

WINSFORD NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

July 2013



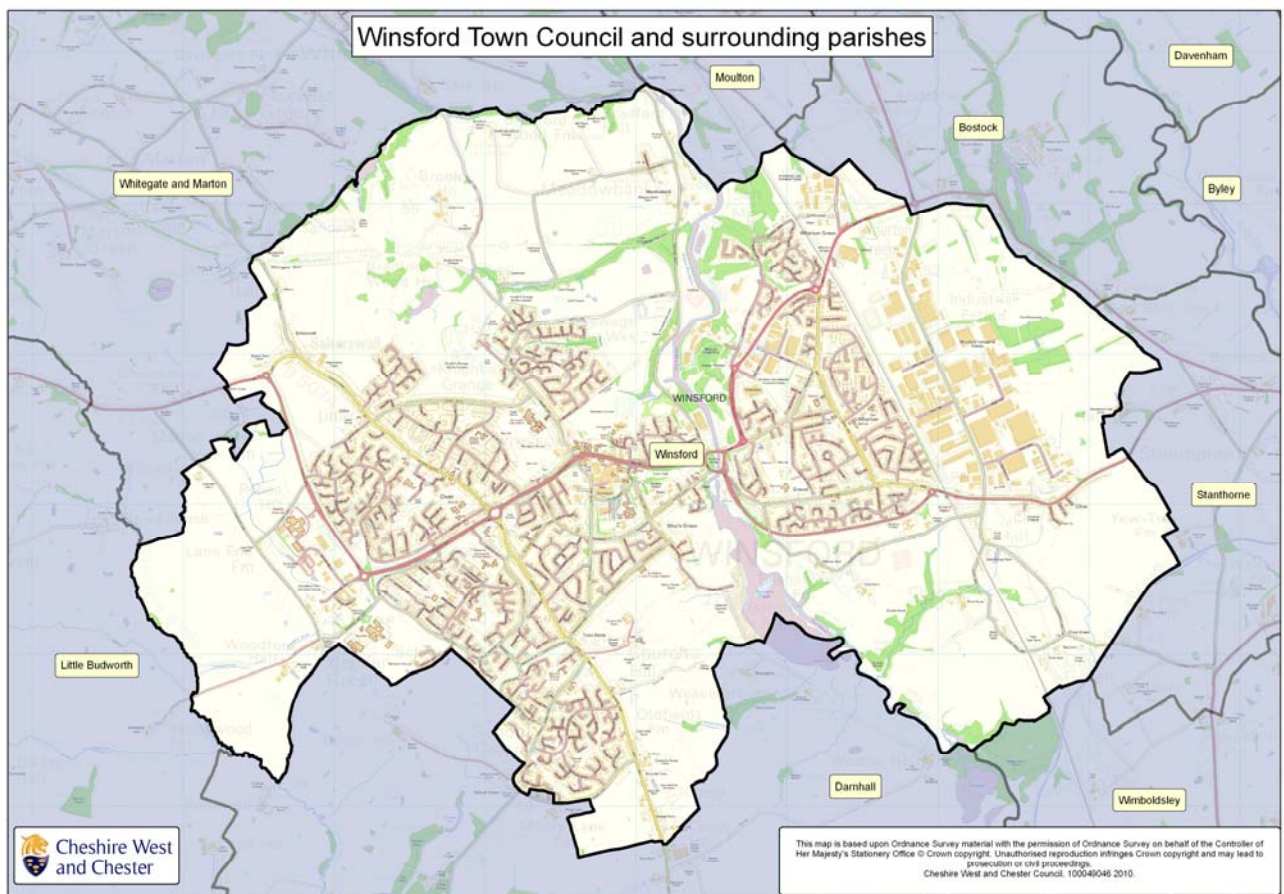
WINSFORD TOWN COUNCIL

WINSFORD NEIGHBOURHOOD DEVELOPMENT PLAN

Town and Country Planning Act 1990 (as amended)
Paragraph 8(2) of Schedule 4B Statement
Submission Date: July 15th 2013

Winsford Neighbourhood Development Plan Proposal

Submitted by Winsford Town Council as the Qualifying Body for the Winsford Neighbourhood Development Plan Area comprising the Parish of Winsford.



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Submission Documents Accompanying Basic Conditions Statement

Winsford Neighbourhood Development Plan	(April 2013)
Delivery Strategy	(April 2013)
Sustainability Appraisal	(April 2013)
Consultation Statement	(April 2013)
Equality Impact Assessment and Rural Proofing	(April 2013)
Evidence Base Summary	(2012)
CWACC Statement of the need for Habitat Regulation Assessment of the Winsford Neighbourhood Plan	

1 INTRODUCTION

This Basic Conditions Statement has been produced to explain how the proposed Winsford Neighbourhood Development Plan (WNDP) 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 County Planning Act 1990 have been met.

2 BACKGROUND TO THE WINSFORD NEIGHBOURHOOD DEVELOPMENT PLAN.

Production of the WNDP was undertaken by consultants Tibbalds Planning and Urban Design, on behalf of the Winsford Town Council, working in partnership with Cheshire West and Chester Council (CWACC) and The Weaver Valley Partnership. The WNDP however belongs to the people of Winsford - and based on extensive consultation with local people, businesses and others with an interest in the town over an 18 month period.

3 SUPPORTING DOCUMENTS AND EVIDENCE

The WNDP is supported by the following documents: Consultation Statement; Sustainability Appraisal; Evidence Base Summary (including viability); Delivery Strategy, Equality Impact and Rural Proofing Statement and a statement from CWACC of the need for Habitat Regulation Assessment of the plan.

4 BASIC CONDITIONS TO BE MET

Schedule 4B to the Town and County Planning Act (Para 8) sets out the following basic conditions that Neighbourhood Development Plans must meet:¹

- 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).*

¹ Para 8 of schedule 4B to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

5 HOW THE WINSFORD NEIGHBOURHOOD DEVELOPMENT PLAN MEETS THE BASIC CONDITIONS.

5.1 **Para 1a. Does the draft Winsford Neighbourhood Development Plan meet the basic conditions?**

How the draft Winsford Neighbourhood Development Plan meets the basic conditions (as required by 1(a) and sub-paragraph 2) is set out in Sections 5 – 11 of this Basic Conditions Statement.

5.2 **Para 1b. Whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,**

The provision of 61E(2), 61J and 61L as amended by s38C(5)(b) is a reference to the provision of 38A and 38B.

The following is submitted in respect of 38A and 38B.

38A

- 1) Winsford Town Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish.
- 2) The Winsford NDP expresses policies relating to the development and use of land solely within the neighbourhood area.

3) to 12) are essentially post examination procedures.

38B

- 1) a) The WNDP covers the period up to and including 2030, some 17 years. This period has been chosen to align with the emerging Cheshire West and Chester Local Plan being prepared by Cheshire West and Chester Council.
- 1) b) The WNDP does not include any provision for excluded development such as national infrastructure
- 1) c) The WNDP does not relate to more than one neighbourhood area. It relates only to the Winsford Neighbourhood Area as designated by Cheshire West and Chester Council on 12th December 2012.
A copy of the letter confirming designation of the Winsford Neighbourhood Area is attached in Appendix 1.
- 2) There are no other NDP's in place in the Winsford neighbourhood area.
- 3) Refers to conflicts within the NDP and clarifies that in the event of conflict between a NDP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.

- 4) Refers to regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 which have been used to inform the process of making the Winsford NDP. These regulations set out:
- the process by which neighbourhood plans are to be made and set out the consultation bodies for NDPs.
These are referred to in the Consultation Statement accompanying this plan
 - that NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment.
The Winsford NDP has been subject to Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment. The emerging Cheshire West and Chester Local Plan has undertaken a Habitats Regulations Assessment (HRA). The screening exercise for the Winsford NDP concluded that there are no European sites that would be affected by the proposals within the Winsford NDP, and it was agreed that an HRA was not necessary.
 - that NDO (Neighbourhood Development Orders) may be subject to an Environmental Impact Assessment (not relevant for NDPs).
- 5) Refers to the publication of NDPs once made by a local planning authority in accordance with the regulations.
- 6) Clarifies what is excluded development

5.3

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.

5.4

Paragraph 1(e) such other matters as may be prescribed

There are no other prescribed matters

6 CONFORMITY WITH GUIDANCE ISSUED BY THE SECRETARY OF STATE - 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,*

- 6.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies contained in the NPPF constitute the Government's view of what sustainable development means in practice for the planning system.
- 6.2 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 resources.....
 - 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.....
- 6.3 These principles have been embodied throughout the production of the WNDP which has also had regard to the following key policy areas as evidenced below and summarised in Appendix 2.

6.4 Building a Strong, Competitive Economy

- 6.4.1 NPPF Para 21 states that LPA's 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. Planning should operate to encourage and not act as an impediment to sustainable growth and policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.
- 6.4.2 A key theme of the Winsford NDP is to support and strengthen the local employment base and attract a wide variety of businesses to Winsford, with the long term vision of providing a variety of new employment opportunities to meet local needs and to support the local economy.
- 6.4.3 The WNDP sets out the following specific policies that are intended to support and strengthen the local employment base and contribute towards the NPPF objective of building a strong, competitive economy.
- | | |
|-----------------------------|--|
| Policies E1 & E2 | Provide new employment land for future growth |
| Policies E3 & E4 | Promote Winsford as a business location and build a sustainable and varied employment destination, by protecting and providing employment land for future business growth and improving quality, access and infrastructure. |
| Policy E5 | Ensure that new employment uses are well-designed |
| Policies WV1&2 | Promote the River Weaver, Flashes and Salt Mines and develop them as a visitor attraction |
| Policies T7&T8 | Improve road links to adjacent towns in particular from the business areas and investigate ways of reducing through traffic in Winsford |
| Policy CSL1 | Ensure that schools, the Winsford Academy and the college are supported and continue to improve and that Winsford is provided with high quality education facilities for all ages, including opportunities for apprenticeships |
| Policy CSL6 | Provide leisure facilities that will help attract visitors to the town |
- 6.4.4 The following sites are also allocated for employment/commercial activities to meet anticipated future need:
- | | |
|--|---|
| Policies TCO,1A,2A,3A,4A,& 5A | Allow for a mix of town centre , retail and commercial uses. |
| Policies TC7A, TC8A,TC9A, TC10A | Allow for commercial uses. |
| Policies S4A & S5A | Allow for elements of commercial use |
| Policy W 6 A | 3.05ha Employment Allocation |
| Policy W 7 A | Allocates 26.75ha Extension of Winsford 1-5 Industrial Estate |
| Policy O5A | 11ha Employment Allocation |
- 6.4.5 In addition to the above, a number of former employment sites have been assessed as part of the plans production and, where there is no reasonable prospect of a site being used for further employment use, allocated for alternative purposes consistent with the NPPF approach of avoiding the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

6.5 Ensuring the Vitality of Town Centres

- 6.5.1 NPPF state that policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period, including recognition that town centres should be at the heart of their communities, markets retained and enhanced and positive planning for declining centres.
- 6.5.2 The decline of Winsford town centre was a key concern raised by the community during production of the WNDP and a key theme of the plan is therefore to improve the image and attractiveness of the town as a whole, by positively marketing the town, improving existing buildings and spaces and by creating new, high quality buildings, streets and space to secure its long term viability and vibrancy, including better integration of the market with the town centre.
- 6.5.3 The WNP contains the following policies which are considered to address the NPPF objective of ensuring the vitality of the town centre:

- Policy TTC1:** Improve and /or redevelop the shopping centre and attract better and a greater variety of shops and other town centre uses including restaurants and cafes.
- Policy TTC2:** Ensure new retail supports the role of the Town Centre
- Policy TTC3:** Improve and enhance the old High Street and Delamere Street
- Policy TTC4:** Improve the integration and quality of the market and provide it with a long term sustainable future
- Policy CSL6** Provide leisure facilities that will help attract visitors to the town.

6.6 Promoting Sustainable Transport

- 6.6.1 Improving movement around the town and the region is another key theme of the WNP with the long-term aspiration of improving movement by all modes including walking, cycling, public transport as well as the private car.
- 6.6.2 NPPF states that transport systems need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. The following specific policies of the WNDP seek to address these issues:
- Policies T1 & T2** Improve Public Transport
- Policy T3** Improve the pedestrian environment and ability to move around
- Policies T7 & T8** Improve road links to adjacent towns in particular from the business areas and investigate ways of reducing through traffic in Winsford.
- Policies WV3,4,5** Improve connectivity and access to the Flashes, the River and Whitegate Way.
- 6.6.3 In addition the NPPF states that plans should ensure that developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities.

6.6.4 Initial Development options were tested against identified key themes of the WNDP and by means of a sustainability appraisal (details set out in separate SA Report) where one of the key issues considered was transport and movement. Sites with good accessibility to public transport and those with opportunities for pedestrians and cycle connections were considered to be more more sustainable. The detailed SA demonstrates that all allocated sites have the potential to deliver development that will positively impact on the sustainability of Winsford.

6.6.5 With regards to specific sites:

North of Town Centre Sites (NTC) provides opportunities for new and improved pedestrian and cycle routes connecting existing and new development and the river and highway improvements

Town Centre Sites (TC) seeks to create a focus of leisure uses at the river and to promote high quality leisure walking and cycling routes.

Station Quarter Sites (S) are to be comprehensively planned to deliver (amongst other things) leisure routes for pedestrians and cyclists connected to the existing and future network, improvements to the railway station including improved car parking facilities and improved bus links; and a maximum level of integration between new development and existing communities.

Sites South of Town Centre (STC) requires improvements to the junction of Swanlow Lane and Townfields Road and the local street network to mitigate additional traffic impacts and where necessary address any shortcomings.

Sites in Wharton (W) and Over(O) Seek to make best possible use of brownfield sites, improving strategic pedestrian and cycle links to employment areas and improving the local route network.

6.7 Delivering a Wide Choice of High Quality Homes

6.7.1 NPPF states that to boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market are....,
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period
- set out their own approach to housing density to reflect local circumstances.

6.7.2 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, the NPPF states that local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

6.7.3 The approach to housing development set out in the WNDP is consistent with this guidance, with the stated long-term aspiration of providing good quality new housing to support Winsford as a whole. Section 6 of the plan contains site allocation policies which provide for in excess of 3,300 new homes, together with further potential for residential to be provided as part of mixed-use developments within the Town Centre.

Other non site specific policies include:

Policy H1	(and accompanying table 5.1) identify a number of new housing sites across the town, providing for some 3,362 new homes (approx). These sites vary in their size, location and typology.
Policy H2	Indicate that to secure a sustainable and mixed community sites will be expected to provide a mix of different dwelling types and tenure.
Policy H3	supports the development of previously developed land.
Policy H4	seeks to ensure that new residential development is positively integrated with the wider town.
Policy H5	requires new development to have a positive and distinctive character
Policy H6	requires new development to provide a well designed network of streets and spaces

6.8 Requiring good design

6.8.1 The NPPF attaches great importance to the design of the built environment with “*good design seen as a key aspect of sustainable development*”(para 56) . Neighbourhood Plans are therefore expected to “*develop robust and comprehensive policies that set out the quality of development that will be expected for the area*”, based on stated objectives for the future of the area. Policies should not however attempt to impose architectural styles or particular taste or stifle innovation.

6.8.2 Policies should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development:*
- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit:*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks.*

- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation:*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.”*

6.8.3 The need to improve the image and identity of Winsford featured highly throughout public consultation and is a key long-term aspiration of the plan, to attract new residents and visitors into the town, attract retailers and employers as well as generating a sense of belonging and pride of the local population. The key ways of achieving this are identified as being:

- Positively marketing the town
- Improving existing buildings, streets and spaces and
- Creating new high quality buildings, streets and spaces.

6.8.4 Specific policies that seek to secure good design are:

Policies I1- I4	Improve the image and physical environment of Winsford, and to deliver high quality development.
Policy E5	Ensure that new employment uses are well designed.
Policies H4, H5 & H6	Create new high quality buildings, streets and spaces
Policy CSL7	Provide a network of high quality open spaces across town.

6.8.5 In addition to the above policies, site specific policies set out requirements in relation to design principles for allocated sites.

6.8.6 It is therefore considered that the WNDP has had regard to NPPF in setting out clear; comprehensive design policies to reinforce local distinctiveness without being unduly prescriptive.

6.9 Promoting Healthy Communities

6.9.1 NPPF highlights the important role planning can play in facilitating social interaction and creating healthy and inclusive communities. It suggests that authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Production of the WNDP has involved extensive consultation and engagement with the local community as detailed in the accompanying consultation statement, including specific targeting of, for example, young people and the elderly.

6.9.2 NPPF states that planning policies should aim to achieve places which promote:

- Opportunities for meetings between members of the community
- Safe and accessible environments
- Safe and accessible developments

6.9.3 With regards to social, recreational and cultural facilities it comments that policies should: *“plan positively for the provision and use of shared space, community facilitiesand other local services to enhance the sustainability of communities and residential environments: Guard against the unnecessary loss of valued facilities and services....*

*Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services"*

- 6.9.4 The WNDP contains a vision based on discussions with local people which forms the heart of the neighbourhood plan. This specifically refers to the town becoming a place full of community spirit and an active community life, set around a lively programme of town events with reference to a vibrant town centre accessible to all, good local facilities, local schools and a diverse leisure and cultural offers.

Policy CSL1	Ensure that schools, the Winsford Academy and the college are supported and continue to improve and that Winsford is provided with high quality education facilities for all ages, including opportunities for apprenticeships
Policies CSL2, 3, 4, 5	Provide more leisure facilities for all sections of the population
Policies H4&H5	Create new high quality buildings, streets and spaces
Policy CSL7	Provide a network of high quality open spaces across town.

6.10 Meeting the challenge of climate change, flooding and coastal change

- 6.10.1 Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, taking into account flood risk .Para 95 of the NPPF states that in order to support the move to a low carbon future, LPA's should plan for new development in location and ways which reduce greenhouse gas emissions. Actively support energy efficiency improvements to existing buildings and set local requirements for sustainable buildings that is consistent with the Governments zero carbon policy and adopt nationally described standards.
- 6.10.2 Consideration was given to flood risk and other constraints in the selection of development sites. Allocated sites are in sustainable opportunities and provide the opportunity to reduce vehicular movement and increase more sustainable forms of transport such as walking and cycling. New development is required to be of a high quality designed to incorporate open space all of which will contribute towards mitigating and adapting to climate change and reducing green house emissions.

6.11 Conserving and enhancing the natural environment

- 6.11.1 NPPF states that the planning system should contribute to and enhance the natural and local environment and states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.
- 6.11.2 Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value with distinctions being made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

- 6.11.3 Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;
- 6.11.4 Within Winsford the River Weaver and Flashes are considered to be the town's best assets and are highly valued by the Local Population. As such a key aspiration of the plan is to create a new "heart" for Winsford set around these natural assets.
- 6.11.5 Specific policies in the WNDP aimed at conserving and enhancing the natural environment are:

Policies WV1 & WV2	Promote the River Weaver, Flashes and Salt Mines and develop them as a visitor attraction.
Policies WV3, 4, 5	Increase and diversify the uses around the Flashes and the River. Improve connectivity and access to the Flashes, the River and Whitegate Way.

- 6.11.6 In addition the WNDP has had regard to the NPPF in the allocation of sites, which have been informed by an analysis of area of visual impact, areas of nature conservation, flood zones, landscape character assessment and landscape designations Site specific policies and design principles outline more detailed opportunities and requirements for the protection and enhancement of the natural environment in the vicinity of allocated development sites.

6.12 Conserving and enhancing the historic environment

- 6.12.1 The NPPF sets out guidance on how local planning authorities should develop positive strategies for the conservation and enjoyment of the historic environment, taking into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.
- 6.12.2 The WNDP has identified a number of areas as having a special heritage character which contribute to Winsford's image and identity and contains policies aimed at protecting and restoring the existing historic buildings and areas of special character within the town consistent with NPPF guidance.

Policy I3	Allows for the temporary use of listed and other historic buildings that are underused, vacant or awaiting refurbishment.
Policy I4	Requires new development to enhance the characteristics of areas of special heritage character

7 CONTRIBUTION TO THE ACHIEVEMENT OF 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,

- 7.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF therefore is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.
- 7.2 There are three elements to sustainable development: economic, social and environmental. These require 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
- 7.2 The WNDP has been subject to a Sustainability Appraisal (SA), a copy of which has been submitted in support of the plan. The purpose of the SA is to ensure that the principles of sustainable development are considered throughout the plan making process and that the WNDP has considered all aspects of economic, social and environmental sustainability in its production.
- 7.3 The Winsford NDP contributes to the achievement of sustainable development by:
- Planning positively for housing growth to meet the needs of present and future generations by identifying sites to meet housing need up to the year 2030.
 - Positively contributing to the development of a strong, diverse and competitive economy by allocating land for new employment, supporting the vitality of the town centre and identifying locations for new retail development to meet anticipated need;
 - Planning for good urban design and the creation of safe and well-connected streets and spaces
 - Identifying brown field sites suitable for redevelopment opportunities
 - Identifying green field sites for development which best meet the overall objectives of the plan and help to create sustainable communities,
 - Providing for improved public transport links. And enhanced pedestrian links to recreation facilities;
 - Locating new development where it relates well to the existing town, incorporating good pedestrian and cycle links, and providing opportunities for access by public transport such as bus and rail;

- Providing significant areas of new open space and enhanced public access to existing feature such as the Flashes and
 - protecting and enhancing the natural, built and historic environment of Winsford
- 7.4 NPPF also indicates that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking to ensure that Plans are deliverable.
- 7.5 Ensuring that the WNDP is deliverable has involved
- making sure that sites identified for development are capable of bring forward within the lifetime of the plan:
 - ensuring that infrastructure requirements are identified and:
 - setting out a delivery table, with actions and outcomes in relation to the Neighbourhood Plan policies.
- 7.6 Most of the sites allocated for residential development have been the subject of a process of reviews by CWACC's Strategic Housing Land Availability Assessment (SHLAA) and all have been reviewed by the consultant team as part of the planning process. This review has included appraisals of technical constraints material and discussions with key landowners/developers. Appendix A of the WNDP Evidence Base Summary looks at the allocated sites in terms of their Suitability, Availability and Deliverability and demonstrates that all of the allocated sites are suitable for development and likely to be delivered within the Plan Period.
- 7.7 With regards to future infrastructure requirements, this is being addressed at a Borough level through work being undertaken in association with the emerging Cheshire West and Chester Local Plan, such as the Strategic Housing Market Assessment (SHMA) and Infrastructure Delivery Plan (IDP). This will in turn be used to inform production of CWACC's Community Infrastructure Levy (CIL) which will be used to assist with the delivery of critical infrastructure requirements. In setting CIL, CWAC will need to ensure that the level set will not prejudice the delivery of new development
- 7.8 The WNDP has however started the process of identifying local infrastructure that will be required for the town as a result of new development. These are detailed in the infrastructure schedule in Appendix A of the WNDP Delivery Strategy and have been categorised in terms of their importance to the delivery of the WNDP – critical, necessary and preferred – to assist with targeting future investment and use of CIL.
- 7.9 NPPF states that the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place and at the present time it is proposed that some 25% of CIL will be allocated to those areas with a Neighbourhood Development Plan in place. Winsford Town Council have already committed to ensuring that its element of the New Homes Bonus is ploughed back into delivering the aspirations of the Neighbourhood Plan and it is likely that such an approach will also be applied to CIL to further assist with the delivery of the plan.

8 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN FOR THE AREA.

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),

- 8.1 One of the basic conditions that neighbourhood plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area, i.e. the high-level strategic elements in the local plan that are essential to delivering the overall planning and development strategy for the local area. S.38 of the Planning and Compulsory Purchase Act 2004 defines “development plan” as the development plan documents (DPDs) adopted for the area and Schedule 8 extends this to include saved local plans.
- The Adopted Vale Royal Borough Local Plan First Review Alteration – Saved Policies**
- 8.2 In Winsford, the relevant adopted development plan comprises the Saved Policies of the Adopted Vale Royal Borough Local Plan First Review Alteration 2006 (VRBLP) produced by the former Vale Royal Borough Council.
- 8.3 The Saved Policies comprise all of the plan policies with the exception of:
Policy GS1 – which referred to sufficient land being provided for new housing, employment and services arising in the Borough up to 2016..
Policy H1 – which referred to sufficient housing sites being provided to accommodate a net addition to the Boroughs Housing Stock of about 5,500 dwellings between 2002 and 2016.
- 8.4 The VRBLP contains 3 key policy objectives, based upon the three themes of sustainable development – economic, social and environmental well being
- 8.5 The Plan Strategy (Chapter 2 of the VRBLP and accompany General Strategy Policies) give broad guidance on the location and general requirements of development and outlines strategic constraints to development, with the key aim of ensuring a continued balance between development which will bring investment and jobs into the area, improved facilities, a range of good quality housing and the protection and enhancement of the area’s natural and built environment.
- 8.6 It states that future development should continue to be concentrated in or on the edge of two key towns – Northwich and Winsford where existing levels of investment in facilities are high, there is scope to use derelict and underused land and premises and there are opportunities to travel other than by using the private motor car.
- 8.7 New development is expected to bring local benefits such as improved infrastructure and facilities and the creation of new landscapes and new housing to contribute to meeting local needs. It will be required to be of a scale and character with the existing settlement pattern and take account of locally important environmental constraints. Town centres will continue to play a central role in the provision of services and new shopping development and be a focus for public transport

- 8.8 The development of a balanced and efficient transport system is also a crucial element to the strategy with an emphasis on measures to improve road safety, alleviate congestion and promote the use of alternative transport modes to the motor car, particular for journeys to work and into town centres. New development should provide opportunities to encourage journeys to be made other than by the motor car.

Policy GS2	Selection of Sites – a key strategic policy. Other relevant policies included
Policy STC1	General Policy for Shopping and Town Centres
Policy STC3	Winsford Town Centre
Policy T1	General Requirements for Transport,
Policy T3	Public Transport,
Policy BE1	Safeguarding and Improving the Quality of the Environment,
Policy NE1	Protection of the Nature Conservation Resource,
Policy E1	General Requirements for Employment Use,

- 8.9 The policies of the WNDP are considered to be consistent with the overarching policies of the VRBLP as detailed in section 9. Policies relating to housing numbers and employment allocations are clearly out of date in the VRBLP and as such the WNDP has had to have regard to work on the emerging Cheshire West and Chester Local Plan (see below) and associated evidence base, liaising closely with officers from CWACC.

The Cheshire West and Chester Local Plan

- 8.10 Following Local Government Reorganisation in 2009, Vale Royal Borough Council combined with the then, Ellesmere Port and Neston, Chester City and Cheshire County Councils to become Cheshire West and Chester Council. Work has subsequently commenced on a new Cheshire West and Chester Local Plan. A Publication Draft Local Plan is due to be considered by the Council Local Development Framework Panel on 22nd July 2013, prior to undergoing public consultation late summer 2013.
- 8.11 In the absence of an up to date local plan for the area the WNDP has effectively been produced in parallel with the emerging Cheshire West and Chester Local Plan, working closely with the Council to ensure broad conformity between the plans. Much of the evidence used in the production of the neighbourhood plan is derived from information and analysis used to inform the production of the emerging Local Plan which has further aided consistency of approach. Whilst legislation requires the WNDP to be considered against the saved policies of the Vale Royal Borough Local Plan First Review Alteration (as the relevant development plan for the area), at a practical level, it is necessary to ensure that the WNDP will not be in conflict with the Cheshire West and Chester Local Plan policies as soon it is adopted.
- 8.12 The emerging Local Plan is intended to provide strategic policy guidance for the Cheshire West and Chester Area. It is the intention to continue using some of the existing Saved Policies for the purposes of development management to supplement those of the emerging Local Plan and as such conformity with these policies will continue to be relevant even after adoption of the emerging CWACC Local Plan.
- 8.13 Policy STRAT6 of the Local Plan deals specifically with Winsford which is identified as being a key focus for development in the east of the borough, with development proposals intended to help improve the image and attractiveness of the town. It states that provision will be made for in the region of 3,500 new

dwelling and 35ha of additional land for business and industrial development in Winsford and identifies a number of key proposals for the town consistent with those of the neighbourhood plan.

- 8.14 The broad scale of development proposed in the WNDP is consistent with that of STRAT6 in the draft Local Plan. The neighbourhood plan allocates some 35 hectares of land for employment use, and 3362 new dwellings, which, when added to sites with planning permission or development completed since 2010 (some 265 dwellings) totals over 3600 against a Local Plan requirement of 3,500.
- 8.15 Section 9 of this Basic Condition Statement demonstrates specifically how the WNDP conforms to the key strategic policies and objectives of both the adopted and emerging local plans and it is requested that a degree of flexibility and practicality is applied to the assessment of general conformity with the development plan in this particular instance. The term 'general conformity' is not defined in law but the use of the adjective 'general' is clearly intended to introduce some degree of flexibility, the extent of which will depend upon the planning judgement of the decision maker and the particular circumstances of the case.
- 8.16 It is considered that the ambition of the WNDP is aligned with and positively supports the strategic needs and priorities of the wider local area and promotes development consistent with the requirements of the emerging Local Plan.
- 8.17 A more detailed assessment of the policies contained in the WNDP and their relationship to policies in both the adopted and emerging Local Plans is set out in the following section and summarised in Appendix 2.

9 DETAILED CONSIDERATION OF WINSFORD NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES:

9.1 IMAGE & IDENTITY (WNDP SECTION 5.2)

WNDP Objectives and Policies

- Improve the quality of the environment and development along major thoroughfares and gateways:
Policy I1
- Improve the quality of open spaces and create an environment that is attractive, clean and well cared for.
Policy I2
- Protect and restore existing historic buildings and areas of special character
Policy I3 & I4

9.1.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.1.2 ADOPTED VRBLP:

Policy BE1: Safeguarding and Improving the Quality of the Environment: Sets out the standards of design that all new development will be expected to meet to safeguard, improve and enhance the quality of the built environment.

Policies BE5 to BE9: set out measures for the protection of Listed Buildings across the Borough.

9.1.3 DRAFT CWAC LOCAL PLAN

Policy STRAT 6 Winsford: Winsford will be a key focus for development and development proposals will help to improve the image and attractiveness of the town.

Policy ECON 3 Visitor Economy: Supports the creation of new tourism opportunities in appropriate locations.

Policy STRAT 1 Sustainable Development: The development principles set out in this policy encourage proposals which protect, enhance and improve the natural and historic environment whilst restoring degraded and despoiled land, seeking opportunities for habitat creation. The use and redevelopment of previously developed land and buildings in sustainable locations is also encouraged.

Policy ENV 3 Green Infrastructure: The Council will ensure the creation, protection, enhancement and management of an integrated network of high quality green infrastructure, including green and open spaces. Proposals to increase the planting of trees and woodland particularly in urban areas are encouraged.

Policy SOC 5 Health and Well-being: Promotion of high quality greenspace and access to this across the borough, particularly in areas of recognised need.

Policy ENV 5 Historic Environment: Development will be required to respect and respond positively to features of architectural, historical, archaeological and historic landscape importance and their setting. Where appropriate, the Council will support an acceptable level of enabling development to secure the future of heritage assets.

Policy ENV 6 High Quality Design and Sustainable Construction: Promotes sustainable, high quality design and construction. Development should respect local character, achieve a sense of place, provide high quality public realm and make the best use of high quality materials.

9.2 THE WEAVER VALLEY (WNDP SECTION 5.3)

WNDP Objectives and Policies

- Promote the River Weaver and Salt Mines and develop them as visitor attractions
Policies WV1 & WV2
- Increase and diversify the uses around the Flashes and the river, improve connectivity and access to the Flashes, the River and Whitegate Way
Policies WV3, WV4, WV5

9.2.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.2.2 ADOPTED VRBLP:

Policy RT21 The Weaver and Dane Valley: Which requires development proposals adjacent to the River Weaver to safeguard existing access routes to the riverside and where appropriate establish additional access points, and provide for public access along the whole length of both banks of the rivers.

Policy RT22 The Winsford Flashes: Which seeks to resist development proposals around the Winsford Flashes which conflict with their use as a recreational and amenity resource, especially in terms of public access.

Policy RT23 The Whitegate Way: Development proposals for land between High Street and Roehurst Lane should make provision for an extension to the Whitegate Way.

9.2.3 DRAFT CWAC LOCAL PLAN:

Policy STRAT 6 Winsford: Promotes significant improvements to playing pitches, green spaces and leisure facilities with enhanced access to the Flashes and River Weaver.

Policy ECON 2 Town Centres: Winsford - New cultural and leisure development should be located within the town centre and on suitable sites that enhance the waterfront.

Policy ECON 3 Visitor Economy: Expansion of existing tourism assets, or the creation of new tourism opportunities in appropriate locations will be supported, including proposals that improve and protect access to green corridors, rights of way and the borough's waterways.

9.3 THE TOWN CENTRE (WNDP SECTION 5.4) WNDP Objectives and Policies

- Improve and/or redevelop the shopping centre and attract better and a greater variety of shops and other town centre uses, including restaurants and cafes.
Policy TTC1
- Ensure new retail supports the role of the town centre
Policy TTC2
- Improve and enhance the Old High Street and Delamere Street
Policy TTC3
- Improve the integration and quality of the market and provide it with a long term sustainable future
Policy TTC4

9.3.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.3.2 ADOPTED VRBLP:

Policy STC1 General Policy: Allows for A1 retail use within defined town centres of an appropriate scale and encourages leisure, commercial, public offices and entertainment facilities within the town.

Policy STC3 Winsford Town Centre: Seeks to focus new shopping and key town centre uses within Winsford Town Centre.

Policy BE1 Safeguarding and Improving the Quality of the Environment: Sets out the standards of design that all new development will be expected to meet to safeguard, improve and enhance the quality of the built environment.

9.3.3. DRAFT CWAC LOCAL PLAN:

Policy STRAT 6 Winsford: Re-modelling of the town centre to provide enhanced local shopping and leisure facilities is a key proposal.

Policy ECON 1 Economic growth, employment and enterprise: The Council will promote competitive town centre environments and bring forward sites to meet a range of town centre uses including commercial, retail, leisure, cultural and office uses.

Policy ECON 2 Town Centres: Supports a comprehensive approach for the regeneration of Winsford town centre. The focus for new retail development is the town centre where there is an immediate need for an additional food store. New cultural and leisure development should be located within the town centre and on suitable sites which enhance the waterfront. Proposals that positively contribute towards creating attractive, vibrant and safe centres that offer a diverse mix of uses and extend the time when centres are active will be supported, subject to their impact on local amenity.

Policy STRAT 10 Transport and Accessibility: Proposals for new development should be located so as they are accessible to local services and facilities by a range of transport modes. Parking provision should support the viability of town centres whilst minimising traffic congestion. Opportunities to extend and improve the existing network of cycleways and footpaths will be taken wherever possible to improve

connectivity between public transport hubs, residential areas, employment opportunities, local services and leisure and tourism facilities.

Policy ENV 5 Historic Environment: Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance.

9.4 EMPLOYMENT (WNDP SECTION 5.5)

WNDP Objectives and Policies

- Promote new employment land for future growth
Policies E1 & E2
- Promote Winsford as a business location and build a sustainable and varied employment destination by protecting and providing employment land for future business growth and improving quality access and infrastructure.
Policies E3, E4
- Ensure that new employment uses are well designed.
Policy E5

9.4.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.4.2 ADOPTED VRBLP:

Policy E1 General Requirements for Employment Use. Sets out the general requirements for employment use that all employment developments will be expected to meet

Policy E2 Existing Non-Conforming Uses: Allows for the relocation of existing un-neighbourly uses to employment sites.

Policy E3 Redevelopment of Employment Land for Employment Purposes: Allows for the re-use of existing employment land for employment use

Policy E4 Redevelopment of Existing and Proposed Employment Land for Non-Employment Purpose: Looks to protect existing employment land for alternative uses without reasonable attempts being made to find an alternative employment use.

Policy E7 Northwich and Winsford Town: Allows for employment uses within the towns of Winsford and Northwich.

Policy BE1 Safeguarding and Improving the Quality of the Environment: Sets out the standards of design that all new development will be expected to meet to safeguard, improve and enhance the quality of the built environment.

9.4.3 DRAFT CWAC LOCAL PLAN

Policy STRAT 1 Sustainable Development; Supports proposals that provide for mixed use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities promoting healthy and inclusive communities whilst reducing the need to travel.

Policy STRAT 2 Strategic development: The Local Plan will deliver around 300 hectares of land for business and industrial development to meet a range of types and sizes of sites up to 2030. The majority of new development will be located within or on the edge of the city of Chester and the towns of Ellesmere Port, Winsford and Northwich.

Policy STRAT 6 Winsford: Provision will be made for in the region of 35ha of additional land for business and industrial development in Winsford. A key proposal is to safeguard Winsford Industrial Estate and Woodford Park to provide business and industrial development to support local employment opportunities. The potential for expansion of Winsford Industrial Estate and Woodford Park will be considered through the Local Plan (Part Two) Land Allocations and Detailed Policies or Neighbourhood Plan.

Policy STRAT 10 Transport and Accessibility: Development and associated infrastructure should support sustainable economic growth and improve accessibility to jobs and key services. Proposals for new industrial and warehousing development should maximise opportunities to transport products by non-road modes of transport. Sites alongside the Manchester Ship Canal, Weaver Navigation and rail network may be particularly suitable for freight use and these opportunities should be integrated into development proposals where feasible.

Policy STRAT 11 Infrastructure: The Council will support the timely provision of appropriate new infrastructure and measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors.

Policy ECON 1 Economic growth, employment and enterprise: Promotes sustainable economic growth in the borough, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. A flexible supply of land for industrial and business use (B1, B2 and B8) will be provided in locations across the borough.

Policy ENV 6 High Quality Design and Sustainable Construction: Promotes sustainable, high quality design and construction.

9.5 HOUSING (W NDP SECTION 5.6)

W NDP Objectives and Policies

- Provide a wide variety of housing that:
 - Supports the existing town and in particular the town centre:
 - Is sited in a sustainable location and well integrated with the existing town; and
 - Creates a sustainable and mixed community*Policies H1, H2 & H3*
- Create new high quality buildings, streets and spaces
Policies H4 & H5

9.5.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.5.2 ADOPTED VRBLP:

Policy H13 Mixed Communities: Requires new residential development to provide a mix of types and sizes of property to meet the demonstrable needs of the community, which will contribute to the creation of a mixed and inclusive community.

Policy GS2 Selection of Sites: Looks to concentrate new development in or on the edge of Northwich and Winsford.

Policy BE1 Safeguarding and Improving the Quality of the Environment: Sets out the standards of design that all new development will be expected to meet to safeguard, improve and enhance the quality of the built environment.

9.5.3 DRAFT CWAC LOCAL PLAN:

Policy STRAT 1 Sustainable Development: Supports development that improves and meets the economic, social and environmental objectives of the borough, in line with the presumption in favour of sustainable development. Proposals that provide for mixed use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities promoting healthy and inclusive communities whilst reducing the need to travel will be supported. Locating new housing, wherever possible within 1.6km of existing or proposed shops, community facilities and primary schools and be well connected to public transport is a sustainable development principle.

Policy STRAT 6 Winsford: Provision will be made for around 3,500 new dwellings, with key proposals including in the region of 1,000 new dwellings as part of a comprehensively planned mixed use Station Quarter Urban Extension. Development proposals will help to improve the image and attractiveness of the town.

Policy ECON 2 Town Centres: Residential development in the town should support and enhance links with the town centre.

Policy SOC 3 Housing mix and type: The Council will seek to provide a mix of housing types and sizes of both market and affordable housing.

Policy ENV 6 High quality design and sustainable construction: Promotes sustainable, high quality design and construction.

9.6 COMMUNITY, SOCIAL AND LEISURE (WNDP SECTION 5.7)

WNDP Objectives and Policies

- Ensure that schools, the Winsford Academy and the college are supported and continue to improve and that Winsford is provided with high quality education facilities for all ages, including opportunities for apprenticeships.
Policy CSL1
- Provide more leisure facilities for all sections of the population
Policies CSL2, CSL3, CSL4, CSL5
- Provide leisure facilities that will help attract visitors to the town
Policy CSL6
- Provide a network of high quality open spaces across town.
Policy CSL7

9.6.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.6.2 ADOPTED VRBLP:

Policy RT2 Sports Facilities and Open Spaces: Gives priority to improving local sports facilities and open space provision in areas where current provision falls below the Councils current requirements.

Policy RT4 Recreation and Open Space in New Developments: Looks to retain formal and informal open spaces and recreational facilities.

Policy RT7 Tourist Accommodation: Provides for appropriate tourist accommodation within defined settlements, including Winsford.

Policy RT20 Mooring Facilities: Allows for appropriate mooring facilities

9.6.3 DRAFT CWAC LOCAL PLAN:

Policy ECON 1 Economic Growth, Employment and Enterprise: The Council will promote competitive town centre environments and bring forward sites to meet a range of town centre uses including commercial, leisure, culture and office uses. The Council will support initiatives and accessibility to further/higher education facilities in the borough, including the University of Chester, West Cheshire College and Mid Cheshire College, improving skills and links to main employers.

Policy STRAT 1 Sustainable Development: Supports proposals which provide access to homes, employment, retail, leisure, sport and other facilities. Supports the location of new housing within 1.6km of existing or proposed local shops, community facilities and primary schools.

Policy STRAT 6 Winsford: Proposes re-modelling the town centre to provide enhanced local shopping and leisure facilities. Significant improvements to playing pitch, green space and leisure facilities with enhanced access to the Flashes and River Weaver are also key proposals.

Policy STRAT 11 Infrastructure: Where appropriate, new development will be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. The Council will support measures to

protect, enhance, or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors.

Policy ECON 2 Town Centres: Supports proposals which provide a diverse mix of uses and which extend the time during which town centres are active. New cultural and leisure development should be located within the town centre and on suitable sites that enhance the waterfront.

Policy SOC 5 Health and Well-being: Supports opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer.

Policy ECON 3 Visitor Economy: Supports the expansion of existing tourism assets, or the creation of new tourism opportunities in appropriate locations. Major leisure, tourism, cultural development proposals and visitor accommodation should be located within or accessible to Chester, Northwich, Ellesmere Port and Winsford town centres.

Policy ENV 3 Green Infrastructure: Supports the creation, protection, enhancement and management of a network of high quality multi functional green infrastructure.

Policy ENV 2 Landscape: Protect and where possible, enhance landscape character and local distinctiveness.

9.7 TRANSPORT AND MOVEMENT (W NDP SECTION 5.7)

W NDP Objectives and Policies

- Improve Public Transport
Policies T1 & T2
- Improve the pedestrian environment and ability to move around
Policy T3
- Improve road links to adjacent towns and access to the M6, in particular from the business areas, and investigate ways of reducing through traffic in Winsford
Policies T4 & T5

9.7.1 The above mentioned policies and objectives are considered to be in conformity with the following policies of the adopted VRBLP and draft CWACC Local Plan.

9.7.2 ADOPTED VRBLP:

Policy T1 General Requirements: States that in considering new development the Council will take into account the effect of development on the transport infrastructure and detailed criteria which it will have regard to.

Policy T2 Transportation Assessments: Requires Transportation Assessments to accompany any major development proposal located in a sensitive area for traffic generation.

Policy T3 Public Transport: Looks to improve public transport facilities wherever possible and seeks to ensure that new developments can be accessed by public transport and encourage more sustainable modes of transport.

Policy T8 Pedestrians & Walking & T9 Cycling: Seeks improved facilities for pedestrians and cyclists as part of development proposals

9.7.3 DRAFT CWAC LOCAL PLAN

Policy STRAT 6 Winsford: Enhanced access to the Flashes and River Weaver is a key proposal.

Policy STRAT 7 Middlewich: Investigate the longer term potential for further sustainable growth in the mid-Cheshire towns of Northwich, Winsford and Middlewich coupled with journey-time improvements along the A54 between Junction 18 of the M6 and Winsford.

Policy STRAT 10 Transport and Accessibility:

Development and associated transport infrastructure should provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area. Opportunities to improve public transport facilities will be taken wherever possible, through improved services, interchange facilities and parking at railway stations. Proposals should seek to maximise use of sustainable (low carbon) modes of transport.

Policy STRAT 11 Infrastructure: Where development has a significant impact on the strategic road network, development contributions will be sought through section 278 agreements.

Policy ENV 3 Green Infrastructure: Supports the creation, protection, enhancement and management of a network of high quality multi functional green infrastructure.

10 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

Sustainability Appraisal (SA)

- 10.1 Strategic Environmental Assessment (SEA) is a requirement of the EC Directive on the assessment of the effects of certain plans and programmes on the environment. The requirements of this Directive have been incorporated within the WNDP SA which has been undertaken in accordance with published government guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" (2005).
- 10.2 The purpose of the WNDP SA is to ensure that the principles of sustainable development have been considered throughout the plan making process and consideration given to all aspects of economic, social and environmental sustainability in its production.
- 10.3 An SA Scoping Report was consulted upon in May-June 2012. This was submitted to the statutory environmental bodies: English Heritage, Natural England and the Environment Agency and was also made publically available on the Winsford Town Council website.
- 10.4 An SA Framework was established as part of this scoping process to test the WNDP. This was based on the framework used in the Cheshire West and Chester Core Strategy Issues and Options report with a number of additional Winsford specific sub-objectives added where relevant.
- 10.5 The Sustainability Appraisal report is submitted in support of the WNDP.

Habitat Regulations Assessment (HRA)

- 10.6 A Habitats Regulations Assessment (HRA) was undertaken as part of the emerging Cheshire West and Chester Local Plan (preferred Policy Direction stage) and again at the Publication Document Stage which concluded that, the Cheshire West & Chester Local Plan policy framework was sufficient to deliver necessary measures to avoid or mitigate any adverse effects on the integrity of European sites.
- 10.7 As the WNDP is intended to be in conformity with the Local Plan then a separate HRA was not considered to be necessary. (See Appendix 3 for CWACC HRA Screening Statement)

Equality Impact Assessment

- 10.8 The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not.
- 10.9 An Equality Impact Assessment (EqIA) was undertaken during the course of producing the WNDP which examined the impact of the WNDP on groups with protected characteristics.

- 10.10 The EqIA concluded that whilst not explicitly addressing the needs of racial groups or transgender, gay or lesbian groups, or women, the WNDP does make equal provision for affordable housing and a wide range of housing, and seeks to provide additional social, community and leisure facilities which will benefit these groups equally. It also seeks to provide a safer environment, particularly a safer public realms where people with protected characteristics will be less liable to be subject to hate crime.

Rural Proofing

- 10.11 An assessment of policies in the WNDP was undertaken (using the criteria in the Rural Proofing Guidance (2009) produced by the Commission for Rural Communities) to test what impact the plan is likely to have on the rural area it affects and whether any adjustments or changes were needed to ensure that the rural community is not disadvantaged by the plan. No changes were required as a consequence of this assessment.

Conclusion

- 10.12 The WNDP is considered to be compatible with relevant EU obligations.

11 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.*

- 11.1 There are no other prescribed matters

12 CONCLUSION

It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 have been met by the Winsford Neighbourhood Development Plan. It is therefore respectfully suggested to the Examiner that the Winsford Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act and should proceed to Referendum.

APPENDIX 1

WINSFORD NEIGHBOURHOOD PLAN CONFIRMATION OF DESIGNATION

Cheshire West & Chester Council

Mr Alan Warburton
Town Clerk/Finance Officer
Winsford Town Council
Wyvern House
The Drummer
Winsford
Cheshire CW7 1AH

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:
NP002/AM		Catherine Morgetroyd 01244 973804	19 December 2012

Dear Mr Warburton

Neighbourhood Planning (General) Regulations 2012

Proposal: Application for the designation of a neighbourhood area
Location: The area of Winsford Civil Parish

Thank you for submitting an application for a neighbourhood area on behalf of the Winsford Town Council.

I can confirm that the Winsford Neighbourhood Area was approved and designated on 12th December 2012

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:-

- Winsford 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 consultee letters from English Heritage and the Environment Agency with advice and information on Neighbourhood Plans.

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

Cont/d



Cheshire West & Chester Council

Yours faithfully

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



APPENDIX 2:

Table of Neighbourhood Plan Policy Links

WNDP		NPPF	Vale Royal Local Plan (Saved Policies)	Emerging CWAC Local Plan
Policy - Objective				
IMAGE AND IDENTITY				
I1, I2, I3 & I4	Improve the “image” of Winsford (external and internal) by positive interventions and marketing; and	Building a strong, competitive economy	RT1 General Requirements for Recreation/Tourism Developments;	STRAT 6 Winsford; ECON 1 Economic growth, employment and enterprise; ECON 3 Visitor economy.
	Improve the existing physical environment of Winsford	Conserving and enhancing the natural environment.	BE1 Safeguarding and Improving the Quality of the Environment,	STRAT 1 Sustainable development; SOC 5 Health and well-being; ENV 3 Green infrastructure; ENV 5 Historic environment.
		Requiring Good Design.	BE1 Safeguarding and Improving the Quality of the Environment,	ENV 6 High quality design and sustainable construction;
THE WEAVER VALLEY				
WV1 WV2	Promote the River Weaver, Flashes and Salt Mines and develop them as a visitor attraction	Conserving and enhancing the natural environment.	RT21 The Weaver and Dane Valleys; RT22 The Winsford Flashes; RT23 The Whitegate Way;	STRAT 6 Winsford; ECON 2 Town centres; ECON 3 Visitor economy; ENV 3 Green Infrastructure.
WV3 WV4 WV5	Increase and Diversify the uses around the Flashes and the River. Improve connectivity and access to the Flashes, the River and Whitegate Way.	Conserving and enhancing the natural environment. Promoting Sustainable Transport		
THE TOWN CENTRE				
TTC1	Improve and/or redevelop the shopping centre and attract better and a greater variety of shops and other town centre uses, including restaurants and cafes.	Ensuring the viability of town centres.	STC3 Winsford Town Centre	STRAT 6 Winsford; ECON 1 Economic growth, employment and enterprise; ECON 2 Town centres.
TTC2	Ensure new retail supports the role of the Town Centre.	Ensuring the viability of town centres.	STC1 General Policy; STC3 Winsford Town Centre;	ECON 2 Town centres.
TTC3	Improve and Enhance the Old	Ensuring the viability of	BE1 Safeguarding and	STRAT 10 Transport and

	High Street and Delamere Street	town centres. Conserving and enhancing the historic environment	Improving the Quality of the Environment,	accessibility; ECON 1 Economic growth, employment and enterprise; ECON 2 Town centres; ENV 5 Historic environment.
TTC4	Improve the integration and quality of the market and provide it with a long term sustainable future	Ensuring the viability of town centres.		STRAT 6 Winsford; ECON 2 Town centres.
EMPLOYMENT				
E1 E2	Provide new employment land for future growth	Building a strong, competitive economy.	E1 General Requirements for Employment Use, E2 Existing Non-Conforming Uses, E3 Redevelopment of Employment Land for Employment Purposes; E7 Northwich and Winsford Town;	STRAT 1 Sustainable development; STRAT 2 Strategic development; STRAT 6 Winsford; STRAT 10 Transport and accessibility; ECON 1 Economic growth, employment and enterprise.
E3 E4	Promote Winsford as a business location and build a sustainable and varied employment destination, by protecting and providing employment land for future business growth and improving quality, access and infrastructure.	Building a strong, competitive economy.	E1 General Requirements for Employment Use, E2 Existing Non-Conforming Uses, E3 Redevelopment of Employment Land for Employment Purposes; E7 Northwich and Winsford Town;	STRAT 1 Sustainable development; STRAT 2 Strategic development; STRAT 6 Winsford; STRAT 10 Transport and accessibility; STRAT 11 Infrastructure; ECON 1 Economic growth, employment and enterprise.
E5	Create a variety of employment opportunities that are accessible to local people. Ensure that new employment uses are well-designed	Building a strong, competitive economy. Building a strong, competitive economy. Requiring Good design.	E1 General Requirements for Employment Use, E2 Existing Non-Conforming Uses, E3 Redevelopment of Employment Land for Employment Purposes; E7 Northwich and Winsford Town; E1 General Requirements; BE1 Safeguarding and Improving the Quality of the Environment,	STRAT 2 Strategic development; STRAT 6 Winsford; ECON 1 Economic growth, employment and enterprise. ENV 6 High quality design and sustainable construction.
HOUSING				

H1, H2, H3	Provide a wide variety of new housing that: - supports the existing town and in particular the town centre, - is located in a sustainable location well-integrated with the existing town; and - creates a sustainable and mixed community.	Delivering a wide choice of high quality homes.	H13 Mixed Communities, GS2 Selection of Sites,	STRAT 1 Sustainable development; STRAT 2 Strategic development; STRAT 6 Winsford; ECON 2 Town Centres; SOC 3 Housing mix and type.
H4 H5 H6	Create new high quality buildings, streets and spaces	Requiring Good design.	BE1 Safeguarding and Improving the Quality of the Environment,	STRAT 1 Sustainable development; STRAT 6 Winsford; ENV 6 High quality design and sustainable construction.
COMMUNITY, SOCIAL AND LEISURE				
CSL1	Ensure that schools, the Winsford Academy and the college are supported and continue to improve and that Winsford is provided with high quality education facilities for all ages, including opportunities for apprenticeships	Promoting healthy communities. Building a strong, competitive economy.		ECON 1 Economic growth, employment and enterprise.
CSL2, CSL3, CSL4, CSL5	Provide more leisure facilities for all sections of the population.	Promoting healthy communities.	RT4 Recreation and Open Space in New Developments.	STRAT 1 Sustainable development; STRAT 6 Winsford; ECON 1 Economic growth, employment and enterprise; ECON 2 Town centres; SOC 5 Health and well-being; ENV 3 Green infrastructure.
CSL6	Provide leisure facilities that will help attract visitors to the town.	Building a strong, competitive economy.		STRAT 6 Winsford; ECON 3 Visitor economy.
CSL7	Provide a network of high quality open spaces across town.	Promoting healthy communities. Requiring Good design.		STRAT 6 Winsford; ENV 2 Landscape; ENV 3 Green infrastructure.
TRANSPORT AND MOVEMENT				
T1 & T2	Improve Public Transport	Promoting sustainable transport.	T2 -Transportation Assessments	STRAT 10 Transport and accessibility.

			T3 Public Transport T5 -Railway Stations; T20 Travel Plans	
T3	Improve the pedestrian environment and ability to move around.	Promoting sustainable transport.	T8 Pedestrians & Walking, T9 Cycling, T20 Travel Plans, T2 Transportation Assessments	STRAT 6 Winsford; STRAT 10 Transport and accessibility; ENV 3 Green Infrastructure.
T7 & T8	Improve road links to adjacent towns in particular from the business areas and investigate ways of reducing through traffic in Winsford	Promoting sustainable transport.	T2 Transportation Assessments, T1 General Requirements; T20 Travel Plans	STRAT 6 Winsford; STRAT 7 Middlewich; STRAT 10 Transport and accessibility; STRAT 11 Infrastructure.

Appendix 3

Cheshire West and Chester Council

Statement on the need for Habitat Regulation Assessment of the Winsford Neighbourhood Plan

Cheshire West and Chester Council

Statement on the need for Habitat Regulation Assessment of the Winsford Neighbourhood Plan

Introduction

The Winsford Neighbourhood Plan has been produced to guide development within the Neighbourhood Plan area of Winsford. It does not propose a level of new development significantly beyond that proposed in the emerging Local Plan for the Borough. On adoption by Cheshire West and Chester, the Neighbourhood Plan will be a material consideration in determining planning applications, and is intended to inform pre-application discussions.

Cheshire West and Chester Council are required to assess whether plans or projects prepared to guide development within the Borough require a Habitats Regulation Assessment. If one is required the Council has the responsibility to carry it out. In the first instance the Council therefore has to take a view on whether a full stage 1 Habitats Regulation Assessment is or is not required.

This statement sets out the findings of this exercise.

Background

The Conservation (Natural Habitats &c.) Regulations 1994 (The Habitats Regulations) transpose the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

Habitats Regulations Assessment (HRA) is a systematic process through which the performance of a plan or project can be assessed for its likely impact on the integrity of a European Site. European Sites, also referred to as Natura 2000 sites, consist of Special Protection Areas (SPA), Special Areas of Conservation (SAC); Potential Special Protection Areas and candidate Special Areas of Conservation (pSPA and cSAC); and listed or proposed Ramsar sites.

Article 6(3) of the Habitats Directive states:

‘Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives’.

Screening Criteria Questions

1. Is the Neighbourhood Plan directly connected with, or necessary to the management of a European site for nature conservation?

No

2. Does the Neighbourhood Plan propose new development or allocate sites for development?

The Plan supports new development in line with the level of development set out in the emerging Plan for the Borough. The emerging Local Plan for the Borough is subject to a HRA assessment. At the Preferred Policy Directions stage of the Local Plan the HRA screening report indicated that, subject to the proposed changes and investigations at the Publication stage of the Plan, the Local Plan will have sufficient policy framework to enable the subsequent delivery of necessary measures to avoid and mitigate adverse effects on the integrity of European Sites.

3. Are there any other projects or plans that together with the Neighbourhood Plan that could impact on the integrity of a European Site?

No

The Winsford Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. It does not propose a level of development over and above that in the emerging Local Plan. The emerging Local Plan is being subject to HRA and a HRA of the Neighbourhood Plan is not required as impacts of the levels of development proposed will be assessed at the Local Plan level.

Conclusion

The Winsford Neighbourhood Plan does not require a Habitat Regulation Assessment.