

# **Weston and Crewe Green Neighbourhood Plan Basic Conditions Statement**

**December 2025**

## **Introduction**

This statement has been prepared by Weston and Crewe Green Parish Council (the Parish Council) to accompany the submission of the Weston and Crewe Green Neighbourhood Plan to Cheshire East Council under Regulation 15 of the Neighbourhood Plan General Regulations 2012 (the Regulations).

## **Background**

A Neighbourhood Plan for Weston and Basford was made in 2017 but much has changed since 2017 in both national policy and at a local level, with the adoption of the Cheshire East Local Plan (CELP) in 2017 and the Site Allocations and Development Policies Document (SADPD) in 2022. The plan was modified in February 2024 to incorporate those changes. The parish boundary has since been extended to include the Crewe Green area and the Weston and Crewe Green Neighbourhood Plan Steering Group was formed to produce a neighbourhood plan for the new area as well as reflecting any further changes to planning policy and to make sure that the Weston and Crewe Green Neighbourhood Plan remains as up to date and robust as possible.

The Parish remains under constant pressure for development, a situation exacerbated by plans for the regeneration of Crewe and the surrounding area. Recent and proposed residential and commercial new developments have increased traffic on local roads and had a major impact upon local infrastructure and quality of life for local residents.

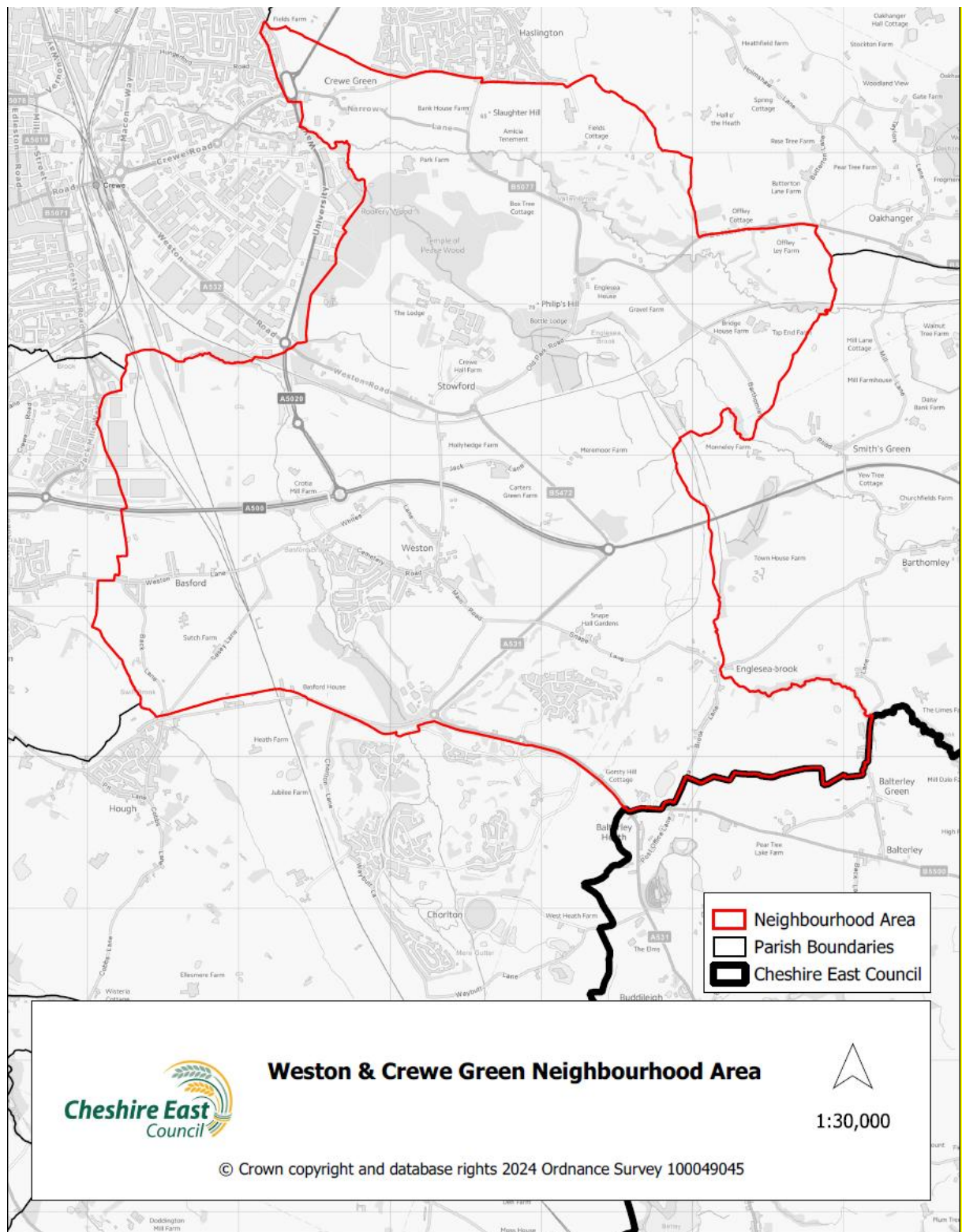
The Steering Group has worked closely with the Parish Council and Cheshire East during the preparation of this modified neighbourhood plan.

## **Designated area of the Weston and Crewe Green Neighbourhood Plan**

The Parish of Weston and Crewe Green was granted Neighbourhood Plan status in March 2024. The neighbourhood plan covers the same area as that area designation. The Neighbourhood Plan does not relate to more than one neighbourhood area. The only neighbourhood plan in place that covers the greater part of the plan area is the former Weston and Basford Modified Neighbourhood Plan dated February 2024.

## Neighbourhood Plan Area

This comprises the whole of the newly created Parish of Weston & Crewe Green. (see plan below)



## **The Proposal**

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. The Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The Neighbourhood Plan is to have effect from 2025 to 2030 to conform with the current Cheshire East Local Plan. The Neighbourhood Plan does not:

- Contain matters relating to excluded development in accordance with the Regulations;
- Deal with County Matters (mineral extraction and waste development, nationally significant infrastructure or any other matter set out in section 61K of the Town and Country Planning Act 1990)

The Parish Council consider that the Weston and Crewe Green Neighbourhood Plan will not require a referendum because the plan has been made to ensure conformity with the Cheshire East Local Plan, the SADPD and updated NPPF and that the greater part of the plan area was recently approved in the Weston and Basford Modified Neighbourhood Plan dated February 2024.

## **Basic condition Statement**

This statement addresses each of the four 'basic conditions' required in the Regulations and explains how the Weston and Crewe Green Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- 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,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- 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),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

## **BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY**

Weston and Crewe Green Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2025. Paragraphs 29-30 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Weston and Crewe Green Neighbourhood Plan has had close regard:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Achieving well-designed places;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Weston and Crewe Green Neighbourhood Plan and the guidance given in the National Planning Policy Framework is demonstrated in further detail in Table 1 on the following pages.

## **BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT**

The NPPF (paragraphs 7 & 8) highlight that 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. These roles should not be undertaken in isolation as they are mutually dependent.

1. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
2. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.
3. An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Weston and Crewe Green Neighbourhood Plan, as is highlighted by the plans vision and objectives;

### **The Vision for Weston and Crewe Green**

In 2030 all the existing and future communities which make up the Parish will maintain their individual characters as a vibrant rural area with a strong sense of community.

It will continue to be an area of mixed age groups where local people can live, work and play enjoying a high quality of life.

The unique character of each of the individual settlements within the plan area will be retained and enhanced.

It will provide outdoor recreation and open space, rich in wildlife and natural beauty for the benefit of residents and visitors alike.

The green belt and strategic green gaps will be retained to provide a buffer between the settlements to retain the open countryside and rural character of the area.

## Objectives

To help realise this Vision the following objectives have been established for the plan area. They will be supported by the neighbourhood plan policies together with future actions of the Parish Council which are set out in Section 9 of this document.

- To promote steps to mitigate climate change, reduce carbon emissions and support sustainable development across the plan area.
- To retain and enhance the character of our existing settlements and prevent urban sprawl
- To safeguard our areas of Local Green space, ranging from amenity open space to those areas which have been purpose designed
- To ensure that any new housing development meets the identified needs of Weston and Crewe Green and is in keeping with the character of the area, and does not negatively affect the important local landscape and environment
- To encourage good quality design in relation to all new development and renovation/extension of existing.
- To encourage small scale business activity and local employment opportunities.
- To maintain and promote community services and facilities in the plan area.
- To reduce the harmful impact of traffic through the settlements including a reduction in air pollution, noise and vibration and improve highway safety and facilities for pedestrians and cyclists.

## **BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES**

The Cheshire East Local Plan Part One was adopted in July 2017. On the 17<sup>th</sup> December 2022 the Local Plan Site Allocations and Development Policies Document (SADPD) which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough was also adopted.

The Weston and Crewe Green Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies firstly in the Cheshire East Local Plan Strategy and more recently the adopted SADPD,

This Basic Conditions Statement demonstrates that the Weston and Crewe Green Neighbourhood Plan does not conflict with the strategic policies of the Cheshire East Local Plan policies, nor the adopted policies in the SADPD. The Neighbourhood Plan seeks to add detail to the overall strategic policy of the Cheshire East Local Plan, and the SADPD and to be flexible enough to work alongside it.

The general conformity of each Neighbourhood Plan policy to the Cheshire East Local Plan Strategy and the SADPD is highlighted in detail in Table 1 below.

## Weston and Crewe Green Neighbourhood Plan Policies

Table 1 General conformity with Local Plan and SADPD Policies, regard to National Policy Guidance and contribution to Sustainable Development

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy CC1 Climate Change.</b> Individual and small scale, community led renewable and low carbon energy generation will be supported where they reduce reliance on fossil fuels; promote the efficient use of natural resources; do not significantly harm local amenity, landscape or the natural environment and introduce multi-functional sustainable drainage and improve water supply efficiency measures, and any new development should be designed to maximise the use of renewable and low carbon energy in accordance with Cheshire East's Environmental Strategy 2020- 2024.
Cheshire East Local Plan 2017	Policy SD1 Sustainable Development in Cheshire East bullet point 11 Use appropriate Technologies to reduce carbon emissions and create a low carbon economy
SADPD 2022	Policy GEN1 Design principles – create buildings and spaces that function well, are fit for purpose and yet are innovative, adaptable and flexible to respond to changing social, environmental. Technological and economic conditions over the lifetime of the development
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies and aims to develop a framework to tackle the growing impacts of climate change on the plan area and to work with the local community and Cheshire East Council to mitigate climate change across the plan area.
NPPF 2025	<p>Para 162 &amp; 163 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure. The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.</p> <p>Para 164 New development should be planned for in ways that:</p> <ol style="list-style-type: none"> <li>avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and</li> <li>help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for</li> </ol>

	<p>the sustainability of buildings in plans should reflect the Government's policy for national technical standards.</p> <p>Para 165 To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);</p> <p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>
Contribution to achieving sustainable development	Policy CC1 contributes to sustainable development by performing an environmental role encouraging the use of renewables and low carbon energy in all new developments across the plan area.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<p><b>Policy E1 Landscape Quality, Countryside and Open Views.</b></p> <p>All new developments will be expected to respect and enhance the significant local views and vistas and ensure that significant local skylines are maintained and where possible enhanced and protected from development</p>
Cheshire East Local Plan 2017	Policy PG5 Strategic Green Gaps has the aims of providing long-term protection against coalescence, protecting the setting and separation of existing settlements and retaining the existing settlement pattern.
SADPD 2022	Policy PG13 supports the identification and promotion of local green gaps in neighbourhood plans and proposes that CELP policy PG6 open countryside will be applied to these areas.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies and aims to respect and enhance significant local views and vistas that separate and preserve the character of the 7 settlements that comprise the plan area.
NPPF 2025	<p>Para 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</li> <li>b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</li> </ul> <p>Para 188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>65</sup>; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p>
Contribution to the achievement of sustainable development.	Policy E1 contributes to sustainable development by performing a social and environmental role creating a high quality environment whilst protecting against coalescence and maintaining the individual identity of settlements.



<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy E2 Habitat Protection and Biodiversity.</b> This policy identifies areas of high and medium habitat distinctiveness and wildlife corridors in the plan area based upon the Cheshire Wildlife Trust Report February 2025.
Cheshire East Local Plan 2017	Policy ENV 1 Ecological Network and ENV2 Ecological Implementation. Policy ENV1 identifies the ecological networks across the Local Plan area whilst ENV2 relates to net gain and the mitigation hierarchy which seeks to avoid significant harm to the identified areas whilst advising how to design out impacts on biodiversity.
SADPD 2022	Policy ENV1 refers to the ecological networks across the plan area and Policy ENV 2 refers to net gain and the mitigation hierarchy
Comments	Cheshire East's Environmental Strategy 2020-2024 points out that new developments are required to achieve no 'net loss' of biodiversity and deliver a net gain for the Borough (see Report 12.6) This policy also reflects the guidance from Cheshire East in their Biodiversity Net Gain Supplementary Planning Document.
NPPF 2025	Para 192. To protect and enhance biodiversity and geodiversity, plans should: <ul style="list-style-type: none"> <li>a. Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and</li> <li>b. promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</li> </ul>
Contribution to the achievement of sustainable development.	Policy E2 contributes to sustainable development by encouraging the achievement of sustainable development by performing an environmental role protecting habitats across the plan area and promoting biodiversity net gain. performing a social and environmental role creating a high-quality environment whilst protecting against coalescence and maintaining the individual identity of settlements.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy E3 Local Green Space</b> The plan designates sites within Weston and Crewe Green as local green spaces which have a specific function and add significantly to the amenities of the area.
Cheshire East Local Plan 2017	Policy SE6. Green Infrastructure. Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits.
SADPD 2022	REC1 Open Space Protection. Development proposals that involve the loss of open space such as parks, play areas playing fields, and other open space of incidental value will not be permitted unless an assessment has been undertaken; it would be replaced by equivalent or better provision and; the development is for an alternative sports and recreation provision which clearly outweighs the loss.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies by seeking to protect and enhance existing open space provision in the plan area.
NPPF 2025	Para 159. The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.
Contribution to the achievement of sustainable development.	Policy E3 contributes to sustainable development by performing a social and environmental role creating a high quality environment whilst protecting important local spaces that are used by the community and have an important value to that community.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy H1 Local housing need and scale of development.</b> New development will be supported in principle provided that it meets the requirements outlined in the Weston and Crewe Green Housing Needs assessment (April 2025) and is in character with the existing settlements.
Cheshire East Local Plan 2017	Policy PG2 Settlement Hierarchy. Other settlements and Rural Areas. In the interests of sustainable development and the maintenance of local services, growth and investment in other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations related to the existing built-up extent of the settlement.
SADPD 2022	Policy PG9 – Settlement boundaries for settlements in the other settlements and rural areas may be defined in neighbourhood plans, where this is justified as appropriate. (Note 2 draws attention to the fact that Weston does have a settlement boundary in its neighbourhood plan which applies under this policy.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to assist in directing development to the most suitable and sustainable locations.
NPPF 2025	<p>Para 61. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community</p> <p>Para 62. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.</p> <p>Para 63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing- with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.</p>
Contribution to the achievement of sustainable development.	Policy H1 contributes to sustainable development by meeting the requirements of Policy SD2, particularly where these refer to residential development.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy H2 Settlement Boundaries.</b> The settlement boundary for Weston is identified on plan 6. Policy PG9 of the SADPD applies within this area.
Cheshire East Local Plan 2017	Policy PG2 Settlement Hierarchy. Other settlements and Rural Areas. In the interests of sustainable development and the maintenance of local services, growth and investment in other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations related to the existing built-up extent of the settlement.
SADPD 2022	Policy PG9 – identifies a settlement boundary for Weston on plan 6. Policy PG9 of the SADPD applies within this area..
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to assist in directing development to the most suitable and sustainable locations.
NPPF 2025	<p>Para 82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>Para 83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>
Contribution to the achievement of sustainable development.	Policy H2 contributes to sustainable development by performing a social and environmental role by encouraging new development to be located within the existing settlement boundary of Weston Village to enhance its role as an attractive sustainable community whilst protecting the surrounding countryside.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy H3 Wychwood Village.</b> Wychwood Village is an Infill Village (Policy PG 10 SADPD) within the Open Countryside and, because of its unique setting, it should be contained in its original design concept surrounded by a Country Park
Cheshire East Local Plan 2017	Policy SE1 Design when referring to 'sense of place' proposes that places are designed around the needs and comfort of people and not vehicles so that layout, street design and parking is in accordance with the principles set out in Policy CO1 and Manual for Streets.
SADPD 2022	Policy PG10 identifies Wychwood Village as an infill village where any development proposals should take account of the character of the settlement and its original design concept surrounded by a Country Park.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to retain the character of this settlement in the open countryside surrounded by amenity and leisure open space
NPPF 2025	Para 83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby
Contribution to the achievement of sustainable development	Policy H3 contributes to sustainable development by performing a social and environmental role by encouraging new development to be located within the existing settlement boundary of Wychwood Village to enhance its role as an attractive sustainable community whilst protecting the surrounding countryside

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy H4 Car Parking on Existing and New Developments</b> Any car parking should follow the guidance set out in Section 3.2 of the Weston & Crewe Green Design Guidance and Codes and be designed so that it fits in with the character of the proposed development.
Cheshire East Local Plan 2017	Policy SE1 when referring to 'sense of place' requires that design solutions should achieve a sense of place by protecting and enhancing quality; and ensuring that places are designed around the needs and comfort of people not vehicles.
SADPD 2022	Policy GEN 1 requires sustainable development principles including in point 10 of the policy "to ensure that car parking and electric vehicle charging infrastructure are carefully sited and designed..
Comments	All new developments will be expected, where possible, to provide off-street parking in accordance with the minimum standards set out in Appendix C of the CELPS2017 and the guidance set out in Section 3.2 of the Weston and Crewe Green Design Guide.
NPPF 2025	Para 112. If setting local parking standards for residential and non-residential development, policies should take into account:  a) the accessibility of the development;  b) the type, mix and use of development;  c) the availability of and opportunities for public transport;  d) local car ownership levels; and  e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
Contribution to the achievement of sustainable development	Within the plan area there are high levels of car ownership as a result of poor public transport and car parking is a problem. Frequently the car parking requirements of individual households exceed the minimum standards set by Cheshire east and, the size of family cars has increased, particularly the length and width of many increasingly popular SUV type vehicles.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy T1 Traffic Management.</b> Proposals for traffic management will be supported, where appropriate. Safety measures will be sought to reduce traffic and improve highway safety together with CE Council, including measures identified in Parish Council Action 1.
Cheshire East Local Plan 2017	Policy SE1 Design. Development proposals should make a positive contribution to their surroundings by ensuring design solutions achieve a sense of place by protecting and enhancing quality, distinctiveness and character of settlements
SADPD 2022	Policy INF 1 Highway safety and access – to make sure that development traffic can be safely assimilated into the operation of the existing highway network so that it would not have an unacceptable impact on highway safety, or result in severe residual cumulative impacts on the road network.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to deliver the objectives of safe and sustainable transport alternatives across the plan area.
NPPF 2025	<p>Para 109. Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:</p> <ul style="list-style-type: none"> <li>a) making transport considerations an important part of early engagement with local communities;</li> <li>b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;</li> <li>c) understanding and addressing the potential impacts of development on transport networks;</li> <li>d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;</li> <li>e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and</li> <li>f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.</li> </ul>
Contribution to the achievement of sustainable development	Policy T1 of the Neighbourhood Plan contributes to the achievement of sustainable development by performing an environmental role protecting the appearance of the plan area and improving the local environment for those local communities.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy T2 New Accesses</b> In order to protect the appearance and character of the area and the individual settlements, where any new access is created or an existing access is widened the new boundary treatment shall be consistent with that which already exists.
Cheshire East Local Plan 2017	Policy SE1 Design. Development proposals should make a positive contribution to their surroundings by ensuring design solutions achieve a sense of place by protecting and enhancing quality, distinctiveness and character of settlements
SADPD 2022	Policy GEN 1 Design Principles. Reflect the local character and design preferences set out in the Cheshire East Design Guide and ensure that car parking is carefully sited and designed.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to ensure that new accesses are suitably designed and take account of the guidance in the Cheshire East Design guide
NPPF 2025	Para 115. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:  a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;  b) safe and suitable access to the site can be achieved for all users;  c) the design of streets parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.
Contribution to the achievement of sustainable development	Policy T2 of the Neighbourhood Plan contributes to the achievement of sustainable development by performing an environmental role protecting the appearance of the plan area and improving the local environment for those local communities.



<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<p><b>Policy T3 Footpaths</b></p> <p>Access to the countryside via Public Rights of Way will be protected, enhanced and extended across the plan area.</p>
Cheshire East Local Plan 2017	<p>Policy EG4 Tourism - improving access to our natural and historic landscapes though enhancing our vital public rights of way network.</p> <p>Policy SC3 Well Being – Ensuring new developments provide opportunities for healthy living and improve health and well being through the encouragement of walking, cycling etc</p> <p>Policy CO1 Sustainable Travel and Transport – ensuring development gives priority to walking, cycling and public transport within its design.</p>
SADPD 2022	<p>Policy INF 1 Cycleways, Bridleways and Footpaths – Developments that lead to a loss or degradation of a public right of way (such as footpath, cycleway or bridleway or a permissive path will not be permitted. Development proposals should seek, where feasible, to provide links to national cycle routes, long distance footpaths, canal towpaths and rights of way network.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to promote access to the countryside and connections to the existing local and national footpath network.</p>
NPPF 2025	<p>Para 96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <ul style="list-style-type: none"> <li>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</li> <li>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and</li> <li>c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</li> </ul>
Contribution to the achievement of sustainable development	<p>Policy T3 of the Neighbourhood plan contributes to the achievement of sustainable development by performing an environmental role protecting the countryside routes and green links, and a social role, by protecting and establishing footpaths for the community to use, to meet other people and to exercise and keep fit.</p>

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy LE1 Supporting Homeworking.</b> Since the Covid lockdown working from home has become the norm and there are now numerous examples across the plan area. This policy introduces a number of safeguards, particularly in relation to residential amenity to encourage and support working from home
Cheshire East Local Plan 2017	Policy EG2 Rural Economy – Provide opportunities for local rural employment that supports the vitality of rural settlements
SADPD 2022	Policy RUR10 Employment development in the open countryside - Employment development maybe appropriate to a rural area where its scale is appropriate to the location and setting; the nature of the business means that a countryside location is essential; and the proposal provides local employment opportunities that support the vitality of rural settlements.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to promote employment in the countryside and reflect the changes that occurred during the Covid pandemic for people to work from home.
NPPF 2025	Para 85. Planning policies should:  a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;  b) set criteria and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;  c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, giga factories, data centres, digital infrastructure, freight and logistics;  d) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and  e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.
Contribution to the achievement of sustainable development	Policy LE1 of the Neighbourhood Plan contributes to the achievement of sustainable development by performing a economic role, providing employment opportunities, an environmental role protecting the natural environment and a social role allowing for flexible working practices leading to greater well-being.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy LE2 Supporting small scale business development.</b> Where planning permission is required, conversion of existing buildings for new small-scale employment and service related business facilities will be supported.
Cheshire East Local Plan 2017	Policy EG2 Rural Economy – Provide opportunities for local rural employment that supports the vitality of rural settlements
SADPD 2022	Policy RUR10 Employment development in the open countryside - Employment development maybe appropriate to a rural area where its scale is appropriate to the location and setting; the nature of the business means that a countryside location is essential; and the proposal provides local employment opportunities that support the vitality of rural settlements.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to promote employment in the countryside.
NPPF 2025	<p>Para 88. Planning policies and decisions should enable:</p> <ul style="list-style-type: none"> <li>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;</li> <li>b) the development and diversification of agricultural and other land-based rural businesses;</li> <li>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</li> <li>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</li> </ul> <p>Para 89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p>
Contribution to the achievement of sustainable development	Policy LE2 of the Neighbourhood Plan contributes to the achievement of sustainable development by performing a economic role, providing employment opportunities, an environmental role protecting the natural environment and a social role encouraging new businesses such as a village shop and post office.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy C1 Community Facilities.</b> Provision of new recreation, community and educational facilities will be supported and the loss of any community facilities through change of use or redevelopment will not be supported.
Cheshire East Local Plan 2017	Policy EG2 Rural Economy – Provide opportunities for local rural employment that supports the vitality of rural settlements and support the retention and delivery of community services such as shops and public houses and village halls
SADPD 2022	Policy REC 5 Community Facilities – Development proposals should seek to retain, enhance and maintain community facilities that make a positive contribution to the social or cultural life of a community. Any community facility that makes a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision is made.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to retain, enhance and maintain community facilities across the plan area.
NPPF 2025	<p>Para 98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li> <li>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</li> <li>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</li> <li>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</li> <li>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
Contribution to the achievement of sustainable development	Policy C1 of the Neighbourhood plan contributes to the achievement of sustainable development by performing a economic role, providing employment opportunities, and a cultural and social role encouraging the retention and enhancement of existing community facilities

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy HE1 Conservation Areas.</b> Planning applications within the Conservation Areas in the plan area must demonstrate that they aim to protect and enhance the defining characteristics of these areas.
Cheshire East Local Plan 2017	Policy HER3 Conservation Areas – Development within or affecting the setting of a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
SADPD 2022	Policy HER3 repeats the policy in the Local Plan
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of the plan area.
NPPF 2025	The NPPF in Chapter 16 points out that plans should set out a positive strategy for conservation and enjoyment of the historic environment including heritage assets most at risk. It goes on to state that new developments should make a positive contribution to local character and distinctiveness.
Contribution to the achievement of sustainable development	Policy HE1 of the Neighbourhood plan contributes to the achievement of sustainable development by performing a social role creating a high-quality environment, and environmental role protecting the natural, built and historic environment and, an economic role ensuring that the plan area remains a valued and attractive place to live and work.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy HE 2 Re-use of Non-Designated Heritage Assets.</b> Proposals for the re-use on Non-Designated Heritage Assets will be supported where they contribute to their long-term use and safeguard the heritage asset.
Cheshire East Local Plan 2017	Policy SE7 The Historic Environment – proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of the historical assets and local distinctiveness. The Council will support proposals that do not cause harm to, or which better reveal the significance of the heritage asset.
SADPD 2022	Policy HER1 requires that all proposals affecting heritage assets and their setting must be accompanied by proportionate information that assesses and describes their impact on the asset's significance.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of the plan area.
NPPF 2025	The NPPF in Chapter 16 points out that plans should set out a positive strategy for conservation and enjoyment of the historic environment including heritage assets most at risk. It goes on to state that new developments should make a positive contribution to local character and distinctiveness. Paragraph 207 requires any applicant to describe the significance of any Heritage asset including any contribution it made by its setting
Contribution to the achievement of sustainable development	Policy HE2 of the Neighbourhood Plan contributes to the achievement of sustainable development by performing a social role creating a high quality environment, and environmental role protecting the natural, built and historic environment and, an economic role ensuring that the plan area remains a valued and attractive place to live and work.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy HE 3 Heritage Assets.</b> Applications for signage and information associated with nationally important heritage assets in the plan area will be supported subject to visual amenity and highway safety.
Cheshire East Local Plan 2017	Policy EG4 deals with tourism but makes no reference to signage associated with any tourist or historical attraction.
SADPD 2022	Policy Gen 3 Advertisements points out that advertisements will be supported where they would not be detrimental to amenity or safety, by reason of general design, size, colour, position, materials, amount and type of text or degree of illumination.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to encourage good design and ensuring that any signage will be sympathetic and respect the character of the area..
NPPF 2025	Para 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Contribution to the achievement of sustainable development	Policy HE3 of the Neighbourhood Plan contributes to the achievement of sustainable development by performing a social role creating a high- quality environment, and environmental role protecting the natural, built and historic environment and, an economic role ensuring that the plan area remains a valued and attractive place to live and work.

<b>Weston and Crewe Green Neighbourhood Plan Policy</b>	<b>Policy D1 Design.</b> Development proposals should give consideration to the Design Codes contained in the AECOM Design Guidance and Codes for the plan area.
Cheshire East Local Plan 2017	Policy SE1 Design requires development proposals to make a positive contribution to their surroundings in terms of sense of place, managing design quality, sustainable urban, architectural and landscape design, Liveability/workability and designing in safety.
SADPD 2022	Gen 1 design principles – in line with LPS policies SD2 Sustainable Development Principles and SE1 Design development proposals should have regard to sense of place, manage design quality, sustainable urban, architectural and landscape design and safety, inclusivity and accessibility.
Comments	The Neighbourhood Plan is in general conformity with the Local Plan policies, by seeking to encourage good design across the plan area.
NPPF 2025	Para 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
Contribution to the achievement of sustainable development	Policy D1 of the Neighbourhood Plan contributes to the achievement of 'Quality of Place' by encouraging good design across the plan area in every aspect of development.

#### **BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS**

A Strategic Environmental Assessment was undertaken by Cheshire East Council. The screening confirms that a strategic Environmental assessment is not required for this neighbourhood plan.

The screening was submitted to the statutory bodies (Historic England, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Cheshire East Council in order to confirm whether an HRA was required to support the plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood plan.

The plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

#### **BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS**

**There are no prescribed matters.**