

Regulation 16 Consultation Response

**Brereton Neighbourhood Plan
(modification)**

September 2026

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1 Introduction

- 1.1 This statement sets out CEC's (Cheshire East Council) views regarding the Brereton Neighbourhood Plan (BNP) (modification).
- 1.2 In summary, it is CEC's view that the NP, overall, meets the Basic Conditions and other legal requirements.
- 1.3 Engagement between the Qualifying Body (QB) and CEC has meant that many issues raised at previous stages of consultation have been addressed, however the LPA (Local Planning Authority) would like to take the opportunity to provide additional comments on the Regulation 16 version of the BNP and include such comments below.
- 1.4 Whilst the comments presented here are relatively limited, should specific issues be raised during examination, the LPA would be happy to provide information and input to the examination process, as may be required.

Process and Legal Compliance

- 1.5 The BNP sets out policies in relation to the development and use of land for the defined neighbourhood area, which accords with the definition of neighbourhood plans in Section 38A of the Parish and Country Planning Act 1990.
- 1.6 Brereton Parish Council (PC) have prepared the Plan, and it is the QB.
- 1.7 The Brereton neighbourhood area was designated by CEC on 13/06/13. The BNP relates to the Brereton neighbourhood area and there are no other neighbourhood plans (NP) for that area. This area is coterminous with the Brereton Parish boundary.
- 1.8 The BNP does not include policies on 'excluded' development.
- 1.9 CEC would like to draw attention to national policy and legal change.
- 1.10 The NPPF 2026¹ includes policy PM6: General principles for plan-making. Stating that in preparing plans: c) Not include policies which duplicate, substantively restate or are inconsistent with the content of national decision-making policies, unless directed by other policies in the Framework.
- 1.11 On the 2nd of March 2026, The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026 were made². Meaning sections 98 and 99 of the Levelling-up and Regeneration Act 2023³ will be coming into force on 25th of March 2026.

¹

https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf

² <https://www.legislation.gov.uk/ukxi/2026/169/made#top>

³ <https://www.legislation.gov.uk/ukpga/2023/55/part/3/chapter/2/crossheading/neighbourhood-planning>

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- 1.12 Sections 98 and 99 amend the Planning and Compulsory Purchase Act 2004⁴ and the Town and Country Planning Act 1990⁵ in respect of the legal compliance and the Basic Conditions requirements of neighbourhood plans.
- 1.13 Also, paragraph (2C) of Section 99 states that the neighbourhood development plan must not— (b) be inconsistent with or (in substance) repeat any national development management policy.
- 1.14 The further legal compliance requirements can be summarised as follows:
- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
 - so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.
- 1.15 The new Basic Condition requirement⁶ is as follows:
- the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.
- 1.16 *CEC would like to note a procedural matter regarding the Regulation 15 submission, and Regulation 16 consultation. It came to CEC's attention towards the end of the Regulation 16 consultation that the Modification Statement document required to be submitted under Regulation 15 was not submitted and therefore omitted from the Regulation 16 consultation. In response to this, CEC will carry out a targeted consultation of the Modification Statement, informing those who have responded to the Regulation 16 consultation and the usual statutory/non-statutory consultees.*

Meeting the Basic Conditions

- 1.17 Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (Neighbourhood Planning PPG). The basic conditions are:

⁴ <https://www.legislation.gov.uk/ukpga/2004/5/section/38B>

⁵ <https://www.legislation.gov.uk/ukpga/2004/5/section/38C> and <https://www.legislation.gov.uk/ukpga/2004/5/section/38C>

⁶ This replaces the former Basic Condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.

Regard to national policies and advice contained in guidance issued by the Secretary of State

- 1.18 The NPPF states that neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. The modified NP has been developed with and by the community since 2024 when the idea of producing an NP was first introduced to the community by the steering group.
- 1.19 The NP supports development that serves the needs of the community, seeks to protect valued natural environment, enhance the local economy in the area, and protect/ support community facilities. The NP addresses social, environmental, and economic planning issues.

Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses (applies to orders only)

- 1.20 The neighbourhood area contains several listed buildings, but the BNDP does not include any dedicated heritage focused policies, but does make reference to heritage assets. However, there are no policies included that conflict with the existing local plan regarding this issue, also, this criterion is only specifically required of orders.

Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area (applies to orders only)

- 1.21 The neighbourhood area contains no conservation areas. However, there are no policies included that conflict with the existing local plan regarding this issue, also, this criterion is only specifically required of orders.

Contributing to the achievement of sustainable development

- 1.22 The NP establishes a clear vision for the area to 2035, which is articulated through a series of objectives addressing themes including Housing Development, Community Facilities, Business and Economic Activity, Protecting the Rural Environment, and Transport and Infrastructure. The vision and objectives are then brought into effect by the policies of the NDP.

Preventing Housing Development

- 1.23 The making of the BNP would not result in preventing development which is proposed within the development plan area that is sought to provide housing from taking place.

Compatibility with EU obligations

- 1.24 The NP has been screened for SEA by CEC. This confirmed that it was not necessary to undertake SEA.

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- 1.25 The NP has screened for a HRA by CEC. This confirmed that there are no habitats or circumstances that would trigger HRA.
- 1.26 CEC is satisfied that the NP does not breach, and is compatible with, EU Obligations and Convention rights (within the meaning of the Human Rights Act 1998).
- 1.27 The CEC is satisfied the NP meets this Basic Condition.

Prescribed conditions have been met

- 1.28 The NP has been subject to an SEA screening assessment that concluded that a full SEA and HRA were not required. The NP also does not propose development that would be required to be subject to Environmental Impact Assessment. Therefore, it is considered that the NP has met the requirements of other prescribed conditions as set out in the Neighbourhood Planning (General) Regulations 2012 (as amended).

Consultation

- 1.29 CEC congratulates the PC on preparing a comprehensive NP and for the way in which it has been prepared, closely involving the local community. It is notable that the PC has grappled with a wide range of locally important planning issues to set out a positive approach to development.
- 1.30 The NP is the product of a very significant amount of hard work by volunteers and engagement with the local community which has clearly shaped the content of the NP.

Plan Content

- 1.31 NP policies must apply to the development and use of land and be in general conformity with the strategic policies of the adopted local plan; they should be clear and unambiguous and be supported by robust, yet proportional evidence; they should demonstrate that proposals are deliverable, are shaped by effective engagement; and they should not duplicate policies that are already being applied in the local area.
- 1.32 Overall, it is felt that most of the policies of the BNP comply with the relevant tests.
- 1.33 As a general point, CEC feels that the document is well structured and logical. The NP sets out the strategic context and local characteristics before moving into the detail of policy proposals accompanied by a summary of justification and evidence. This is a successful approach which is clear to read and understand.
- 1.34 The objectives of the NP are set out thematically, following the vision with an easy read across to the relevant policies. The content of the policies addresses local issues, and it is considered that the plan is in general conformity with the strategic policies of the Local Plan Strategy (LPS) and Site Allocations and Development Policies Document (SADPD).
- 1.35 The Strategic Priorities of the LPS are:
- Promoting economic prosperity by creating conditions for business growth

- Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided
- Protecting and enhancing environmental quality
- Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network

1.36 It is felt that each of the thematic policy areas of the NP aligns to at least one of the strategic objectives of the LPS.

Vision and Objectives

1.37 The vision and objectives should form the pre-face and starting point for the topics and issues later addressed by policy. There should be a strong and natural link from the initial vision to the objectives and finally the policies.

Policies

1.38 We are encouraged that many of the points raised at the earlier Regulation 14 stage of consultation have been addressed. However, the LPA has some additional, specific policy comments to add at this stage, which are outlined below.

HOUS 01 Settlement and Infill Boundaries within Brereton

- 1.39 The policy has been amended in response to the Council's Regulation 14 comments and now more closely reflects the wording suggested in relation to Brereton Green as an infill village.
- 1.40 However, parts 2 and 3 continue to refer to matters already addressed through adopted Local Plan policies, particularly SADPD Policies PG 9 and PG 10. The policy could therefore be simplified further, with some of this information potentially being included within the supporting text.
- 1.41 In addition, regarding the wording of criterion 3. The statement that "no development will be permitted other than in accordance with the policies in this Plan and the Cheshire East Local Plan" does not fully reflect the statutory basis for decision-making, whereby planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The wording should therefore be reviewed.
- 1.42 Notwithstanding this, the policy is consistent with the adopted development plan, and the Council has no objection to its overall approach.

Existing Local Plan Policy

CELPS

- PG 6 Open Countryside

SADPD

- PG 9 Settlement boundaries
- PG 10 Infill villages

HOUS 02 New Housing Development Outside of Settlement Boundaries

- 1.43 The policy has been amended since Regulation 14, including correction of the reference to the self-build policy.
- 1.44 The Council notes that criterion 1(a)-(c) and criterion 2 largely repeat provisions already contained within the adopted development plan. The supporting text may therefore be a more appropriate place to explain these existing policy routes for development.
- 1.45 In relation to criterion 1(d), the relationship between this policy and CELPS Policy SC 6 should be clarified. The Council understands the intention may be to support small-scale self-build schemes that address locally identified housing needs. Greater clarity would assist in demonstrating how the policy is intended to operate alongside the existing rural exceptions policy framework.

Existing Local Plan Policy

CELPS

- SD 1 Sustainable Development in Cheshire East
- SE 2 Efficient Use of Land
- PG 6 Open Countryside
- SC 6 Rural Exceptions Housing for Local Needs

SADPD

- PG 10 Infill villages
- HOU 3 Self and custom build dwellings
- RUR 12 Residential curtilages outside of settlement boundaries
- RUR 14 Re-use of rural buildings for residential use

HOUS 03 Self-Build Schemes

- 1.46 The Council notes that the policy has been amended since the Regulation 14 consultation, including the removal of the requirement for development to commence within two years.
- 1.47 The Council recognises that the policy seeks to support self-build and custom-build housing that responds to local housing needs. However, further clarification would be beneficial regarding the relationship between this policy and CELPS Policy SC 6, particularly where local connection requirements are being applied.
- 1.48 The Council also remains concerned with criterion 2, which seeks to control who may build the dwellings and limits individuals or groups to a single dwelling per scheme. Further justification is required as to how these requirements would operate through the planning system.

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- 1.49 Criterion 3 refers to "quality standards set out in this plan and wider planning guidance". It is unclear what specific standards or guidance are being referred to and further clarification should be provided.
- 1.50 Finally, criterion 5 repeats the requirement to comply with SADPD Policy HOU 3, which already forms part of the development plan and applies where relevant. As such, this reference is unnecessary and could be removed.

Existing Local Plan Policy

CELPS

- PG 6 Open Countryside
- SC 6 Rural Exceptions Housing for Local Needs

SADPD

- PG 10 Infill villages
- RUR 14 Re-use of rural buildings for residential use
- HOU 3 Self and custom build dwellings

HOUS 04 Preservation of existing open spaces and recreational facilities

- 1.51 The policy has been amended since Regulation 14 and provides additional detail regarding the purpose and design of buffer zones.
- 1.52 The opening paragraph largely repeats the protection already afforded to open spaces through SADPD Policy REC 1. In addition, the statement that such areas "will be protected from development" does not fully reflect the wording of REC 1, which sets out criteria against which development proposals affecting open space and recreational facilities will be assessed. The wording should therefore be reviewed to ensure consistency with the adopted development plan.
- 1.53 Similarly, criteria 2 and 3 address matters that are already covered through existing Local Plan policies relating to landscape, countryside character, green infrastructure and active travel.
- 1.54 Whilst criterion 1 has been expanded, further clarification may be helpful regarding how the size and extent of buffer zones will be determined in practice and how these requirements will be applied consistently.
- 1.55 The Council welcomes criterion 4 supporting improvements to educational resources at Brereton Heath Local Nature Reserve. However, the policy would benefit from further clarification regarding the nature of the educational resources envisaged and how this criterion would be applied in a development management context. This could be addressed through additional supporting text.

Existing Local Plan Policy

CELPS

- SE 4 The Landscape

SADPD

- ENV 3 Landscape character
- ENV 5 Landscaping
- INF 1 Cycleways, bridleways and footpaths
- REC 1 Open space protection

HOUS 05 Housing Mix

- 1.56 The policy has been amended since Regulation 14, including the removal of criterion B relating to the flexibility of development over the plan period, which addresses a previous concern raised by the Council.
- 1.57 Much of the policy overlaps with existing development plan policies, particularly CELPS Policy SC 4 and SADPD Policy HOU 1, which already seek an appropriate mix of housing types, sizes and tenures to meet identified needs.
- 1.58 The requirement for schemes of two or more dwellings to provide at least one smaller unit is retained. The supporting text refers to evidence prepared to inform the original neighbourhood plan and identifies a need for smaller homes within the parish. The supporting evidence should clearly demonstrate that this requirement remains justified and reflects current local housing needs.
- 1.59 The Council also notes that the policy seeks to meet the needs of those with a strong connection to Brereton and requires each new dwelling to contribute to improving the quality of local life. Further clarification on how these considerations would be assessed through the planning application process may be helpful.

Existing Local Plan Policy

CELPS

- SD 1 Sustainable Development in Cheshire East
- SD 2 Sustainable Development Principles
- SC 4 Residential Mix
- SE 1 Design
- SE 9 Energy Efficient Development

SADPD

- GEN 1 Design principles
- ENV 7 Climate change
- HOU 1 Housing mix
- HOU 2 Specialist housing provision
- HOU 3 Self and custom build dwellings
- HOU 8 Space, accessibility and wheelchair housing standards
- HOU 14 Housing density

HOUS 06 Housing for Local People

- 1.60 The Council remains supportive in principle of measures intended to meet local housing needs. However, the policy proposes a local connection restriction on a proportion of open market housing. Further evidence should be provided to demonstrate that this approach is justified, necessary and reflects current local housing needs.
- 1.61 The supporting text refers to evidence prepared to inform the original neighbourhood plan and local knowledge of the housing market. Whilst this provides context for the policy approach, the Council's previous comments noted that the principal evidence base was prepared in 2014. Further justification should therefore be provided to demonstrate that the proposed restriction continues to reflect current local housing needs.
- 1.62 The policy would also benefit from further justification for the proposed 9-month marketing period. Whilst the supporting text explains that this is considered a reasonable timeframe, it is unclear what evidence has informed the selection of this period and whether alternative timescales have been considered.

Existing Local Plan Policy

CELPS

- SC 4 – Residential Mix
- SC 5 – Affordable Homes
- SC 6 – Rural Exceptions Housing for Local Needs

SADPD

- HOU 2 – Specialist Housing Provision

HOUS 7 Design Principles for Brereton

- 1.63 The Council welcomes the locally specific design guidance contained within the policy and notes that amendments have been made since Regulation 14, including the replacement of the prescriptive 10 metre roadside gap requirement.
- 1.64 The identification of character areas and reference to Appendix 4 provide locally distinctive guidance that will assist in the design of new development proposals.
- 1.65 The Council notes, however, that criteria 4 and 5 largely repeat existing national and local planning policy and guidance, including the National Design Guide, National Model Design Code, Cheshire East Design Guide and relevant development plan policies. Consideration should be given to whether these references are necessary within the policy itself or could instead be addressed through supporting text.
- 1.66 The supporting text provides additional context for criterion 3 and the role that development adjacent to main roads can play in protecting local character and supporting highway safety objectives.

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- 1.67 Finally, criterion 5 refers to achieving "high environmental and energy standards". Further clarification may be helpful regarding the standards or measures that development proposals would be expected to demonstrate in order to satisfy this requirement.

Existing Local Plan Policy

CELPS

- PG 6 Open Countryside
- SD 1 Sustainable Development in Cheshire East
- SD 2 Sustainable Development Principles
- SE 1 Design
- SE 4 The Landscape

SADPD

- PG 10 Infill villages
- GEN 1 Design principles
- ENV 5 Landscaping

COMMUN 01 (Aspiration) A new community hub for Brereton

- 1.68 The Council is supportive of the aspiration to provide a new community hub to serve the needs of Brereton Parish.
- 1.69 However, the aspiration appears largely unchanged from the Regulation 14 version and remains drafted in a policy-style format. The Council's previous comments recommended that it be clearly distinguished from the planning policies of the neighbourhood plan. To avoid any ambiguity regarding its status and weight in decision-making, it would be beneficial for this aspiration to be included within a dedicated aspirations or community projects section of the plan.
- 1.70 The criteria and supporting text could also be presented as principles to guide the future delivery of the aspiration, rather than development management policy requirements.

Existing Local Plan Policy

CELPS

- SC 1 Leisure and Recreation

SADPD

- REC 5 Community facilities

COMMUN 02 Existing Community Facilities

- 1.71 The Council's previous comments do not appear to have been addressed, and the policy remains largely unchanged from the Regulation 14 version.

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- 1.72 The Council notes that much of the policy duplicates the approach already provided through SADPD Policy REC 5 (Community Facilities and Services). Consideration should be given to whether the policy could instead focus on identifying the community facilities that are important to Brereton, with reliance placed on the existing development plan policy framework for their protection and enhancement.
- 1.73 Regarding criterion 4, which states that proposals involving the loss of a community facility "will be resisted" unless replaced by a new and improved facility in a location approved by the local community. This approach appears more restrictive than the criteria-based approach of SADPD Policy REC 5 and it is unclear how the requirement for community approval would be assessed through the planning application process.
- 1.74 Criterion 5 states that the loss of any building or site identified as an Asset of Community Value "will be resisted". This wording may be overly restrictive and should be reviewed.

Existing Local Plan Policy

CELPS

- SC 1 – Leisure and Recreation
- SE 1 – Design
- SD 1 – Sustainable Development in Cheshire East

SADPD

- REC 5 – Community Facilities and Services

COMMUN 03 Provision of New Community Facilities

- 1.75 The policy has been amended since Regulation 14, including changes to the supporting wording and criterion C, which now provides greater clarity regarding accessibility by sustainable modes of transport.
- 1.76 The Council notes, however, that much of the policy continues to duplicate matters already addressed through the adopted development plan, including considerations relating to highway safety, design, amenity, accessibility, landscape and nature conservation. In particular, SADPD Policy REC 5 already provides support for new community facilities where they accord with the policies of the development plan.
- 1.77 Whilst the policy's intention is supported, consideration should be given to whether it could be streamlined to focus on any locally specific requirements for Brereton rather than repeating existing development plan policy.

Existing Local Plan Policy

CELPS

- SC 3 Health and Well-Being
- SE 1 Design
- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape

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- CO 1 Sustainable Travel and Transport
 - Appendix C Parking Standards

SADPD

- GEN 1 Design principles
- ENV 1 Ecological network
- ENV 3 Landscape character
- HOU 12 Amenity
- INF 1 Cycleways, bridleways and footpaths
- INF 3 Highway safety and access
- REC 5 Community facilities

COMMUN 04 Provision of Allotments and Additional Car Parking

- 1.78 The policy has been simplified since Regulation 14 and the reference to identifying areas of search has been removed.
- 1.79 The Council supports the principle of providing allotments to meet local needs and infrastructure that supports access to local visitor attractions and countryside facilities. The Council notes that proposals for new community facilities would be considered against relevant neighbourhood plan and development plan policies, including Policy COMMUN 03 where applicable. In this context, the need for criterion 2 could be reviewed.

Existing Local Plan Policy

CELPS

- SC 1 Leisure and Recreation
- SC 3 Health and Well-Being
- SE 6 Green Infrastructure
- Appendix C Parking Standards

SADPD

- ENV 7 Climate change
- REC 1 Open space protection
- RUR policies within the Rural issues chapter

ECON 01 Rural Economy

- 1.80 The Council notes that the policy has been amended since Regulation 14, including the introduction of support for proposals which foster the retention of local employment opportunities.
- 1.81 However, much of the policy continues to duplicate the provisions of CELPS Policies EG 2 (Rural Economy) and PG 6 (Open Countryside). In particular, criteria A-E largely

reflect forms of development already supported through the adopted development plan.

- 1.82 Regarding criterion 1, the statement that planning permission will not be granted for development which would be detrimental to the continued operation of local businesses is a broad requirement and it is unclear how this would be assessed in practice. Further clarification should be provided regarding what level of impact would trigger a conflict with the policy and how applicants would be expected to demonstrate compliance.
- 1.83 The Council notes that criterion 1 additionally requires applications to demonstrate how they support and diversify the local offer. Further explanation would be helpful as to this would be assessed through the planning application process.

Existing Local Plan Policy

CELPS

- PG 6 Open Countryside
- EG 2 Rural Economy
- EG 3 Existing and Allocated Employment Sites
- EG 4 Tourism
- SC 1 Leisure and Recreation

SADPD

- ENV 15 New development and existing uses
- RUR 1 New buildings for agriculture and forestry
- RUR 2 Farm diversification
- RUR 3 Agricultural and forestry workers dwellings
- RUR 4 Essential rural worker occupancy conditions
- RUR 5 Best and most versatile agricultural land
- RUR 6 Outdoor sport, leisure and recreation outside of settlement boundaries
- RUR 7 Equestrian development outside of settlement boundaries
- RUR 8 Visitor accommodation outside of settlement boundaries
- RUR 9 Caravan and camping sites
- RUR 10 Employment development in the open countryside
- RUR 11 Extensions and alterations to buildings outside of settlement boundaries
- RUR 13 Replacement buildings
- REC 5 Community facilities

ENVIR 01 Nature Conservation

- 1.84 The Council supports the objective of this policy, which seeks to protect and enhance biodiversity and nature conservation interests within the parish.
- 1.85 The policy has been updated since Regulation 14 to reflect the Cheshire and Warrington Local Nature Recovery Strategy and to strengthen the focus on nature recovery.

Existing Local Plan Policy

CELPS

- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 5 Trees, Hedgerows and Woodland
- SE 6 Green Infrastructure

SADPD

- ENV 1 Ecological network
- ENV 2 Ecological implementation
- ENV 3 Landscape character
- ENV 4 River corridors
- ENV 5 Landscaping
- ENV 6 Trees, hedgerows and woodland implementation

ENVIR 02 Biodiversity and Geodiversity in Brereton

- 1.86 The Council supports the objective of this policy, which seeks to conserve, manage and enhance biodiversity and geodiversity within the parish and provides locally specific guidance relating to important environmental features.
- 1.87 The policy has been updated since Regulation 14 to reflect mandatory Biodiversity Net Gain requirements. The Council notes that criteria 2 and 3 seek to prioritise local delivery of Biodiversity Net Gain enhancements. The wording should be reviewed to ensure consistency with the statutory Biodiversity Net Gain framework.
- 1.88 Subject to this point, the Council supports the overall objective of the policy and has no further comments.

Existing Local Plan Policy

CELPS

- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 5 Trees, Hedgerows and Woodland
- SE 6 Green Infrastructure

SADPD

- ENV 1 Ecological network
- ENV 2 Ecological implementation
- ENV 3 Landscape character
- ENV 4 River corridors
- ENV 5 Landscaping
- ENV 6 Trees, hedgerows and woodland implementation

ENVIR 03 Landscape Character and Heritage

- 1.89 The Council notes that the policy has been amended since Regulation 14 and welcomes the revised wording in criterion 2, which now refers to the existing pattern of development in Brereton Green and Brereton Heath rather than ribbon development.
- 1.90 The Council also welcomes the inclusion of criterion 4, which provides a clear link to the Brereton Landscape Character Study and offers locally specific guidance to inform the design and assessment of development proposals.
- 1.91 However, criterion 6 continues to refer to policies SE 7 and the heritage policies of the SADPD. As these policies already form part of the development plan and will apply where relevant, this criterion could be removed or relocated to supporting text.
- 1.92 Notwithstanding this comment, the Council supports the overall objective of the policy.

Existing Local Plan Policy

CELPS

- PG 6 Open Countryside
- SD 1 Sustainable Development in Cheshire East
- SD 2 Sustainable Development Principles
- SE 1 Design
- SE 4 The Landscape
- SE 7 The Historic Environment

SADPD

- PG 10 Infill villages
- GEN 1 Design principles
- ENV 3 Landscape character
- HER 1 Heritage assets
- HER 2 Heritage at risk
- HER 3 Conservation areas

- HER 4 Listed buildings
- HER 5 Registered parks and gardens
- HER 6 Historic battlefields
- HER 7 Non-designated heritage assets
- HER 8 Archaeology
- HER 9 Jodrell Bank World Heritage Site

ENVIR 04 Conservation and Sustainable Management of Soils

- 1.93 The policy has been amended since Regulation 14 and criterion A now more closely reflects the approach taken in SADPD Policy RUR 5 by recognising that the loss of best and most versatile agricultural land may be justified where the benefits of development clearly outweigh that loss.
- 1.94 The Council notes, however, that the objectives of the policy are largely addressed through existing development plan policies, particularly SADPD Policy RUR 5 and policies relating to the natural environment. As such, consideration should be given to whether the policy adds sufficient locally specific detail beyond the existing policy framework
- 1.95 Notwithstanding this, the Council supports the intention of the policy and has no further comments at this stage.

Existing Local Plan Policy

CELPS

- SE 2 Efficient Use of Land
- SE 12 Pollution, Land Contamination and Land Instability

SADPD

- RUR 5 Best and most versatile agricultural land

TRANS 01 Transport Implications of New Development

- 1.96 The Council notes that the policy is largely unchanged from the Regulation 14 version.
- 1.97 The Council remains of the view that much of the policy duplicates matters already addressed through the adopted development plan, including requirements relating to accessibility, sustainable transport, walking, cycling and public rights of way. In particular, criteria 1 to 4 largely repeat existing policy objectives rather than providing locally specific policy requirements.
- 1.98 The Council notes that criterion 5 identifies local priorities for transport improvements, including enhanced links to nearby service centres and new cycle connections to Holmes Chapel. This provides useful local context. However, the policy would benefit from greater clarity regarding how these priorities would be applied in the assessment of planning applications and what types of development would be expected to contribute towards such improvements.

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- 1.99 The Council also notes that the term "local service centres" has a specific meaning within the Cheshire East settlement hierarchy. Consideration should be given to using alternative wording to avoid any ambiguity regarding the locations to which the policy refers.

Existing Local Plan Policy

CELPS

- SD 1 Sustainable Development in Cheshire East
- SD 2 Sustainable Development Principle
- SE 1 Design
- CO 1 Sustainable Travel and Transport
- CO 2 Enabling Business Growth Through Transport Infrastructure
- CO 4 Travel Plans and Transport Assessments

SADPD

- INF 1 Cycleways, bridleways and footpaths
- INF 3 Highway safety and access

TRANS 02 Community Infrastructure

- 1.100 The Council notes that the policy is unchanged from the Regulation 14 version.
- 1.101 The policy identifies priorities for the spending of monies secured through planning obligations and the Community Infrastructure Levy rather than setting out criteria against which development proposals can be assessed. As such, the Council remains of the view that this content would be more appropriately included within an aspirations, projects or infrastructure priorities section of the neighbourhood plan, rather than being presented as planning policy.