

Broxton and District Neighbourhood Plan



2015 to 2030

Broxton and District Neighbourhood Plan

Contents

1. Introduction	3
2. Vision and Key Issues	5
3. Developing the Neighbourhood Plan	7
4. The Policies	
4.1 Maintain the Rural Character	9
4.2 Support the Local Economy and Businesses	16
4.3 Support Local Tourism and Recreation	18
4.4 Housing	19
4.5 Improve Infrastructure and Access to Facilities	20
5. Making it happen	23

Figures

1. Neighbourhood Plan Area	4
2 Stages in preparing a Neighbourhood Plan	7
3. Significant Views	31

Appendices

Appendix A: Glossary of Terms	25
Appendix B Strat 9	28
Appendix C Catalogue of Significant Views	29

Broxton and District Neighbourhood Plan

1. Introduction

The Localism Act introduced Neighbourhood Planning into the overall planning process in England and gave communities the right to have a say in shaping their future development at a local level.

A Neighbourhood Plan needs to be consistent with and sit below any Local Plan which, in the case of Broxton and District, has been produced by Cheshire West and Chester Council (CWaC).

In response to the Localism initiative, the local community in Broxton and District Parish has producing a Neighbourhood Plan which covers the parishes of Broxton, Duckington and Harthill which have a total area of 1333 hectares, the vast majority of which is countryside. At the time of the last Census in 2011, there were 461 people living in 214 households.

The Neighbourhood Plan will form part of the statutory development plan for the area, against which all planning applications will be assessed. The Neighbourhood Plan must be in accordance with existing national and local planning policies. It can add important new policies and detail to tailor development to the needs of the area and to ensure that the distinctive local character is treasured and preserved.

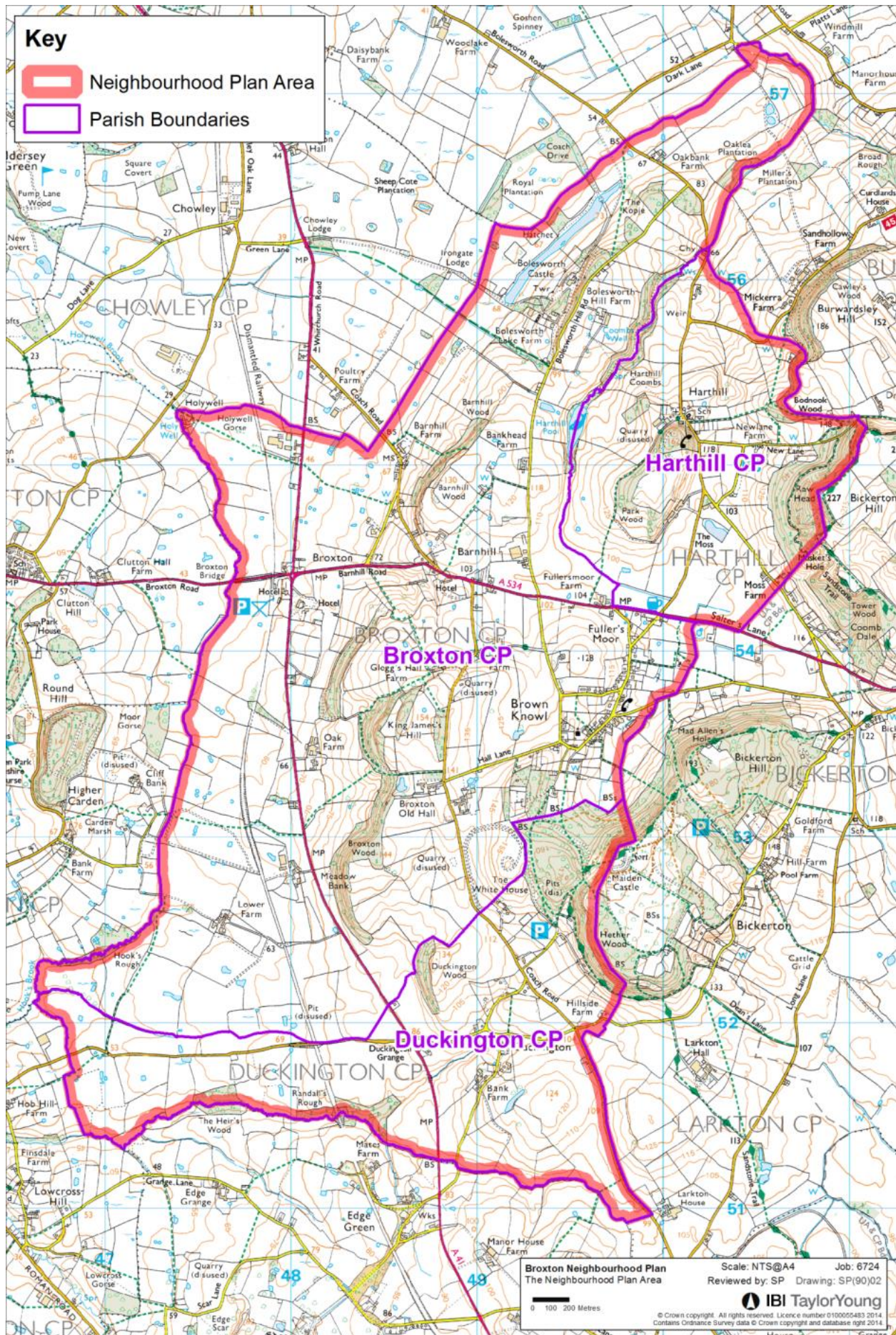
Broxton and District Parish Council formed a Working Group to lead the Neighbourhood Plan process and engaged planning consultants IBI Taylor Young to provide specialist advice and assistance. Working closely with CWaC, and with the wider local community, the Group has now prepared this version of the Neighbourhood Plan for consultation.

The Neighbourhood Plan is supported by the separate Evidence Base Summary and Character Assessment documents, which have informed the policy-writing and should be referred to for further detail. In particular, the Broxton and District Character Assessment explains exactly what is special and distinctive about the local character



Broxton and District Neighbourhood Plan

Figure 1 Neighbourhood Plan Area



Broxton and District Neighbourhood Plan

2. Vision and Key Issues

The Vision for the Neighbourhood Plan was developed by the Working Group after consultation with the community.

The Vision

Broxton and District will continue to be an attractive place, where distinctive and traditional buildings sit comfortably within a beautiful landscape. It will be seen as an excellent place to live, to visit and to work; people will come to enjoy the scenery, the views and to enjoy walking, cycling and horse riding

The larger centres of Tattenhall, Malpas, Farndon and Holt are close at hand and will service local residents.

Employment in the area will continue to be in farming, the wider economy in the rural area and local businesses



Key Issues

Following the community consultation, a number of key issues were identified with Issue 1 being regarded as the most significant

- 1. Maintain the rural character, protect the landscape and encourage nature conservation.**
- 2. Support the local economy and local businesses.**
- 3. Support local tourism and recreation.**
- 4. Limited and appropriate building development.**
- 5. Improve infrastructure and access to facilities**

Broxton and District Neighbourhood Plan

CWaC have advised that Broxton and District is likely to be designated Open Countryside * under Strat9 (see appendix B) which has been developed by CWaC . It is intended to protect the intrinsic character and beauty of the Cheshire Countryside. This will be done by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements. Following consultation with CWaC and the Local plan (part 1), the objectives outlined below were developed:

- 1. Maintain the rural character, protect the landscape and encourage nature conservation.**
- 2. Support the local economy and local businesses.**
- 3. Support local tourism and recreation.**
- 4. Ensure that development conforms to Open Countryside status.**
- 5. Improve infrastructure and access to facilities**

It is important that all activities are sustainable and reduce carbon dependency whilst recognising the special challenges that the rural location brings This should inform all policy-making.

**** Broxton and District have been advised by CWaC that Countryside and Open Countryside designations are the same***

Broxton and District Neighbourhood Plan

3. Developing the Neighbourhood Plan

A Working Group was set up by Broxton and District Parish Council in Spring 2012 and was mandated to develop the Neighbourhood Plan. Throughout the exercise it was seen as essential to involve the local community at each stage and to seek advice from CWaC and to keep them informed of progress.

Preparation and adoption of the Neighbourhood Plan followed the formal stages set out by the Government in the Localism Act (2011); a diagram of these stages is included in figure 2. As a basis for discussion and developing the Neighbourhood Plan, the Working Group collected the data and evidence that describes the area and its issues. These are summarised in the Evidence Base and a Character Assessment which describes the distinctive character of the area.

Figure 2

from 'How to Shape Where You Live: A Guide to Neighbourhood Planning', CPRE (2013)



Broxton and District Neighbourhood Plan

The key stages in developing the Plan were

- gaining approval of the Neighbourhood Plan area from CWaC - see fig 1 page 4
- an initial public meeting in July 2012 when the key issues were identified by the community.
- further public meetings were held in Dec 2012 and May 2013 at which the Vision and Objectives for the Plan were developed from the key issues and views sought.

The Neighbourhood Plan is an agenda item at each Parish Council Meeting

The objectives were tested and feedback sought from the community through a questionnaire completed during Nov and Dec 2013. There was a good response with 27% of the local population responding. This was seen a meaningful result. There was overwhelming support for all of the objectives with over 80% agreement in all cases. The most important item was seen to be **“maintain the rural character, protect the landscape and encourage nature conservation”**

It was considered that the feedback from the consultation and the objectives which were derived from them formed a firm basis for developing the detailed Plan.

A summary of the feedback is provided in the Evidence Base

The next stages in the development of the Neighbourhood Plan are shown in Section 5 – “Making it Happen”.

Each of the objectives and their associated policies are detailed in the following section.

4. The Policies

Broxton and District Neighbourhood Plan

The Neighbourhood Plan Policies:

- will be used to inform decisions on planning applications
- must be land-use and development related
- must conform to the 'basic conditions' set out in Government legislation on Neighbourhood Plans.
- must follow existing policy set out nationally and by CWaC

4.1 Maintain the rural character, protect the landscape and encourage nature conservation

The following section contains

Policies RC1 Landscape Character

RC2 Landscape Views

RC3 Community Green Spaces

RC4 Design of Buildings

RC5 Conservation

Policies

RC1. Landscape Character

Any development seeking approval will be permitted only if it contributes positively to the established landscape character. This should include consideration of the scale and position of buildings, and their relationship to topography, natural features and roads. The existing character should be maintained and replicated. Existing hedgerows and good quality mature trees should be retained wherever possible



Explanation

Broxton and District Neighbourhood Plan

Broxton and District has a very special landscape character that should not be compromised by new development. Whilst CWaC have existing policies that ensure landscape character is protected (i.e. Policy ENV2 of the Local Plan Part One) it is important that the characteristics of Broxton's landscape character are fully understood and considered when responding to and applying planning policy.

An assessment of the existing landscape character should form the first stage in the development of any new proposal. The Broxton and District Character Assessment provides a reference to the existing character and should be consulted.

RC2. Landscape Views

Any development for which approval is sought must complement, respect and protect existing views in the area and not detract from them. Application of this policy should refer to the significant views identified on the Proposals Map (figure 3 page 31). A Landscape Visual Impact Assessment or similar study should be carried out to ensure that the Landscape is not compromised

Additionally the numerous medium range views across the open fields, views from lowland to the hills and vistas should be protected.

Explanation

The Broxton Character Assessment highlights the importance of views to the landscape character of the area. The area is fortunate to have many fine views and parts are designated as an Area of Special County Value. The significant views that contribute most strongly to landscape character are described on Figure 5 of the Character Assessment and Figure 3 page 31. These form the basis for the views identified on the Proposals Map. These significant views include:

- **Major panoramic views** from high vantage points (i.e. parts of the Sandstone Ridge). These overlook much of the Neighbourhood Plan area and often range much further afield to Liverpool and the Welsh hills
- **Medium range views across the open fields** of the lowland parts of the area, taking in mature trees, hedgerows, green fields, farms and development nestled within this landscape. These are very common across the area.
- **Views from the lowland to the Sandstone Ridge and other hillsides.** These are characterised by the dramatic skyline of the ridge and by the wooded hillsides (some ancient woodland).

These views should be protected and any development assessed with regards to its impact upon them.

Any development for which approval is sought **must** complement, respect and protect existing views in the area and not detract from them and should be demonstrated in applicants' submission. It is

Broxton and District Neighbourhood Plan

proposed that a Landscape and Visual Impact Assessment or similar study should be prepared to support any planning applications and this should refer to significant views

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RC3. Community Green Spaces

The Community Green Spaces, identified on the Proposal Map and listed below, are regarded as important by the local community and have amenity value. Development that prejudices these Green Spaces, or their settings, will not be permitted.

1. The Green, Harthill
2. Brown Knowl Green
3. “Football Field” (end of Sandy Lane)
4. Duckington Green
5. Disused Railway Line



“Football Field”, Sandy Lane



Duckington Green

Explanation

The Community Green Spaces are based on the green spaces identified as being particularly important to local character within the Broxton Character Assessment. The three greens (1, 2 and 4) all have value for both the character and identity of each Settlement. The “football field” (3) has value as an informal sports and play space within a woodland setting.

The disused railway line (5) has value as a potential recreational green walking and cycling route.

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Broxton and District Neighbourhood Plan

RC4. Style of Buildings

Permanent development must reflect the prevalent local styles and distinctive architecture. Additionally any temporary development , if possible, must reflect the prevalent local styles and distinctive architecture. Where possible developments will be expected to incorporate features beneficial to wildlife.

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Explanation

Policy ENV 6 in the CWaC Local Plan Part One requires development to respect local character. Policy RC4 here provides further local guidance on how this should be achieved and assessed within the Neighbourhood Plan area, in order to conserve its specific character.

The Broxton Neighbourhood Plan Character Assessment describes the importance that local buildings contribute to local character. This includes both vernacular buildings with distinctive features and specific examples of past architectural styles. Some of the main building types in the area include:

- **Local vernacular buildings** - typically of rough-cut sandstone, shallow depth/wide frontage and traditional-pitched slate roofs.
- **Georgian style buildings** - with typical Georgian proportions and traditional pitched slate roofs.
- **Victorian farmhouses and farm-workers accommodation** – typically red brick with decorative brickwork, steeper roof pitches, vertical windows and tall chimneystacks.
- **Arts and Crafts style houses** – typically with steep roof pitches, front gables, horizontal windows and mock timber detailing.
- **Post War**

Buildings characterised by a mixture of styles but using traditional materials

Examples of each type are provided on the following pages.

Policy RC4 seeks to ensure that development does not compromise the built character that existing historical buildings contribute to the local area. Any development for which approval is sought should respect and complement existing buildings. Existing features do not necessarily need to be replicated but they do require an appropriate design response. Original architectural details such as cornices, fenestration, architraves, etc. are important to the character of the area and preservation or restoration of these features will be encouraged. Designers should demonstrate an understanding of the existing building styles and should refer to the Neighbourhood Plan Broxton Character Assessment. Where a planning application requires a formal Design and Access Statement, then this or similar should set out the designers' understanding of the existing built form and their design response.

Additionally the conservation and the attraction of wildlife to the area is significant in maintaining the rural character of the area and as such any development should seek to incorporate features to support this. For example the installation of nesting boxes for birds.

Broxton and District Neighbourhood Plan

Existing Built Form in Broxton – Distinctive Features

Local vernacular buildings



Georgian style buildings



Victorian farmhouses and farm-workers accommodation



Broxton and District Neighbourhood Plan

Arts and Crafts style houses



Post War Houses



Broxton and District Neighbourhood Plan

RC5. Conservation

Any proposal for development should include a statement on how:

- Existing wildlife species and sites will be protected
- Hedgerows and mature trees and woodland will be preserved
- Existing ponds and water courses will be preserved
- Biodiversity and geodiversity in accordance with the National Planning Policy Framework (NPPF) will be protected
- SSSI will be protected (specifically Raw Head SSI)
- Any Nature Improvement Areas (NIA) will be protected
- Soil resources will be protected
- Enhancement and creation of features to support conservation will be included

Explanation.

CWaC will need to be satisfied that proposals will not have an unacceptable impact on environmentally sensitive areas, including safeguarding habitat for bird species protected by national and international designations.

Maintaining the rural character, protecting the landscape and encouraging nature conservation was considered to be the most important issue for inclusion in the Neighbourhood Plan. It is the physical landscape, flora and fauna and farm animals that make this area so unique.

Since the Neighbourhood plan area is designated “countryside”, development in accordance with Strat 9 will be permitted. It is therefore essential that any such development is in accordance with paragraphs 109 to 125 of the National Planning Policy Framework (NPPF) and specifically

- supports and enhances Nature Improvement Areas (NIAs) since the plan area includes part of the Meres and Mosses Nature Improvement Area .
- supports the conservation and management of soils since the plan area includes grades 2 and 3a “best and most versatile agricultural land” This will assist in ensuring that the unique character of the Area is safeguarded.
- ensures that developments outside but adjacent to statutory sites or within their catchments will not have an adverse impact on them.

Broxton and District Neighbourhood Plan

4.2. Support the Local Economy and Businesses

This section includes

Policies LE1 Renewable Energy
LE2 New Employment Development
LE3 Home Working

LE1. Renewable Energy

Proposals to develop renewable energy sources in the Neighbourhood Plan area will be supported unless there are :

- **adverse impacts on landscape character and key views;**
- **adverse impacts on the character of the built environment;**
- **harm to heritage assets (including below ground archaeology) and their settings;**
- **harm to the amenity of residential areas (including visual impacts and noise, distance, traffic, pollution and odour);**
- **harm to a wildlife species or habitat;**
- **unacceptable impact on local population , for example:**
 - **unacceptable shadow flicker and electro-magnetic interference;**
 - **non-conformity with established safety distances to bridleways and public footpaths**
- **harm to underground water resources**

In all cases, application of these criteria should be considered in response to specific conditions of the site and its surroundings, including landscape, topography and land-uses.

Only development that conforms to the Local Plan policy ENV4 Biodiversity and Geodiversity will be considered

The impacts on landscape character and built character should be assessed with reference to other relevant policies in the Neighbourhood Plan.

Explanation

It is recognised that Broxton and District has a special landscape character and that this should not be negatively affected by inappropriately sited renewable energy sources, such as wind turbines and fracking installations.

Broxton and District Neighbourhood Plan

The CWaC Local Plan (Part One) in Policy ENV 7 supports renewable energy where there are no unacceptable impacts on landscape, visual and residential amenity or biodiversity and the natural and historic environment. This policy (LE1) provides further detail on the criteria that should be applied to such development within the Neighbourhood Plan area. This policy is fully within the spirit of ENV 7 and amplifies it with additional guidance.

LE2. Employment Development

The development and the limited expansion of local businesses will be supported where this does not negatively affect landscape character, heritage assets and residential amenity.

Only development that conforms to the Local Plan policy ENV4 Biodiversity and Geodiversity will be considered.

Explanation

Broxton and District is not regarded as an optimum location for significant new employment development and Local Plan policy does not direct development here. This is set out in CWaC Local Plan (Part One) policies: STRAT 8, STRAT 9 and ECON 1 and The National Planning Policy Framework (NPPF) paragraph 28 provides similar direction as does policy ENV 2 and ENV 6, and policies RC1 and RC4 of this Neighbourhood Plan. The existing adjacent employment sites at Hampton, Chowley Oak, Tattenhall and Gatesheath, all of which lie outside, but are close to, the Neighbourhood Plan area, should provide the sites for more significant new employment development due to their more sustainable locations.

There are a number of businesses within the Neighbourhood Plan area which provide local jobs and ensure that Broxton and District remains a place to work and not just somewhere to live or visit.

LE3. Home Working

Small businesses operating from home and rural businesses wishing to diversify, will be supported provided there are no negative impacts on residential amenity, landscape character and development is of a suitable scale not have other adverse impacts.

Explanation

The area is relatively remote and providing the opportunity to work from home reduces the need to travel, which will improve sustainability. This is supported by the Connecting Cheshire improvement of broadband services and the CWaC Local Plan (Part One) by Policy STRAT 9 which permits the type of development described above in the countryside.

Broxton and District Neighbourhood Plan

4.3. Support Local Tourism and Recreation

This section contains

Policies LT1 Local Tourism Development



Policies

LT1. Local Tourism Development

Applications for tourism related uses must be designed to prevent negative impacts on landscape character, significant and key views and local infrastructure.

Only development that conforms to the Local Plan policy ENV4 Biodiversity and Geodiversity will be considered.

Explanation

The area is popular with walkers, cyclists and horse riders. The local community supports small-scale tourism and recreation. However, the rural character and the relative lack of major infrastructure makes the area unsuitable for any new large-scale tourism use. In particular, most roads within the Plan area are single lane and are without footpaths. All proposals for expansion of tourist activities should include consideration of any negative impact on traffic and pedestrian numbers and safety.

Broxton and District Neighbourhood Plan

4.4 Housing

This section contains

Policies –NH1 New Housing

NH1

The development of the following housing types will be supported where appropriate and necessary

- **Agricultural workers dwellings**
- **Conversion of existing rural buildings (including farm buildings)**

Explanation

Broxton and District is identified as Countryside within the CWaC Local Plan (Part One) . The above policy limits potential housing development to the reuse of existing rural buildings and that which relates to a local agricultural activity. No Local Service Centres have been identified in Broxton and District, so any further housing developments would not be considered sustainable, or in line with the Local Plan (Part One).

Broxton and District Neighbourhood Plan

4.5. Improve Infrastructure and access to facilities

This section contains

Policies IF1 Community Facilities

IF2 Former Harthill Church

IF3 Road Safety for pedestrians

IF4 Communications Infrastructure

IF1. Community Facilities

Applications for community facilities will be supported if they:

- **Meet local need**
- **Improve sustainable access to facilities**
- **Are sited in the most sustainable locations**
- **Are appropriate to the area**
- **Provide local employment**
- **Do not have an unacceptable impact on nearby Key or Local Service Centres**

Explanation

Broxton and District is not a Local Service Centre and as such residents will continue to use the Key Service Centres of Tattenhall, Malpas and Farndon. The two public houses and other services that do exist in the Neighbourhood Plan area have a local role and their loss should be avoided so long as any change does not impact on the local amenity and landscape and is consistent with Strat9

IF2. All Saints Harthill Church

Retain Harthill Church as a facility that will continue to support the community and local enterprise

Explanation

This historic asset plays a significant role in defining local character. Any conversion that accompanies its re-use must not have a significant negative impact on its heritage value.

Broxton and District Neighbourhood Plan

IF3. Road Safety for Pedestrians

Road improvements and development will be permitted if they ensure safe pedestrian movement and will be allowed provided they retain local landscape character.

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Explanation

There are no footpaths or street lighting on the network of narrow country lanes and by-ways across the area . This is seen as a characteristic of the landscape in many parts of the Neighborhood Plan areaThe Sandstone Inn is situated along the A534 and the Egerton Arms is situated on the A41. The pedestrian routes along these roads are potentially hazardous.

The A534 and A41 carry a significant amount of fast moving traffic. In many places along these roads pavements do not exist but where they do they are narrow, some are overgrown and some lost.

The garage shop and services located at the Broxton roundabout at the intersection of the A534/A41 have no safe pedestrian access for the communities of Harthill, Brown Knowl, Duckington and Fullers Moor.

Realistically we would not expect there to be any major improvements to pedestrian access

IF4. Communications Infrastructure

Development that will improve virtual connectivity in the area will be supported provided they do not negatively impact on landscape character, heritage asseis or residential amenity.

Only development that conforms to the Local Plan policy ENV4 Biodiversity and Geodiversity will be considered.

Explanation

In rural areas, where public transport accessibility is limited, virtual communications are important to maintain connections and promote sustainability. Improvements will also support small businesses in the area, many of which operate from homes.

Broxton and District Neighbourhood Plan

The Connecting Cheshire project has provided Superfast Broadband and it is hoped that this initiative will benefit all of the Neighbourhood Plan area.

Mobile telephone signal is not present for all networks throughout the area and improving reception for networks should be a priority.

It is important that virtual connectivity provision in the area continues to respond to technological advances.

Broxton and District Neighbourhood Plan

5. Making It Happen

This is a draft version of the Neighbourhood Plan. It will be the subject of a formal period of public consultation prior to submission to the local planning authority. On submission to Cheshire West and Chester Council (CWaC) the Neighbourhood Plan will be accompanied by a series of documents including:

- **Evidence Base Summary** – sets out the key facts emerging from the data sources that inform the Neighbourhood Plan
- **Character Assessment** - this describes the features that demonstrate the special character of the area and include both man-made and natural features. It explains how the character derives from both the topography and wider landscape and from the local history of the area. It also defines a series of 'character areas' that enable this to be more specific.
- **Basic Condition Statement** - explains how the Plan fits in with existing local and national planning policies.
- **Consultation Statement** – summarises the consultation that has been undertaken and how this has informed the plan-making process.
- **Sustainability Appraisal Screening Assessment** – undertaken by CWaC, this assesses whether a Sustainability Appraisal is required for the Neighbourhood Plan.

Adoption Process

After submission to CWaC, the Neighbourhood Plan must undergo a further period of formal consultation with the wider community.

The Neighbourhood Plan will then undergo Examination by an independent person with appropriate qualifications and experience, who will consider whether the Plan can be adopted as planning policy. The Inspector may make some recommendations which will need to be addressed.

This will be followed by a local Referendum at which residents of the area will vote to decide whether the Neighbourhood Plan should be formally adopted. At the referendum at least 51% of voters must support the Plan.

The adopted Neighbourhood Plan will then form part of the statutory development plan for the area. Planning applications will be assessed against the Plan together with, existing CWaC and national policies. The Parish Council will refer to the Neighbourhood Plan when they are consulted on planning applications and ensure that their responses are consistent with its policies.

Broxton and District Neighbourhood Plan

After Adoption

Work should not stop once the Neighbourhood Plan is adopted. The Plan will need to be regularly reviewed and updated (for example every 5 years). The effectiveness of the policies can be judged against the vision and objectives. The Evidence Base will also need to be kept updated as various elements change over time.

Broxton and District Neighbourhood Plan

Appendix A: Glossary of Terms



Basic Condition Statement: a document that is formally required in support of Neighbourhood Plans to explain how it complies with relevant national and local regulations and policies.

Biodiversity: the degree of variation of life, i.e. the number of species of plant or animal life.

Built character: the distinctive qualities of a place as derived from its buildings.

Community Green Spaces: Areas of open space and landscape features that have been identified as having value for local character, amenity or recreation.

Consultation Statement: a document that is formally required in support of Neighbourhood Plans to explain the community consultation that has been carried out and how this has informed the plan-making process.

CWaC: Cheshire West and Chester Council

Design and Access Statement: a document that is formally required to support certain planning applications. It must explain the design context, process, concept and describe the design proposals and access implications.

ENV 4 This policy in the Local Plan safeguards and enhances biodiversity /geodiversity through the identification and protection of sites/features of international, national and local importance. Development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

Evidence Base: the body of data, documents and local information that presents an understanding of the current characteristics of the area which is summarised in the Evidence Base.

Broxton and District Neighbourhood Plan

Character Assessment the body of data that describes the features that demonstrate the special character of the area and includes both man-made and natural features. It explains how the character derives from both the topography and wider landscape context; and from the local history of the area. It also defines a series of 'character areas' that enable this to be more accurate

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2012)

Infill: the filling of a small gap (up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement (from Local Plan Part One, CWaC).

Infrastructure: the facilities required to support an active, functioning community: including roads, footpaths, medical services, schools, shops, sports facilities etc.

Key Service Centre: settlements defined by CWaC as providing a good range of facilities and services (see Local Plan Part One, CWaC).

Listed Building: A building statutorily protected for its architectural or historic interest. Protection includes the interior as well as the exterior of the building, and may also include any buildings or permanent structures attached to or within its curtilage

Local Service Centre: settlements defined by CWaC as providing a range of facilities and services (see Local Plan Part One, CWaC).

Landscape character: the distinctive qualities of an area, as derived from its landscape.

Landscape Visual Impact Assessment (LVIA): a formal process undertaken by chartered landscape architects that is sometimes required to support planning applications. LVIA identifies important views and considers the impacts of the proposed development upon them.

National Planning Policy Framework (NPPF) The National Planning Policy Framework , published in March 2012 sets out the Government's overarching planning policy and guidance for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities. The paragraphs 109 – 125 relate to conserving and enhancing the natural environment

Renewable Energy: energy from a source that is not depleted when used (e.g. solar panels, wind turbines, ground source heat pumps, biomass).

Superfast broadband: broadband internet connection that uses fibre optic cables to deliver much improved connection speeds and data capacity.

Broxton and District Neighbourhood Plan

Sustainability: the ability or capacity of something (e.g. a development, a process) to sustain itself into the future, and to not compromise the ability of future generations to meet their own needs (e.g. burning of fossil fuels is *not* sustainable).

Sustainability Appraisal (or SEA): a prescribed process, derived from European Union regulations that assesses the impact of a proposed policy document (e.g. a Neighbourhood Plan) on sustainability.

Sustainability Appraisal Screening Assessment: a formal process that establishes whether a policy document (e.g. a Neighbourhood Plan) or a development requires a Sustainability Appraisal. This is formally required in support of Neighbourhood Plans.

Sustainable development: development that enables the needs of the present to be met without compromising the ability of future generation to meet their own needs (United Nations General Assembly Resolution 24/187).

Vision: a statement that outlines the place that the local community aims to maintain or create through successful application of the Neighbourhood Plan.

Wildlife corridor: an area of green space that acts as a habitat corridor, connecting wildlife populations.

Broxton and District Neighbourhood Plan

Appendix B Strat 9

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements

Within the countryside the following types of development will be permitted

- Development that has an operational need for a countryside location such as for agricultural or forestry operation
- Replacement buildings
- Small scale and low impact rural/farm diversification schemes appropriate to the site, location and setting of the area
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting

Development must be of an appropriate scale so as not to harm the character of the countryside

Broxton and District Neighbourhood Plan

Appendix C Catalogue of Significant Views

Photograph Locations

Number Location and Direction

1	A534 N
2	Raw Head NW
3	Raw Head SW
4	A534 N
5	A534 NE
6	Raw Head SW
7	Hill Lane W
8	Ivy Farm Lane N
9	Hill Lane SW
10	A534 NE
11	Bolesworth Road NE
12	Bolesworth Road E
13	Bolesworth Road E
14	Hall Lane N
15	Old Coach Road E
16	Cuckoo Rock SW
17	Cuckoo Rock S
18	Path junction near Cuckoo Rock NNE
19	Path junction near Cuckoo Rock NNE
20	Harthill Lane SE
21	Park Wood NW
22	Park Wood NW
23	Reading Room Lane N
24	A534 West of Broxton Roundabout N
25	A534 West of Broxton Roundabout S
26	Harthill Green W
27	Park Wood at Harthill SW
28	Stile at corner of Park Wood Harthill S
29	Moss Lane S
30	Harthill Lane near A534
31	Tilston Road by railway bridge S
32	Tilson Road looking NE
33	A41 looking NE

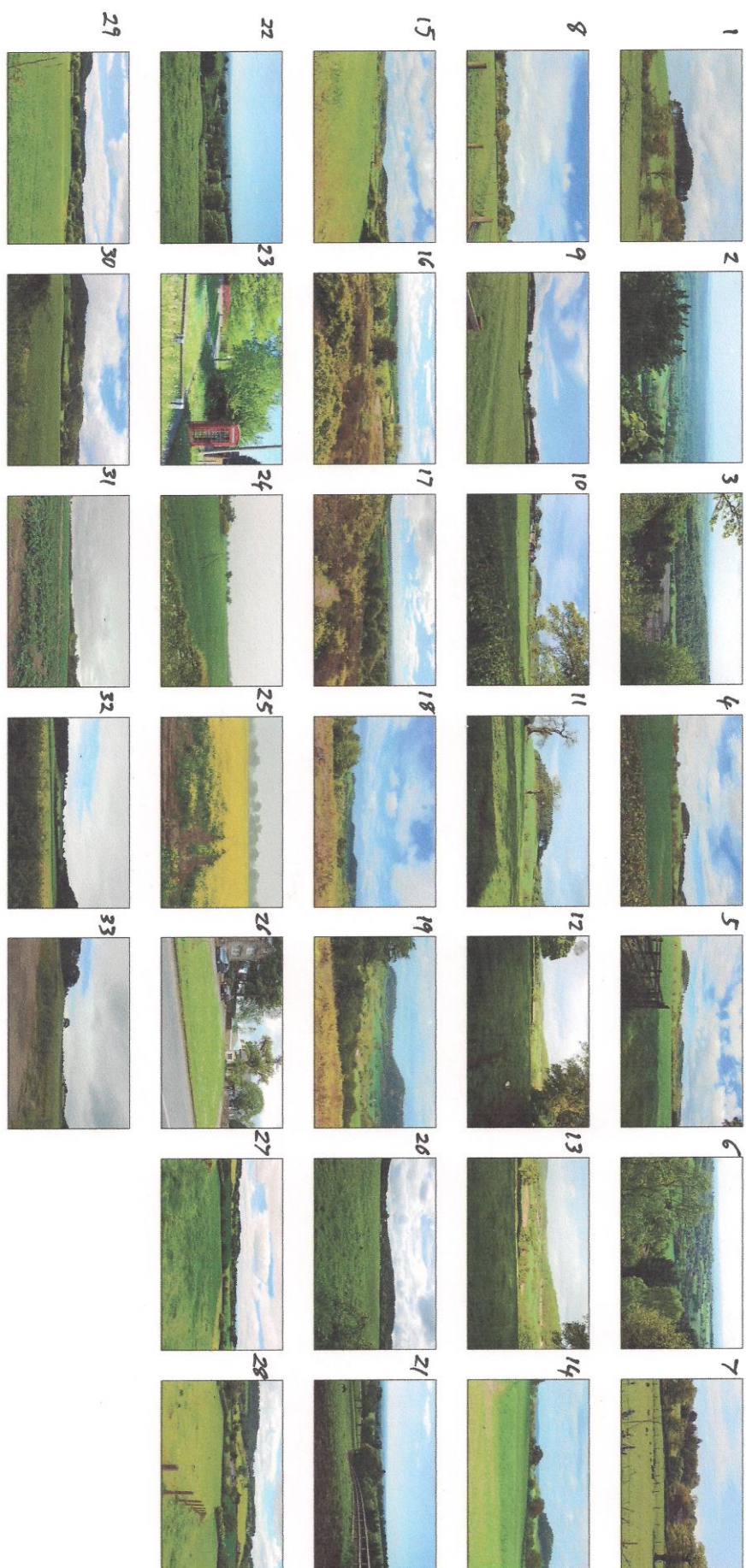
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Album:

Final photo

Date:

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Figure 3 Significant Views

