

# Cheshire West and Chester Council

## Neighbourhood Planning - Strategic Policies

Neighbourhood plans allow local communities to set out their own planning policies for the development of land in their area. However, one of the requirements of a neighbourhood plan is that its policies are in 'general conformity' with the strategic policies of the adopted development plan (Local Plan) for the area.

For the purposes of neighbourhood planning in Cheshire West and Chester, the adopted development plan comprises the following:

- The Local Plan (Part One) – Strategic Policies (2015)
- The Local Plan (Part Two) – Land Allocations and Detailed Policies (2019)

It is important that those involved with preparing neighbourhood are clear as to which are the 'strategic policies'. The National Planning Policy Framework (NPPF, 2019) states that plans should make explicit which policies are strategic policies (para 21). It also states that strategic policies are those:

- Necessary to address the strategic priorities of the area (and any relevant cross-boundary issues) (para 21).
- That should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies (para 21).
- That look ahead over a minimum 15 year period from adoption, to anticipated and respond to long-term requirements and opportunities (para 22).

Paragraph 20 of the NPPF states that 'strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- a) Housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) Community facilities (such as health, education and cultural infrastructure); and
- d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure and planning measures to address climate change mitigation and adaptation'.

The NPPF identifies that non-strategic policies can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies (para 28).

The NPPF states in the glossary that 'strategic policies' are 'policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act.

When considering which policies should be regarded as 'strategic', national Planning Practice Guidance (PPG) does not presume that every policy in a Local Plan is strategic. The PPG identifies that strategic policies address strategic priorities for an area, non-strategic policies deal with more detailed matters.

Paragraph 076 (Reference ID: 41-076-20190509) of the Neighbourhood Planning PPG provides guidance on how strategic policy should be determined and states that when reaching a view on whether a policy is strategic, the following are useful considerations:

- 1) whether the policy sets out an overarching direction or objective
- 2) whether the policy seeks to shape the broad characteristics of development the scale at which the policy is intended to operate
- 3) whether the policy sets a framework for decisions on how competing priorities should be balanced
- 4) whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- 5) in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- 6) whether the Local Plan identifies the policy as being strategic

Cheshire West and Chester's Local Plan (Part One) Strategic Policies provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. As such, all of the policies within the Local Plan (Part One) are considered to be strategic for the purposes of Neighbourhood Planning.

The above guidance has been applied to identify which of the policies within the adopted Local Plan (Part Two) are considered to be strategic for the purposes of Neighbourhood Planning. The table below shows the assessment process and identifies whether the policies are considered to be strategic. Generally, policies have not been considered strategic if they provided detailed information to support a Local Plan (Part One) policy.

<b>Local Plan (Part Two) policy</b>	<b>NPPF guidance (para 20)</b>	<b>PPG guidance (para 076)</b>	<b>Is this a strategic policy?</b>	<b>Comments</b>
CH 1 Chester settlement area	D	1, 2, 3, 4,	Yes	Sets the overarching direction and characteristics of development in the Chester area and defines strategic open space.
CH 2 Chester regeneration areas (CH 2.A, B, C, D)	a, b, d	1, 2, 4, 5	Yes	Sets the overarching direction and characteristics of development in the key regeneration areas and identifies key site allocations.
CH 3 Employment land provision in Chester	A	5	Yes	Key allocations to meet the strategic requirement for new employment development.
CH 4 University of Chester	C	4	Yes	Sets the strategic requirements for the University of Chester campus and Parkgate Road campus.
CH 5 Chester conservation areas	D	2	Yes	Sets the overarching requirements for Chester conservation area.
CH 6 Chester key views, landmarks, gateways and historic skyline	D	2	Yes	Sets requirements for characteristics of development in the Chester area.
EP 1 Ellesmere Port settlement area	b, c , d	1, 2, 4	Yes	Sets the overarching direction and characteristics of development in the Ellesmere Port area.
EP 2 Employment land provision in Ellesmere Port (EP 2.A, B, C, D, E, F, G, H)	A	5	Yes	Key allocations to meet the strategic requirement for new employment development.
EP 3 Stanlow special policy area	a, d	1, 2, 5	Yes	Sets the requirements for a key employment area.
EP 4 Hooton Park	A	5	Yes	Sets the requirements for a key employment area.

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EP 5 Thornton Science Park	a, d	5	Yes	Sets the requirements for a key employment area.
EP 6 Ince Park	a, b, d	2, 4, 5	Yes	Sets the requirements for a key employment area.
EP 7 Ellesmere Port historic canal port	a, d	2, 3	Yes	Promotes the historic canal port as a major tourist facility and identifies criteria to protect heritage assets in the area.
N 1 Northwich settlement area	a, b, c, d	1, 2, 4	Yes	Sets the overarching direction and characteristics of development in the Ellesmere Port area.
N 2 Northwich regeneration areas (N 2.A, B, C)	a, b, c, d	1, 2, 4, 5	Yes	Sets the overarching direction and characteristics of development in the key regeneration areas and identifies key site allocations.
N 3 Meeting the outstanding housing requirement in Northwich (N 3.B and C)	a, b, d	5	Yes	Key allocations to meet the requirement for new housing in Northwich.
N 4 Employment land provision in Northwich	A	5	Yes	Key allocations to meet the strategic requirement for new employment development.
N 5 Gadbrook Park	A	5	Yes	Key employment area to meet the strategic requirement for new employment development.
N 6 Northwich conservation area	D	2	Yes	Sets the overarching requirements for Northwich conservation area.
W 1 Winsford settlement area	a, b, c, d	1, 2, 4	Yes	Sets the overarching direction and characteristics of development in the Winsford area.
W 2 Employment land provision in Winsford	a	5	Yes	Key allocations to meet the strategic requirement for new employment development.
R 1 Development in the rural area	A	1, 2	Yes	Identifies Local Service Centres.
R 2 meeting the outstanding housing requirement in Tattenhall (R2.A and B)	A	5	Yes	Key allocations to meet the outstanding housing requirement in Tattenhall
R 3 Employment land provision in the rural area (R 3.A, B, C and D)	A	5	Yes	Key allocations to meet the strategic requirement for new employment development.
GBC 1 Commercial sites in the Green Belt (GBC 1.A, B, C, D and E)	A	2	Yes	Sets requirements relating to large scale commercial sites in the Green Belt, which are of strategic importance.
GBC 2 Protection of landscape	D	2, 4	Yes	Sets the strategic framework for protection of landscape and ASCVs.
GBC 3 Key settlement gaps	D	2, 4	Yes	Sets the strategic framework relating to key settlement gaps.

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T 1 Local road network improvement schemes	B	2, 4, 5	Yes	Identifies priority local road network schemes and safeguards land for development.
T 2 A56 Hoole Road Corridor	B	5	Yes	Identifies land for a key park and ride site and identifies requirements for Hoole Road corridor.
T 3 Railway stations	B	2, 4	Yes	Supports enhancement of rail stations and safeguards land for expansion / improvement of facilities.
T 4 Rail corridors	b, d		Yes	Protects and safeguards key rail corridors for future transport use.
T 5 Parking and access	B	2	Yes	Sets requirements for access and parking for the whole borough.
M 1 Future sand and gravel working	B	5	Yes	Key allocation, Preferred Area and Area of Search to enable provision of sufficient mineral supply.
M 2 Mineral safeguarding areas – prior extraction of minerals	B	2	Yes	Sets requirements that will ensure that minerals are safeguarded.
M 3 Proposals for minerals working	B	2	Yes	The policy seeks to shape the characteristics of minerals development.
M 4 Proposals for exploration, appraisal or production of hydrocarbons	b	2	Yes	The policy seeks to shape the characteristics of hydrocarbon development.
M 5 Restoration of minerals and oil and gas sites	D	2	Yes	The policy seeks to shape the characteristics of restoration of minerals and oil and gas sites.
M 6 Salt and brine working	B	5	Yes	Identifies key sites for provision of salt and brine.
M 7 Industrial sand proposals	B	5	Yes	Identifies a key allocation for silica sand extraction.
M 8 Minerals infrastructure	B	2	Yes	Safeguards significant infrastructure that supports the supply of minerals.
DM 1 Development of previously developed land			No	The policy provides detailed requirements relating to identified settlements, countryside and Green Belt only, to support policy STRAT 1 and STRAT 9.
DM 2 Impact on residential amenity			No	The policy provides detailed requirements relating to impact on residential amenity only, to support policy SOC 5.
DM 3 Design, character and visual amenity			No	The policy provides detailed requirements relating to the design and character of development only, to support policy ENV 6.
DM 4 Sustainable construction			No	The policy provides details relating to sustainable construction only, to support policy ENV 6 and ENV 7.

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DM 5 Protection and refurbishment of employment land and premises			No	The policy provides additional detail regarding proposals that would result in loss of employment land or premises and supports policy ECON 1.
DM 6 New agricultural and forestry buildings			No	The policy provides detailed criteria relating to agricultural and forestry buildings only, to support policy STRAT 9.
DM 7 Rural diversification of land based businesses			No	The policy provides detailed criteria relating to diversification of agricultural rural businesses only, to support policy STRAT 9.
DM 8 Equestrian development			No	The policy provides detailed criteria relating to equestrian development only, to support policy STRAT 9.
DM 9 Visitor accommodation			No	The policy provides detailed criteria relating to visitor accommodation only, to support policy ECON 3 and STRAT 9.
DM 10 Caravan and camping sites			No	The policy provides additional criteria relating to caravan and camping sites only, to support policy ECON 3 and STRAT 9.
DM 11 Safeguarded areas around aerodromes		2, 3	Yes	The policy prevents adverse impact on operational integrity or safety of airport, aircraft operations, radar and navigation systems.
DM 12 Jodrell Bank		3	Yes	The policy prevents impacts on the efficiency of the Jodrell Bank Radio Telescope.
DM 13 Oulton Park			No	This policy provides details regarding Oulton Park only, to support policy ECON 3.
DM 14 City and town centres			No	This policy sets detailed requirements for developments within city and town centres only, to support policy ECON 2, ENV 5 and ENV 6.
DM 15 District and local retail centres			No	This policy sets detailed requirements for developments within district and local retail centres only, to support policy ECON 2, ENV 5 and ENV 6.
DM 16 Shopfronts			No	This policy provides criteria relating to shopfronts only.
DM 17 Advertisements			No	This policy provides criteria relating to advertisements only.
DM 18 ICT and telecommunications			No	This policy provides specific criteria relating to ICT and telecommunications only, to support policy STRAT 11 and in line with policy STRAT 9.

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DM 19 Proposals for residential development			No	This policy sets specific criteria relating to proposals for residential development only, to support policy STRAT 1, STRAT 9 and SOC 2.
DM 20 Mix and type of new housing development			No	This policy provides details relating to mix and type of new housing only, to support policy SOC 3.
DM 21 Development within the curtilage of a dwellinghouse			No	This policy provides criteria relating to development within the curtilage of a dwellinghouse only.
DM 22 Change of use to dwellinghouses and residential conversions			No	This policy relates to change of use to dwellinghouses and residential conversions only.
DM 23 Delivering affordable housing			No	This policy relates to the methods of delivery of affordable housing only to support policy SOC 1.
DM 24 Rural exception sites			No	This policy relates to rural exception sites only and provides detail to support policy SOC 2.
DM 25 Essential rural workers dwellings			No	This policy sets specific criteria relating to permanent and temporary rural workers dwellings only, to support policy STRAT 9.
DM 26 Specialist accommodation			No	This policy sets specific requirements for specialist accommodation only.
DM 27 Student accommodation			No	This policy relates to student accommodation only and provides detail to support policy SOC 3.
DM 28 Houses in Multiple Occupation			No	This policy relates to change of use from a dwelling house to HMO only.
DM 29 Health impacts of new development			No	This policy provides detailed requirements relating to health only and supports policy SOC 5.
DM 30 Noise			No	This policy provides detailed requirements relating to noise only and supports policy SOC 5.
DM 31 Air quality			No	This policy provides detailed requirements relating to air quality only and supports policy SOC 5.
DM 32 Land contamination and instability			No	This policy provides detailed requirements relating to land contamination and instability only and supports policies SOC 5 and ENV 4.
DM 33 New or extension to hazardous installations	a, b	2	Yes	The policy sets requirements for new or extensions to hazardous installations across the borough.
DM 34 Development in the vicinity of hazardous installations		2	Yes	This policy sets requirements for development in the vicinity of hazardous installations across the borough, to support policy SOC 5.

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DM 35 Open space and new development			No	This policy provides detailed requirements for open space provision only and supports policy SOC 6.
DM 36 Provision for sport and recreation			No	This policy provides detailed requirements for sport and recreation only and supports policy SOC 6.
DM 37 Recreational routeways			No	This policy provides detailed requirements for recreational routeways only and supports policy STRAT 10 and SOC 6.
DM 38 Waterways and mooring facilities			No	This policy provides detailed requirements for waterways and mooring facilities only and supports policy ECON 3.
DM 39 Culture and community facilities			No	This policy sets detailed requirements for culture and community facilities only and supports policy SOC 5.
DM 40 Development and flood risk			No	This policy provides detailed requirements for development and flood risk only and supports policy ENV 1.
DM 41 Sustainable Drainage Systems (SuDS)			No	This policy provides detailed requirements for Sustainable Drainage Systems only and supports policy ENV 1.
DM 42 Flood water storage			No	This policy provides detailed requirements for flood water storage only and supports policy ENV 1.
DM 43 Water quality, supply and treatment			No	This policy provides detailed requirements for water quality, supply and treatment only and supports policy ENV 1.
DM 44 Protecting and enhancing the natural environment	D	1, 2, 4	Yes	This policy sets out the overarching ecological network for the borough.
DM 45 Trees, woodlands and hedgerows			No	The policy sets detailed requirements for conservation, management and enhancement of trees, woodlands and hedgerows only and supports policy ENV 3 and ENV 4.
DM 46 Development in conservation areas			No	This policy provides detailed requirements for development in conservation areas only and supports policy ENV 5.
DM 47 Listed buildings			No	This policy provides detailed requirements for listed buildings only and supports policy ENV 5.

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DM 48 Non-designated heritage assets			No	This policy provides detailed requirements for non-designated heritage assets only and supports policy ENV 5.
DM 49 Registered Parks and Gardens and Battlefields			No	This policy provides detailed requirements for registered parks and gardens only and supports policy ENV 5.
DM 50 Archaeology			No	This policy provides detailed requirements for developments affecting archaeology only and supports policy ENV 5.
DM 51 Wind energy			No	This policy provides detailed requirements for proposals for wind energy only and supports policy ENV 7.
DM 52 Solar energy			No	This policy provides detailed requirements for proposals for solar energy only and supports policy ENV 7.
DM 53 Energy generation, storage and district heat networks	B	2	Yes	This policy sets out requirements for energy generation, storage and district heat networks across the borough.
DM 54 Waste management facilities	B	2	Yes	This policy sets out requirements for waste management facilities across the borough.
DM 55 Sites for replacement household waste recycling facilities	B	4	Yes	This policy sets out requirements for household waste recycling facilities.