

Clotton & Hoofield Neighbourhood Plan Statement of Basic Conditions



Basic Condition Statement

This Basic Conditions Statement has been prepared in support of the Clotton and Hoofield Neighbourhood Plan (CHNP) and demonstrates how the plan meets the statutory requirements set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land) is submitted by a qualifying Body, covers a stated plan period, and identifies a designated neighbourhood area.

The core conditions for Neighbourhood Plans, as required by paragraph 8 of Schedule 48 of the Town and Country Planning Act 1990 (as amended) are as follows:

- Having regard to national policies and advice contained in National Planning Practice Guidance;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- 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);
- The making of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations;
- Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Basic Condition	Statement	Evidence/Reference
The plan is related to the use and development of land and does not include excluded development.	The Clotton and Hoofield Neighbourhood Plan relates to planning matters and does not deal with mineral extraction and waste development, nationally significant infrastructure or any other matter set out in Section 61K of the Town and Country Planning Act 1990. Policies within the plan seek to control development of a variety of types including residential, leisure, tourism and employment uses.	See submission draft.
The Clotton and Hoofield Plan is being submitted by a qualifying body.	The Clotton and Hoofield Plan is submitted by Clotton and Hoofield Parish Council which is a qualifying body as	See submission draft

	defined by the Localism Act 2011	
The Clotton and Hoofield Neighbourhood Plan covers a stated plan period.	The Clotton and Hoofield Neighbourhood Plan covers a plan period from 2015 to 2030 a period of 15 years. This reflects the date from which the Local Plan for Cheshire West and Chester (Part 1) was made.	See submission draft
The Clotton and Hoofield Neighbourhood plan covers a designated Neighbourhood Area.	The Clotton and Hoofield Neighbourhood Plan covers a neighbourhood area, as designated by Cheshire West and Chester Council on 14 th July 2017. The neighbourhood area relates only to the Parish of Clotton and Hoofield and does not include in whole or part any other neighbouring area. It is the only Neighbourhood Development Plan (NDP) in the designated area and no other NDP exists or is emerging for any part of the designated area.	See Appendix 1.
The Clotton and Hoofield Neighbourhood Plan is in general conformity with the NPPF.	In order to ensure that the Clotton and Hoofield Neighbourhood plan is in general conformity to the NPPF an assessment of compliance is included in Table 1 which also looks at compliance with Part 1 of the Cheshire West and Chester Local Plan Policies	See Table 1
The Clotton and Hoofield Neighbourhood Plan is in general conformity with the Cheshire West and Cheshire Local Plan.	In order to ensure that the Clotton and Hoofield Neighbourhood Plan conforms to the Cheshire West and Chester Local Plan an assessment of compliance has been undertaken in Table 1.	See Table 1
The Clotton and Hoofield Neighbourhood Plan	The policies in the Clotton and Hoofield	See Table 1

<p>contributes to sustainable development as set out in the NPPF.</p>	<p>Neighbourhood Plan promote sustainable development as set out in Paragraph 7 of the NPPF which points out that sustainable development consists of the following:</p> <ul style="list-style-type: none"> • To contribute to building a strong, responsive and competitive economy; • To support strong, vibrant and healthy communities; and • To contribute to protecting and enhancing the natural, built and historic environment. 	
<p>The Clotton and Hoofield Neighbourhood Plan is in conformity with the appropriate EU Regulations.</p>	<p>Habitat Regulations; It is not envisaged that any of the development that would be consented by this framework will affect any habitats covered by Natura 2000 and therefore the subject of Articles 6 & 7 of the Habitats Directive. It is not envisaged that any of the proposals covered in this plan would affect either of these designated areas.</p> <p>Environmental Impact; The Clotton and Hoofield Neighbourhood plan does not allocate sites for development. The Plan does not influence the preparation of other plans in the wider area and is designated to promote sustainable development in line with the guidance in the NPPF.</p>	<p>See submitted draft.</p>

	<p>It is not envisaged that over the life span of the plan (up to 2030) that the supported development in the Development Plan would individually or cumulatively have a significant affect when measured against the thresholds within Article 3.5.</p> <p>Human Rights; The plan has been positively prepared to ensure none of the policies infringe on any human rights from the Human Rights Act 1998.</p> <p>Prescribed Matters; There are no other prescribed matters.</p>	
--	---	--

APPENDIX 1

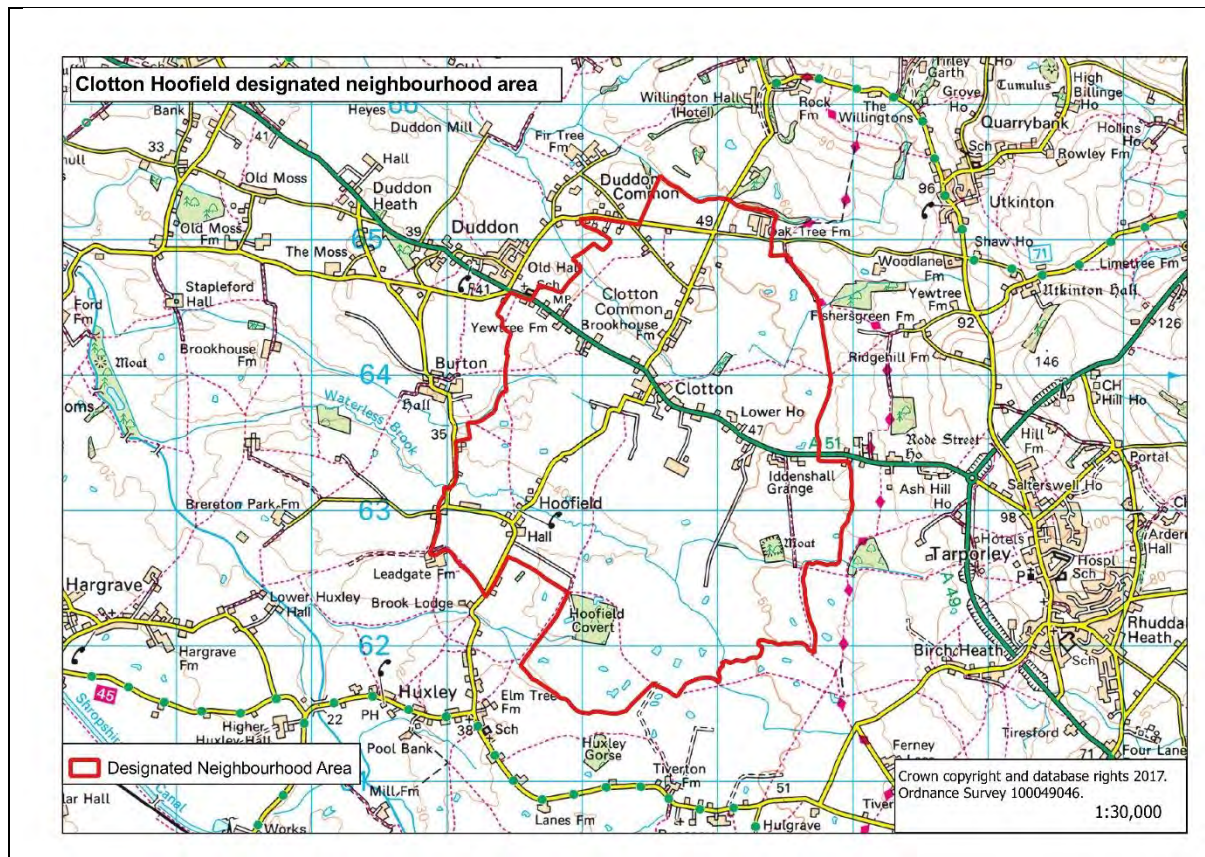


TABLE 1 – CLOTTON AND HOOFIELD NEIGHBOURHOOD PLAN POLICIES GENERAL CONFORMITY WITH LOCAL PLANNING POLICIES, REGARD TO NATIONAL POLICY GUIDANCE, AND CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

Clotton and Hoofield Neighbourhood Plan Policy	Policy RT1 Traffic and the Environment Development which will have a detrimental impact on highway safety and the living conditions of residents will be resisted. Consideration will be given towards securing planning obligations which meet the guidance in the NPPF in relation to traffic management and traffic calming measures which will make the development acceptable.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 10 Transport and Accessibility states that new development will be required to demonstrate that additional traffic can be accommodated safely and satisfactorily within the existing, or proposed, highway network and satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, requiring satisfactory arrangements being made to accommodate additional traffic generated by new development.

National Planning Policy Framework	One of the core principles of the NPPF is that transport issues should be considered from the earliest stage of plan making so that the potential impacts of development on the transport network can be addressed and mitigated to an acceptable degree.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy RT1 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy RT2 Footpaths, Cycleways and Bridleways Proposals to ensure that existing and new footpaths and bridleways are well maintained and signposted together will be supported.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 10 Transport and Accessibility states opportunities will be sought to extend and improve access to local footpath and cycle networks, including greenways, canal towpaths and the Public Rights of Way networks.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, requiring satisfactory arrangements being made to improve the footpath, cycleway and bridleway network across the plan area.
National Planning Policy Framework	One of the core principles of the NPPF is that transport issues should identify and pursue opportunities to promote walking, cycling and the use of public transport.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy RT2 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy RT3 Improving air Quality The plan seeks to protect air quality where it is of a high standard and, improve it elsewhere supporting proposals where they comply with the most up to date national and local policy; can demonstrate that the traffic impacts will not significantly decrease air quality and support actions that make positive contributions to improving air quality.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 10 Transport and Accessibility seeks to reduce carbon emissions from transport and take steps to adapt transport networks to the effects of climate change and, to contribute to safer and secure transport and promote forms of transport that are beneficial to health.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, requiring satisfactory arrangements being made to reduce emissions and improve air quality.
National Planning Policy Framework	One of the core principles of the NPPF is that the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects and for net environmental gains.

Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy RT3 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.
---	---

Clotton and Hoofield Neighbourhood Plan Policy	Policy RT4 Creation of new accesses In order to preserve and protect the rural character of the plan area where a new access is created, or an existing access is widened through an existing hedgerow or wall, the new boundary treatment should be consistent with those already in existence in terms of scale, materials and, subject to safety requirements, height..
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 10 Transport and Accessibility states that the safety of all road users should be taken into account in the design and layout of new developments.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, requiring satisfactory arrangements being made when creating new accesses.
National Planning Policy Framework	One of the core principles of the NPPF is that the patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy RT4 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role encouraging the use of sustainable transport, and an economic role ensuring that the plan area remains an accessible and attractive place to live, work, visit and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy H1 Scale of housing development. New development in accordance with Policy DM19 of Part 2 of the Local Plan will be supported in principle provided that it is small in scale (one or two houses maximum) and falling within the categories of infill, rural exception sites, brownfield land, redundant buildings or essential agricultural workers dwelling
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 9 Green Belt and Countryside permits the following development in the countryside including development that has an operational need to be in the countryside, replacement buildings, small scale and low impact farm diversification schemes, the reuse of rural buildings and the expansion of existing buildings to facilitate business growth. Part 2 of the Local Plan has yet to be adopted and the Neighbourhood Plan Policy refers directly to Policy DM19 in that plan which states that within the countryside (STRAT 9) new housing will be supported in the countryside when new housing is supported in a neighbourhood plan for the area. Policy DM19 also supports the replacement of dwellings, change of use or conversion of buildings, essential agricultural workers dwellings, redevelopment of brownfield land and the replacement of buildings on any previously developed land.

Comments	The Neighbourhood Plan is in general conformity with the emerging local plan policy which permits new housing where it is supported in a neighbourhood plan.
National Planning Policy Framework	Paragraphs 77 and 78 point out that planning policies should be responsive to local circumstances and support housing developments that reflect local needs particularly where these will support local services and allow villages to grow and thrive.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy H1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

Clotton and Hoofield Neighbourhood Plan Policy	Policy H2 type and Size of New Housing – any new housing in the plan area should contribute to a mix of 2,3 and 4 bedroom homes, including semi-detached properties and the mix should contribute to a balanced and inclusive community.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 9 Green Belt and Countryside permits the following development in the countryside including development that has an operational need to be in the countryside, replacement buildings, small scale and low impact farm diversification schemes, the reuse of rural buildings and the expansion of existing buildings to facilitate business growth. Policy SOC3 Housing mix and type supports mixed, balanced and sustainable communities and seeks to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of the particular area and especially of the provision of small family homes and a range of accommodation types to meet the longer term needs of older people. Part 2 of the Local Plan has yet to be adopted and the Neighbourhood Plan Policy refers directly to Policy DM20 in that plan which states that proposals for residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the borough.
Comments	The Neighbourhood Plan is in general conformity with the emerging local plan policy which permits new housing where it is supported in a neighbourhood plan.
National Planning Policy Framework	Paragraphs 77 and 78 point out that planning policies should be responsive to local circumstances and support housing developments that reflect local needs particularly where these will support local services and allow villages to grow and thrive.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy H2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

Clotton and Hoofield	Policy H3 Extensions and Alterations to Existing Dwellings – proposed extensions and/or alterations to existing dwellings should reflect the size
-----------------------------	--

Neighbourhood Plan Policy	and scale of the existing and adjacent dwellings and will be required to be constructed of complimentary materials.
Cheshire west and Chester Local Plan (Part 1)	There is no direct relevant policy in Part1 of the Local plan. Part 2 of the Local Plan has yet to be adopted and the Neighbourhood Plan Policy refers directly to Policy DM21 in that plan which states that proposals within the residential curtilage of a dwelling house for extensions, alterations, new outbuildings or structures, annexe accommodation, replacement dwellings, boundary treatments and hard surfacing will only be supported where they meet the criteria set out in the policy
Comments	The Neighbourhood Plan is in general conformity with the emerging local plan policy which permits development within the curtilage of a dwelling house subject to a number of criteria.
National Planning Policy Framework	Paragraphs 77 and 78 point out that planning policies should be responsive to local circumstances and support housing developments that reflect local needs particularly where these will support local services and allow villages to grow and thrive.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy H3 contributes to the achievement of sustainable development by performing a social role, providing for housing, and extensions and alterations to existing dwellings to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

Clotton and Hoofield Neighbourhood Plan Policy	Policy LE1 New Business. Proposals which extend existing or promote new small scale employment and tourism opportunities will be supported particularly when they benefit the local economy and provide local employment.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 9 Green Belt and Countryside permits the following development in the countryside including development that has an operational need to be in the countryside, replacement buildings, small scale and low impact farm diversification schemes, the reuse of rural buildings and the expansion of existing buildings to facilitate business growth. Policy ECON1 promotes sustainable economic growth in the wider sub-region encouraging indigenous business growth and attracting new inward investment creating new job opportunities across a range of sectors.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which encourages employment development of an appropriate scale and design in the countryside.
National Planning Policy Framework	Paragraph 83 supports a prosperous rural economy pointing out that policies should enable sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing and well-designed new buildings.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan Policy LE1 contributes to the achievement of sustainable development by performing a social role, providing for employment to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

Clotton and Hoofield Neighbourhood Plan Policy	Policy LE2 Use of Rural Buildings. The re-use, conversion or adaption of permanent, structurally sound, rural buildings for small businesses, farm diversification, recreation or tourism will be supported.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 9 Green Belt and Countryside permits the following development in the countryside including development that has an operational need to be in the countryside, replacement buildings, small scale and low impact farm diversification schemes, the reuse of rural buildings and the expansion of existing buildings to facilitate business growth. Policy ECON1 promotes sustainable economic growth in the wider sub-region encouraging indigenous business growth and attracting new inward investment creating new job opportunities across a range of sectors.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which encourages the re-use of redundant buildings in the countryside particularly for employment development of an appropriate scale and design in the countryside.
National Planning Policy Framework	Paragraph 83 supports a prosperous rural economy pointing out that policies should enable sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing and well designed new buildings.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE2 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role securing alternative uses for existing buildings and a social role allowing for more employment opportunities which will lead to greater well-being, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy LE3 Loss of Employment Sites and Community Facilities. Any loss of employment sites or community facilities would only be supported where it can be demonstrated that the existing use is no longer viable and the site/premises have been actively marketed for at least 2 years at an appropriate market price.
Cheshire west and Chester Local Plan (Part 1)	Policy ECON1 promotes sustainable economic growth in the wider sub-region encouraging indigenous business growth and attracting new inward investment creating new job opportunities across a range of sectors.it states that the redevelopment of employment sites to non-employment uses will be permitted where the proposed use is compatible with the retained employment uses and it can be demonstrated that the continued use of premises for employment use is no longer commercially viable or environmentally acceptable.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which encourages the retention of employment development unless it is no longer commercially viable or environmentally acceptable.

National Planning Policy Framework	Paragraph 83 supports a prosperous rural economy pointing out that the retention and development of accessible local services and community facilities such as shops and pubs is important in rural communities.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LE3 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role securing alternative uses for existing buildings and a social role allowing for more employment opportunities which will lead to greater well-being, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy LEH1 Landscape Quality and Open Countryside. All new development will be expected to respect and enhance the local landscape quality ensuring that open views and vistas are maintained and enhanced.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV2 Landscape. The local Plan will protect and wherever possible, enhance landscape character and local distinctiveness.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect the rural character of the plan area.
National Planning Policy Framework	The NPPF paragraph 170 states that planning policies should contribute to and enhance the natural and local environment by, amongst other things, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LEH1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy LEH2 Woodlands, Trees, hedgerows and Walls. All new development should seek to protect local woodland, trees, hedgerows, highway verges, walls and boundary treatment from loss or damage where these contribute to the character of the area.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV2 Landscape. Development should take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site as well as recognising, retaining and incorporating features of landscape quality into the design.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect the rural character of the plan area.
National Planning Policy Framework	The NPPF paragraph 170 states that planning policies should contribute to and enhance the natural and local environment by, amongst other things, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services.

Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LEH2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.
---	---

Clotton and Hoofield Neighbourhood Plan Policy	Policy LEH3. The existing woodlands, wildlife sites, drainage ditches, brooks and culverts in the plan area will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV4 biodiversity and geodiversity. 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.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect the biodiversity and rural character of the plan area.
National Planning Policy Framework	Neighbourhood Plan policy LEH3 helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 175 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LEH3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy LEH4. Biodiversity – proposals which affect areas of high or medium habitat distinctiveness will need to be accompanied by a comprehensive survey to assess the importance of the area and to fully evaluate the biodiversity present.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV4 biodiversity and geodiversity. 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.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect the biodiversity and rural character of the plan area.
National Planning Policy Framework	Neighbourhood Plan policy LEH4 helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 177 states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the site.

Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LEH4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.
---	---

Clotton and Hoofield Neighbourhood Plan Policy	Policy LEH5. Historic Environment. Any designated and non-designated heritage assets and historic heritage assets and their settings will be protected and enhanced.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV5 historic environment. Developments should safeguard or enhance both designated and non-designated heritage assets responding positively and avoiding loss or harm to their significance.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect the designated and non-designated heritage assets in the plan area.
National Planning Policy Framework	Neighbourhood Plan policy LEH4 helps to deliver one of the key aims of the NPPF of conserving and enhancing the historic environment including heritage assets. Para185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy LEH5 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy D1 Design of new development. All development together with alterations and extensions must demonstrate good design quality.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV6 High quality design and sustainable construction. The Local plan promotes sustainable, high quality design and construction.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to promote good design and that any new or extended building has regard to the local character of the area including the landscape context as well as the immediate built environment.
National Planning Policy Framework	Neighbourhood Plan policy D1 helps to deliver one of the key aims of the NPPF of creating high quality buildings and places. Paragraph 127 states that planning policies should ensure that developments will function well and add to the overall quality of the area; are sympathetic to local character and history and establish and maintain a strong sense of place.
Contribution to the Achievement	Neighbourhood Plan policy D1 contributes to the achievement of sustainable development by performing a social role, creating a high

of Sustainable Development	quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.
-----------------------------------	---

Clotton and Hoofield Neighbourhood Plan Policy	Policy D2 Environmental Sustainability and Climate Change. All new development in the plan area should seek to achieve high standards of sustainability and, in particular, demonstrate how design, construction and operation have sought to incorporate the use of appropriate technologies.
Cheshire west and Chester Local Plan (Part 1)	Policy ENV6 High quality design and sustainable construction. The Local plan promotes sustainable, high quality design and construction.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to promote good design and sustainability encouraging the sustainable management of waste, energy efficiency measures and to mitigate and adapt to the predicted effects of climate change.
National Planning Policy Framework	The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It also points out in paragraph 148 that the planning system should support the transition to a low carbon future in a changing climate.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy D2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy C1 Community Facilities. Proposals that retain and/or enhance the provision, quality and accessibility of existing uses, buildings or land for public or community use will be supported where they do not conflict with other policies in the plan..
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 11 Infrastructure. The Council will support measures to protect, enhance and improve access to facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect, enhance and improve existing community facilities..
National Planning Policy Framework	The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places including the promotion of social interaction and the provision of the social, recreational and cultural facilities that services the community needs.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy C1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.

Clotton and Hoofield Neighbourhood Plan Policy	Policy C2 Existing Community Facilities. The retention, continued use, refurbishment or improvement of the existing community facilities across the plan area will be supported.
Cheshire west and Chester Local Plan (Part 1)	Policy STRAT 11 Infrastructure. The Council will support measures to protect, enhance and improve access to facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan Part 1 which seeks to protect, enhance and improve existing community facilities.
National Planning Policy Framework	The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places including the promotion of social interaction and the provision of the social, recreational and cultural facilities that services the community needs.
Contribution to the Achievement of Sustainable Development	Neighbourhood Plan policy C2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to live, an environmental role, protecting the natural environment, and an economic role, ensuring that the plan area remains a valued and attractive place to live, work and invest.