

**HARTFORD
NEIGHBOURHOOD
DEVELOPMENT PLAN
2010-2030**

**BASIC CONDITIONS
STATEMENT**

JULY 2015

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Document: Basic Conditions Statement
Compiled by: Hartford Neighbourhood Plan Working Group



Reviewed by: R Hollens

Jo O'Donoghue (Clerk)
231 Hartford Road
Davenham
Northwich
Cheshire CW9 8JT
Tel: 01606 41862
Email: hartfordparish@btinternet.com

1 INTRODUCTION

Introduction

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Hartford Neighbourhood Development Plan (hereafter known as the Hartford Neighbourhood Plan or the Neighbourhood Plan) has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

Background to the Hartford Neighbourhood Development Plan

- 1.2 The Neighbourhood Plan has been produced by a Neighbourhood Plan Working Group including Parish Council members, community volunteers and Hartford Civic Society and the group has worked closely with Cheshire West and Chester Council (CWAC).

Supporting documents and evidence

- 1.3 Effective community engagement throughout the process will mean that the Neighbourhood Plan will belong to the people of Hartford.
- 1.4 The Neighbourhood Plan is supported by this Basic Conditions Statement, Evidence Base Summary document, Consultation Statement and Response to Consultation document. An Environmental Screening Habitat Regulation Assessment Statement has also been prepared by CWAC. All these documents have been submitted alongside the Neighbourhood Plan.

2 BASIC CONDITIONS

Basic conditions to be met

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

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

Para 8 of schedule 4B of the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

Para 8 of schedule 4B to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

How the Hartford Neighbourhood Plan meets the basic conditions

2.2 The Hartford Neighbourhood Development Plan meets the basic conditions of schedule 48 to the 1990 Town and Country Planning Act, Schedule 4B, 8(1) (a). This is set out in the following sections of this Basic Conditions Statement.

2.3 Schedule 4B section 8(1) (b) covers the provision of 61E(2), 61J and 61L as amended by s38C(5)(b) this provides a reference to the provision of 38A and 38B. The following information is submitted in respect of 38A and 38B.

38A

2.4 (1) Hartford Parish council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish. The Hartford NDP expresses policies that relate to the development and use of land only within the neighbourhood area.

38B

2.5 (1a) The Hartford NDP covers the period from 2010 to 2030. A total of 20 years with 5 year reviews. This period has been chosen to align with the Cheshire West and Chester Local Plan (Part 1).

2.6 (1b) No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.

2.7 (1c) The Hartford NDP does not relate to more than one neighbourhood area. It is solely related to the area of Hartford as designated by Cheshire West and Chester Council on 6th March 2013

2.8 (2) There are no other NDPs in place for the Hartford neighbourhood area.

2.9 (3) If there are any conflicts within the NDP, it is clarified that in the event of a conflict between a NDP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.

2.10 (4) Regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Hartford NDP. These regulations set out:

- Processes by which neighbourhood plans are to be made and set out the consultation bodies for NDPs
- NDPs that are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. An Environmental Screening and Habitats Regulation Assessment Statement has been prepared for the Neighbourhood Plan by CWAC. The screening exercise concluded that it is unlikely that there will be any significant environmental effects arising from the plan and that a Strategic Environmental Assessment is not required. It also concluded that the Plan is unlikely to have an adverse effect on a European site (as developed in the Conservation of Habitats and Species Regulations 2010)

2.11 (5) Refers to the publication of NDPs once made by a local planning authority in accordance with the regulations.

2.12 (6) Clarifies what is excluded development.

2.13 Para 1(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates. It is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

2.14 Para 1(e) such other matters as may be prescribed. There are no other matters.

3 CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2a

A draft neighbourhood development plan meets the basic conditions if -

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

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

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

- Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area;
- Be a creative exercise in finding ways to enhance and improve the places in which people live their lives; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for

development in their area, taking account of the needs of the residential and business communities;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas ..., promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resource;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for

wildlife, recreation, flood risk mitigation, carbon storage, or food production);

- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- Take account of and support local strategies to improve health, social and cultural wellbeing for all.

3.3 These principles have been embodied throughout the construction of the Hartford Neighbourhood Plan, which has had regard to the following key policy areas as evidenced below.

Building a strong, competitive economy

3.4 The NPPF Para 21 states that LPAs should plan positively for local inward investment to match and meet anticipated needs over the plan period. Support should be given to existing business whilst identifying priority areas for infrastructure provision and environmental enhancement. The NPPF encourages flexible working practices such as the integration of residential and commercial units within the same unit.

3.5 **Objective:** *Hartford's traffic at peak times of the day is identified as severe. The objective is to prevent the traffic congestion on Hartford's highway network becoming significantly more severe*

3.6 **Objective:** *To encourage local employment opportunities*

3.7 **Objective:** *Develop a vibrant and prosperous neighbourhood by delivering homes that*

meet the needs of local people and protect and enhance the quality of Hartford's built environment.

3.8 Hartford Neighbourhood Development Plan positively responds to these objectives in the following ways:

- TC1 seeks to prevent the traffic congestion on Hartford's highway network from becoming significantly more severe
- LE1 seeks to ensure parking facilities in order to support the viability of the local shops
- LE3 seeks to promote the expansion of new business opportunities
- LE4 seeks to support a broad and sustainable local economy which provides job opportunities for the residents of Hartford
- H1 supports housing growth which meets the needs of the local population including all sections of the community

3.9 There is nothing within the NDP which conflicts with these plan making aims, as set out in the NPPF.

Ensuring the vitality of town centres

3.10 Para 23 of the NPPF recognises that town/local centres are the heart of the community. Promotion of a distinctive and flourishing local economy, exhibiting vitality and dynamism will assist in the strengthening of the local economy and provide local facilities to new and existing residents.

3.11 **Objective:** To encourage local employment opportunities

3.12 **Objective:** Ensuring the current level of services is maintained for all members of the community

3.13 The Hartford NDP positively responds to these objectives in the following ways:

- LE2 seeks to ensure that ground floor existing shops remain as retail outlets
- LE1 seeks to provide provision for off street parking facilities to accommodate shoppers in order to support the viability of the local shops
- LF1 seeks to maintain and enhance local

facilities and services

- 3.14 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Supporting a prosperous rural economy

- 3.15 The NPPF Para 28 states that sustainable growth and expansion of all business types will be supported along with the retention and development of local services and community facilities in villages, such as shops, meeting places, sports venues and cultural facilities.
- 3.16 **Objective:** Support sustainable economic growth that will protect and maintain existing businesses and encourage local employment opportunities.
- 3.17 **Objective:** Ensuring that the current level of services enjoyed in the village is maintained and continues to meet the needs of the growing population
- 3.18 The Neighbourhood Plan positively responds to these objectives in the following ways:
- LE3 seeks to promote the growth of new and existing businesses
 - LF1 seeks to maintain and enhance local facilities and services
- 3.19 There is nothing within the Neighbourhood Plan that conflicts with these plan making aims as set out in the NPPF.

Promoting sustainable transport

- 3.20 Para 37 of the NPPF states that policies should aim for a balance of land uses within their area, allowing for people to be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

- 3.21 **Objective:** The objective is to prevent the traffic congestion of Hartford's highway network becoming significantly more severe

- 3.22 **Objective:** To improve the pedestrian environment and ability to move around by other means than the private motor car.

- 3.23 The Hartford NDP positively responds to these objectives in the following ways:

- TC1 seeks to prevent the traffic congestion on Hartford's highway network from becoming significantly more severe
- TC3 seeks to provide safe, direct and attractive pedestrian and cycle routes
- H4 seeks to ensure that Hartford's highway system can accommodate any increase in the volume of traffic generated by new development
- TC4 proposes a village travel plan which will address all transport issues holistically and promotes travel by sustainable modes.

- 3.24 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Supporting high quality communication infrastructure

- 3.25 Para 162 of the NPPF, refers to infrastructure and specifically the provision of telecommunication infrastructure. Para 42 specifically refers to the development of high speed broadband technology which plays a vital role in the provision of local community facilities and services.
- 3.26 Provision of superfast broadband is an important priority identified by the community of Hartford and as an aspiration of this Neighbourhood Plan. Superfast broadband provides a sustainable alternative which will help to reduce the need for travel. This is reflected in CWAC's aspirations to roll out the provision of superfast broadband to all parts of Cheshire through the Connecting Cheshire Partnership. Superfast broadband is

currently not available in all parts of the village but is needed to enable more people to work from home and serve the needs of local businesses.

- 3.27 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Delivering a wide choice of high quality homes

- 3.28 The NPPF para 54 states that LPAs should be responsive to local needs particularly for affordable housing. It is appropriate that NDPs as locally specific and statutory elements of the adopted Development Plan can set the criteria that refine the application of National Policy. It is clear that the NPPF does not wish to set a blanket approach to such elements of policy and a NDP is an appropriate mechanism to provide a locally distinctive approach to the aspect of policy.

- 3.29 The NPPF encourages a mix of housing to create a choice of house types. It seeks mixed and inclusive communities through planning for demographic trends. The NPPF also defines intermediate affordable housing as housing that is sub market and restricted to eligible households by reference to local incomes and house prices.

- 3.30 Objective:** To develop a vibrant and prosperous neighbourhood by delivering homes that meet the needs of local people and protect and enhance the quality of Hartford's built environment.

- 3.31 Objective:** New development should create a sustainable and mixed

community. Particular consideration must be given to housing suitable for the ageing population and housing which is affordable to young people.

- 3.32 The Neighbourhood Plan positively responds to these objectives in the following ways:

- H1 seeks to ensure that all development should aim to provide housing which meets local housing need. Local housing need has been identified from available local statistics and consultation with the community in association with the independent parish needs survey. This will ensure that development provides an appropriate mix of housing types that respond to local demand, including affordable homes and the provision of accommodation types to meet the long term needs of older people.

- 3.33 There is nothing with the NDP which conflicts with these plan making aims as set out in the NPPF.

Requiring good design

- 3.34 Para 56 – 62 of the NPPF explain how plan-making should promote high quality design. It states that good design is a key aspect of sustainable development. Developments should ensure that they add to the overall quality of the area for lifetime of the development, establishing a strong sense of place responding to local character, and are safe yet attractive.

- 3.35 **Objective:** Protect and enhance local distinctiveness by ensuring that all development is in keeping with the existing character of the village in relation to design and style.

- 3.36 Hartford NDP positively responds to these objectives in the following ways:

- BELD 1 seeks to ensure that all development is of high standard of design and

construction, be in keeping with the character and scale of surrounding property.

- BELD 3 seeks to safeguard and enhance heritage assets and the character and setting of areas of acknowledged significance in the parish.
- H5 seeks to ensure that the character of new housing should reflect the existing housing character of Hartford and new development should contribute to creating sociable and inclusive neighbourhoods that respond to the village character

3.37 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Promoting healthy communities

3.38 The planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF Para 69 promotes the creating of safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas.

3.39 Access to high quality open spaces and opportunities for sport and recreation are promoted in Para 73 of the NPPF for making an important contribution to the health and well-being of communities. Building on existing open space, sports and recreation buildings and land will only be permitted under exceptional

circumstances.

3.40 The NPPF encourages NDP to identify special protection green spaces which have significant importance to the community.

3.41 **Objective:** To ensure that the natural environment areas continue to be protected

3.42 **Objective:** To seek the promotion of sustainable transport by cycling and walking to assist the aims of health and well being

3.43 Hartford NDP positively responds to these objectives in the following ways:

- TC3 seeks to provide safe, direct and attractive pedestrian and cycle routes
- NE2 seeks to protect open green space
- LF1 seeks to require new development to assess and mitigate the impact on existing community facilities that are available in the village as well as those relating to education, health and well being

3.44 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Protecting Greenbelt land

3.45 Para 79 of the NPPF attaches great importance to Greenbelt land. The fundamental aim of Greenbelt policy is to prevent urban sprawl by keeping land permanently open.

3.46 **Objective:** Green Belt forms an important role in protecting designated areas for forestry and agriculture as well as providing habitats for wildlife. Green Belt offers additional benefits by providing access to open space which offers opportunities for outdoor activities that promote health and well being and gives unique character to an area.

3.47 Hartford NDP positively responds to these objectives in the following ways:

- NE2 seeks to protect green corridors
- NE3 seeks to protect designated local wild life sites

3.48 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Conserving and enhancing the natural environment

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

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

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

- Green spaces, identified in appendix 6.26, 6.27, 6.28 & 6.29 are outside the settlement

boundary but within the parish, and within close proximity to the community and are areas of Green Belt and Open Countryside, together with land which has the added protection of ASLEV designation. These areas are referred to in policies NE1, NE2 and NE3 and all identified as having either amenity value, sport and recreation value, nature conservation value or special community value.

- Policy H3 requires the appropriateness of new housing to be considered, and promotes brownfield development ahead of Greenfield development.
- Policy H6 seeks to protect greenbelt and open countryside to limiting development to only that which requires a countryside location.
- Policy BELD2 seeks to protect identified key views which are important to local character.

3.52 There is nothing within the NDP which conflicts with these plan making aims as set out in the NPPF.

Conserving and enhancing the historic environment

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

3.54 Proposals that preserve historic elements and character of the setting, which make a positive contribution to or better reveal the significance of the historic asset should be treated favourably. The NPPF recognizes the importance of both designated and non designated heritage assets.

3.55 **Objective:** The aim is to protect and enhance our heritage assets and the distinctive local character of the built environment

- 3.56 The Neighbourhood Plan area includes a number of Grade II and locally listed heritage sites and a Conservation Area. All these areas are identified within the Neighbourhood Plan and shown in appendix 6.25 and 6.25.
- 3.57 As these existing designations are well covered by existing national and local policy and legislation, the Neighbourhood Plan instead focusses on undesignated heritage assets that have not been currently identified, thereby seeking to add value.
- 3.58 The Neighbourhood Plan positively responds to this objective in the following ways:
- Policy BELD1 requires new development to be of a high standard of design and be in keeping with the scale and character of the surrounding development of Hartford.
 - Policy BELD3 requires development to safeguard or enhance both designated and non designated heritage assets and the character and setting of areas of acknowledged significance in the parish.
- 3.59 There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims set out in the NPPF.

4 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

Paragraph 2(d)

*A draft neighbourhood development plan meets the basic conditions if -
(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development*

- 4.1 Sustainable development is about positive growth - making economic, environmental and social progress for this and future generations.
- 4.2 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 4.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 4.4 The Hartford NDP has been subject to a Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulations Assessment Screening Opinion and Determination (undertaken by Cheshire West and Chester) a copy of which has been submitted in support of the plan. This explains how the policies of the Neighbourhood Plan integrate with the Local Plan and concludes that it is unlikely there will be any significant environmental effects arising from the plan and that a Strategic Environmental Assessment is not required. It also concluded that the plan is unlikely to have an adverse effect on a European Site (as defined in the Conservation of Habitats and Species regulations 2010).
- 4.5 The Neighbourhood Plan has considered all aspects of economic, social and environmental sustainability in its production and its policies will contribute to the promotion of sustainable development. This is summarized in Appendix 2 (which is informed by the afore mentioned Screening

Assessment.

- 4.6 The contribution of the plan to sustainable development can also be understood by the consideration in Section 3 of how the plan responds to the guidance set out in the NPPF, which itself seeks to promote sustainable development.

5 CONFORMITY WITH THE STRATEGIES OF THE DEVELOPMENT PLAN

Paragraph 2(e)

A draft neighbourhood development plan meets the basic conditions if -

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

- 5.1 Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. Section 38 of the Planning and Compulsory Purchase Act 2004 defines "development plan" as the development plan documents (DPDSs) adopted for the area and Schedule 8 extends this to include saved local plans.
- 5.2 The Local Plan (Part 1) was adopted on 29th January 2015. It has been considered appropriate to assess policies of the Neighbourhood Plan against both the Local Plan (Part 1) and the retained policies of VRBC. This is set out in the following section and section 6.

The Cheshire West and Chester Local Plan (Part 1)

- 5.3 Cheshire West and Chester was formed following the Local Government Reorganisation in 2009. This consisted of Chester City, Vale Royal, Ellesmere Port and Neston and Cheshire County Council all becoming Chester West and Chester Council.
- 5.4 Hartford NDP has been produced in parallel with the Cheshire West and Chester Local Plan. The close relationship between the community and the Council has ensured general conformity between the plans and minimised any potential conflict between the two documents. The evidence used in the production of the Hartford Neighbourhood Plan is derived from information and analysis used to inform the production of the Local Plan (Part 1)
- 5.5 The vision for Hartford in the Local Plan (Part 1) is to support the main settlements

in the Borough and further fulfil their role and function in providing access to services and facilities for their local and surrounding communities. Within the rural area there will be high quality sustainable housing and employment development to meet the needs of local communities, whilst protecting the character of the Cheshire countryside.

- 5.6 The local Plan (STRAT5) sets out the proposed level of new housing provision for the Northwich Urban Area which includes Northwich and 9 adjacent settlements including Hartford and has a target level in the region of 4,300 new dwellings
- 5.7 The Local Plan will provide strategic planning policies for the Cheshire West and Chester Area. Some of the existing Saved Policies will be retained for the purposes of development control to supplement the strategic policies of the Local Plan.
- 5.8 This Basic Condition Statement endeavours to demonstrate that the Hartford NDP will not conflict with the retained policies of VRBC and the Local Plan (Part 1).
- 5.9 The policies in the Hartford Neighbourhood Plan reflect the Local Plan (Part 1). It seeks to refine and add details to the overall strategic planning policies of the Local Plan.
- 5.10 The Hartford NDP is intended to *"give the community the direct power to plan the area in which they live through setting planning policies for the development and use of land"*.
- 5.11 It is considered that the Hartford NDP is in conformity with and positively supports the strategic needs and priorities of the local area and promotes development consistent with the requirements of

the strategic policies of the development plan for the area. Appendix 3 cross references the Hartford Neighbourhood Plan policies with those of the adopted Local Plans (Part 1) and the retained policies of VRBC.

VRBC Local Plan Retained Policies

5.12 The strategic context for the VRBC Local Plan comprised national, regional and strategic planning policy.

5.13 The overall aim of the Local Plan was to adopt a holistic approach towards improving the quality and vitality of all facets of life in Vale Royal.

5.14 Vale Royal Councils aim was to ensure a continued balance between a development which will bring investment and new jobs into the area, improve facilities, a range of good quality housing, and the protection and enhancement of the areas natural and built environment.

5.15 Whilst the policies within the Local Plan Part 1 will replace some of those retained in the currently adopted development plan for the borough, some extant policies will be retained until such a time as they are replaced by policies within the Local Plan (Part 2) Land Allocations and Details Policies Plan. The following policies of the Hartford Neighbourhood Development Plan are considered to be consistent with the following retained policies of the VRBC Local Plan:

- T3 Public transport
- T4 Railways
- T5 Railway stations
- T13/14 Parking in town and village centres
- T15 Provision of access for people with disabilities

- T20 Travel Plans
- E3 Redevelopment of existing and proposed employment land for non employment purposes
- RT 3 Recreation and open space in new developments - standards
- RT 6 Village Facilities
- NE1 Protection of Nature Conservation
- NE6 Wildlife Corridors & Green Wedges
- NE7 Protection and enhancement of landscape features
- NE8 Provision and enhancement of landscape in new development
- NE9 Trees and Woodland
- NE11 Areas of special county value
- NE12 ASLEV
- NE13 River corridors
- BE1 Safeguarding and improving the quality of the environment
- BE4 Planning obligations
- BE5 Historic environment listed buildings
- BE8 Listed buildings and archaeology
- BE10 Historic environment
- BE18 Telecommunications development
- H2 Allocations for housing development
- GS5 Open countryside
- GS9P Developer contributions to transport and public rail improvements
- E1 General requirements for employment use

6 DETAILED CONSIDERATION OF HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN

Topic 1 – Transport and Communications

Policies:

TC1 Any major development over 10 dwellings will need to demonstrate that additional traffic from the development can be accommodated safely and satisfactorily within the existing severely congested highway network.

TC2 Developers will be required to ensure that the travel and parking impacts of their proposals are accurately identified, assessed and mitigated. This should be discussed at an early stage with Cheshire West and Chester Highways officers so that the full implications of the lack of station and village car parking facilities can be addressed. Opportunities to improve public transport will be sought.

TC3 New development should provide for safe, direct and attractive pedestrian and cycle routes through the developments and into the centre of the village, where these are required by the developer and do not currently exist or are in need of improvement. All new roads must have pavements on each side.

TC4 Hartford Parish Council will oversee the preparation and regular updating of a Village Travel Plan for Hartford which will promote a holistic, joined up strategy to transport and parking. Where applicants are required to produce a Travel Plan to support a planning application they will be encouraged to work with the Parish Council to contribute to the Hartford Travel Plan rather than producing a stand alone travel plan.

Aspiration:

- Communications – support Cheshire West and Chester Council’s aspirations to roll out the provision of Superfast broadband to all parts of Cheshire through the Connections Cheshire Partnership.

6.1 The Transport and Communications objectives and policies of the Hartford NDP is considered to be in general conformity with the following retained policies of the VRBC Plan and the Cheshire West and Chester Local Plan (Part 1)

Retained Policies of Vale Royal Borough Local Plan.

6.2 **BE18 Telecommunications development** reflects the Government’s planning policy for telecommunications development, which is to facilitate the growth of new and existing systems.

6.3 **BE1 Safeguarding and improving the quality of the environment** requires that new development should not generate sufficient traffic to cause nuisance or danger, nor require any major improvement of the road network and parking provision.

6.3 **T3 Public Transport.** The Transportation Plan seeks to provide a choice

between a range of transport modes in order that more sustainable forms of transport such as cycling, walking and public transport will become increasingly attractive and practical options.

6.4 **T4 Railways and T5 Railway Stations.**

The aims in these policies are to improve public transport services as well as parking facilities at railway stations so that they are more accessible to people with disabilities as well as encouraging residents to use more sustainable forms of transport.

The Neighbourhood Plan Working Group wish to work with the train operating companies and Network Rail to provide the best facilities in order to encourage the use of more sustainable forms of transport.

6.5 **T20 Travel Plans** - are required to be produced in support of proposals for new development that will generate a significant level of traffic.

6.6 **T14 Car Parking** seeks to ensure an appropriate supply of attractive, convenient

and safe parking for shoppers.

6.7 GS9P Developers contribution to transport – development proposals that come forward within or adjacent to Northwich will require a financial contribution.

6.8 E1 General Requirements for Employment Use – this policy requires that all development for employment purposes should have access to public transport and wherever possible should have access to the existing rail network.

Cheshire West and Chester Local Plan (Part 1)

6.8 STRAT 1 Sustainable Development.
The Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development.

6.9 STRAT 10 Transport and Accessibility
That new development can be accommodated safely and satisfactorily within the existing, or proposed highway network. That satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use. Appropriate provision is made for access to public transport and other alternative means of transport to the car.

6.10 STRAT 11 Infrastructure.
Developers will, where appropriate be required to contribute to the Council's identified infrastructure priorities to secure the future of sustainable communities throughout Cheshire West and Chester and meet the wider sustainability.

6.11 SOC 5 Health and Well-Being. The Plan covers the promotion of safe and accessible environments and developments with good access by walking, cycling and public transport with less reliance on the private motor car.

6.12 ECON 1 Economic growth, employment and enterprise – development

proposals should be in accessible locations by a range of transport modes.

6.13 It is considered that the Transport and Communications policies of the Hartford NDP is in general conformity with the above policies of the retained policies of VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

Topic 2 – Local Economy

Policies:

LE1 Where possible, any new large development in the centre of the village must include off street parking facilities to accommodate shoppers in order to support the viability of the local shops.

LE2 The loss of retail (A1 & A3 use) in the ground floor of existing shops within the village will be restricted to ensure the long term vitality and viability of the village centre and meet the day to day needs of the local community.

LE3 The growth and expansion of new and existing business operations within the settlement boundary of the village will be supported. New business development should respect the character of the area and ensure that it does not have any adverse impact on traffic and that noise and other issues are minimized.

LE4 If possible any new commercial or business development will be encouraged to consider local employees and to enter into schemes for new apprentices. There are opportunities at Mid Cheshire College available to developers. This would be supported by Hartford Parish Council.

6.14 The Local Economy objectives and policies of the Hartford NDP are considered to be in general conformity with the following retained policies of the VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

Retained Policies of Vale Royal Borough Local Plan

6.15 **BE 18 Telecommunications development.** This policy reflects the Government's general policy on telecommunications, which is to facilitate the growth of new and existing systems which benefit the local economy.

6.16 **E1 General Requirements for Employment Use** – this policy requires that all development for employment purposes should provide appropriate incidental open space and landscaping in accordance with policies NE8 & NE9. The policy also requires that employment use development should not have a detrimental effect on the

amenities of people who live nearby and should have access to public transport and wherever possible should have access to the existing rail network.

6.17 **BE1 Safeguarding and improving the quality of the environment** – this policy states that new development should not have a significantly detrimental effect on the amenities and the character of the area.

6.18 **T14 Parking for shoppers-** will seek to ensure an appropriate supply of attractive, convenient and safe parking for shoppers.

6.19 **STC14 Loss of village shops** – changes of use to non A1 uses will only be permitted where all criteria is met.

Cheshire West and Chester Local Plan (Part 1)

6.20 **STRAT 1 Sustainable Development.**

The Local Plan seeks to enable development that improves and meets the economic, social

and environmental objectives of the borough in line with the presumption of sustainable development.

6.21 STRAT 2 Strategic Development.

The Local Plan will promote strong, prosperous and sustainable communities whilst delivering ambitious development targets.

6.22 STRAT 10 Transport and Accessibility.

Provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area.

6.23 ECON 1 Economic Growth, Employment and Enterprise. The Council will promote sustainable economic growth in the borough and wider sub-region supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job opportunities across a range of sectors will be supported.

6.24 ECON 2 Town Centres – Shops and other community facilities within smaller districts and local centres should be retained.

6.25 ECON 3 Visitor Economy. The expansion of existing tourism assets or the creation of new tourism opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale for its

location.

6.26 It is considered that the Local Economy policies of the Hartford NDP are in general conformity with the above policies of both the retained policies of VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1).

Topic 3 – Local Facilities

Policies:

LF1 Developers will be required to assess and mitigate the impact of significant new residential developments on existing community facilities that are available in the village as well as those related to education, health and well being.

LF2 Where there would be insufficient capacity within Hartford's educational establishments to accommodate the likely additional pupils arising from new development, developers will be expected to make appropriate provision to meet this need. This will generally be by means of financial contributions.

LF3 New housing development which requires open space provision under SOC6 of the adopted Local Plan (Part 1) will be expected to create new open space on site in accordance with these standards. In the case of major developments there is the possibility that a financial requirement will be sought for further sport and social provisions and future maintenance.

6.25 The Local Facilities objectives and policies of the Hartford NDP is considered to be in general conformity with the following retained policies of the VRBC Local Plan and Cheshire West and Chester Local Plan (Part 1)

Retained Policies of Vale Royal Borough Local Plan

6.26 **RT 6 Village Facilities.** This policy supports the development of village facilities such as village halls, community centres and recreational clubs, where they serve to improve provisions and satisfy the needs of local people.

6.27 **RT3 Recreation and Open Space in New Development.** This policy states that proposals for new residential development will be required to provide new or improved provision for recreation and open space where the need arises as a result of that development and where the capacity of existing facilities would be exceeded.

6.28 **RT2 Sports facilities and open space –** This policy states that priority will be given to improving local sports facilities and open space in areas that fall below requirements.

Cheshire West and Chester Local Plan (Part 1)

6.29 **STRAT 1 Sustainable Development.** The Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough.

6.30 **SOC 5 Health and Well-Being.** The Plan seeks to meet the needs of residents and will provide new or improved health facilities across the borough, particularly in areas of recognized need. It also seeks to support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure facilities.

6.31 **SOC 6 Open Space, Sport and Recreation.** This policy seeks to improve the quality and quantity of accessible open space, sport and recreation facilities in the local area. Also to provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity.

6.32 It is considered that the Local Facilities Policies of the Hartford NDP is in general conformity with the above policies of both the retained policies of the VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

Topic 4 – Built Environment & Local Distinctiveness

Policies:

BELD 1 All development proposals in Hartford must be of a high standard of design and construction, be in keeping with the character and scale of surrounding development and wherever possible be on previously developed land.

BELD 2 All development must preserve the important views into and out of the village as defined in the supporting evidence.

BELD 3 Development should safeguard or enhance both designated and non designated heritage assets and the character and setting of areas of acknowledged significance in the parish. Development must not result in any loss of community value or local distinctiveness and must also comply with ENV5 of the adopted Local Plan that applies to such sites.

6.33 The Built Environment and Local Distinctiveness objectives and policies of the Hartford NDP is considered to be in general conformity with the following retained policies of the VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

Retained Policies of Vale Royal Borough Local Plan

6.34 **BE 1 Safeguarding and improving the Quality of the Environment.** This policy states that all new development will be expected to achieve a high standard of design, to safeguard the quality of the existing built environment and, wherever possible improve and enhance the environment.

6.35 **BE 5 Historic Environment – Listed Buildings.** This policy covers the vital protection of listed buildings and their settings from unsympathetic and detrimental development.

6.36 **BE 8 Listed Buildings and Archaeology.** Accepts that some listed buildings and their settings may stand in grounds containing archaeological remains and that in such cases appropriate assessments should be made.

6.37 **BE 10 Historic Environment and**

Conservation Areas. The aim of this policy is not to prevent all new development but to protect Conservation Areas from unsympathetic development which would be contrary to the aim of preserving or enhancing the special architectural and historic merit of these areas, which make an important contribution to the atmosphere of towns and villages.

6.38 **NE7 Protection and Enhancement of Landscape Features.** Trees, hedgerows and other features are valuable in visual terms as well as for nature conservation. The retention and protection of such features is important in helping to retain the character of the locality and to enhance the visual quality of the new development and its settings.

Cheshire West and Chester Local Plan (Part 1)

6.39 **STRAT 1 Sustainable Development.** This policy states that the Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough, and to protect, enhance and improve the natural and historical environment.

6.40 **ENV2 Landscape.** The Local Plan will protect and, wherever possible, enhance

landscape character and local distinctiveness by supporting the designation of Local Green Space.

6.41 **ENV 5 Historical Environment.** The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets and their settings. Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance.

6.42 **ENV 6 High Quality Design and Sustainable Construction.** The Local Plan will promote sustainable, high quality design and construction and where appropriate respect local character and be sympathetic to heritage, environment and landscape assets.

6.43 It is considered that the Built Environment and Local Distinctiveness policies of the Hartford NDP is in general conformity with the above policies of both the retained policies of VRBC Local Plan and the Cheshire West and Chester Plan (Part 1)

Topic 5 – Natural Environment

Policies:

NE1 Prevent and protect any development which would adversely impact on the features of the area which warrants its ASLEV designation unless allowed through the provision of STRAT 9 of the Local Plan, that restricts development only to that which requires a countryside location.

NE2 Protect the green corridors between Hartford, Weaverham, Cuddington, Whitegate and Kingsmead, from any inappropriate development that would harm the character of these areas.

NE3 Protect and where possible enhance the designated local wildlife sites including the Weaver Valley and Marshalls Arm local nature reserve, from the effects of inappropriate development.

NE4 Protect trees within the urban setting and rural areas and, if possible, plant or extend woodland for amenity use. Maintain the open green approaches to the village.

NE5 Any major development of more than 10 properties or large commercial ventures, must include landscaping proposals which complement and enhance the distinctive character of the village and its surroundings.

6.44 The Natural Environment objectives and policies of the Hartford NDP are considered to be in general conformity with the following retained policies of the VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

Retained Policies of Vale Royal Borough Local Plan.

6.45 **GS5 Open Countryside** States that the character and appearance of the open countryside will be protected. Open Countryside is defined as all parts of the borough which lie outside of settlement policy boundaries.

6.46 **NE1 Protection of the Nature Conservation Resource.** The Council will take into full account the effect on wildlife, vegetation and geological/geomorphological features when determining planning applications.

6.47 **NE6 Wildlife Corridors and Green Wedges.** States that development within or adjacent to wildlife corridors and green wedges will not be allowed if it destroys or seriously impairs their value for nature conservation.

6.48 **NE7 Protection and Enhancement of Landscape Features.** Trees hedgerows and other features are valuable in visual terms as well as for nature conservation. The retention

and protection of such features is important in helping to retain the character of the locality and to enhance the visual quality of the new development and its settings.

6.49 NE8 Provision and Enhancement of Landscape in New Development.

States that there is a commitment to ensuring the provision of high quality landscaping as an integral feature of new development. Existing trees and other natural habitats are a valuable asset on any development site. Good landscaping also contributes to the Council's environment enhancement of nature conservation resource and the quality of life for its residents.

6.50 **NE9 Trees and Woodland.** This policy recognises that the existing tree cover is a scarce resource and a valuable amenity and that woodlands in particular are an important but declining feature of our countryside and must be conserved and maintained.

6.51 **NE11 Areas of Special County Value** – The Weaver valley is identified as an Area of Special County Value.

6.52 **NE12 Areas of Significant Local Environmental Value.** Areas of Significant Local Environmental Value are areas of special value because they contribute to the character of the district and towns and villages within it. In the case of Hartford the

ASLEV forms an important gap between the settlements of Hartford and Kingsmead. ASLEV plays an important role in maintaining the views across the River Weaver Valley. ASLEV prevents the erosion of important gaps and prevents the coalescence of the settlements.

6.53 **NE13 River Corridors.** This policy recognises the importance and value of the Weaver Valley and the harm that could be encountered to nature conservation, archaeology and recreation should development be allowed.

Cheshire West and Chester Local Plan (Part 1)

6.54 **STRAT 1 Sustainable Development**
The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development.

6.55 **STRAT 9 Green Belt and Countryside**
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 the identified settlements. Land outside settlement boundaries is classed as countryside and subject to the requirements of STRAT 9 .

6.56 **ECON3 Visitor Economy** This policy supports the expansion of existing tourism assets or the creation of new tourism

opportunities. Hartford and the areas around Northwich already have some significant tourist attractions especially the River Weaver.

6.57 **SOC5 Health and Well-Being** The health and well-being of the residents is a prime concern to the Council. This policy includes the proposal to provide new improved health facilities across the borough and to support the promotion of high quality greenspace, and access to this across the borough.

6.58 **ENV 2 Landscape** This policy will protect and wherever possible enhance landscape, character and local distinctiveness.

6.59 **ENV 3 Green Infrastructure.** The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure.

6.60 **ENV 4 Biodiversity and Geodiversity.** The Local Plan will safeguard and enhance biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance.

6.61 It is considered that the Natural Environment policies of the Hartford NDP are in general conformity with the above policies of both the retained policies of VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

Policies:

H1 All development should aim to ensure that the housing to be provided meets local housing need that has been identified from available local statistics and consultation with the community in association with the independent parish needs survey. This will ensure that development provides an appropriate mix of housing types that responds to local demand, including affordable homes and the provision of a range of accommodation types to meet the long term needs of older people.

H2 Housing development within the settlement boundary will be supported on sustainable sites providing they meet the identified housing needs of the community and where the material benefits will outweigh the harm.

H3 The development of previously developed land delivers social, economic and environmental benefits and will be positively supported within the settlement boundary provided it meets the identified needs of the community.

H4 Development must demonstrate that Hartford's highway system can accommodate any increase in the volume of traffic generated by the development.

H5 The character of new housing should reflect the existing character of Hartford and new development should contribute to creating sociable and inclusive neighbourhoods that respond to the village character and strengthen the existing community.

H6 Development outside the settlement boundary of the Parish will be limited to that which requires a countryside location.

6.62 The Housing objectives and policies of the Hartford NDP is considered to be in general conformity with the following retained policies of the VRBC Local Plan and the Cheshire West and Chester Local Plan (part 1).

Retained Policies of Vale Royal Borough Plan

6.63 **H2 Housing Allocations.** The aim of the housing policy is to make a major contribution towards meeting the housing requirement of the community and to provide sufficient supply of suitable sites so the needs of the residents may be met.

6.64 **BE4 Planning Obligations.** This policy states that it will require developers to provide or enhance infrastructure and/or community facilities where the need for such provision arises directly from a development.

6.65 **BE5/BE8 Historic environment** These two policies relate to the protection of listed buildings and archaeology.

6.66 **GS5 The open countryside** This policy protects the character and appearance of the open countryside.

6.67 **GS6 Rural buildings** This policy restricts development within the countryside.

6.68 **T3/T13/T14/T18 Transportation** These policies cover public transport, car parking and all general highway policies.

Cheshire West and Chester Local Plan (Part 1)

6.69 **STRAT 1 Sustainable Development** seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development.

6.70 **STRAT 2 Strategic Development** will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the

high quality environment that contributes to the attractiveness and success of Cheshire West and Chester as a place to live and work

6.71 STRAT 5 Northwich

This policy identifies the town of Northwich and adjacent settlements which include Hartford as providing at least 4,300 new dwellings over the next 20 years. The greenbelt around Northwich will be maintained and the character and individuality of the settlements that form the wider built up area of Northwich safeguarded.

6.72 STRAT 9 Greenbelt and countryside

This policy protects the countryside by restricting development to that which requires a countryside location.

6.73 STRAT 10 Transport and accessibility

This policy provides for reliable and effective transport systems.

6.74 ENV 5 Historic Environment.

Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of significance.

6.75 ENV 6 High Quality Design and Sustainable Construction. High

standards of design and local distinctiveness,

which build on the existing character of communities, are important not only for the appearance of the area, but also for the creation of safer and more sustainable environments.

6.76 SOC 1 Delivering Affordable Homes.

The provision of affordable housing is a key priority which meets the needs of residents and will be sought on all sites unless there are exceptional circumstances.

The Council will seek to maximize the proportion of affordable housing provided up to a target of 30%.

6.77 SOC 3 Housing Mix and Type .

It is important to support a housing mix and type of dwellings to meet the needs of all sections of the community. These range from the provision of small family homes to assist households into home ownership and for older people who may wish to downsize. It also seeks to provide a range of accommodation types to meet the long term needs of older people.

6.78 It is considered that the housing policies of the Hartford NDP is in general conformity with the above policies of both the retained policies of VRBC Local Plan and the Cheshire West and Chester Local Plan (Part 1)

7 COMPATABILITY WITH EU REGULATIONS

Paragraph 2f

*A draft neighbourhood development plan meets the basic conditions if -
(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations*

- | | |
|--|---|
| <p>7.1 Neighbourhood plans require a Strategic Environment Assessment (SEA) and/or a Habitat Regulations Assessment (HRA) in accordance with the European Directive 2001/42/EC and 92/43/EEC, and the requirements of the Environmental Assessment of plans and programmes regulations 2004 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).</p> <p>7.2 The requirements of the SEA Directive have been fully considered during the Screening Assessment for the Hartford Neighbourhood Plan. An Environmental Screening and Habitats Regulation Assessment Statement and determination has been prepared for the Neighbourhood Plan by Cheshire West and Chester.</p> <p>7.3 The screening assessment and determination concluded that it is unlikely there will be any significant environmental effects arising from the plan and that a Strategic Environmental Assessment is not required. It also concluded that the plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010).</p> <p>7.4 The Hartford NDP is considered to have met the following Human Rights Articles:</p> <ul style="list-style-type: none">• Article 1 – Protection of property• Article 8 – Right to respect for private and family life | <ul style="list-style-type: none">• Article 14 – Prohibition of discrimination• Protocol 12 – Article 1 – General prohibition of discrimination. <p>7.5 The proposed policies within the Neighbourhood Plan do not give rise to any potential impacts on these Human Rights.</p> <p>7.6 In conclusion it is considered that the Hartford NDP is compliant with EU obligations.</p> |
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8 PRESCRIBED CONDITIONS AND PRESCRIBED MATTERS

Paragraph 2g

*A draft neighbourhood development plan meets the basic conditions if -
(g) prescribed conditions are met in relation to the neighbourhood development plan and
prescribed matters have been complied with in connection with the proposal for the
neighbourhood development plan*

- 8.1 There are no other prescribed matters.

9 CONCLUSION

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

APPENDIX 1 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH THE NPPF

Policy	Objectives	Conformity with NPPF
1 Transport and communication	<ul style="list-style-type: none"> • Support the promotion of sustainable transport • To work with partners to improve public transport and parking • Development methods to provide safe pedestrian and cycle routes • Oversee a comprehensive village Travel Plan • Support high quality communication infrastructure 	<ul style="list-style-type: none"> • Promoting sustainable transport Paras 29, 30, 34, 35, 36, 37, 40 & 95 • Supporting high quality communications infrastructure Paras 42, 43 & 162
2 Local Economy	<ul style="list-style-type: none"> • Maintaining a thriving local economy • Support growth of business, leisure and tourism to ensure ongoing sustainability of the community whilst respecting the countryside 	<ul style="list-style-type: none"> • Building a strong competitive economy Paras 18, 20 & 23 • Supporting a prosperous rural economy Para 28 • Promoting sustainable transport Para 37
3 Local Facilities	<ul style="list-style-type: none"> • Maintain the current level of local facilities enjoyed by the community • Ensure the need to extend community and social facilities should it be required due to the increase in residents from new housing developments 	<ul style="list-style-type: none"> • Promoting healthy communities Paras 69, 70, 72, 73 & 76
4 The built environment and local distinctiveness	<ul style="list-style-type: none"> • To protect and enhance local character and distinctiveness • Ensure that all new development is of a high standard and in keeping with the character of its surroundings • To ensure the protection of heritage and local community assets 	<ul style="list-style-type: none"> • Requiring good design Paras 54, 56, 57 & 58 • Conserving and enhancing the historic environment Paras 126 & 127
5 Natural environment	<ul style="list-style-type: none"> • To respect the importance of greenbelt and open countryside • To protect ASLEV land, green corridors and views and vistas • To protect and enhance Marshall's Arm, trees and wildlife • Ensure sympathetic landscaping in new development 	<ul style="list-style-type: none"> • Promoting healthy communities Paras 73, 76 & 77 • Protecting greenbelt land Paras 79 & 80 • Conserving and enhancing the natural environment Paras 109, 111 & 115

APPENDIX 1 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH THE NPPF (cont)

Policy	Objective	Conformity with NPPF
6 Housing	<ul style="list-style-type: none"> • Ensure that all new development is sustainable in relation to transport infrastructure • To deliver homes that meet the need of the community • To ensure that new development is of good design • Ensure that new development respects the local and historic environment • That the level of social and community facilities are maintained and if assessed to be insufficient due to development they are increased to meet needs 	<ul style="list-style-type: none"> • Promotion of sustainable development Para 37 • Delivering a wide choice of high quality homes Paras 47 & 50 • Requiring good design Paras 56, 57 & 58 • Promoting healthy communities Para 69 • Conserving and enhancing the natural environment Para 109 • Preserving and enhancing the historic environment Para 126

APPENDIX 2 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONTRIBUTING TO SUSTAINABLE DEVELOPMENT (ECONOMIC, SOCIAL ENVIRONMENTAL)

Policy	Hartford Neighbourhood Plan Policy	Summary of Policy	Contribution to Sustainable Development
TC1	Traffic congestion	To accommodate safe and satisfactory increase in traffic from new developments	Reduce severe traffic congestion at peak times of the day in the promotion of sustainable travel
TC2	Public transport links	Sets out requirements to work with partners to improve public transport facilities. Sets out requirements for assessment of local travel impacts of new development	Reduce dependency on the private car to promote sustainable travel. Management and mitigation of traffic impacts. Promotion of sustainable travel
TC3	Pedestrian and cycle routes	Provision of new safe, direct and attractive routes in new developments and the village	Promotion of sustainable travel
TC4	Village travel plan	Preparation of a village travel plan	Promotion of sustainable travel
LE1	Street parking facilities	To ensure the provision of parking facilities to accommodate shoppers	Meets the economic role by ensuring the viability of the village shops
LE2	Loss of retail outlets	Ensure that ground floor existing shops remain as retail outlets	Ensures the economic role in ensuring a vibrant village centre
LE3	Growth and expansion of new business	Promotes the expansion of existing and new business options ensuring that it does not have an adverse effect on traffic congestion	Contribution to sustainable development by the promotion and development of job opportunities.
LE4	Local employment opportunities	Promotion of local links for training of apprentices to encourage jobs for local people	Contributes to economic sustainable development by training young people for job opportunities
LF1	Community facilities, health and well being	Sets out the requirement to assess and mitigate the impact of new development on the existing community facilities especially related to health and well being	Supports the social sustainability of a strong, healthy and vibrant community
LF2	Education	Sets out the requirement to assess the effects of new development on the availability of school places that could arise from the increase in population	Supports the social sustainability role that meets the needs of the present and future generation
LF 3	Open space	Ensures that all new development meets the requirement for open space provision	Promotes the environmental role of sustainable development in protecting and enhancing the natural environment
BELD 1	High standard of design and construction	To ensure that all new development is in keeping with the character and scale of current development	Supports the environmental role of sustainability by protecting the built and historic environment

APPENDIX 2 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONTRIBUTING TO SUSTAINABLE DEVELOPMENT (ECONOMIC, SOCIAL ENVIRONMENTAL) cont/2			
Policy	Hartford Neighbourhood Plan Policy	Summary of Policy	Contribution to Sustainable Development
BELD 2	Important views in and out of the village	To ensure the preservation of the green belt, open countryside and conservation area and existing views in and out of the village	Supports the environmental role of sustainability by protecting the natural environment
BELD 3	Heritage and community assets	Ensures the value of heritage and community assets and the need for protection for future generations	Supports the environmental role of sustainability by protecting and enhancing the natural environment.
NE1	Protection of the natural environment	To protect the importance of green belt, open countryside and ASLEV land	Supports the protection and enhancement of the natural environment
NE2	Green corridors	To ensure that the green corridors between Hartford and the adjoining parishes are maintained and protected from cohesion	Supports the environmental role of sustainable development enhancing the natural environment
NE3	Local wildlife sites	To protect wildlife and areas of biological importance such as Marshall's Arm	Supports the environmental role of sustainable development in helping to improve biodiversity
NE4	Woodlands, trees and green approaches	To promote and extend woodlands for community use and to enhance and maintain green approaches to the village	Supports the environmental role of sustainable development in enhancing the natural environment
NE5	Distinctive character	To ensure that all new development complements and enhances the distinctive character of the village	Supports the environmental role of sustainable development by contributing to the protection and enhancement of the built and historic environment
H1	New housing mix and type	To ensure that all new development provides the type and mix of dwellings to support the community	Supports social sustainability by widening housing choice in response to housing need and supporting a balanced mixed community
H2	Housing need	To ensure that identified need is addressed and support older people and first time buyers	Supports the social role of a strong, vibrant and healthy community by providing the supply of housing to meet the needs of the present and future generations
H3	Brownfield sites	To ensure that surplus brownfield sites will be developed before open country side	Supports the environmental role in protecting the natural environment and meeting targets for development on previously developed land

APPENDIX 2 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONTRIBUTING TO SUSTAINABLE DEVELOPMENT (ECONOMIC, SOCIAL ENVIRONMENTAL) cont/3			
Policy	Hartford Neighbourhood Plan Policy	Summary of Policy	Contribution to Sustainable Development
H4	Highways system	To ensure that further development does affect the existing severe traffic congestion	Supports the economic role by ensuring that new development complements and enhances the existing infrastructure
H5	Character and design	To ensure that housing reflects organic growth of Hartford and also respects the built design and character of the existing buildings	Supports retention of the distinctive local character and raises design quality of new development which will ensure the area continues to be an attractive place to live
H6	Countryside location	To protect the open countryside and green corridors which separate Hartford from adjoining parishes from inappropriate development	Supports the environmental role in enhancing the natural development and improving biodiversity.

APPENDIX 3 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SAVED VRBC POLICIES AND CWAC LOCAL PLAN (PART 1)

Neighbourhood Plan policies and objectives	Summary	Saved Policies VRBC Local Plan	CWAC Local Plan (Part 1)
TC1 Traffic conditions and safety	Sets out requirements for assessment of highway congestion and safety	This policy is in general conformity with retained policies T3, T4 & T20 which support public transport facilities, railway improvements and safe travel with the promotion of other methods of travel	This policy meets the requirements of STRAT1 and STRAT10 in supporting sustainable development and the need to accommodate an increase in traffic from new development safely and satisfactorily within the existing or proposed highway network. Also supports SOC5 which promotes safe and accessible environments and developments which provide good access to walking and cycling
TC2 Public transport	Sets out requirements for ensuring transport Sustainability. Sets out requirements for assessment of local travel and parking impacts of new development	This policy is in general conformity with retained policies T3 & T4 which support improvements to public transport and other means of travel rather than the motor car	This policy is in general conformity with STRAT11 to improve access to existing facilities and services and STRAT10 which aims to provide and develop reliable and efficient transport networks which support sustainable economic growth. STRAT1, ECON1 transport modes.
TC3 Pedestrian and cycle routes	Sets out the provision of new safe, direct and attractive travel routes in new development and surrounding areas	This policy is in general conformity with retained policy GS9P in respect of development adjacent to Northwich and the provisions of connections between the town centre and the surrounding countryside	This policy supports STRAT10 for improved pedestrian and cycle links associated with new development. Also supports principles of STRAT11 which seeks to ensure the delivery of infrastructure improvements to secure the future of sustainable communities
TC4 Village travel plan	Preparation of a village travel plan	This policy is in general conformity with retained policies T20 in support of travel plans to reduce the need of the motor car for employment and school journeys	This policy supports STRAT10 which sets out the mechanism for determining local travel needs and a requirement by which developers can contribute to a holistic transport strategy
Communications	To ensure the development of superfast broadband to all parts of Hartford	This policy is in general conformity with retained policy B18, telecommunications development	Meets CWAC aspirations to roll out the provision of superfast broadband to all parts of Cheshire through Connections Cheshire Partnership

APPENDIX 3 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SAVED VRBC POLICIES AND CWAC LOCAL PLAN (PART 1) cont/2			
Neighbourhood Plan policies and objectives	Summary	Saved policies VRBC Local Plan	CWAC Local Plan (Part 1)
LE1 Shoppers parking/street parking	Sets out the requirement for parking in the village centre to serve the shops	This policy is in general conformity with retained policy T14 which seeks to ensure the appropriate supply of safe parking in village centre for shoppers and visitors	This policy is in general conformity with STRAT10 transport accessibility which ensures that new development will be expected to provide adequate levels of car and cycle parking in accordance with the Council's parking standards
LE2 Loss of A1 retail premises	Sets out the needs to maintain village premises as A1 & A3 outlets to ensure the viability of the shops and businesses	This policy is in general conformity with retained policy STC14 which resists the loss of A1 village shops	This policy is in general conformity with ECON2 and STRAT1 which states that shops and other facilities within smaller districts and local centres should be retained where they remain viable and new uses allowed where they are imported in meeting the day to day needs of the local community
LE3 Growth and expansion of businesses	Sets out support for the growth and expansion opportunities within the settlement boundary including home working and tourism	This policy is in general conformity with retained policies BE18 which supports the expansion of telecommunications essential to home workers and small businesses and T14 which ensures adequate parking facilities	This policy is in general conformity with ECON1 and the promotion of sustainable economic growth supporting existing businesses, encouraging indigenous business growth and attracting new inward investment
LE4 Encouragement of local employment	Sets out to promote employment for local people and to support training for young people to support the local economy	No retained policy	This policy is in general conformity with ECON1 encouraging the creation of new job opportunities and the promotion of ECON3, visitor economy
LF1 The impact of new development on community facilities and services	Sets out the requirement to access the need for additional local facilities and health services	This policy is in general conformity with retained policy RT3 recreation and open space in new development will be required to provide new or improved provision for recreation and open space where the need arises and RT6 supporting the development of village facilities where they serve to improve provision and satisfy the needs of local people	This policy is in conformity with STRAT1 meeting the social and environmental objectives re mixed use developments and the importance of sport and other recreational facilities, SOC5 & SOC6 health and well being seeking to protect, manage and enhance existing open spaces, sport and recreational facilities
LF2 The effect of new development on the need for additional educational facilities	Sets out the need to ensure that pupil numbers generated from new development can be accommodated in Hartford's 10 educational establishments which cater for pupils and students from a wide age range	No retained policy	This policy is in conformity with STRAT1 sustainable development community facilities where new development could affect schools

APPENDIX 3 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SAVED VRBC POLICIES AND CWAC LOCAL PLAN (PART 1) cont/3			
Neighbourhood Plan policies and objectives	Summary	Saved policies VRBC Local Plan	CWAC Local Plan (Part 1)
LF3 The creation of new open space in new development	Sets out the important value of open space in relation to the health and well being of residents	This policy is in general conformity with retained policies RT2 & RT3 which gives priority to improving local sports facilities and recreation and open space in new developments	This policy is in conformity with SOC6 open space and recreation which reinforces the importance of new development supplying POS
BELD1 High standard of design and construction	Sets out the consideration for the layout and scale of new development and how the design of new building should maintain and enhance the existing character of Hartford	This policy is in general conformity with retained policy BE1, all new development will be expected to achieve a high standard of design	This policy supports ENV6 in relation to high quality design and sustainable construction “to respect local character and achieve a sense of place through appropriate layout and design”
BELD2 Views in and out of the village	Sets out requirements for new developments to protect key views	This policy is in general conformity with retained policies BE1 & NE7 development should take full account of the characteristics of the surroundings and views	This policy is in general conformity with ENV2, developments should take full account of relationships with its surroundings and where appropriate views into and out of the site
BELD3 The effect on heritage and community assets	Sets out the importance of Hartford’s heritage sites and the distinctiveness and sense of belonging and identity	This policy is in general conformity with retained policies BE5 & BE8 which relate to the protection and enhancement of heritage and community assets which are important features which add character and distinctiveness to the area. Also BE10 historic environment and conservation areas	This policy supports policy ENV5 which states development should safeguard all heritage assets and the character and setting of areas of acknowledged significance
NE1 Protection of greenbelt, countryside and ASLEV land	Sets out the importance of the greenbelt, countryside and ASLEV land which surrounds the village and the importance of this to the community	This policy is in general conformity with retained policies GS5, NE1, NE11 & NE12 which all support the preservation of the countryside	This policy supports STRAT 9 which states that greenbelt and countryside will be protected and development restricted to development which requires a countryside location
NE2 Green corridors	Sets out the importance of protecting the green corridors between adjoining parishes	This policy is in general conformity with retained policies NE6 & NE13 which support the retention of wildlife corridors and green wedges and recognize the importance of river corridors	This policy supports STRAT9, ENV3, ECON3 & SOC5 as protection of these green areas require improved access to facilities that promote tourism and encourage walking and cycling to promote health and well being

APPENDIX 3 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SAVED VRBC POLICIES AND CWAC LOCAL PLAN (PART 1) cont/4			
Neighbourhood Plan policies and objectives	Summary	Saved policies VRBC Local Plan	CWAC Local Plan (Part 1)
NE3 Protection and enhancement of local wildlife sites	Sets out Marshall's Arm Nature Reserve and adjacent woodland as being of biological important and therefore must be protected from any development	This policy is in general conformity with retained policies NE1, NE11 & NE12 in the protection of nature conservation and areas of special biological importance	This policy supports ENV4 which gives protection from loss or damage to destinations of local importance, development should not result in any loss of natural assets and should seek to provide net gains
NE4 Protection of woodlands	Seeks to protect the tree lined streets and woodland areas of Hartford	This policy is in general conformity with retained policies NE9 & NE7 with respect to trees and woodlands and the protection of existing landscape features	This policy supports ENV4 & ENV3 to create, enhance and protect the green infrastructure
NE5 Landscape and distinctive character in new development	Landscaping and character are important aspects of the village and any new development must meet criteria	This policy is in general conformity with retained policy NE8 which ensures the provision and enhancement of landscape in new developments	This policy supports ENV2 & ENV3, creation and enhancement of green infrastructure and the requirement to take full account of characteristics and surroundings
H1 Mix and type of homes and affordable housing	Development which meets the needs of the community in offering affordable homes and homes for older people	This policy is in general conformity with retained policy H2 which encourages development on the edge of Northwich Tier 1 locations to include Hartford	This policy supports STRAT1 which requires sustainable development, SOC1 and SOC3 which requires affordable homes as part of mix and type of housing
H2 Sustainable development/housing needs	Development must be sustainable in that it can be supported by the appropriate level of infrastructure, services and facilities	This policy is in general conformity with retained policy BE4 which requires developers to provide new or enhanced infrastructure community facilities	This policy supports STRAT1 which requires sustainable development which provides mixed development, promotes and reduces the need to travel and supports services and facilities
H3 Brownfield Sites	New development should be on brownfield sites in preference to green open countryside	This policy is in general conformity with retained policy G.S5 which protects the character and appearance of the open countryside	This policy support STRAT1 which seeks to minimize the loss of greenfield land and encourages redevelopment of previously developed land and buildings
H4 The effect of new development on the highway network	Additional traffic should be accommodated safely and satisfactorily within the existing highway network	This policy is in general conformity with retained policies T3, T13, T14, T18 which support highway safety and the use of public transport rather than the motor car	This policy supports STRAT10 which provides for reliable and affordable transport and the requirement to ensure that additional traffic can be accommodated safely and satisfactorily within the existing highway network
H5 The existing character	Development should safeguard or enhance heritage and community assets and their surroundings avoiding loss or harm	This policy is in general conformity with retained policies BE8 & BE5 which acknowledge the importance of character, archaeology and historic interest	This policy supports STRAT1, ENV6 & ENV2 regarding the protection and enhancement of the historic environment along with high quality design and importance of surrounding characteristics

APPENDIX 3 HARTFORD NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SAVED VRBC POLICIES AND CWAC LOCAL PLAN (PART 1) cont/5

Neighbourhood Plan policies and objectives	Summary	Saved policies VRBC Local Plan	CWAC Local Plan (Part 1)
H6 Development outside the settlement boundary	Aims to protect and enhance green land outside the settlement boundary to avoid cohesion between parishes and enable the land to be of benefit to the community	This policy is in general conformity with retained policy GS6 which limits development in rural areas to reuse of rural buildings for employment, recreation or community purposes	This policy meets the requirements of STRAT9 in that the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within the identified settlements

Cheshire West & Chester Council

Ms Jo O'Donogue
231 Hartford Road
Davenham
CW9 8JT

Spatial Planning

Cheshire West And Chester Council
2nd Floor, The Forum, Chester, CH1 2HS
Tel: 0300 123 7027

Web:
www.cheshirewestandchester.gov.uk

our reference:	your reference:	please ask for:	date:
NP018/CM		Catherine Morgetroyd 01244 973804	7 March 2013

Dear Ms O'Donogue

Neighbourhood Planning (General) Regulations 2012

Proposal: Application for the designation of a neighbourhood area
Location: The area of Hartford & District Civil Parish

Thank you for submitting an application for a neighbourhood area on behalf of the Hartford & District Parish Council.

I can confirm that the Hartford Neighbourhood Area was approved and designated on 6th March 2013.

The following information will now be published on the Cheshire West and Chester Council website at:

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx:-

- Hartford designated neighbourhood area
- map of the neighbourhood area
- name of the body who applied for the neighbourhood area

Neighbouring areas and other interested parties will also be informed of the decision.

Please find attached a copy of a map showing the designated neighbourhood area and advice and information on Neighbourhood Plans from consultees.

If you require any further information, please do not hesitate to contact me.

Cont/d



Cheshire West
and Chester

Yours faithfully

Catherine Morgetroyd

Catherine Morgetroyd
Principal Planning Officer
Tel: 01244 973804
Email: NeighbourhoodPlanning@cheshirewestandchester.gov.uk



Cheshire West
and Chester