumption that it would change the appearance of the community and its pace of life. These views came through during this consultation as it had with other opportunities there had been to canvass people's views on housing, and the need which exists now and into the future.

How the issues, priorities and concerns have been addressed

The surveys undertaken have fully recorded the views expressed concerning housing and the detailed report following the final survey reflects this. One recent development has been interest shown in the development of a local Community Land Trust which would enable the community to have greater control over housing and building development. This organisation should be in a position in the future to consider and support the housing need identified, both for affordable housing and starter homes for families stepping onto the housing ladder, as well as for older people who are looking for more appropriate local housing which can flex to suit their changing need.

References;

- Built Character & Rural Perspective See NP PART 3 Appendix D
- Urgent Appeal To All living in Ashton Hayes Notice (Jan2013) - Flyer Prior To Housing Survey
- Ashton Hayes Housing Needs Survey 2013

- Ashton Hayes & Horton-cum-Peel Housing Needs Survey Part 2 (Oct.2014)

4.3 Facilities, Amenities and Social Welfare Task Group

4.3.1

A survey was conducted of the use made and the issues relating to village meeting facilities. This was followed by a meeting on 23 November 2013 of the users of the venues, to share the outcomes of that survey and engage in discussion about the future options. This was then shared more widely with local residents at such events as the public meeting at the school in 2014 and the following 'Picnic in the Park' summer 2014. A report on the range of social and social welfare activities and opportunities, plus gaps and issues was subsequently produced.

Who was consulted?

Those consulted in this exercise were the village facilities owners, managers and users.

How were people consulted?

All the above were asked to complete a short survey which attempted to obtain the full picture in respect of what community facilities were available plus when and where the gaps in facility provision were. The respondents were then invited to a meeting where the findings of this survey and the learning from it were shared.

Issues, priorities and concerns raised?

A range of concerns were raised, some very specific about particular facilities, whilst others were more general. Some myths were dispelled about facilities and availability.

How the issues, priorities and concerns have been addressed

The issues to do with community facilities and meeting places in the village largely fall outside of the remit of the neighbourhood plan and have been passed to the Parish Council's Community Action Programme for attention. In the same way the future of the Golden Lion pub which has been closed for some considerable time, will be dealt with under that programme. This is not to deny its status or significance, but is rather about the most appropriate means by which to follow it up.

4.3.2

Two linked surveys [one for adults and one for young people] concerning the needs and demand for additional facilities and amenities across the generations were conducted in 2014.

Who was consulted?

Adults and younger people in the plan area.

How were people consulted?

Adults - a survey went out with the then latest issue of Around Ashton and people were invited to complete and return it.

Young people - their version of the survey was principally undertaken through the local primary school and the Scouts group.

Issues, priorities and concerns raised?

These largely concerned the limitations posed by existing facilities including size, availability and in certain cases the poor state of repair they were in. Amongst other things, the absence of a facility suitable for young people was noted. In addition the fact that the local pub was closed and with no sign of it opening was commented on by many.

How the issues, priorities and concerns have been addressed

The responses to both these surveys were collated and recorded and form part of the agenda of the Community Action Programme and the Ashton Hayes Community Land Trust. The concerns about the pub and its closure have been highlighted throughout the work of the neighbourhood planning process and through almost all the consultations. The Parish Council continues to work with the Council (CWaC) to consider how to ensure that this facility once again opens for business in the future.

References;

- Facilities Survey (Adults) (Mar.2014))
- Facilities Survey (Young People) (Feb.2014)
- Social & Welfare Report (Oct.2015]

4.4 Business and Employment Task Group

A survey was undertaken of all those living in the area who were locally employed, who work from home and / or have an interest in seeing local business and employment increase in the area.

Who was consulted?

All households were advised about the work of this task group and provided with a short survey for completion.

How were people consulted?

A survey which could be completed on line or by paper was made available to local people for completion.

Issues, priorities and concerns raised?

The survey undertaken provoked a low level response. The need for a reliable broadband service was identified as a priority for those working from home.

How the issues, priorities and concerns have been addressed

The issues raised were considered by the relevant task group and guided the formulation of the final plan and policies.

References;

- Home Working Survey (May 2013)
- Around Ashton (Spring 2013)

4.5 Transport and Infrastructure Task Group

This covered a wide ranging area and drew much interest, although the issues and concerns were in the main more likely to be dealt with via the Community Action Programme and the Parish Council.

Who was consulted?

Over the period of the neighbourhood plan production, all local people were invited and encouraged several times to make their views known. Transport and Infrastructure was from the outset clearly dear to the heart of many local people.

How were people consulted?

People living in the neighbourhood planning area were actively encouraged both at neighbourhood plan consultation meetings, workshops and events and also via the website and newsletters to comment on Transport and Infrastructure.

Issues, priorities and concerns raised?

The views and concerns expressed were broadly related to the low levels of provision of public transport and the risk to safety that stemmed from this. Also raised was the threat to the carbon reduction objective posed by local people, having as a consequence to resort to transport via private vehicles.

How the issues, priorities and concerns have been addressed

There is both a policy relating to the improved provision of transport and infrastructure services and there are several items to take forward and action as part of the Community Action Programme

References

- Initial NP Survey (2012)
- Village Consultation Survey (Nov.2013)

- Policy Proposals Survey (Oct. 2014)

4.6 Community Action Programme

Throughout the neighbourhood planning process it was recognised that a number of issues, which were significant for the community, sat outside the remit that is the business of a neighbourhood plan. For this reason a proposal was made to and subsequently accepted by the Parish Council in February 2014 to establish a Community Action Programme. This is a means whereby issues identified from a number of sources and actions arising from them can be recorded, prioritised, attended to, reviewed and monitored in a systematic, effective and transparent manner. This has meant that those actions emerging through the neighbourhood planning process which do not have a place in the plan itself given their nature, are nevertheless logged for future action and attention.

References

- Parish Council / neighbourhood planning team Joint Meeting (Jan.2014)
- Minute of PC Meeting (Feb.2014)
- Village Consultation Survey (Nov.2013)
- Community Action Programme Proposal (Feb.2014)

5 Preferred option consultation stage

Ultimately the neighbourhood planning team drafted a framework of policies and proposals for the next 20 years [2015 to 2035]. With the advice and support of Cheshire Community Action these were compiled into a summary document with questions attached inviting readers to consider the draft policies and indicate their level of agreement/ disagreement and provide freeform comments if they chose to.

Who was consulted?

All households in the area were in receipt of the document.

How were people consulted?

The document / survey was delivered to all households. They had the option of either completing the survey electronically or on paper and returning it to a receptacle located in the local community shop.

Issues, priorities and concerns raised?

These related largely to the specific draft policies proposed although there were some general comments made concerning the neighbourhood planning process.

How the issues, priorities and concerns have been addressed

The returns were analysed by Cheshire Community Action and these were presented in report form. The comments added were all considered individually by the neighbourhood planning team and a response provided where one was relevant. The comments and responses were subsequently printed as an attachment to the survey outcome report. Several of the comments made have led to changes being made to the text and the emphasis of the policy so that the final draft plan contains policies which have evolved based on survey results and comments.

References

- Policy Proposals Survey (Oct.2014)

6 Regulation 14 consultation stage

Adjustments were made to the policy proposals and accompanying papers and a final draft neighbourhood plan was produced in January 2016. The assistance of officers from both Cheshire Community Action and the Council [CWaC] were obtained at this stage to ensure that the plan included the necessary information and detail and that the format was appropriate.

CWaC at this stage also undertook a Sustainability Need Assessment Screening for which they produced a report. CWaC sent this to relevant statutory consultees for their consideration and feedback. On the basis of this it was determined that a full Sustainability Assessment was not required.

This activity was in preparation for the required minimum 6 weeks' time allowance of the Regulation 14 consultation, which saw the final draft plan made available both on line and in paper form to members of the community. It was also made available to an extensive range of statutory and non-statutory consultees. This consultation took place over a period of 7 weeks between 18th January 2016 and 6th March 2016.

On the basis of the comments received following this period, further adjustments to the plan were made in preparation for it being passed to CWaC for their formal consideration and the appointment of an independent assessor. This included an informal check of the plan by the CWaC liaison officer. The comments forthcoming from this were noted and where necessary acted upon.

Who was consulted?

All parties with an interest in the neighbourhood plan area received a leaflet or email about the consultation, with information about the stage of the production of the plan in the context of the overall process and where they could access the final draft plan. These parties included

- all 440 households in the plan area
- businesses based in the area including farmers residing in the area
- all parties that could be reasonably identified with interest in the area
- utilities with infrastructure in the area
- statutory bodies

- CWaC.

Lists of the statutory and non statutory consultees contacted are available from the Ashton Hayes website as per references below.

How were people consulted?

A leaflet was produced and circulated to all the above parties which explained how they could access the final draft plan [PARTS 1, 2 and 3 plus supporting documents]. This contained the actual policy proposals. They were informed that they could view it on line or on paper at five locations in the village. They were invited to make comment electronically or on paper leaving their comment sheets in a receptacle at the community shop. The offer of paper copies was made for PART 1 the policies.

It was made clear in the documentation, that if a party choose not to respond or comment, then this would be interpreted as broad agreement with what was being proposed.

A copy of the leaflet is available from the Ashton Hayes website using the reference below. In addition a poster (also available from the Ashton Hayes website) was displayed in key locations around the NP area, to raise awareness of this key consultation.

Issues, priorities and concerns raised

In total 35 separate sets of responses were received from households. With the responses obtained from the statutory and non statutory consultees this raised a total of 185 specific comments made concerning the Neighbourhood Plan and /or the process. .

How the issues, priorities and concerns have been addressed

Each comment was considered in the context of the relevant policy and the underlying evidence behind the policy. Where appropriate a response was provided and an adjustment made to the policy. Those parties who had indicated that they would appreciate a discussion about the plan were offered this opportunity in order that they might expand on their comments. All responses were collated in the form of a Comments & Responses report which was sent to all who had responded to this consultation. The report was placed on the Ashton Hayes website (see references below) and copies of it made available in the five locations used at the Regulation 14 stage. The policies within the plan were amended where this was necessary as a result of the feedback and where this had occurred it was highlighted in the report.

A summary table is included below which provides;

- a table of the numbered responses and where the individual comments relate to each policy
- for each individual comment, an indication of the impact and/or the action arising from it.

ASHTON HAYES NEIGHBOURHOOD PLAN - PART 3
REGULATION 15. SUBMISSION VERSION - SEPTEMBER 2016

REGULATION 15 CONSULTATION RESPONSE ACTIONS

RESPONSE NO.	E1 Local Character	E2 Green Environment	E3 Renewable Energy	E4 Pollution & Sustainability	H1 Local Housing Need	H2 Location of rural exception sites	H3 Design of new housing development	C1 Community facilities etc	BE1 Premises provision	BE2 New employment opportunities	T1 Public transport improvements	PART 2 Evidence Base	PART 3 Appendices	General Points
1								102. Noted						
2	13. Noted				69. Agreed	80. Concern noted 88. Emphasises adherence		101. Noted	124. noted	131. Support noted	136. Agreed			180. Thankyou
3														
4					58. Objection noted 59. Noted		97. Policy extended	107. Question noted				97. Evidence extended	146. Included in CAP 152. Included in CAP 153. Included in CAP	79. Concerns noted
5														16. Concern noted 170. Agreed
6		18. Support noted			62. Agreed						154. Amended			133. Agreed 177. Support noted
7	11. No change	30. Glossary added		52. Noted	68. Glossary added	90. Not accepted					155. Noted			181. Thankyou
8		31. Amended												
9										134. Noted				182. Support noted
10													34. CAP amended 151. Included in CAP	4. Concern noted 92. Concern noted 118. Resolved 145. PC matter 157. Noted 158. Noted 164. PC matter 167. PC matter
11													33. CAP amended	
12					67. Noted				123. Support noted		138. Amended 142. Amended			183. Thankyou
13		28. Support noted	43. Support noted	54. Support noted	75. Support noted	89. Noted		108. Support noted	127. Noted	132. Noted				46. Taken up with AHCE 162. Out of scope 184. Thankyou
14	8. Amended, 12. Amended											12. Amended 163. No change	8. New appendix added, 12. New appendix added	109. Being pursued by PC 116. Noted
15			44. Support noted		64. Agreed									2. Concern noted
16	14. Support noted	26. Specific point noted		51. Support noted				103. Support noted and also further need	121. Support noted		139. Amended		156. CAP amended	
17		21. Amended										23. Later study included and Clarified	21. CAP amended	22. Concerns raised and shared 23. Clarified

ASHTON HAYES NEIGHBOURHOOD PLAN - PART 3
REGULATION 15. SUBMISSION VERSION - SEPTEMBER 2016

18	6.Support exception noted				70. Noted 74. Concerns noted	83. Not accepted	93. No change						150. Included in CAP	168. Not accepted
		27. Support noted	40. Support noted 41. Alternative adopted 7. Noted	55. Specific support noted	66. Noted									185. Thanks appreciated
		21. Amended											21. CAP amended	22. Concerns raised not shared
	5. Support exception noted	21. Support noted	39. Support noted	50. Support noted	63. Noted		96. Support noted		122. Support noted		160. Support noted			82. Challenge noted 178. Support noted 171. Thankyou
	15. No change	22. Outside of NP remit	45. Agreed			84. Point noted		114. Concerns covered as far as possible	128. Not accepted			53. Added to CAP	3. Concern noted 169. Concern noted	
		32. Noted, no change						104. Question noted			140. Amended			
					60. Amended	85. Noted	99. Policy extended	105. Query noted 111. Covered by policy 113. Concerns covered as far as possible	125. Concern noted				112. PC matter 126. PC matter 144. PC Matter	
					71. Noted	77. Support noted					137. Amended		77. Concerns noted 110. Noted	
	1. Support noted	25. Specific point noted	42. Updated	49. Support noted		87. Support noted			120. Support noted	130. Support noted	141. Amended 143. Amended	42. Updated		1. Concern noted 65. Concern noted 78. Concerns noted 179. Thankyou
														117. PC matter
24. Amended											24. Amended			
			37. Amended 38. Amended				94. No change 95. Policy structure amended						38. Community does not agree with concern raised 95. Community comments support the policy	
					61. Ageed									
CWaC	7. Amended 10. Amended	29. Text clarified 35. feedback noted			57. Text amended 72. Clarified 73. Adjusted emphasis	81. Observation noted 86. Source provided				147. Policy amended 148. Noted 149. Noted 159. Noted	9. New assessment used	147. CAP amended 172. New appendix added	173. Amended 174. Amended 175. Amended 176. Amended	
Other	9x households explicitly supported the policy	8x households explicitly supported the policy	7x households explicitly supported the policy	8x households explicitly supported the policy	8x households explicitly supported the policy	9x households explicitly supported the policy	12x households explicitly supported the policy	9x households explicitly supported the policy	9x households explicitly supported the policy	12x households explicitly supported the policy	9x households explicitly supported the policy			

A further informal advisory check was then provided by CWaC to help align the document with current planning expectations. Several small corrections were identified and acted on as well as changes to Policy C1 to aid its alignment to planning interpretation.

The key changes to the policies from the above Regulation 14 consultation and the advisory changes are as follows.

Policy E1 – Local Character

- Inclusion of a criterion in the policy to maintain important trees.
- A missing valued view being added to PART 3- Appendix C.
- Inclusion of a reference to the conservation area status of parts of the village.
- Updates of external reference sources, in particular replacement of the previous CWaC 2008 landscape character assessment with the March 2016 CWaC landscape strategy.

Policy E2 - Green Environment

- Reinstatement of the cricket field as a site of recreational value.
- Removal of Shay Lane as a site of nature conservation value (note that this is among the issues referred to the parish council under the CAP and will be kept under review)
- Clarification to the protections covering the recreation field.

Policy E3 – Carbon Reduction

- The key issues to the policy being updated with later evidence and clarifications to the wording.

Policy E4 – Pollution & Sustainability

- No changes required.

Policy H1 –Local Housing Need

- Adjustment to the CLT engagement such that it still expressed a strong preference without being unreasonably restrictive.

Policy H2 – Location of New Development

- Consultation confirmed that the objective of this policy conforms to Policy SOC2 Rural Exception Sites CWaC Local Plan (Part One). Also for clarity the references to the CWaC Local Plan have been incorporated and the objective clarified accordingly.

Policy H3 – Design of New Housing Development

- The design aspects relating to energy efficiency as part of Ashton Hayes carbon neutrality aspirations should be made explicit.

- Car parking and traffic considerations should be appropriately covered in the design of new developments.

Policy C1 - Community Facilities, Amenities & Social Welfare

- The Key Issues were extended to reflect the ability to identify assets of community value. The first criterion was rewritten to reflect that assets of community value are a material consideration for determining planning applications.
- The last criterion was reworded to reflect planning interpretation.
- Some items have been added to the CAP to take forward the non NP items.

Policy BE 1 – Premises Provision

- Consultation raised several points. However none of these required any changes to the NP.
- Some items have been added to the CAP to take forward the non NP items.

Policy BE 2 - New Employment Opportunities

- Consultation raised several points. However none of these required any changes to the NP.
- Some items have been added to the CAP to take forward the non NP items.

Policy T1 – Public Transport Improvements

- The policy wording has been amended to remove reference to 'maintenance' as this is outside the scope of funding.
- Extra policy support has been added for any reasonable proposals to provide additional public transport services.
- Items have been added to the CAP to take forward the non NP items

References

- CWaC Sustainability Need Assessment Feedback & Changes (Dec.2015)
- List of Statutory Consultees (Jan.2016)
- List of Non Statutory Consultees (Jan.2016)
- Reg.14 Leaflet (Jan.2014)
- Reg.14 NP Report PART 1 (Jan.2016)
- Reg.14 NP Report PART2 (Jan.2016)
- Reg.14 NP Report PART 3 (Jan.2016)

- Reg. 14 Comments & Responses Report (Jun.2016)

7 Regulation 15 - Submission of the plan

The papers were prepared for distribution to the Parish Council and all members of the neighbourhood planning team in early September prior to the Parish Council meeting on 12/9/16 when the plan was approved. The final wording adjustments to be made to the plan were discussed and agreed at a neighbourhood planning team meeting on 14/9/16 [see specific notes on the parish council website for this meeting]

The revised final draft neighbourhood plan with its various attachments and appendices was forwarded to the Council in September 2016.

8 Regulation 16 -Publicising a Plan Proposal Stage

As soon as possible after receiving a plan proposal which includes each of the documents referred to in regulation 15(1), a local planning authority must;

(a) publicise the following on their website and in such other manner as they consider likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area;

(i) details of the plan proposal;

(ii) details of where and when the plan proposal may be inspected;

(iii) details of how to make representations;

(iv) a statement that any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan; and

(v) the date by which those representations must be received, being not less than 6 weeks from the date on which the plan proposal is first publicised.

(b) notify any consultation body which is referred to in the consultation statement submitted in accordance with regulation 15, that the plan proposal has been received.

9 Regulation 17 Independent Examination and Referendum Stage

If the Council is of the view that the plan is ready for independent examination (in accordance with Regulation 17 of the neighbourhood plan process) then, in consultation with Ashton Hayes and Horton cum Peel neighbourhood plan team an independent examiner will be appointed.

Once considered by the Examiner, and subject to any modifications requested by them, a referendum will be arranged. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

10 Conclusion

It is felt by the neighbourhood planning team that from the outset a wide range of consultation opportunities, techniques and materials have been utilised and applied. The responses received from these various applications have been variable and valuable, but every attempt has been made to encourage the individual's and community's contribution and then to consider it and take proper account of it. The members of the neighbourhood planning team feel strongly that the plan has been significantly strengthened and improved by the contributions made by local people and by the close working relationship and advice and feedback provided both by CWaC officers and by officers working in Cheshire Community Action

G - BASIC CONDITIONS STATEMENT

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1. INTRODUCTION

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Ashton Hayes and Horton-cum-Peel Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012. It also shows how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.
- 1.2 The Parish Council initially identified in early 2012 that it was important that a neighbourhood plan be developed and this was subsequently supported by those local residents who attended the first open meeting concerning this matter.
- 1.3 The neighbourhood plan has been produced by the Ashton Hayes and Horton-cum-Peel neighbourhood planning team on behalf of the Ashton Hayes and Horton-cum-Peel Parish Council. The team has been made up of volunteers drawn from the local community with two Parish Councillors contributing directly to this work at different times. Support and advice has been obtained from Cheshire West and Chester Council and from Cheshire Community Action.
- 1.4 The Ashton Hayes and Horton-cum-Peel Neighbourhood Plan is supported by both a Consultation Statement and this Basic Conditions Statement.

2. BASIC CONDITIONS REQUIREMENT

- 2.1 Schedule 4B to the Town and Country Planning Act (Para 8) sets out the following basic conditions that Neighbourhood Development Plans must meet:

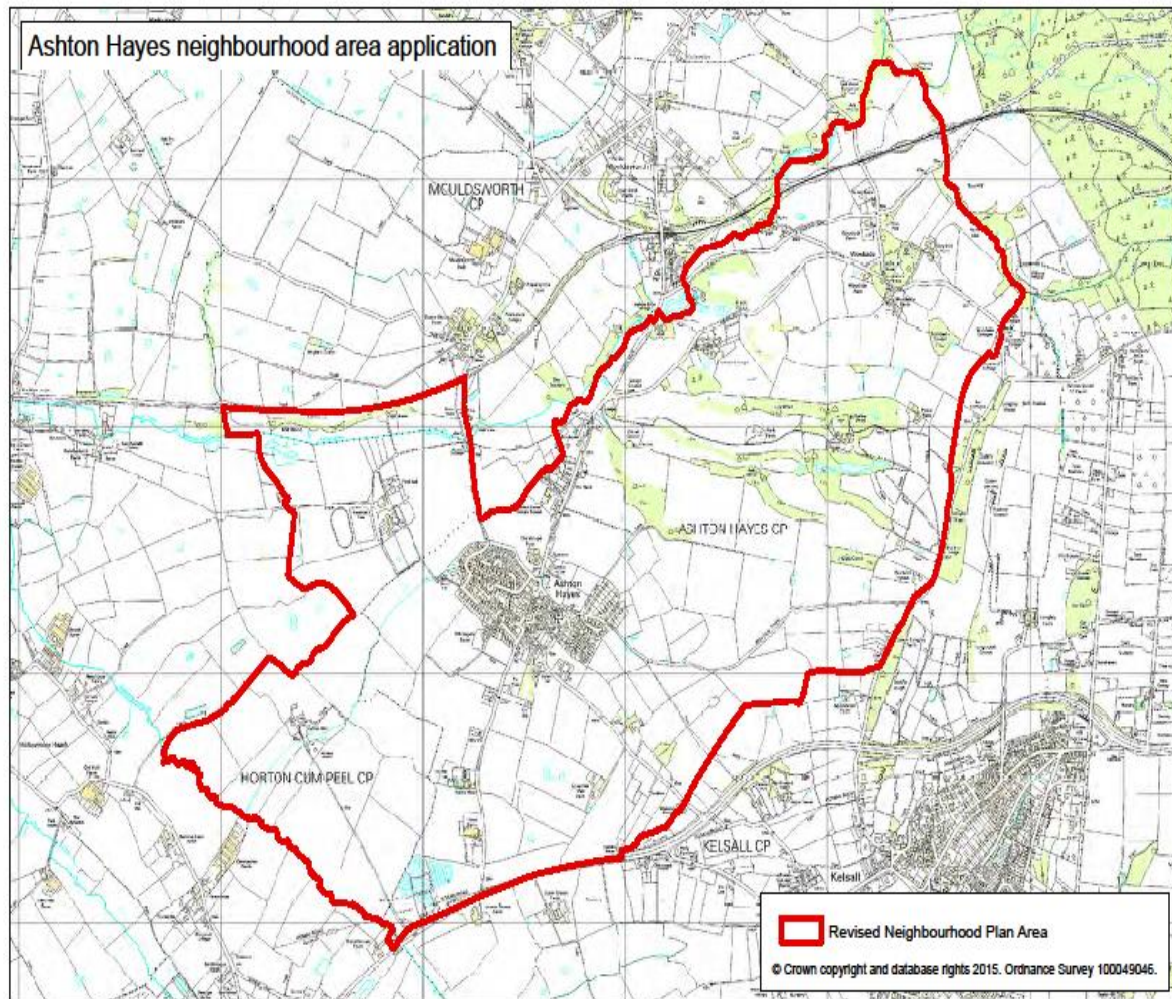
- 8 (1) The examiner must consider the following—
- (a) whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph (2)),
 - (c) whether any period specified under section 61L(2)(b) or (5) is appropriate,
 - (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates, and
 - (e) such other matters as may be prescribed.
- (2) A draft order meets the basic conditions if—
- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - (d) the making of the order contributes to the achievement of sustainable development,
 - (e) the making of the order 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),
 - (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
 - (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- (6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft order is compatible with the Convention rights).

[Para 8 of schedule 4B to the 1990 Town and Country Planning Act (excluding 1b, and also 2b-c and 3-5 as required by 38C (5))]

How the Ashton Hayes and Horton-cum-Peel Neighbourhood Plan meets the basic conditions

- 2.2 The Ashton Hayes and Horton-cum-Peel Neighbourhood Plan meets the basic conditions of schedule 4B to the 1990 Town and Country Planning Act Schedule 4B, 8(1) (a). This is set out in the following sections of this Basic Conditions Statement.
- 2.3 Schedule 4B section 8(1) (b) covers the provision of 61E (2), 61J and 61L as amended by s38C (5) (b) and provides a reference to the provision of 38A and 38B. The following information is submitted in respect of 38A and 38B.
- 2.4 Ashton Hayes Parish Council [from 3/3/2016 Ashton Hayes and Horton-cum-Peel Parish Council] is a qualifying body and entitled to submit a neighbourhood plan (NP) for its own Parish. Prior to that approval of the designated area had been given on 4/6/2013 taking account of the boundaries as they were at that stage. Following boundary changes a further application for area designation had to be submitted. The

Ashton Hayes and Horton-cum-Peel NP expresses policies that relate to the use of land only within that neighbourhood area.



- 2.5 The Ashton Hayes and Horton-cum-Peel NP covers the period from 2016 to 2036, a total of 20 years with 5 year reviews. This period has been chosen to align with the Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015).
- 2.6 No provision for excluded development such as national infrastructure is contained within the neighbourhood plan.
- 2.7 The Ashton Hayes and Horton-cum-Peel NP does not relate to more than one neighbourhood area. It is solely related to the area of Ashton Hayes and Horton-cum-Peel as designated by Cheshire West and Chester Council on 3/3/2016
- 2.8 There are no other NPs in place for the Ashton Hayes and Horton -cum-Peel neighbourhood area.
- 2.9 If there are any conflicts within the NP, it is clarified that in the event of a conflict between a NP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.

2.10 Regulations made by the Secretary of State relating to NPs in the Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Ashton Hayes and Horton-cum-Peel NP. These regulations:

- set out processes by which neighbourhood plans are to be made and sets out the consultation bodies for NPs;
- indicate that NPs that are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. NB the Ashton Hayes and Horton-cum-Peel NP has had the benefit of input from a specifically commissioned Ecological Assessment and Management Plan;
- refers to the publication of NPs once made by a local planning authority in accordance with the regulations;
- clarify what is excluded development;
- facilitate consideration of, at Para 1(d), whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood plan relates. It is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area; and,
- allow for, at Para 1(e), such other matters as may be prescribed. There are no other matters.

3. CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2(a)

A [neighbourhood plan] *meets the basic conditions if -*

(a) *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the* [neighbourhood plan]

[Para 8 of schedule 4B to the 1990 Town and Country Planning Act]

3.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the policies contained in the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

3.2 NPPF sets out 12 core land-use planning principles that should underpin plan-making and decision-taking. These are that planning should:

- Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area;
- Be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that

the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas ..., promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resource;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and,
- Take account of and support local strategies to improve health, social and cultural wellbeing for all.

3.3 The area covered by the Ashton Hayes and Horton-cum-Peel NP is entirely within the North Cheshire Green Belt and the NP has been prepared with full regard to the Green Belt restrictions on development. Within these constraints the NP supports a prosperous rural economy [Para 28 NPPF] by seeking to:

- promote/encourage sustainable transport [Para 29 to 41]
- support high quality communication infrastructure [Para 42 to 46]
- achieve good design respecting local character in any development [Para 56 to 68]
- promote healthy and inclusive communities [Para 69] with access to high quality open space for sport and recreation [Para 73 to 78]

- meet the challenge of climate change, flooding and coastal change [Para 93 to 108]
 - conserve and enhance the natural environment [Para 109 to 125]
 - conserve and enhance the historic environment [Para 126 to 141]
- 3.4 The Ashton Hayes and Horton-cum-Peel NP sets out the following specific groups of policies that are intended to support and strengthen the local community and economy within the constraints of the Green Belt designation:
- Policy Section 1 – Built and Natural Environment
 - Policy Section 2 – Housing
 - Policy Section 3 - Community Facilities, Amenities & Social Welfare
 - Policy Section 4 - Business and Employment
 - Policy Section 5 - Transport and Infrastructure.
- 3.5 These policies, in so far as they are applicable to the NP area given its status as a smaller rural settlement washed over by Green Belt, have been embodied throughout the construction of the Ashton Hayes and Horton-cum-Peel Neighbourhood Plan.

Supporting a prosperous rural economy within an area of Green Belt

- 3.6 The Ashton Hayes and Horton-cum-Peel NP sets out the following specific policies that are intended to support a prosperous rural economy:
- Policy C1 – The protection, provision and enhancement of community facilities/amenities/services;
 - Policies BE1 and BE2 – Premises Provision, New employment opportunities
 - Policy T1 – Public Transport Improvements.
- 3.7 The Ashton Hayes and Horton-cum-Peel NP is in general conformity with supporting a prosperous rural economy within the restrictions imposed by its status as a smaller rural settlement washed over by Green Belt.
- 3.8 The vibrancy and vitality of Ashton Hayes village is sustained through protecting facilities and services and supporting the provision of new ones.
- 3.9 The creation of suitable premises for local businesses and new employment opportunities is encouraged, and opportunities for sustainable methods of transport and improving the infrastructure will be sought and supported.

Promoting sustainable transport

- 3.10 Para 37 of the NPPF states that policies should aim for a balance of land uses within their area, allowing for people to be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.
- 3.11 Providing a good quality of life for residents in the Ashton Hayes and Horton-cum-Peel Parish is a key element of the vision. The aim of the NP is to seek and support ongoing improvements to transport.

3.12 The Ashton Hayes and Horton-cum-Peel NP sets out the following policy that is intended to promote sustainable transport:

- Policy Section 5 - Transport and Infrastructure [T1].

3.13 The Ashton Hayes and Horton-cum-Peel NP is in general conformity with the promoting sustainable transport policy of the NPPF. The Ashton Hayes and Horton-cum-Peel NP seeks to maximise opportunities for sustainable methods of transport and making provision for developing necessary infrastructure.

Supporting high quality communication infrastructure

3.14 Para 162 of the NPPF refers to infrastructure and specifically the provision of telecommunication infrastructure. Para 42 particularly refers to the development of high speed broadband technology which plays a vital role in the provision of local community facilities and services.

3.15 The NP does not specifically include a policy on the provision of broadband, as this is due to be rolled out through rural Cheshire independently of Neighbourhood Plan policies.

Requiring good design

3.16 Para 56 of the NPPF states that good design is a key aspect of sustainable development. Developments should ensure that they add to the overall quality of the area for the lifetime of the development, establishing a strong sense of place responding to local character, and are safe yet attractive.

3.17 The Ashton Hayes and Horton-cum-Peel NP is in general conformity with the required good design policy of the NPPF. As well as protecting the local character of the area it seeks to take every opportunity to reduce carbon emissions whilst incorporating locally distinctive features through the design of any new development.

3.18 Within the constraints of Green Belt policy and the CWaC Local Plan, the NP supports the provision of affordable housing for the needs of the plan area on exception sites.

3.19 The Ashton Hayes and Horton-cum-Peel NP sets out the following policies to address the aim of requiring good design

- Policy E1 – Local Character;
- Policy E4 – Pollution & Sustainability;
- Policy H1 – Local Housing Need;
- Policy H2 – Location of Rural Exception Sites
- Policy H3 – Design of New Housing Development.

Promoting healthy communities

3.20 The planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF Para 69 recommends that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. They should promote the creating of safe

and accessible areas, containing clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas.

- 3.21 Access to high quality open spaces and opportunities for sport and recreation is promoted in Para 73 of the NPPF for making an important contribution to the health and wellbeing of communities. Building on existing open space, sports and recreation buildings and land will only be permitted under exceptional circumstances.
- 3.22 The NPPF encourages NPs to identify and protect existing green spaces which have significant importance to the community.
- 3.23 The Ashton Hayes and Horton-cum-Peel NP is in general conformity with promoting the health communities policy of the NPPF. The Ashton Hayes and Horton-cum-Peel NP seeks to maintain and enhance the local facilities of the area and increase sustainable methods of transport including walking and cycling, whilst the environment policy of the NP protects green spaces from development except in very special circumstances.
- 3.24 The Ashton Hayes and Horton-cum- Peel NP supports and actively promotes healthy communities through a number of aims and the wider vision.
- 3.25 The Ashton Hayes and Horton- cum-Peel NP sets out the following policies to promote healthy communities:
- Policy E2 – Green Environment;
 - Policy H2 – Location of Rural Exception Sites;
 - Policy C1 – The protection, provision and enhancement of community facilities/ amenities/services
 - Policy T1 – Public Transport Improvements.

Meeting the challenge of climate change, flooding and coastal change

- 3.26 Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, taking into full account flood risk.
- 3.27 Para 95 of the NPPF states that in order to support the move to a low carbon future, LPAs should plan for new development in locations and ways that reduce greenhouse gas emissions, actively support energy efficiency improvements to existing buildings, set local requirements for sustainable buildings that are consistent with the Government's zero carbon policy and adopt nationally described standards.
- 3.28 Ashton Hayes and Horton-cum-Peel NP highlights the importance of communities taking action in their local area to tackle climate change at a local, and where possible at a national or global, level. The Plan endorses policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce carbon footprints.
- 3.29 The Ashton Hayes and Horton-cum-Peel NP is in general conformity with the meeting the challenges of climate change and flooding policy of the NPPF. The Ashton Hayes and Horton cum Peel NP requires designs, where practicable, to reduce carbon

emissions and requires new development to be assessed against the Association for Environment Conscious Buildings (AECB) GOLD energy efficiency standard.

3.30 The Ashton Hayes and Horton-cum-Peel NP sets out the following policies to meet the challenge of climate change, flooding and coastal change:

- Policy E3 – Renewable Energy;
- Policy E4 – Pollution and Sustainability,
- Policy H3 – Design of New Housing Development.

Conserving and enhancing the natural environment

3.31 Para 76 of the NPPF allows for NP's to designate land as Local Green Space, which prevents development other than in very special circumstances. Local Green Space designation should only be permitted where the area is in close proximity to the community it serves, and where it can be demonstrated to hold a particular local significance.

3.32 Para 109 of the NPPF reinforces that planning should contribute to and enhance the natural and local environment, through protecting existing landscapes and minimising impacts on biodiversity. Brownfield development should be encouraged, providing the land is not of high environmental value.

3.33 The NPPF states that the aim of conserving and enhancing the natural environment should be to minimise pollution and other adverse effects on the local and natural environment.

3.34 Ashton Hayes and Horton-cum-Peel NP aims to maintain the high quality natural environment with its protected wildlife interests in the NP.

3.35 The NP designates existing green spaces in line with the NPPF thus demonstrating general conformity. The detailed justification for the designation is set out in the NP, in summary the green spaces identified are

- Sites of Open Space value e.g. significant green spaces adjacent to roads. These help promote the impression of a green environment;
- Sites of Nature conservation value identified via an externally commissioned high level Ecological Assessment and Management Plan
- Sites of Recreational Value to the village community e.g., the cricket pitch.

3.36 The Plan sets out the following policies to conserve and enhance the natural environment.

- Policy Section 1 – Environment [E1, E2, E4]
- Policy Section 2 – Housing [H1, H2, H3].

Conserving and enhancing the historic environment

3.37 NPPF para 126 states that LPAs should have a positive strategy for the conservation and enjoyment of the historic environment.

- 3.38 Proposals that preserve historic elements and character of the setting, which make a positive contribution to the significance of the historic asset should be treated favourably.
- 3.39 Policy E1 seeks to ensure that new development in and adjoining the countryside will be acceptable where it is designed and positioned so as to be sensitive to the built environment of the village. The neighbourhood plan does not include any specific policies on the historic environment, as it is considered that the Local and National policies that exist will afford adequate protection.

4. CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

Paragraph 2(d)

A [neighbourhood plan] *meets the basic conditions if -*

(d) *the* [neighbourhood plan] *contributes to the achievement of sustainable development*

[Para 8 of schedule 4B to the 1990 Town and Country Planning Act]

- 4.1 The National Planning Policy Framework (NPPF) (paragraph 6) says that the policies in paragraphs 18-219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The appraisal of the Ashton Hayes and Horton-cum-Peel Neighbourhood Plan against the NPPF policies in Section 5 above demonstrates how the policies in the plan comply with the NPPF and therefore contribute to the delivery of sustainable development.
- 4.2 The NPPF goes on to say that there are three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land or the right type is available in the right place and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - 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.
- 4.3 The Ashton Hayes and Horton-cum-Peel NP policies are considered to contribute to sustainable development, as shown in the following table. Additionally CWaC

conducted a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) (Dec.2015) appraisal. See entry in table of references. This concluded that a full sustainability assessment was not required at this time.

Neighbourhood Plan Policy (Summary)	Contribution to Sustainable Development
E1 – Local Character New development in and adjoining the countryside will be acceptable where it is designed and positioned so as to be sensitive to the built environment of the village and its rural setting.	Performs a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Ashton Hayes and Horton =cum =Peel remains a valued and attractive place to live, work and invest.
E2 – Green Environment Designates Local Green Spaces and seeks to enhance wildlife habitats and biodiversity	Seeks to protect the natural environment, whilst protecting and enhancing areas of recreational value, thus contributing to the environmental and social elements of sustainable development.
E3 – Renewable Energy The installation of renewable energy generation capacity of up to 20% of the plan area's average electricity consumption will be promoted.	By reducing the carbon footprint of the village and encouraging renewable energy; contributes to the environmental and economic role of sustainable development.
E4 – Pollution and Sustainability Highlights how development should avoid pollution.	Performs a social and an environmental role by seeking to minimise pollution from new development, thus leading to improved health and wellbeing and having a less damaging effect on the natural environment.
H1 – Local Housing Need Indicates circumstances in which residential development, proposed in accordance with the Rural Exception Sites policy of Cheshire West and Chester Local Plan (Part One), will be supported.	Performs a social role, providing for housing to meet the needs of present and future generations, widening the choice of good quality homes and supporting a strong, vibrant and mixed community.

Neighbourhood Plan Policy (Summary)	Contribution to Sustainable Development
<p>H2 – Location of Rural Exception Sites Highlights locations appropriate for rural exception sites, along with housing for the elderly as part of schemes</p>	<p>Performs a social role, providing for housing to meet the needs of present and future generations, widening the choice of good quality homes and supporting a strong, vibrant and mixed community.</p>
<p>H3 – Design of New Housing Development Indicates ways that new development must contribute to the existing character of the village and its carbon neutral aspirations.</p>	<p>Performs a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Ashton Hayes and Horton-cum-Peel remains a valued and attractive place to live, work and invest.</p> <p>Through energy efficiency measures, aims to support the ambition to reduce the carbon footprint of the area.</p>
<p>C1 - The protection, provision and enhancement of community facilities/amenities/services Highlights that existing facilities will be protected, new facilities supported, and sites may be identified for new community facilities.</p>	<p>Performs a social role, allowing for the provision and protection of community facilities which contribute to the village's social and cultural well-being.</p>
<p>BE1 – Premises Provision States that the creation of suitable premises for local businesses will be encouraged.</p>	<p>Performs an economic role, providing employment opportunities for growth and innovation, an environmental role, protecting the natural environment, reducing commuting and re-using existing buildings and resources, and a social role, allowing for more employment opportunities which will lead to greater well-being.</p>

Neighbourhood Plan Policy (Summary)	Contribution to Sustainable Development
BE2 – New Employment Opportunities Highlights that the development and introduction of new direct employment will be supported.	Performs an economic role, providing employment opportunities for growth and innovation, and an environmental role, protecting the local character of the Parish and a social role, allowing for more employment opportunities which will lead to greater well-being.
T1 – Public Transport Improvements Highlights that developer contributions on new developments will be sought to establish pedestrian links to public transport, in line with the funding mechanisms in place for developer contributions.	Performs a social role, allowing for the provision of facilities to enable safer travel, and an economic role, ensuring that the provision of infrastructure is provided, and an environmental role, encouraging better use of sustainable transport to reduce vehicular traffic.

5. CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

Paragraph 2(e)

A [neighbourhood plan] meets the basic conditions if -

(e) the making of the [neighbourhood plan] is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

[Para 8 of schedule 4B to the 1990 Town and Country Planning Act]

- 5.1 Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. The Cheshire West and Chester Local Plan (Part One) Strategic Policies was adopted in January 2015. A number of policies from the Chester District Local Plan (2006) were also retained.
- 5.2 In the Cheshire West and Chester Local Plan (Part One) Strategic Policies Ashton Hayes and Horton-cum-Peel are included as smaller rural settlements washed over by Green Belt, subject to STRAT9 Green Belt and Countryside for which no specific growth is planned. The Local Plan has, in STRAT 8 Rural Area, identified Key Service Centres with specific targets for additional housing. Tarvin and Kelsall are both within approx. 2 miles of Ashton Hayes and are identified as Key Service Centres with growth levels of 200 dwellings each.
- 5.3 Ashton Hayes and Horton-cum-Peel NP has been produced in parallel with the now adopted Cheshire West and Chester Local Plan. The close relationship between the

community and the Council has ensured general conformity between the plans and minimised any potential conflict between the two documents. Much of the evidence used in the production of the NP is derived from information and analysis used to inform the production of the Local Plan.

- 5.4 This Basic Condition Statement therefore endeavours to demonstrate that the Ashton Hayes and Horton-cum-Peel NP is in general conformity with the strategic policies of the adopted Cheshire West and Chester Local Plan (Part One). The policies in the NP seek to refine and add detail to the overall strategic planning policies of the Local Plan. It is considered that the Ashton Hayes and Horton-cum- Peel NP is aligned with and positively supports the strategic needs and priorities of the local area and promotes development consistent with and recognising the restrictions imposed by the requirements of the strategic policies of the development plan for the area, as set out in Section 6.
- 5.5 .5 At the time of writing, CWaC were consulting on the Local Plan (Part two) land allocations and detailed policies.

6. DETAILED CONSIDERATION OF ASHTON HAYES AND HORTON- CUM- PEEL NEIGHBOURHOOD PLAN

- 6.1 The NP is intended to give the community the power to influence the development and use of land in the plan area by setting planning policies within the overall constraints of green belt policy. The NP policies are considered to be in general conformity with the policies of the Cheshire West and Chester Local Plan (Part One) Strategic Policies, and the retained policies of the Chester District Local Plan, as highlighted in the following tables:

Ashton Hayes and Horton cum Peel NP Policy	<p>Policy E1 – Local character</p> <p>New development in and adjoining the countryside will be acceptable where it is designed and positioned so as to be sensitive to the built environment of the village and its rural setting.</p> <p>Specifically this means that:</p> <ul style="list-style-type: none"> all development must comply with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One), which restricts the construction of new buildings. New housing on rural exception sites must comply with policy SOC 2 Rural Exception Sites of the CWaC Local Plan (Part One) rural development will be expected to fit in to and enhance the distinctive qualities of the landscape in which it would be situated, including the spatial characteristics as identified in the Cheshire Landscape Character Assessment the sense of compactness of the village and the unobtrusiveness of its existing developments should be preserved (See PART 3 -
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	<p>Attachment D)</p> <ul style="list-style-type: none"> • designs and layouts need to reflect the predominant village grain and the external architectural characteristics of nearby buildings • developments should be in accordance with the most up to date design standards • the valued rural views and vistas listed in PART 3 - Attachment C should be preserved • the hedgerows, which are typically managed to be taller than is general across Cheshire, should be preserved • mature or important trees, or groups of trees will be maintained. See map in PART 3 – Attachment I. Where there is a loss then suitable replacements should be provided.
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015</p>	<p>STRAT 1 – Sustainable Development aims to enable development that improves and meets the economic, social and economic objectives of the borough in line with the presumption of sustainable development.</p> <p>STRAT 9 – Green Belt and Countryside highlights what type of development will be acceptable in the Green Belt, and that it must be of an appropriate scale and design so as not to harm the character of the countryside.</p> <p>ENV 2 – Landscape indicates that development should take full account of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.</p> <p>ENV 6 – High Quality Design and Sustainable Construction stresses that development should respect local character and be of high quality design.</p>
<p>Saved policies from the Chester District Local Plan (2006)</p>	<p>ENV 21 Trees, hedgerows and woodland where developers will be expected to integrate all significant healthy trees and woodlands and important hedgerows within their development proposals. Exceptionally where the approval of a development involves the felling of such trees the Council will require replacement trees to be planted as part of an overall landscape scheme.</p> <p>ENV 22 New landscape and development where a high quality of design and implementation of hard and soft landscape works will be required in new development.</p>
<p>Comments</p>	<p>The NP is in general conformity with these Local Plan policies, indicating that development must be sensitive to the village and its rural setting, preserving rural views and be of a high design</p>

	standard.
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Ashton Hayes and Horton cum Peel NP Policy	<p>Policy E2 – Green environment</p> <p>The areas listed below and shown on the proposals map (Part 3 - Attachment B) are designated ‘Local Green Spaces’ which are to be protected from the adverse impacts of new development unless very special circumstances can be demonstrated. In addition developments or changes of land use must, where possible, enhance the local green space amenity,</p> <ul style="list-style-type: none"> • Sites of Open Space Value (detailed in PART 3 - Attachment C). Roadside woodland between Grange Road and Andrew’s Wood, between the Village Hall and Ashton Brook and from Mouldsworth to Delamere; Brines Brow picnic area and associated woodland; the triangle at the eastern end of Peel Hall Lane, the triangle at the western end of Grange Road and the greens of Peel Crescent and Brookside; green verges opposite the Church, the School and the Meadows. • Sites of Nature Conservation Value. All significant habitats of importance to wildlife (detailed in PART 3 - Attachment A), including the 5 sites on the National Inventory of Woodland, Andrew’s Wood, the 2 wildlife corridors along Gongar Brook and Mill Wood (identified during the investigative work), the 3 streams, and the ponds of significant wildlife value. • Sites of Recreational Value. The character of the field behind the village hall and the cricket pitch near the entrance to Ashton Hayes, should be protected as community open space for recreation purposes. Developments to enhance the community value will be considered where they add benefit to the recreational value of the sites. <p>On new developments and changes of land use, proposals must include full site and surrounding area habitat / ecological surveys to reflect the circumstances at the time, along with mitigating actions to address any adverse impacts. In addition they must also take opportunities to:</p> <ul style="list-style-type: none"> • enhance existing habitats and bio-diversity, including the planting of native trees and hedgerows on their boundary • encourage and support the creation of new habitats • establish effective wildlife corridors between existing and new habitats in conjunction with landowners
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	<ul style="list-style-type: none"> •enhance access between different parts of the area by requiring that any developments or changes of land use provide easy and safe pedestrian and cycle routes. However this should ensure that there is no increased disturbance to important habitats/wildlife areas •create environmentally friendly communal areas.
Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015	<p>SOC 5 – Health and Well-being highlights that proposals will be supported that promote high quality greenspace and widen the sport and recreational offer.</p> <p>SOC 6 – Open Space, Sport and Recreation stresses that proposals will be supported that improve open spaces and increase accessibility to green corridors</p> <p>ENV 2 – Landscape supports the designation of Local Green Spaces</p> <p>ENV 3 – Green Infrastructure Supports the creation, enhancement, protection and management of a network of high quality multi -functional Green Infrastructure</p> <p>ENV 4 – Biodiversity and Geodiversity seeks to safeguard and enhance biodiversity and geodiversity</p>
Saved policies from the Chester District Local Plan (2006)	n/a
Comments	The NP is in general conformity with these Local Plan policies, designating Local Green Spaces, protecting recreational spaces and wildlife corridors and encouraging biodiversity.

<p>Ashton Hayes and Horton cum Peel NP Policy</p>	<p>Policy E3 – Renewable Energy</p> <p>The installation of renewable energy generation capacity of up to 20% of the plan area’s average electricity consumption will be promoted where the following criteria are met.</p> <ul style="list-style-type: none"> •The generation facilities will result in a significant reduction in community carbon emissions over their lifetime. •Ownership of the renewable energy generation facilities are negotiated by the community, through AHCE, who will agree the selection of technology, location and appearance. •Funding is negotiated by AHCE and their advisers and will involve a mix of commercial loans, community investment and grants. •The business case for each facility is sound, and is reasonably required to meet community objectives. •Each facility is installed in such a way that land can be used and subsequently returned to its existing use over time, as more efficient technologies are developed <p>Selection of suitable locations for such facilities is based on choosing sites:</p> <ul style="list-style-type: none"> •of low ecological value and wildlife impact •where land requirement can be minimised by adopting less space intensive technologies •where the land can be shared by renewable energy facilities and some agricultural use as appropriate e.g. sheep grazing around solar panels •where the noise, smell and visual appearance of the installations are minimised such that they do not cause unacceptable nuisance nor appreciably impact the area’s sense of Green Belt ‘openness’ •where on-site compensatory measures can be and are taken for any residual impact •preferably where the community already has an established interest.
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015</p>	<p>STRAT 11 – Infrastructure highlights that the provision of appropriate new infrastructure will be supported, including schemes intended to mitigate and adapt to climate change.</p> <p>ENV 7 - Alternative energy supplies highlights that renewable and low carbon energy proposals will be supported where there are no unacceptable impacts on landscape, visual or residential</p>

	amenity, noise, air, water, highways or health, biodiversity, the natural or historic environment and radar, telecommunications or the safety of aircraft operations.
Saved policies from the Chester District Local Plan (2006)	n/a
Comments	The NP is in general conformity with these Local Plan policies, promoting the installation of renewable energy facilities in order to facilitate carbon reduction in suitable locations.

Ashton Hayes and Horton cum Peel NP Policy	<p>Policy E4 – Pollution & sustainability</p> <p>Where possible development proposals should take effective measures to avoid pollution by:</p> <ul style="list-style-type: none"> •avoiding people being exposed to pollution levels higher than existing background levels •reducing the risk of pollution of groundwater, through considering the vulnerability of the land and proposing suitable mitigation measures to be employed •reducing vehicle travel miles by encouraging use of cycle ways and footpaths. •supporting changes of land or building use which encourage local food production for local consumption. •minimising light pollution, by ensuring all community or external lighting on new developments, use suitably shielded LED lighting, such that it is not visible beyond the area to be specifically lit.
Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015	<p>STRAT 1 – Sustainable Development aims to enable development that improves and meets the economic, social and economic objectives of the borough in line with the presumption of sustainable development.</p> <p>STRAT 10 - Transport and Accessibility indicates measures that should be taken to reduce the need to travel</p> <p>ENV 1 - Flood risk and water management highlights the mechanisms that will be used to reduce flood risk, promote water efficiency measures, and protect and enhance water quality.</p>
Saved policies from the	n/a

Chester District Local Plan (2006)	
Comments	The NP is in general conformity with these Local Plan policies, indicating that development proposals should seek to reduce vehicle travel miles and reduce the risk of pollution of groundwater.

Ashton Hayes and Horton cum Peel NP Policy	<p>Policy H1 – Local housing need</p> <p>Residential development that is proposed in accordance with the Rural Exception Sites policy of Cheshire West and Chester Local Plan (Part One) is supported in the following circumstances.</p> <ul style="list-style-type: none"> •Where it clearly meets the proper evidenced eligible need of the plan area at the appropriate time of the need. •An element of market housing as permitted by the Local Plan, will be supported where a significant proportion of the market housing will be appropriate for the needs of the elderly, as defined in the plan area •Proposed schemes should where practicable be led by the community either through a community development organisation (e.g. community land trust) or with the applicant working in partnership with the community, where it can be agreed.
Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015	<p>SOC 2 - Rural exception sites highlights that where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites including those in the Green Belt, and that where it is essential to enable the delivery of affordable housing to meet local needs, a small, subsidiary element of market housing may be permitted on such sites.</p> <p>SOC 3 - Housing mix and type highlights that in order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing, including the provision of homes for older people.</p>
Saved policies from the Chester District Local	n/a

Plan (2006)	
Comments	The NP is in general conformity with these Local Plan policies, indicating that rural exception sites in accordance with policy SOC2 will be supported, and that should market housing be proposed, housing for the elderly will be supported.

Ashton Hayes and Horton cum Peel NP Policy	<p>Policy H2 – Location of Rural Exception Sites</p> <p>Valued characteristics affecting rural exception sites</p> <p>A rural exception site will be supported where it complies with Policy H1 and does not adversely impact upon the valued characteristics identified in the Ashton Hayes Built Character and Rural Perspective assessment (see Part 3 - Attachment D). The assessment is summarised as:</p> <ul style="list-style-type: none"> •a sense of Ashton Hayes being a compact village •the proximity to the countryside enjoyed by the public •the nestling of the village into the landscape •certain valued views (see 'Views' section within the Ashton Hayes Built Character and Rural Perspective). <p>Rural exception sites proposed locations</p> <p>The most suitable option below to be informed by the relevant impact of the scheme in the location proposed, such that it will have the least impact. The options are listed here in order of preference.</p> <ul style="list-style-type: none"> •Sites not located adjacent to the identified key roads (see '4.' within the Ashton Hayes Character Assessment), but are delivered through the extension of existing and secluded cul-de-sac housing development. •Where sites can only be provided adjacent to the identified key roads such impact should be mitigated through: <ul style="list-style-type: none"> •the provision of publicly accessible open green space which provides a buffer to the key road or •forming a development around a new cul-de-sac or close and providing effective and native natural screening between the development and the key road. <p>Development specifically provided for the elderly</p>
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	Where housing is provided for the elderly through affordable housing or as the market housing element of a rural exception site, priority must be given to locations as close to the village centre as possible and which have good, safe pedestrian access ways to the centre. It may be appropriate in certain cases and where part of a larger rural exception site for a development to occur on more than one site enabling each element to meet the policy above.
Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015	<p>SOC 2 - Rural exception sites highlights that where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites including those in the Green Belt, and that where it is essential to enable the delivery of affordable housing to meet local needs, a small, subsidiary element of market housing may be permitted on such sites.</p> <p>SOC 3 - Housing mix and type highlights that in order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing, including the provision of homes for older people.</p> <p>ENV 2 – Landscape indicates that development should take full account of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.</p> <p>ENV 6 – High Quality Design and Sustainable Construction stresses that development should respect local character and be of high quality design, and promote safe, secure environments and access routes.</p>
Saved policies from the Chester District Local Plan (2006)	n/a
Comments	The NP is in general conformity with these Local Plan policies, indicating that rural exception sites will be supported in appropriate and accessible locations, and that the character and setting of the village should be respected.
Ashton Hayes and Horton	<p>Policy H3 – Design of new housing development</p> <p>New development must contribute to the existing character</p>

<p>cum Peel NP Policy</p>	<p>of the NP area. Specifically designs should:</p> <ul style="list-style-type: none"> • be of good design and should not detract from the valued characteristics of the area, as identified in the Ashton Hayes Built Character and Rural Perspective assessment (see Part 3 - Attachment D. • use or reference traditional materials to assist blending with its surroundings and should not be of an imitation retro-style other than cottage style housing. In a small number of cases and where there is an overwhelming contribution to the Carbon Neutral Strategy, a pioneering design will be supported. • not dominate its surrounding area and where proposed on elevated sites it should not protrude above the predominant roofline of surrounding buildings. • include car parking and traffic considerations to meet CWaC appropriate standards <p>New developments should as far as practicable contribute to the strong carbon neutrality aspirations of the NP area. Consequently energy efficiency should be built in to the design, for maximum effectiveness. Specifically designs should</p> <ul style="list-style-type: none"> • specify construction to AECB (The Association for Environment Conscious Buildings) GOLD energy efficiency standard or any such replacement standard. Any variations to this will only be supported where it is demonstrated through an open book appraisal that the scheme is not otherwise viable despite all reasonable steps having been considered.
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015</p>	<p>ENV 2 – Landscape indicates that development should take full account of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.</p> <p>ENV 6 – High Quality Design and Sustainable Construction stresses that development should respect local character and be of high quality design, incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures, mitigate and adapt to the predicted effects of climate change and meet applicable nationally described standards for design and construction.</p>
<p>Saved policies</p>	<p>ENV 22 – New Landscape and Development where a high</p>

from the Chester District Local Plan (2006)	quality of design and implementation of hard and soft landscape works will be required in new developments.
Comments	The NP is in general conformity with these Local Plan policies, highlighting that development should be of good design and constructed to high energy standards, and not detract from the valued characteristics of the village.

Ashton Hayes and Horton cum Peel NP Policy	<p>Policy C1 – The protection, provision and enhancement of community facilities/amenities/services</p> <p>Existing community facilities, amenities and services will be protected by:</p> <ul style="list-style-type: none"> • treating the Localism Act rights applicable to building(s) or land, (identified by the Parish Council and the local authority as an asset of community value) as a material consideration in determining associated planning applications. • resisting the loss of community facilities and services unless they are to be replaced with facilities or services that are of an equal or greater value to the community. These could be on the same or another site within the plan area. <p>Proposals for the creation of new and/or improved community facilities will be supported provided:</p> <ul style="list-style-type: none"> • it can be demonstrated that they meet the needs of the community and would be financially viable • access to local services and facilities is improved for local people • noise levels and the visual impact are acceptable to residents • the use of land is minimised • that the environmental impact of any facility is minimised and compensatory measures are taken to remedy any residual impact • carbon emissions are minimised, including those produced during manufacture and installation <ul style="list-style-type: none"> • they comply as appropriate with building design and location policies E1 and H3 in so far as these are relevant.
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	<p>Identification of sites for new community facilities</p> <ul style="list-style-type: none"> • Developments must comply with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One) which restricts the construction of new buildings. • Proposals for limited greenfield/previously undeveloped land to be used for community facilities under Community Right to Build Orders will be supported, provided they support community objectives. However infill or previously developed land which is suitable and available, will be the preferred choice.
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015</p>	<p>SOC 5- Health and well-being stresses that proposals will be supported that provide opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer</p> <p>SOC 6 - Open space, sport and recreation highlights that the Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces.</p> <p>STRAT 1 – Sustainable Development aims to encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value, minimising the loss of greenfield land and high grade agricultural land.</p>
<p>Saved policies from the Chester District Local Plan (2006)</p>	<p>CF 3 – Development involving the loss of existing community facilities, land or buildings will not be permitted other than in exceptional circumstances</p>
<p>Comments</p>	<p>The NP is in general conformity with these Local Plan policies, highlighting how existing community facilities will be protected and enhanced and how the provision of new facilities in appropriate locations will be supported.</p>

<p>Ashton Hayes and Horton cum Peel NP Policy</p>	<p>Policy BE 1 – Premises provision</p> <p>The creation of suitable premises for local businesses will be encouraged. Specifically, support will be given for</p> <ul style="list-style-type: none"> • the development of home and garden offices and workshops where they have no negative impact on neighbouring properties • developments which comply with the STRAT 9 Green Belt
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	<p>and countryside policy of the CWaC Local Plan (Part One) which restricts the construction of new buildings. Where constructed they must comply as appropriate with building design and location policies H2 and H3 in so far as these are relevant.</p> <ul style="list-style-type: none"> the conversion of redundant buildings to business or mixed use rather than just used entirely for residential purposes.
Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015	<p>ECON 1 - Economic growth, employment and enterprise highlights that sustainable economic growth in the borough will be promoted, existing businesses supported and indigenous business growth encouraged.</p> <p>STRAT 1 - Sustainable development aims to enable development that improves and meets the economic, social and economic objectives of the borough in line with the presumption of sustainable development, encouraging the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value.</p> <p>STRAT 9 -Green Belt and countryside highlights that in the Green Belt the reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction will be supported, along with the expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.</p>
Saved policies from the Chester District Local Plan (2006)	<p>EC 11 The re-use of rural buildings for employment purposes will be permitted subject to certain conditions.</p>
Comments	<p>The NP is in general conformity with these Local Plan policies, encouraging the creation of business premises, particularly through conversions of existing buildings or the provision of appropriate home offices.</p>

Ashton Hayes and Horton cum Peel NP Policy	<p>Policy BE 2 – New employment opportunities</p> <p>The development and introduction of new direct employment will be supported. Specifically, support will be given for development which:</p> <ul style="list-style-type: none"> enhances the village
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	<ul style="list-style-type: none"> • provides additional facilities • actively supports the village sustainability ethos and agenda i.e. policies E1, E2, E3, E4, H2, H3, C1 and BE1. • reflects the local character of Ashton Hayes, as detailed in policy E1. • complies with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One) which restricts the construction of new buildings. Where premises are constructed they must comply as appropriate with building design and location policies in so far as these are relevant.
Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015	<p>ECON 1 - Economic growth, employment and enterprise highlights that</p> <p>Sustainable economic growth in the borough will be promoted, existing businesses supported and indigenous business growth encouraged.</p> <p>ENV6 – High Quality Design and Sustainable Construction stresses that development should respect local character and be of high quality design, incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures, mitigate and adapt to the predicted effects of climate change and meet applicable nationally described standards for design and construction.</p> <p>ENV 2 – Landscape indicates that development should take full account of the development site and its relationship with its surroundings.</p>
Saved policies from the Chester District Local Plan (2006)	n/a
Comments	The NP is in general conformity with these Local Plan policies, encouraging sustainable economic growth in appropriate locations which respect the local character of the village.
Ashton Hayes and Horton cum Peel NP Policy	<p>Policy T1 – Public Transport Improvements</p> <p>In order to improve pedestrian access to public transport, developer contributions on new developments will be sought for this purpose in line with the funding mechanisms in place for developer contributions and infrastructure and in</p>

	<p>line with policy STRAT 11 of the Cheshire West and Chester Local Plan(Part One)</p> <p>Specifically, contributions will be sought which;</p> <ul style="list-style-type: none"> • improve access to the bus service on the A54 and the rail service at Mouldsworth • address the major safety issues of pedestrians having to cross the A54 to access Chester-bound buses and having to wait at a bus stop alongside a busy trunk road without any protection from the traffic or weather • consider provision of secure cycle storage for bus and rail users at the junction of A54 and B5393 and at Mouldsworth Station. <p>To support any reasonable proposals to provide additional public transport services, which</p> <ul style="list-style-type: none"> • makes a significant contribution to the needs of the NP area residents
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015</p>	<p>STRAT 10 - Transport and Accessibility highlights that new development should minimise the need to travel and seek to ensure that appropriate provision is made for access to public transport and other alternative means of transport to the car. The safety of all road users should be taken into account in the design and layout of new developments.</p> <p>STRAT 11 – Infrastructure highlights that to ensure the delivery of infrastructure improvements the Council will support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors. New development will, where appropriate, be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Other planning obligations will be directly related to the nature and potential impact of a development taking into account material considerations including viability of a development.</p>
<p>Saved policies from the Chester District Local Plan (2006)</p>	<p>n/a</p>
<p>Comments</p>	<p>The NP is in general conformity with these Local Plan policies,</p>

	seeking appropriate contributions from development in accordance with STRAT 11, to provide suitable public transport improvements that will help encourage more sustainable forms of transport.
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7. COMPATABILITY WITH EU REGULATIONS

Paragraph 2(r)

A [neighbourhood plan] ***meets the basic conditions if -***

- (f) ***the making of the [neighbourhood plan] does not breach, and is otherwise compatible with, EU obligations***

[Para 8 of schedule 4B to the 1990 Town and Country Planning Act]

- 7.1 Sustainability Appraisals ensure that the principles of sustainable development are considered throughout the plan making process, this includes assessing against economic, social and environmental impacts. A Sustainability Appraisal has not been done as CWaC considered it not needed at this time.
- 7.2 The Strategic Environmental Assessment (SEA) is a requirement of the EU Directive on the assessment of the effects of certain plans and programmes on the environment. The requirements of the SEA Directive have been incorporated within the Ashton Hayes and Horton cum Peel NP Sustainability Appraisal. The SA has been undertaken using published government guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development plan Documents (2005).
- 7.3 The Scoping Report was produced and consulted upon in August 2012, it was sent to the statutory environmental bodies for consultation including; English Heritage, Natural England and the Environment Agency as well as being made publicly available on the Ashton Hayes and Horton cum Peel website.
- 7.4 An interim Sustainability Appraisal was produced in November 2012 in support of the draft plan. A final Sustainability Appraisal was prepared by Cheshire West and Chester Council accompanying the final Ashton Hayes and Horton cum Peel NP. CWaC undertook a Sustainability Need Assessment Feedback and Changes (Dec.2015) appraisal and advised that a full Sustainability Appraisal was not needed at this time. See Section 6 List of Mentioned Sources in the PART 1 document.
- 7.5 The Ashton Hayes and Horton cum Peel NP is considered to have met the following Human Rights Articles:
 - Article 1 – Protection of property;
 - Article 8 – Right to respect for private and family life;
 - Article 14 – Prohibition of discrimination; and,
 - Protocol 12 – Article 1 – General prohibition of discrimination.

- 7.6 This has been through the production of a consultation statement and the physical consultation work that has been undertaken.
- 7.7 The Ashton Hayes and Horton–cum-Peel NP is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d)), alone or in combination with other plans and projects. It does not propose a level of development over and above that in the Cheshire West and Chester Local Plan (Part One) Strategic Policies. The statement has been consulted on with Natural England. The Local Plan has been subject to HRA and a HRA of the NP is not required as impacts of the levels of development proposed were assessed at the Local Plan level.
- 7.8 In conclusion it is considered that the Ashton Hayes and Horton= cum= Peel NP is compliant with EU obligations.

8. PRESCRIBED CONDITIONS AND PRESCRIBED MATTERS

Paragraph 2(g)

A [neighbourhood plan] *meets the basic conditions if -*

(g) prescribed conditions are met in relation to the [neighbourhood plan] and prescribed matters have been complied with in connection with the proposal for the [neighbourhood plan]

[Para 8 of schedule 4B to the 1990 Town and Country Planning Act]

- 8.1 There are no other prescribed matters

9. CONCLUSION

- 9.1 It is considered that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 have been met by the Ashton Hayes and Horton-cum-Peel NP.
- 9.2 In reviewing the NP against the appropriate framework of National and Local planning policies there were no conflicts apparent.
- 9.3 The information within this document demonstrates general conformity with Paragraph 8 (1) (a) of the Town and Country Planning Act, therefore it is suggested that the Development Plan should proceed to Referendum.

H LIST OF MENTIONED SOURCES: PARTS 1-3

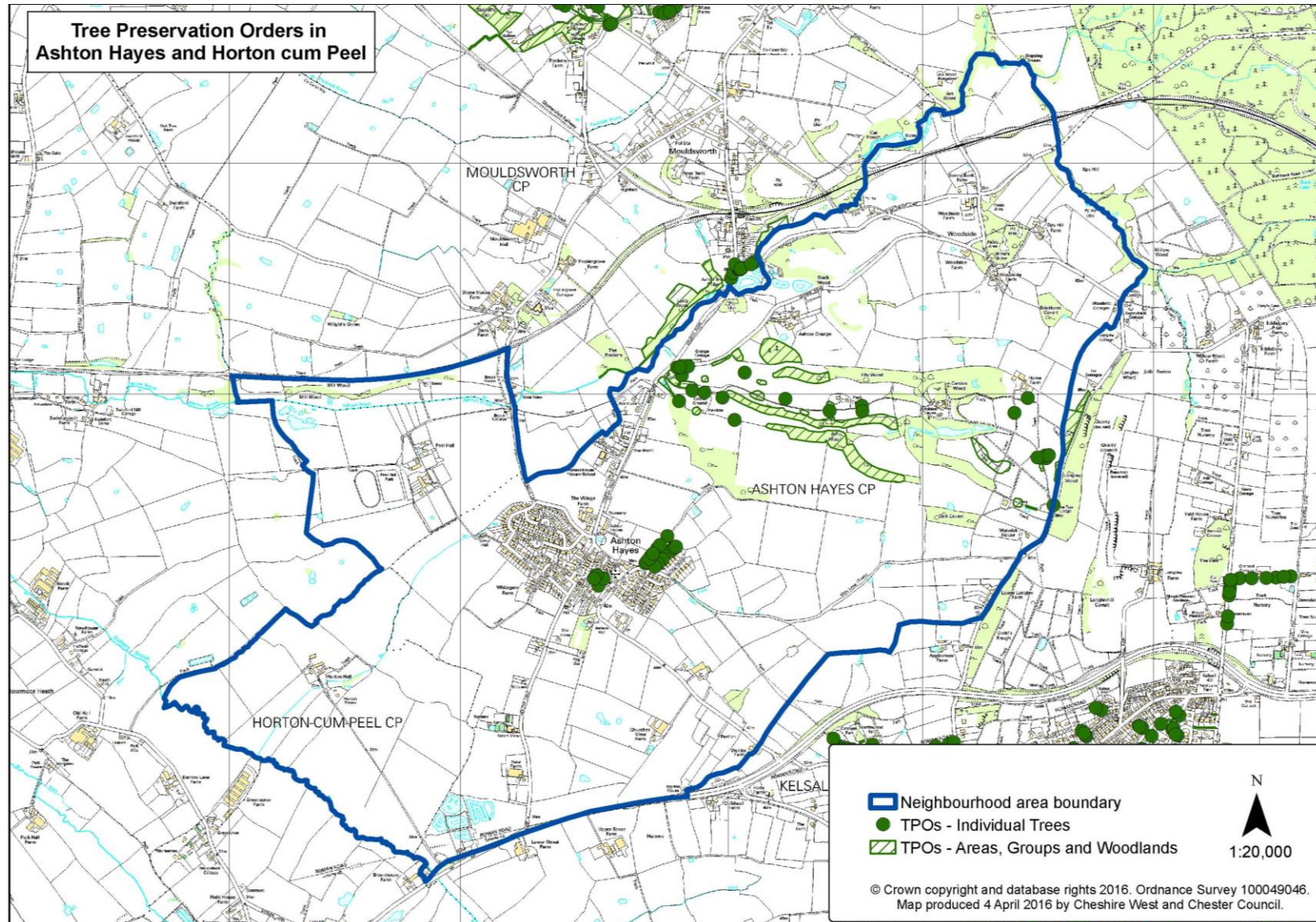
Source Document	Source of Reference
A Landscape Strategy for Cheshire West and Chester Borough Part1 (Mar. 2016)	http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_consulta/tot al_environment/natural_environment/landscape/idoc.ashx?docid=a66daa14-1bd2-4b64-8ea1-772c6fe6cf87&version=-1
ACRE Rural Community Profile for Ashton Hayes (2013)	http://www.ashtonhayespc.co.uk/general-documents/
Analysis of Tarvin & Kelsall SHMA Spatial Zone Housing (May 2014)	http://www.ashtonhayespc.co.uk/housing/
Air Quality Assessment (Aug. 2013)	http://www.ashtonhayespc.co.uk/environment/
Around Ashton (Spring 2013)	http://www.ashtonhayespc.co.uk/around-ashton-hayes-our-vill/
Around Ashton Newsletters	http://www.ashtonhayespc.co.uk/around-ashton-hayes-our-vill/
Ashton Hayes Carbon Footprint Surveys (2006-2010)	http://www.goingcarbonneutral.co.uk/diary-of-events/
Ashton Hayes Going Carbon Neutral Project	http://www.goingcarbonneutral.co.uk/
Ashton Hayes & Horton-cum-Peel Housing Needs Survey Part 2 (Oct. 2014)	http://www.ashtonhayespc.co.uk/housing/
Ashton Hayes Housing Needs Survey 2013	http://www.ashtonhayespc.co.uk/housing/
Ashton Hayes Parish Plan (2009)	http://www.ashtonhayespc.co.uk/reports/parish-plan-reports-2009/
Ashton Hayes Parish Plan consultation report (2009)	http://www.ashtonhayespc.co.uk/reports/parish-plan-reports-2009/
Ashton Hayes PV Report (Mar.2013)	http://www.ashtonhayespc.co.uk/general-documents/
Ashton Hayes School (Oct.2015)	http://www.ashtonhayespc.co.uk/facilities/
Ashton Hayes Website	http://www.ashtonhayespc.co.uk/welcome/
Basic Condition Statement	PART 3 Appendix G
Built Character & Rural Perspective	PART 3 Appendix D
Cheshire West and Chester Local Plan (Part 1) (2015)	http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/coun cil_plans_and_strategies/planning_policy/local_plan/local_plan_-_part_one.aspx

Communication and Engagement Plan (2012)	http://www.ashtonhayespc.co.uk/consultation/
CWaC Landscape Strategy Part1 Final (Mar.2016)	http://www.ashtonhayespc.co.uk/consultation/
CWaC Landscape Strategy Part2 - LCT3 Sandstone Fringe (Mar.2016)	http://www.ashtonhayespc.co.uk/consultation/
CWaC Landscape Strategy Part2 - LCT9 Cheshire Plain West (Mar.2016)	http://www.ashtonhayespc.co.uk/consultation/
CWaC Local Plan Part 1 Strategic Policies	http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/lp_1_adop_ted?tab=files
CWaC Local Plan Part 2	http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/
CWaC Strategic Environmental Assessment (Jan.2016)	http://www.ashtonhayespc.co.uk/consultation/
Cheshire Roadside Habitat Action Plan Target	http://www.cheshire-biodiversity.org.uk/action-plans/listing.php?id=20
Climate Change Act (2008)	http://www.legislation.gov.uk/ukpga/2008/27/contents
Community Action Programme	PART 3 Appendix E
Community Action Programme Proposal (Feb.2014)	http://www.ashtonhayespc.co.uk/general-documents/
Consultation Statement.	PART 3 Appendix F
CWaC Strategic Housing Market Assessment (Jul.2013)	http://www.ashtonhayespc.co.uk/housing/
CWaC Sustainability Need Assessment Feedback & Changes (Dec.2015)	http://www.ashtonhayespc.co.uk/consultation/
DCLG Planning Practice Guidelines for Renewable & Low Carbon Energy	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf
Drop In Event Communication Form (Jul.2012)	http://www.ashtonhayespc.co.uk/consultation/
Drop in Event Feedback Form (Jul.2012)	http://www.ashtonhayespc.co.uk/consultation/
Ecological Assessment and Management Plan (Nov.2013)	http://www.ashtonhayespc.co.uk/environment/
Essex Design Guide for Residential & Mixed Use Areas (2005)	http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=2982&p=0
Facilities Review Summary For Picnic In The Park (Nov.2012)	http://www.ashtonhayespc.co.uk/facilities/

Facilities Survey (Adults) (Mar. 2014)	http://www.ashtonhayespc.co.uk/facilities/
Facilities Survey (Young People) (Feb. 2014)	http://www.ashtonhayespc.co.uk/facilities/
Footpath Survey & Map (Jun.2013)	http://www.ashtonhayespc.co.uk/environment/
Habitat Report Summary	PART 3 Appendix A
Historic England SEA Response (Jan.2016)	http://www.ashtonhayespc.co.uk/consultation/
Home Working Survey (May 2013)	http://www.ashtonhayespc.co.uk/business-employment/
House Type By Region Census 2011 (Jan.2013)	http://www.ashtonhayespc.co.uk/housing/
Initial NP Survey (2012)	http://www.ashtonhayespc.co.uk/consultation/
Invitation to All Local Residents (Jun.2012)	http://www.ashtonhayespc.co.uk/consultation/
Invitation To Drop In Event Poster (Jul.2012)	http://www.ashtonhayespc.co.uk/consultation/
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I – TREE PRESERVATION ORDERS - ASHTON HAYES AND HORTON-CUM-PEEL



J – HERITAGE ASSETS IN ASHTON HAYES AND HORTON-CUM-PEEL

