

Middlewich Neighbourhood Development Plan

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)



Autumn 2018

With assistance from



1.0 INTRODUCTION

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that 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. The basic conditions are:

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

b. 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, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or neighbourhood 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 order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.2 This Basic Conditions Statement sets out how the Middlewich NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely the Middlewich Town Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and 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.

2.3 The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2018 to 2030 (the same period as the Cheshire East Local Plan Strategy (adopted 2017) which contain the strategic policies relevant to the neighbourhood area.

2.4 The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the designated Middlewich Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

It should be noted that Middlewich Neighbourhood Development Plan has been prepared to have regard to the previous National Planning Policy Framework, March 2012. This is in line with the guidance set out in the revised National Planning Policy Framework, July 2018 which sets out in Annex 1: Implementation paragraph 214 that "*The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.*"

The Middlewich Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that "The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan." The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Cheshire East Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should "not promote less development than set out in the Local Plan or undermine its strategic policies". The Middlewich Neighbourhood Plan does not undermine the strategic policies of Cheshire East Council and indeed sets out a clear strategy to support significant investment and development in the town. The Plan aims to add value and detail to strategic policies, by:

- supporting sensitive development and enhancements to the historic town centre to promote its future vitality and viability, local quality of place and its role as a key service centre the settlement hierarchy;
- supporting improvements to the market and identifying and promoting suitable development on town centre and other opportunity sites;
- protecting and enhancing the town's distinctive and unique built heritage including the conservation area and many listed buildings, as well as supporting sensitive development in canalside locations;
- identifying and protecting a network of special blue and green routes to encourage walking and cycling;
- supporting appropriate new housing proposals including a suitable mix of house types and sizes;
- supporting the proposed Middlewich Eastern bypass subject to criteria;
- supporting other proposed transport improvements such as car parking and a new rail station;
- promoting suitable development to enhance local employment opportunities including at Midpoint 18, and proposals linked to the growing visitor and tourism economy;
- supporting proposals for a new educational hub and protecting and enhancing local community facilities linked to health and wellbeing; and
- protecting and enhancing green spaces and biodiversity.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and Middlewich Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Middlewich Neighbourhood Development Plan has to guidance
<p>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. Plans should be kept up to date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance.</p> <p>It will provide a framework to ensure that development is genuinely plan-led, and by involving the local community in shaping its policies and proposals through extensive consultation and engagement activities, the Plan has provided local people with an opportunity to shape their surroundings.</p> <p>The vision, objectives, policies and proposals in the Plan have been developed through a thorough approach to community engagement. The Plan sets out a positive vision for the Parish up to 2030.</p> <p>The Neighbourhood Plan sets out a concise and practical suite of locally relevant policies (28 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan has been prepared taking into careful consideration the results of various public consultation processes.</p> <p>These included questionnaire surveys and informal consultation on the emerging draft plan. The informal consultation on the draft plan demonstrated overall support for the emerging draft policies and proposals as well as concerns of local residents about the town centre and the proposed significant growth of the town and impacts on local infrastructure.</p>

NPPF Core Planning Principle	Regard that the Middlewich Neighbourhood Development Plan has to guidance
	Plan policies have been prepared to help ensure new development is sympathetic to the significant historical context and local character.
<p>Planning should 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 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.</p>	<p>Middlewich NDP has a strong focus on town centre and wider economic development as it includes a range of policies and proposals designed to support and strengthen the town centre and its range of retail and leisure provision.</p> <p>The Plan identifies a number of town centre and other opportunity sites and supports suitable development on a key strategic site at Midpoint 18.</p> <p>The Plan supports wider strategic proposals for significant housing development over the plan period (1,950 new homes) on strategic sites.</p> <p>The NDP also promotes suitable house types and sizes in response to local consultation processes which suggested that there was a need and demand for more smaller homes, opportunities for self build housing and housing for older occupants.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan sets out policies to protect and enhance the historic character of Middlewich. The Plan has been prepared taking into consideration a heritage study which was commissioned by the Town Council.</p> <p>Policies also encourage high quality modern and sustainable design in new development.</p>
<p>Planning should 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</p>	<p>The majority of the NDP area is built up and comprises the town of Middlewich. The NDP focusses on guiding development in the town.</p>

NPPF Core Planning Principle	Regard that the Middlewich Neighbourhood Development Plan has to guidance
character and beauty of the countryside and supporting thriving rural communities within it.	The network of special blue and green routes link to the wider rural area.
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 (for example, by the development of renewable energy).	Middlewich NDP includes policies to which support sustainable design (and the use of SuDS) and encourages walking and cycling to reduce carbon emissions.
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	<p>The Submission Plan notes the adverse impacts on the town centre from heavy traffic and supports the Council's proposals for a new bypass, and a new railway station to encourage greater use of public transport. Policies and proposals in the NDP encourage walking and cycling (and therefore reduce reliance on the car).</p> <p>Policies support strategic site allocations proposed in the adopted Cheshire East Local Plan Strategy which have been through a comprehensive site assessment and selection process.</p>
Planning should 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.	Proposals for Midpoint 18 will include brownfield development.
Planning should 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 wildlife, recreation, flood risk mitigation, carbon storage or food production).	<p>The Submission Plan includes proposals for mixed use development at the Brooks Lane site and other opportunity sites.</p> <p>The NDP promotes green and blue routes and protects open spaces.</p>

NPPF Core Planning Principle	Regard that the Middlewich Neighbourhood Development Plan has to guidance
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The Submission Neighbourhood Plan is fully in line with this principle. The Plan summarises the historical development of the town and describes the Conservation Area and the town's many other heritage assets including listed buildings. Policies protect the conservation area and its setting from inappropriate development by providing detailed local design guidance for shop fronts and public realm improvements.
Planning should 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	The Submission Neighbourhood Plan supports measures which promote walking and cycling.
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and support investment in community and recreational facilities to enhance local health and wellbeing.

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 40 Listed Buildings in the Neighbourhood Plan area and the area has a unique and fascinating industrial heritage linked to historical salt manufacture dating back to pre-Roman times. The Submission Neighbourhood Plan has special regard to the desirability of preserving listed buildings and their settings, and features of architectural or historic interest within the town in Policies TC2 which refers to historic shop fronts and TC3 which supports public realm improvements which are sympathetic to historic character.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has a Conservation Area and this is referred to in the supporting text of Policy DH3.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "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 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 the 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."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Middlewich Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Middlewich Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	<p>The Submission Neighbourhood Plan seeks to support the vitality and viability of the town centre.</p> <p>By supporting appropriate housing growth in line with the town's existing role as a key service centre, the Neighbourhood Plan recognises the need to plan for future economic growth and sustainability.</p>
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects community facilities and provides a supportive framework for investment in new community facilities, and therefore promotes health and well-being.</p> <p>Housing policies promote a mix of house types and tenures with an emphasis on providing housing for smaller households and older people.</p>
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect open spaces and local wildlife and biodiversity and which identify special routes for increasing walking and cycling.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important built heritage assets such as the canal and industrial heritage which are important to local residents in terms of the town’s identity.</p>

3.5 e. In General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the adopted Cheshire east Local Plan Strategy 2010 - 2030 and relevant saved policies of the Congleton Local Plan First Review. Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in the Local Plan.

Table 3 General Conformity with Strategic Local Planning Policy

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>Policy TC1: Enhancing Vitality and Viability</p> <p>Proposals for new development or changes of use in the most up to date adopted Town Centre Boundary should demonstrate how they will contribute to the enhancement of Middlewich Town Centre's vitality and viability. Proposals should maintain or preferably improve the existing range and mix of retail, services, and cafes and restaurants in the town, in accordance with Cheshire East Council's town centre policies. Proposals for mixed use developments which incorporate residential, commercial and business uses, provision for start-up businesses, and tourism related</p>	<p>Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce</p> <p>1. The council will support the following hierarchy of retail centres in Cheshire East:</p> <p>i. The Principal Towns will be the main focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses, including residential.</p> <p>ii. In the Key Service Centres, there will be a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services,</p>	<p>Policy PS4: Towns</p> <p>The following settlements are identified as towns and defined by a settlement zone line (szl) on the inset maps:</p> <ul style="list-style-type: none"> • Congleton • Sandbach (including hays chemicals complex) • <u>Middlewich</u> • Alsager <p>Within the settlement zone lines of these towns, there is a general presumption in favour of development provided it is in keeping with the town's scale and character and does not conflict with the other policies of the local plan. Any development within settlement zone lines on land which is not otherwise allocated for a particular</p>	<p>NDP Policy TC1 aims to support and promote the vitality and viability of Middlewich Town Centre by encouraging a suitable mix of uses and protecting existing retail and service provision.</p> <p>Local Plan Strategy Policy EG5 promotes town centres as the focus for town centre activity and uses and promotes markets. Middlewich is defined as a Key Service Centre in the settlement hierarchy where there is a focus on improvement.</p> <p>Middlewich is defined as a town in the Congleton Local Plan First Review Policy PS4.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>uses including hotels and bed and breakfast accommodation, will be supported.</p> <p>However, applications that reduce the retail floorspace in the town centre will not be supported.</p> <p>In the most up to date adopted primary shopping area:</p> <p>1. Development proposals for class A1 retail development or investment to enhance existing class A1 retail provision will be supported in principle.</p> <p>2. Development proposals involving the loss of retail or main town centre uses will not be permitted unless it can be demonstrated that there is no reasonable prospect of the existing use of the premises, or another town centre use, continuing in the premises or on the site in the foreseeable future because of market demand.</p> <p>In addition to criterion 2. above, development proposals involving the loss of a retail use in a primary shopping frontage will only be permitted where the proposal:</p>	<p>leisure, cultural and residential, as appropriate.</p> <p>iii. In the Local Service Centres, there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.</p> <p>iv. In the other settlements and rural areas of the borough, there will be a focus on providing retail and services of appropriate scale and nature to meet the needs of the local community.</p> <p>2. Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.</p> <p>3. The use of upper floors in town and other centres for non-retail uses will be supported, where appropriate.</p> <p>4. The retention and enhancement of the borough's markets will be encouraged.</p> <p>5. Small parades of shops will be protected where they are important to the day-to-day needs of local communities.</p>	<p>use must also be appropriate to the character of its locality in terms of use, intensity, scale and appearance.</p> <p>Policy S4: Principal Shopping Areas</p> <p>Within the principal shopping areas as defined on the proposals map proposals for further non-retail uses at ground floor will not be permitted (other than proposals involving the change of use of a1 premises to a2 or a3 uses). Proposals for the change of use of existing a1 ground floor retail uses to a2 or a3 uses will only be permitted where all of the following criteria are satisfied:</p> <p>i) the proposed use is complimentary to adjacent shopping uses in terms of its operational characteristics;</p> <p>ii) the proposed use retains a display frontage appropriate to a shopping area;</p> <p>iii) the proposed use does not lead to a concentration of non A1 uses;</p> <p>iv) the proposal accords with other policies of the local plan.</p>	

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<p>3. Is for another main town centre use;</p> <p>4. Provides an active ground floor use that promotes pedestrian footfall;</p> <p>5. Does not result in an over-concentration of non-A1 uses in the primary shopping frontage;</p> <p>6. Does not unacceptably undermine the predominant retail character of the primary shopping frontage; and</p> <p>7. Does not result in a significant break in retail uses along the primary shopping frontage.</p>	<p>6. Proposals that help develop the evening and night-time economy in the Principal Towns and Key Service Centres will be supported, where any negative impacts on amenity are addressed.</p> <p>7. Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development. Where there are no suitable sites available, edge-of-centre locations must be considered prior to out-of-centre locations. Edge-of-centre and out-of-centre proposals will be considered where:</p> <p>i. there is no significant adverse impact on the vitality and viability of the surrounding town centres; and</p> <p>ii. it is demonstrated that the tests outlined in current government guidance can be satisfied.</p> <p>iii. The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development in line with the government guidance.</p>	<p>Policy S5: Other Town Centre Areas</p> <p>Within the town centre not otherwise defined as a principal shopping area, proposals for non-retail uses at ground floor level will be permitted where the proposed use is a commercial, leisure, entertainment, community or civic use appropriate to the town centre, or for residential use on the periphery of the town centre, where all of the following criteria are satisfied:</p> <p>I) the proposed use does not on its own or in combination with Other existing non-retail uses detract from the overall town Centre function of the area;</p> <p>li) there is no detrimental impact on the amenities of any future occupier from existing adjacent uses;</p> <p>lii) the proposal has no detrimental impact on the amenities of adjacent properties;</p> <p>lv) the proposal accords with other policies of the local plan.</p>	

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		<p>Policy S6: The Use of Upper Floors within Town Centres</p> <p>Proposals for the use of upper floors within town centres for non-retail use, including b1 office use or conversion into selfcontained flats, will be permitted where the proposal meets the following requirements:</p> <ul style="list-style-type: none"> I) a reasonable standard of accommodation is capable of being provided; li) no detrimental impact on the amenities of any future occupier, from existing adjacent uses; lii) no detrimental impact on the amenities of other occupiers of the property or adjacent properties; lv) separate access to the accommodation is provided; V) no detrimental alterations are required on principal facades; Vi) availability of car parking in the vicinity; Vii) accordance with other policies of the local plan. 	

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>Policy TC2: Shop Fronts, Security Measures and Advertising</p> <p>The design of new or alterations to existing shopfronts and advertisements should satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. Historic shop fronts should be retained wherever possible. 2. In the conservation area shop fronts should respect the proportions and character of the building, use traditional materials and construction methods. The glazing should be broken into small elements. Shop fronts which have large unbroken areas of glazing within aluminium or other non-traditional framing systems are discouraged. The design of all shopfronts should be appropriate to the character of the conservation area and street scene in terms of size, detailing and use of materials; 3. Traditional materials such as timber or cast metal will be favoured; 4. Blinds and canopies should be appropriate to the character of the shopfront and its setting; 	<p>Policy SE 1 Design</p> <p>Development proposals should make a positive contribution to their surroundings in terms of the following:</p> <ol style="list-style-type: none"> 1. Sense of place <ol style="list-style-type: none"> i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements; ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings; iii. Ensuring 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 CO 1 and Manual for Streets; iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development; v. Encouraging innovative and creative design solutions that are appropriate to the local context; and 	<p>Policy S11: Shop Fronts and Security Shutters</p> <p>Proposals for new shop fronts or alterations or replacements to existing ones requiring consent should satisfy the following criteria:</p> <ol style="list-style-type: none"> I) shop fronts should respect the scale, proportions, character and materials of construction of the upper part of the structure and where relevant the setting of the building in relation to adjoining buildings and the street scene in general; ii) shop fronts of architectural or historic interest should only be removed in exceptional circumstances; lii) fascia signs: a) should not be so deep as to be detrimental to the proportions or scale of the building; b) should not link two buildings with separate architectural identities; c) should, where appropriate be of a common depth on single buildings consisting of two or more shop units; iv) windows to upper floors should not be enlarged for display purposes. 	<p>NDP Policy TC2 supports sympathetic improvements to shop fronts including in the conservation area and seeks to control security and advertising.</p> <p>Local Plan Strategy Policy SE1 promotes sensitive design which enhances sense of place.</p> <p>Congleton Local Plan Policy S11 sets out the policy framework for new and replacement shop fronts and alterations including those of historic interest.</p>

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<p>5. Wherever practicable, shopfronts should be designed to ensure equal access for all users;</p> <p>6. Inset entrances should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the area and avoid blank frontages to the street to encourage natural surveillance;</p> <p>7. Security matters should be considered from the earliest design stages. Security shutters and grilles should be internal where possible and visually permeable. External solid security shutters will not be permitted;</p> <p>8. The size, number, design, positioning, materials and degree of illumination of advertisements should not have an unacceptable adverse impact on the amenity of the areas in which they are displayed and there should be no adverse effect on public safety; in particular:</p> <p>I. Fascias should not cut across or obscure first floor windows or architectural features and advertisements on shop fronts should normally be positioned within the fascia. Additional or</p>	<p>vi. Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.</p> <p>2. Managing design quality</p> <p>i. Ensuring for larger scale and more complex developments that design proposals have positively responded to the Design Review process(62);</p> <p>ii. Ensuring for major developments that Masterplanning and Design Coding forms an integral part of the design process;</p> <p>iii. Ensuring that housing developments achieve Building for Life 12 (or as updated) standard; and</p> <p>iv. Encouraging sustainable construction practices including the use of appropriate recycled and sustainable materials of high quality.</p> <p>3. Sustainable urban, architectural and landscape design</p> <p>i. Encouraging the introduction of passive environmental design principles and climate change adaptation features in the orientation of buildings and spaces and detailed design;</p>	<p>Policy S12: Security Shutters Solid Lath</p> <p>The installation of solid lath or similar security shutters on shop fronts will not be permitted unless alternative physical protective measures, including the use of closed circuit television surveillance, are demonstrably inappropriate or inadequate.</p> <p>Policy S13: Security Shutters Lattice/Mesh Grilles</p> <p>Proposals for the erection of external lattice grille (roller grille or demountable mesh screens) within conservation areas, or on listed buildings will be resisted unless their use is shown to be imperative and alternative physical protective measures, including the use of closed circuit television surveillance, are demonstrably inappropriate or inadequate.</p> <p>Elsewhere such proposals will only be permitted if they satisfy all the following criteria:</p>	

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<p>alternative wall-mounted or hanging signs at or above fascia level are only acceptable if they are of high quality, are not overbearing and can be satisfactorily accommodated without obscuring key architectural features. Imaginative and craft sign work will be supported and encouraged; and</p> <p>II. Signage and advertising should be of high quality design and materials, enhance the street scene and be subservient, ancillary and of a scale proportionate to the business premises.</p> <p>III. where lighting is incorporated, ensure that lighting is sensitive to the character of the location. A Boards will be not permitted on paths or public highways.</p>	<p>ii. Encouraging sustainable modes of travel through appropriate design;</p> <p>iii. Reducing energy and water usage through appropriate design;</p> <p>iv. Encouraging the use of renewable/low carbon energy technology, as appropriate; and</p> <p>v. Encouraging the use of green infrastructure.</p> <p>4. Liveability / workability</p> <p>i. Ensuring appropriate level of privacy for new and existing residential properties;</p> <p>ii. Ensuring appropriate external storage;</p> <p>iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space;</p> <p>iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and</p> <p>v. Ensuring appropriate access for the mobility impaired or partially sighted.</p> <p>5. Designing in safety</p> <p>i. Ensuring high levels of passive surveillance of streets, spaces and parking including</p>	<p>i) the grille, when in the closed position, should not cover the fascia, pilasters or stall-risers;</p> <p>ii) the grille should be integrated into the overall colour scheme of the premises and not be galvanised or unpainted;</p> <p>iii) the grille spindle box is, wherever possible, located behind the fascia or integrated into the overall design of the shop front.</p> <p>Policy S14: Advertisements</p> <p>Proposals for the display of new, or the retention of existing, advertisements will only be permitted which satisfy all the following criteria:</p> <p>i) the proposal is not out of keeping with the style or character of a building or its surrounding;</p> <p>ii) the proposal would not be detrimental to amenity or safety, By reason of general design, size, colour, position of sign, Type or degree of illumination;</p> <p>iii) the proposal would not affect views into or out of a conservation area;</p>	

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	<p>appropriate lighting;</p> <p>ii. Incorporating Secured by Design principles, provided that these are adequately balanced against other design considerations and do not undermine the quality of the development; and</p> <p>iii. Ensuring that site layout and design minimises the opportunity for crime.</p>	<p>iv) in the case of proposals within a conservation area, it complies with policy s15.</p> <p>Policy S15: Advertisements in Conservation Areas</p> <p>In its consideration of applications for express consent made under the town and country planning (control of advertisement) regulations within conservation areas, the borough council will only allow signs which satisfy all the following criteria:</p> <p>I) signs shall be either painted or individually lettered in a suitable material and shall be of an appropriate size and design in relation to the building upon which they are to be displayed and the character of the area in which the building is situated;</p> <p>li) signs shall preferably be non-illuminated but where illumination is justified, it should be discreet and in the form of uncoloured illumination integrated into the design of the shop front;</p> <p>lii) the form of signs shall be of a traditional fascia or hanging type depicting, by means of painting or</p>	

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		<p>three dimensional techniques, the trade or service offered;</p> <p>lv) signs shall, other than in the most exceptional circumstances, be of a minimum size necessary to convey their message.</p>	
<p>Policy TC3: Improving Quality of Place in the Town Centre</p> <p>As the town centre is largely within the conservation area, any new development or conversions of existing buildings should be sympathetic to the historic character and context of the street scene and surrounding area. Proposals which enhance the commercial and residential areas of the town centre, and in particular the Bull Ring, will be supported where they improve the existing quality of place, local amenity and heritage assets.</p> <p>Such proposals include the following:</p> <p>1. Improvements to the public realm, including street furniture which improves the street scene and amenity of the town centre,</p>	<p>Policy SE 1 Design</p>	<p>Policy BH4: statutory list of buildings of special architectural or historic interest (effect of proposals)</p> <p>Planning permission and listed building consent for the extension or alteration of a listed building or for proposals affecting the setting of a listed building will only be granted where the following criteria are satisfied:</p> <p>i) the proposal is in keeping with the character of the listed Building as regards scale, style, appearance, materials and Architectural detail;</p> <p>ii) the proposal would not result in a loss of identity of the original listed building;</p> <p>iii) the listed building’s architectural features and historic interest are preserved;</p>	<p>NDP Policy TC3 seeks to support sympathetic improvements which enhance the town centre including public realm schemes.</p> <p>Local Plan Strategy Policy SE1 promotes sensitive design which enhances sense of place and ensures a high quality public realm.</p> <p>Congleton Local Plan Policy BH4 and BH5 protect listed buildings of historic interest and Policy S16 promotes environmental enhancements in town centres.</p>

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<p>landscaping and planting schemes which create green corridors, and high-quality street and shop lighting which promote safety and security, and which enhance the appearance of the town centre at night;</p> <p>2. Improvements to existing car parking facilities including establishing multi storey car parks at a maximum height of three storeys and provision of cycle parking;</p> <p>3. Highways improvements which prioritise the pedestrian and increase accessibility;</p> <p>4. Signage and landscaping which link existing town assets and improve the legibility of the town centre to enhance the visitor experience; and</p> <p>5. Proposals to enhance the visitor experience via the use of emerging technologies (such as Middlewich App).</p>		<p>iv) the proposal would not adversely affect the setting of the listed building;</p> <p>v) the overall proposal is generally consistent with other policies of the local plan.</p> <p>Proposals which affect the structure, character, appearance or setting of a listed building will generally require the submission of a detailed planning application, and in appropriate cases the submission also of an application for listed building consent.</p> <p>Policy BH5: Statutory List of Buildings of Special Architectural or Historic Interest</p> <p>Listed building consent, advertisement consent, conservation area consent or planning permission, as relevant, will not be granted for proposals which, in the opinion of the borough council, would have a detrimental effect upon the existing special architectural and historic character or appearance of a listed building / structure as a result of :</p>	

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		<p>i) advertisements, shop fascias or signs which are unsympathetic by virtue of their design, siting, colour, size or materials</p> <p>ii) changes to elevational detail, particularly in the case of shop fronts, of an unsympathetic design which do not respect the local character</p> <p>iii) development where the design, siting, scale or use of facing, roofing or paving materials are inappropriate in relation to the integrity of the building / structure itself, neighbouring buildings or to the area generally.</p> <p>Policy S16: Environmental Improvements and Traffic Management Measures</p> <p>The borough council will seek to implement environmental enhancement and improvement schemes within the town centres of the borough and holmes chapel village centre and to improve conditions for pedestrians by introducing traffic management measures where appropriate.</p> <p>Where required, planning</p>	

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		<p>permission will normally be granted for such appropriately designed schemes.</p> <p>Consideration will be given to the needs of the less mobile sections of the population in any such works. Opportunities for the provision of such improvements will be taken into account in the consideration of any appropriate development proposals within these areas.</p>	
<p>Policy TC4: Markets</p> <p>Proposals for development which supports the operation and retention of existing markets, and the development of new markets will be supported.</p> <p>Proposals for temporary markets, over and above the permitted 14 days at any one site, will be supported.</p> <p>Proposals for Artisan (Food & Craft) Markets will be supported where they are temporary in nature and run by the Town Council; including Canal and Events based markets.</p>	<p>Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce</p> <p>...</p> <p>4. The retention and enhancement of the borough's markets will be encouraged.</p> <p>...</p> <p>7. Promoting the role of communal growing spaces including allotments, garden plots within developments, small scale agriculture and farmers' markets in providing access to healthy, affordable, locally produced food options.</p>		<p>NDP Policy TC4 supports and encourages improvements to markets in Middlewich and sets out guidance for farm shops.</p> <p>Local Plan Strategy Policy EG5 encourages the retention and enhancement of markets and promotes farmers markets.</p>

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<p>Proposals for farm shops will be supported where they are:</p> <ol style="list-style-type: none"> 1. Of a small scale; and 2. Do not create significantly harmful effects on local amenity, highways or heritage assets; and 3. There is no significant adverse impact on the vitality of the town centre. 			
<p>Policy OS1: Town Centre Opportunity Sites</p> <p>On Opportunity Sites within the town centre, proposals will be supported which:</p> <ol style="list-style-type: none"> 1. Contribute towards a suitable mix of uses in the town centre and enhance town centre vitality and viability, including smaller units for start-up businesses and offices; and 2. Provide active street frontages and appropriate ground floor uses; and 3. Incorporate appropriate design, taking into consideration the local context and character of surrounding buildings and nearby 	<p>Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce</p> <ol style="list-style-type: none"> 1. The council will support the following hierarchy of retail centres in Cheshire East: <ul style="list-style-type: none"> ii. In the Key Service Centres, there will be a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate. 	<p>Policy PS4: Towns</p>	<p>NDP Policy OS1 supports investment in identified town centre opportunity sites.</p> <p>Local Plan Strategy Policy EG5 sets out that in Key Service Centres the focus will be on improvement of offer and diversification to other uses as appropriate.</p> <p>Middlewich is defined as a town in the Congleton Local Plan First Review Policy PS4.</p>

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<p>heritage assets, including height, scale, layout and materials.</p>	<p>2. Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.</p> <p>...</p> <p>7. Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development. Where there are no suitable sites available, edge-of-centre locations must be considered prior to out-of-centre locations. Edge-of-centre and out-of-centre proposals will be considered where:</p> <ul style="list-style-type: none"> i. there is no significant adverse impact on the vitality and viability of the surrounding town centres; and ii. it is demonstrated that the tests outlined in current government guidance can be satisfied. iii. The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development in line with the government guidance. 		

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<p>Policy OS2: Canalside Development and Marina Opportunity Site</p> <p>The Brooks Lane area, as defined under Strategic Location 43 of the Local Plan (see Map 3) identifies that the site has the potential to provide a marina development. Development will be subject to an approved masterplan which identifies specific areas for a range of development including industrial, residential and retail uses as well as the potential for a canal marina of a suitable size to support Middlewich's existing and future role as a tourist destination given its location on the canal network. Schemes should deliver a managed transition from a mainly industrialised area to a vibrant mix of uses including a significant proportion of residential units. New residential development proposals should include appropriate separation distances and buffer zones between housing and existing industrial uses, in accordance with the distances set out in the Brooks Lane Masterplan. Suitable screening and layouts</p>	<p>Strategic Location LPS 43 Brooks Lane, Middlewich</p> <p>The development at Brooks Lane over the Local Plan Strategy period will be achieved through a masterplan led approach that will determine the precise nature and quantum of development that is appropriate for the strategic location. The strategic location is likely to include:</p> <ol style="list-style-type: none"> 1. The delivery of around 200 homes; 2. The delivery of leisure and community facilities to the north of the site; 3. The provision of appropriate retail facilities to meet local needs; 4. The incorporation of green infrastructure, including: <ol style="list-style-type: none"> i. Green corridor; and ii. Open space including an equipped children's play space. 5. The improvement of existing and provision of new pedestrian and cycle links to connect development to existing employment, residential areas, shops, schools, health facilities, recreation and leisure opportunities and the town centre; and 	<p>Policy RC8: Canal/Riverside Recreational Developments</p> <p>Proposals for recreation and leisure uses related to the canals and riversides of the borough, will be permitted where all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> I) the proposal is within or close to the existing settlement boundary of those settlements defined in policies ps4 and ps5; li) sufficient parking is available within the site; lii) satisfactory access can be achieved from a public highway; lv) the proposal is of an appropriate scale and type which would not detract from the amenity or value of the surroundings; V) the proposal utilises, as far as is possible, existing buildings, and where new buildings are required, they should blend into the surroundings in terms of siting, design and materials used, and should front the canal or river; Vi) the proposal integrates, where possible, with areas of recreational open space and link with a developing network of footpaths, 	<p>NDP Policy OS2 sets out local criteria to guide development of this key strategic site which is promoted as Strategic Location LPS43 in the Local Plan Strategy.</p> <p>The Congleton Local Plan Policy RC8 supports proposals for recreation and leisure uses on canals and RC9 addresses mooring.</p>

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<p>should be provided to minimise adverse impacts from noise and odour, and to protect the residential amenity of occupiers.</p> <p>New residential proposals at canal side locations must:</p> <ol style="list-style-type: none"> 1. Deliver mixed use development with an active and vibrant core to the waterway while preserving the intrinsic character of the canal side. 2. Deliver high quality and innovative design incorporating historic features and elements associated with the canal; and incorporating features, including public art and storyboards which celebrate the importance of the waterways to Middlewich. 3. Site, configure and orientate buildings to optimise views of the water, generate natural surveillance over the water space and encourage and improve access to, along and from the water. 4. Integrate the tow path into any public realm strategy. 5. Enhance the ecology and biodiversity of the waterway and canal corridor. 	<ol style="list-style-type: none"> 6. The potential provision of a Marina at the Trent and Mersey Canal. 7. The provision of land for a new railway station including lineside infrastructure, access and forecourt parking. <p>Site Specific Principles of Development</p> <ol style="list-style-type: none"> a. The masterplan will need to consider the constraints, such as the scheduled monument, listed buildings and the Trent and Mersey Canal Conservation Area and their respective settings, as well as the opportunities that the site provides including a new railway station and marina. b. Development should incorporate pedestrian and cycle links set within green infrastructure, which connects and enhances links to existing employment, residential areas, shops, schools, health facilities, recreation and leisure opportunities and the town centre. c. The site will deliver enhancements to the Trent and Mersey canal corridor. The development proposals adjoining 	<p>bridleways, cycleways, towpaths and wildlife corridors;</p> <p>Vii) the proposal does not unacceptably affect sites and features of wildlife and nature conservation interest or of heritage value;</p> <p>Viii) the proposal accords with other policies of the local plan.</p> <p>Policy RC9: Canal/Riverside Recreational Developments (Mooring)</p> <p>Proposals for canal mooring facilities will be permitted where all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> I) the proposal is within or adjacent to an existing settlement where amenities such as shops and public houses already exist; li) sufficient car parking is available within the site; lii) satisfactory vehicular access to the site can be achieved from a public highway; lv) the proposal does not unacceptably affect sites and features of wildlife and nature conservation interest; 	

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<p>6. Provide appropriate public access to the canal basin .</p> <p>7. Not sterilise opportunities for further water-based development, use and enhancement.</p> <p>8. Provide Signage.</p> <p>9. Provide Boaters' Facilities.</p> <p>10. Utilise the canal for the discharge of surface water to adhere to the surface water hierarchy.</p>	<p>the Trent and Mersey Canal Conservation Area and associated listed buildings must reflect the location and be of a high standard.</p> <p>d. On site provision of a network of open spaces for nature conservation and recreation.</p> <p>e. Contributions towards public transport and highways improvements, including improvements to the A54 through Middlewich.</p> <p>f. Contributions towards education and health infrastructure.</p> <p>g. Consideration of the impact on Cledford Lane Lime Beds Grade B Site of Biological Importance that is located to the south of the site.</p> <p>h. The site includes part of an area of archaeological potential and a scheduled monument.</p> <p>To determine the contribution which this area makes to the significance of the scheduled monument and other heritage assets future development proposals will be accompanied by a pre-determination desk based archaeological assessment and Heritage Impact</p>	<p>V) the proposal would not detract from the amenity or value of the surroundings;</p> <p>Vi) the proposal accords with other policies of the local plan.</p>	

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	<p>Assessment.</p> <p>i. The strategic location will provide affordable housing in line with the policy requirements set out in Policy SC 5 'Affordable Homes'.</p> <p>j. Development should contribute to the long term conservation and enhancement of the scheduled monument including opportunities for interpretation'.</p> <p>k. Future policy development and the masterplanning of the site shall be informed by the suggested mitigation set out in the HIA prepared by the council's Heritage and Design Team dated 19 September 2014.</p>		
<p>Policy TC5: Land off Wheelock Street</p> <p>The site identified is allocated for a suitable mix of uses comprising retail, residential and community facilities.</p> <p>Residential development should provide an appropriate mix of 2 to 3-bedroom housing, and 1 and 2-bedroom apartments, a suitable proportion of which should be affordable housing. Schemes should deliver high quality, well designed,</p>	<p>Policy PG 2 Settlement Hierarchy</p> <p>Key Service Centres</p> <p>In the Key Service Centres, development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.</p>	<p>Policy DP4: Retail Sites</p> <p>The following areas are proposed as being suitable for improvement or development for retail uses as indicated below and defined on the proposals maps:</p> <p>Middlewich M1 Wheelock street/ General retail Darlington Street</p>	<p>NDP Policy TC5 supports the redevelopment of a key town centre site and sets out criteria to guide proposals.</p> <p>The policy is in line with Local Plan Strategy PG2 which sets out that suitable development will be supported in Key Service Centres which recognises and reinforces individual towns.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>imaginative homes which respond to the local context and character of the townscape and conservation area.</p> <p>The frontage onto Wheelock Street should be the focus for a sensitively designed retail scheme which contributes to the local offer and enhances the vitality of the town centre.</p> <p>Community uses would be supported on part of the site linking to and enhancing services already provided at other civic and community facilities within and around the town centre.</p> <p>If possible, Barclay House should be retained, restored and incorporated into the scheme as an attractive feature of local historic interest. Landscaping schemes should take into consideration existing mature trees and shrubbery on the site. A proportion of the site should provide an area of public open space, in the form of a small park which is accessible to shoppers, visitors and local residents.</p>	<p>The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.</p> <p>Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce</p> <p>1. The council will support the following hierarchy of retail centres in Cheshire East:</p> <p>....</p> <p>ii. In the Key Service Centres, there will be a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate.</p> <p>2. Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.</p> <p>...</p>		<p>Part of the site is identified for retailing in Congleton Local Plan Policy DP4.</p>

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<p>The design and layout of any scheme should be permeable, with new pedestrian and cycle routes provided across the site linking to existing residential areas and health, education and community facilities to the town centre.</p> <p>Southway is an important existing route. New buildings should be orientated to overlook this route and aim to open the space out to provide a welcoming and pleasant walking and cycling environment, with good natural surveillance.</p>	<p>7. Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development.</p>		
<p>Policy TC6: Locations Outside the Town Centre</p> <p>Outside of the town centre the following areas are identified as sub centres:</p> <ol style="list-style-type: none"> 1. Warmingham Lane/Tesco Express/Rob's Chip Shop/After 5 Takeaway/Rowlands Pharmacy & Post Office. 2. Shell Garage/Starbucks/Subway/Dutton's Wholesale. 	<p>Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce</p> <ol style="list-style-type: none"> 1. The council will support the following hierarchy of retail centres in Cheshire East: <ul style="list-style-type: none"> ii. In the Key Service Centres, there will be a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail 	<p>Policy PS4: Towns</p>	<p>NDP Policy TC6 identifies retail locations outside the town centre for protection.</p> <p>Local Plan Strategy Policy RG5 promotes a town centre first approach for new retail development.</p> <p>Middlewich is defined as a town in Congleton Local Plan Policy PS4.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>Retail and commercial development to serve the needs of nearby residents will be supported in these sub centres.</p> <p>Proposals for change of use from retail and commercial uses to residential use will not be acceptable in these locations, except where schemes provide accommodation above the premises.</p>	<p>offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate.</p> <p>2. Town centres will be promoted as the primary location for main town centre uses including retail, leisure, cultural and office development.</p> <p>...</p> <p>7. Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development. Where there are no suitable sites available, edge-of-centre locations must be considered prior to out-of-centre locations. Edge-of-centre and out-of-centre proposals will be considered where:</p> <ul style="list-style-type: none"> i. there is no significant adverse impact on the vitality and viability of the surrounding town centres; and ii. it is demonstrated that the tests outlined in current government guidance can be satisfied. iii. The sequential approach will not be applied to applications for small scale rural offices or other small 		

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	scale rural development in line with the government guidance.		
<p>Policy DH1: General Principles</p> <p>All development will be expected to be of a high standard. Designs should conserve or enhance the character of the surrounding area and should not detract from its environmental quality. Proposals will only be permitted if considered acceptable in terms of design with regard to the Cheshire East Council Design Guide, 2017. The following design principles are drawn from this document:</p> <ol style="list-style-type: none"> 1. Fronts of buildings should be set back from the street with varied garden depths to provide variety. Walls and native hedgerows should be used in boundary treatments but front walls should be a maximum of 1.2m in height to maximise surveillance. 2. Landscaped buffer zones should be provided on the interface with the countryside to provide a gentle green transition to the rural area, 	<p>Policy SE 1 Design</p> <p>Development proposals should make a positive contribution to their surroundings in terms of the following:</p> <ol style="list-style-type: none"> 1. Sense of place <ol style="list-style-type: none"> i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements; ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings; iii. Ensuring 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 CO 1 and Manual for Streets; iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development; 		<p>NDP Policy DH1 promotes high quality design in new development, and encourages schemes to be sensitive to local character.</p> <p>Local Plan Strategy Policy SE1 requires proposals to make a positive contribution to their surroundings and to protect and enhance quality and distinctiveness.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>and to protect residential areas from existing nearby industrial uses.</p> <p>3. On access roads, properties should be sited hard up to the back of the footpath or set back behind large gardens, offering variety of frontage.</p> <p>4. Exposed timber-framed buildings, render or pebbledash over a brick plinth or lower half are acceptable design features to be incorporated into new buildings.</p>	<p>v. Encouraging innovative and creative design solutions that are appropriate to the local context; and</p> <p>vi. Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.</p> <p>2. Managing design quality</p> <p>i. Ensuring for larger scale and more complex developments that design proposals have positively responded to the Design Review process(62);</p> <p>ii. Ensuring for major developments that Masterplanning and Design Coding forms an integral part of the design process;</p> <p>iii. Ensuring that housing developments achieve Building for Life 12 (or as updated) standard; and</p> <p>iv. Encouraging sustainable construction practices including the use of appropriate recycled and sustainable materials of high quality.</p> <p>3. Sustainable urban, architectural and landscape design</p> <p>i. Encouraging the introduction of passive environmental design principles and climate</p>		

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	<p>change adaptation features in the orientation of buildings and spaces and detailed design;</p> <p>ii. Encouraging sustainable modes of travel through appropriate design;</p> <p>iii. Reducing energy and water usage through appropriate design;</p> <p>iv. Encouraging the use of renewable/low carbon energy technology, as appropriate; and</p> <p>v. Encouraging the use of green infrastructure.</p> <p>4. Liveability / workability</p> <p>i. Ensuring appropriate level of privacy for new and existing residential properties;</p> <p>ii. Ensuring appropriate external storage;</p> <p>iii. Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space;</p> <p>iv. Ensuring appropriate provision for waste storage allowing for its sustainable management; and</p> <p>v. Ensuring appropriate access for the mobility impaired or partially sighted.</p> <p>5. Designing in safety</p>		

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	<ul style="list-style-type: none"> i. Ensuring high levels of passive surveillance of streets, spaces and parking including appropriate lighting; ii. Incorporating Secured by Design principles, provided that these are adequately balanced against other design considerations and do not undermine the quality of the development; and iii. Ensuring that site layout and design minimises the opportunity for crime. 		
<p>Policy DH2: Sustainable Design</p> <p>Sustainability and the consideration of climate change should be addressed in any development proposals, informing all aspects of design.</p> <p>Subject to constraints of landscape and heritage assets, the design of any development should incorporate energy and resource efficiency measures and consider the use of renewable energy schemes.</p> <p>Proposals should:</p>	<p>Policy SD 1 Sustainable Development in Cheshire East</p> <p>In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:</p> <ol style="list-style-type: none"> 1. Contribute to creating a strong, responsive and competitive economy for Cheshire East; 2. Prioritise investment and growth within the Principal Towns and Key Service Centres; 3. Contribute to the creation of sustainable communities; 		<p>NDP Policy DH2 supports sustainable design including SUDs, and improving accessibility including walking and cycling.</p> <p>This supports Local Plan Strategy Policy SD1 which promotes sustainable development in Cheshire east.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>1. Incorporate SUDs which avoids all non-permeable surfaces, or delivers a water management system which minimises surface run off and ensure that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy;</p> <p>2. Maximise accessibility by creating links to existing walking and cycle routes and public transport facilities to reduce the need for travel in private cars, especially for short journeys;</p> <p>3. Provide electric car charging points; and</p> <p>4. Incorporate secure cycle storage.</p>	<p>4. Provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy;</p> <p>5. Provide access to local jobs, services and facilities, reflecting the community's needs;</p> <p>6. Ensure that development is accessible by public transport, walking and cycling;</p> <p>7. Provide safe access and sufficient car parking in accordance with adopted highway standards;</p> <p>8. Support the health, safety, social and cultural well-being of the residents of Cheshire East;</p> <p>9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;</p> <p>10. Contribute towards the achievement of equality and social inclusion through positive cooperation with the local community;</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>11. Use appropriate technologies to reduce carbon emissions and create a low carbon economy;</p> <p>12. Incorporate sustainable design and construction methods;</p> <p>13. Support the achievement of vibrant and prosperous town and village centres;</p> <p>14. Contribute to protecting and enhancing the natural, built, historic and cultural environment;</p> <p>15. Make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible;</p> <p>16. Encourage the reuse of existing buildings; and</p> <p>17. Prioritise the most accessible and sustainable locations.</p> <p>Policy SD 2 Sustainable Development Principles</p> <p>1. All development will be expected to:</p> <p>i. Provide or contribute towards identified infrastructure, services or facilities. Such infrastructure should precede the delivery of other forms of development, wherever</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>possible;</p> <p>ii. Contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness in terms of:</p> <p>a. Height, scale, form and grouping;</p> <p>b. Choice of materials;</p> <p>c. External design features;</p> <p>d. Massing of development - the balance between built form and green/public spaces;</p> <p>e. Green infrastructure; and</p> <p>f. Relationship to neighbouring properties, street scene and the wider neighbourhood;</p> <p>iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;</p> <p>iv. Respect, and where possible enhance, the significance of heritage assets, including their wider settings;</p> <p>v. Avoid the permanent loss of areas of agricultural land quality of 1, 2 or 3a, unless the strategic need overrides these issues;</p> <p>vi. Be socially inclusive and, where suitable, integrate into the local community;</p>		

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	<p>vii. Avoid high risk flood areas, or where necessary provide appropriate mitigation measures;</p> <p>viii. Use appropriate design, construction, insulation, layout and orientation to create developments that:</p> <ul style="list-style-type: none"> a. Are resilient to climate change; b. Minimise energy use; c. Use natural resources prudently; d. Promote the use, recovery and recycling of materials; e. Integrate or allow future integration of renewable energy technologies; f. Discourage crime and anti-social behaviour; g. Minimise trip generation; h. Minimise waste and pollution; and i. Are water efficient. <p>2. In addition to the above principles, residential development will be expected to:</p> <ul style="list-style-type: none"> i. Provide open space, of an extent, quality, design and location appropriate to the development and the local community; ii. Provide access to a range(37) of forms of public transport, open 		

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	<p>space and key services and amenities(38); and</p> <p>iii. Incorporate measures to encourage travel by sustainable modes of transport such as walking, cycling and public transport.</p> <p>3. In addition to the principles in point 1 above, employment development will be expected to:</p> <p>i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area;</p> <p>ii. Provide a flexible development that can serve a range of sizes and types of employment; and</p> <p>iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport.</p> <p>4. In addition to the principles in point 1 above, retail/town centre development will be expected to:</p> <p>i. Provide high quality pedestrian and cycle facilities, including secure cycle parking;</p>		

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	ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.		
<p>Policy DH3: Conservation Area Design</p> <p>All development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area and not detract from its environmental quality. New development should be designed and sited to protect the historic layout and form of the historic core. Key characteristics such as narrow burgage plots to the rear of buildings, arched coach entrances, rear courtyards and outbuildings are characteristic of the historic core and should be protected.</p>	<p>Policy SE 7 The Historic Environment</p> <p>1. Cheshire East has an extensive and varied built heritage and historic environment, described in the justification text to this policy. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.</p> <p>2. Proposals for development shall be assessed and the historic built environment actively managed in</p>	<p>Policy BH9: Conservation Areas</p> <p>Planning permission, conservation area consent or advertisement consent, will not be granted for proposals which, in the opinion of the borough council, would have a detrimental effect upon the existing special architectural and historic character or appearance of a conservation area as a result of:-</p> <ul style="list-style-type: none"> i) advertisements, shop fascias or signs which are unsympathetic by virtue of their design, siting, colour, size or materials; ii) changes to elevational detail, particularly shop fronts, of an unsympathetic design which do not respect the local character; iii) development where the design, siting, scale or use of facing, roofing 	<p>NDP Policy DH3 requires development in the conservation areas to be of a high quality design. This supports Local Plan Strategy Policy SE7 which protects the historic environment including conservation areas and Congleton Local Plan Policy BH9 which protects conservation areas.</p>

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	<p>order to contribute to the significance of heritage assets and local distinctiveness.</p> <p>Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.</p> <p>3. The council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal by:</p> <p>a. Designated Heritage Assets:</p> <p>i. Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.</p>	<p>or paving materials are inappropriate in relation to either neighbouring buildings or to the area generally;</p> <p>iv) the significant loss of important trees, topographical features or areas of open land;</p> <p>v) intrusiveness within the setting of a conservation area or in relation to existing views into, out of, within or across the area.</p> <p>Proposals which would significantly affect the existing special architectural and historic character or appearance of conservation areas may require the submission of further details or a full planning application.</p>	

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	<p>ii. Considering the level of harm in relation to the public benefits that may be gained by the proposal.</p> <p>iii. The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.</p> <p>b. Non-Designated Assets:</p> <p>i. Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of</p>		

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	<p>development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value</p> <p>4. For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.</p> <p>5. Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. Proposals that conserve and enhance assets on the Heritage at Risk register will be encouraged.</p>		

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<p>Policy DH4: Canalside Development</p> <p>1. All development in the canal corridor will be expected to be of a high standard of design and should aim to conserve or enhance the character of the surrounding area and protect local environmental quality.</p> <p>2. Schemes should be designed and integrated into the canal basin, recognising the basin as a significant open space and character area in its own right, and not just a backdrop to new residential development.</p> <p>3. New buildings should be of an appropriate scale and massing to adjacent buildings and the canal itself. Development should respond to local canal side architecture and should not dominate or overwhelm existing heritage assets in the canal environment.</p> <p>4. The design, detailing and materials of new buildings should respect and enhance the local historic vernacular and elements within the landscape. Simple, robust design, consistent with the character, function and scale of the</p>	<p>Policy SE 7 The Historic Environment</p>	<p>Policy RC8: Canal/Riverside Recreational Developments</p> <p>Proposals for recreation and leisure uses related to the canals and riversides of the borough, will be permitted where all of the following criteria are satisfied:</p> <p>I) the proposal is within or close to the existing settlement boundary of those settlements defined in policies ps4 and ps5;</p> <p>li) sufficient parking is available within the site;</p> <p>lii) satisfactory access can be achieved from a public highway;</p> <p>lv) the proposal is of an appropriate scale and type which would not detract from the amenity or value of the surroundings;</p> <p>V) the proposal utilises, as far as is possible, existing buildings, and where new buildings are required, they should blend into the surroundings in terms of siting, design and materials used, and should front the canal or river;</p> <p>Vi) the proposal integrates, where possible, with areas of recreational open space and link with a developing network of footpaths,</p>	<p>NDP Policy DH4 provides a local planning framework to support suitable canalside development.</p> <p>Local Plan Strategy Policy SE7 protects heritage assets (such as the canal network and associated infrastructure) and Congleton Local Plan Policy RC8 guides canal side recreation development proposals.</p>

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<p>waterway corridor will be supported.</p> <p>5. A consistent and limited palette of materials and styles should be used, which is appropriate to the local area.</p> <p>6. Development adjacent to waterways will not be permitted unless it can be demonstrated that it would not adversely impact upon the structural integrity of the waterway or its related infrastructure and assets</p>		<p>bridleways, cycleways, towpaths and wildlife corridors;</p> <p>Vii) the proposal does not unacceptably affect sites and features of wildlife and nature conservation interest or of heritage value;</p> <p>Viii) the proposal accords with other policies of the local plan.</p> <p>Policy RC9: Canal/Riverside Recreational Developments (Mooring)</p> <p>Proposals for canal mooring facilities will be permitted where all of the following criteria are satisfied:</p> <p>I) the proposal is within or adjacent to an existing settlement where amenities such as shops and public houses already exist;</p> <p>li) sufficient car parking is available within the site;</p> <p>lii) satisfactory vehicular access to the site can be achieved from a public highway;</p> <p>lv) the proposal does not unacceptably affect sites and features of wildlife and nature conservation interest;</p>	

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		<p>V) the proposal would not detract from the amenity or value of the surroundings;</p> <p>Vi) the proposal accords with other policies of the local plan.</p>	
<p>Policy DH5: Special Blue and Green Routes and Encouraging Walking and Cycling</p> <p>1. The Special Blue and Green Routes as identified on Map 6 will be protected from new development. Proposals for new buildings adjoining the routes will be required to address the routes positively through the design and layout of schemes. Buildings should be orientated to provide natural surveillance and the Routes should be appropriately lit and not enclosed in long narrow corridors bounded by high fences and hedges.</p> <p>2. New development should enhance permeability across Middlewich. Schemes should include accessible and safe walking and cycling routes within sites, linking to the network of Special Blue and Green Routes and contributions to improve routes to</p>	<p>Policy SD1 Sustainable Development in Cheshire East</p> <p>In order to achieve sustainable development in Cheshire East, the following considerations to development will apply. Development should wherever possible:</p> <p>....</p> <p>6. Ensure that development is accessible by public transport, walking and cycling;</p> <p>Policy CO1 Sustainable Transport and Travel</p> <p>To deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and</p>	<p>Policy GR14: Cycling measures</p> <p>Planning permission will be refused for development which fails to adequately take account of its implications for cycle movement. Where appropriate, conditions will be imposed or agreements sought to ensure that adequate provision is made for cycle movement. Where the circumstances merit it, financial contributions may be sought from developers towards the following measures to improve conditions for cyclists:</p> <ul style="list-style-type: none"> • Segregated traffic lanes within the carriageway or footway; • Segregated cycleways; • Identification of safe cycle routes to schools, town centres, employment areas, recreational and leisure facilities and other major attractors; 	<p>NDP Policy DH5 identifies a series of blue and green routes as part of measures to encourage walking and cycling through Middlewich.</p> <p>Walking and cycling is supported in Local Plan Strategy Policy SD1 and Policy CO1.</p> <p>Congleton Local Plan Policy GR14 which encourages cycling and Policy GR15 encourages pedestrian activity.</p>

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<p>encourage walking and cycling will be sought wherever possible.</p> <p>3. Landscaping and materials of appropriate design in keeping with the character of the area as identified in the Cheshire East Council Design Guide, should be used to create a legible pedestrian and cycle friendly public realm and street scene.</p>	<p>businesses and preparing for carbon free modes of transport, the council will expect development to:</p> <ol style="list-style-type: none"> 1. Reduce the need to travel by: <ol style="list-style-type: none"> i. Guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible; ii. Ensuring development gives priority to walking, cycling and public transport within its design; iii. Encouraging more flexible working patterns and home working; iv. Supporting improvements to communication technology for business, education, shopping and leisure purposes and; v. Supporting measures that reduce the level of trips made by single occupancy vehicles. 2. Improve pedestrian facilities so that walking is attractive for shorter journeys including: <ol style="list-style-type: none"> i. Supporting the priority of pedestrians at the top of the road user hierarchy and making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority; 	<ul style="list-style-type: none"> • Shared use of existing or future pedestrian paths and cycle routes; • Priority facilities at new or existing road junctions; • On-street area parking restrictions and speed control measures; • Secure cycle parking <p>Policy GR15: Pedestrian Measures</p> <p>Planning permission will be refused for development which fails to adequately take account of its implications for pedestrian movement. Where appropriate, conditions will be imposed or agreements sought to ensure that adequate provision is made for pedestrian movement.</p> <p>Where the circumstances merit it, financial contributions may be sought from developers towards the following measures to improve conditions for pedestrians:</p> <ul style="list-style-type: none"> • Traffic calming • Pedestrianisation • Environmental measures including surfacing 	

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	<p>ii. Supporting safe and secure access for mobility and visually impaired persons including mobility scooter users and parents with pushchairs;</p> <p>iii. Creating safe and secure footways and paths linking with public transport and other services;</p> <p>iv. Ensuring new developments are convenient, safe and pleasant to access on foot;</p> <p>v. Supporting work to improve canal towpaths and public rights of way where they can provide key linkages from developments to local facilities;</p> <p>vi. Supporting measures that introduce safe routes to schools; and</p> <p>vii. Ensuring a selective and ongoing review of speed limits, as appropriate.</p> <p>3. Improve cyclist facilities so that cycling is attractive for shorter journeys including:</p> <p>i. Creating safe and pleasant links for cyclists travelling around the borough;</p> <p>ii. Providing secure cycle parking facilities at new developments, at public transport hubs, town centres and at community facilities;</p>	<ul style="list-style-type: none"> • Suitable lighting • Safe and convenient pedestrian routes. <p>Policy GR16: Footpath, bridleway and cycleway networks</p> <p>Planning permission will be refused for developments which fail to take account of the existing footpath, bridleway and cycleway network. Where a requirement can be demonstrated, a financial contribution may be sought from developers towards the improvement and extension of the network.</p>	

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	<p>iii. Improving route signing;</p> <p>iv. Working with community groups to develop local cycling initiatives and seek external funding to assist with the development of the local network; and</p> <p>v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority.</p> <p>.....</p>		
<p>Policy H1: Housing Strategy</p> <p>New housing developments which meet the policies of this plan and meet the criteria below will be supported where:</p> <p>1. Consultation takes place with Cheshire East Council and Middlewich Town Council on design, access and all other matters that affect infrastructure, prior to any formal submission of an application; and</p> <p>2. For any proposal of 10 dwellings or more, the Design and Access Statement includes an</p>	<p>Policy PG1 Overall Development Strategy</p> <p>1. Provision will be made for a minimum of 380 hectares of land for business, general industrial and storage and distribution uses over the period 2010 to 2030, to support growth of the local economy.</p> <p>2. Sufficient land will be provided to accommodate the full, objectively assessed needs for the borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.</p>		<p>NDP Policy H1 aims to provide a supportive local policy framework to deliver the housing requirement set out in Local Plan Strategy PG1. Middlewich has a housing allocation of 1,950 including strategic sites and other development which may come forward over the plan period (Policy PG7).</p>

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<p>infrastructure evaluation which will quantify the likely impact on the community infrastructure; including, but not limited to, the effect on the medical facilities, schools, sewers, traffic, pedestrian safety measures, parking and public transport; and3. Proposals either incorporate the necessary improvements to infrastructure or services or include a contribution towards such improvement by whatever charging system CEC has in place including proposed community infrastructure improvements set out in Appendix I.</p>	<p>Policy PG2 Settlement Hierarchy Principal Towns In the Principal Towns of Crewe and Macclesfield, significant development will be encouraged to support their revitalisation, recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.</p> <p>Key Service Centres In the Key Service Centres, development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.</p> <p>Policy PG7 Spatial Distribution of Development</p>		

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	<p>...</p> <p>2. The Key Service Centres are expected to accommodate development as shown:</p> <p>i. Alsager: in the order of 40 hectares of employment land and 2,000 new homes;</p> <p>ii. Congleton: in the order of 24 hectares of employment land and 4,150 new homes;</p> <p>iii. Handforth: in the order of 22 hectares of employment land and 2,200 new homes;</p> <p>iv. Knutsford: in the order of 15 hectares of employment land and 950 new homes;</p> <p>v. Middlewich: in the order of 75 hectares of employment land and 1,950 new homes;</p> <p>vi. Nantwich: in the order of 3 hectares of employment land and 2,050 new homes;</p> <p>vii. Poynton: in the order of 10 hectares of employment land and 650 new homes;</p> <p>viii. Sandbach: in the order of 20 hectares of employment land and 2,750 new homes;</p>		

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	<p>ix. Wilmslow: in the order of 10 hectares of employment land and 900 new homes;</p> <p>....</p> <p>Development should wherever possible:</p> <ol style="list-style-type: none"> 1. Contribute to creating a strong, responsive and competitive economy for Cheshire East; 2. Prioritise investment and growth within the Principal Towns and Key Service Centres; 3. Contribute to the creation of sustainable communities; 4. Provide appropriate infrastructure to meet the needs of the local community including: education; health and social care; transport; communication technology; landscaping and open space; sport and leisure; community facilities; water; waste water; and energy; 5. Provide access to local jobs, services and facilities, reflecting the community's needs; 6. Ensure that development is accessible by public transport, walking and cycling; 		

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	<p>7. Provide safe access and sufficient car parking in accordance with adopted highway standards;</p> <p>8. Support the health, safety, social and cultural well-being of the residents of Cheshire East;</p> <p>9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;</p> <p>10. Contribute towards the achievement of equality and social inclusion through positive cooperation with the local community;</p> <p>11. Use appropriate technologies to reduce carbon emissions and create a low carbon economy;</p> <p>12. Incorporate sustainable design and construction methods;</p> <p>13. Support the achievement of vibrant and prosperous town and village centres;</p> <p>14. Contribute to protecting and enhancing the natural, built, historic and cultural environment;</p> <p>15. Make efficient use of land, protect the best and most versatile agricultural land and make best use of previously developed land where possible;</p>		

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	<p>16. Encourage the reuse of existing buildings; and</p> <p>17. Prioritise the most accessible and sustainable locations.</p>		
<p>Policy H2: House Types</p> <p>Middlewich is committed to the sites contained in the Cheshire East Local Plan Strategy for Middlewich in the Plan period 2010 - 2030 which contribute towards the 1,950 housing requirement, alongside other sites still to be identified.</p> <p>Proposals will be supported which increase residential capacity within and in close proximity to, the town centre and at canal side locations.</p> <p>A suitable mix of house types, sizes and tenures will be sought on sites outside the town centre. In these locations proposals should include one or more of the following:</p> <ul style="list-style-type: none"> • Starter homes comprising one and two-bedroom properties; • Opportunities for Self-Build housing; 	<p>Policy SC4 Residential Mix</p> <p>1. New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. This could include Key Worker Housing and people wishing to build or commission their own home.</p> <p>2. To meet the needs arising from the increasing longevity of the borough’s older residents, the council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This would include the provision of a variety of dwelling types and other measures to support Health and Wellbeing and independent living through new developments that recognise the needs of older people, those with</p>		<p>NDP Policy H2 provides more local detail about house types and sizes which has come through public consultation activity.</p> <p>A suitable residential mix is promoted in Local Plan Strategy Policy SC4.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>• Homes for older people/Extra Care/Retirement Housing.</p> <p>Houses in multiple occupation will not normally be granted permission in circumstances where the property is proposed to house 7 or more unrelated people.</p>	<p>dementia and other vulnerable people; this will include developing dementia-friendly communities.</p> <p>3. Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.</p> <p>Policy SC5 Affordable Homes</p> <p>1. In residential developments affordable housing will be provided as follows:</p> <p>i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;</p> <p>ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable;</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the borough's housing need the above thresholds and percentage requirements may be varied;</p> <p>2. Units provided shall remain affordable for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;</p> <p>3. The affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer;</p> <p>4. Affordable homes should be dispersed throughout the site, unless there are specific circumstances or benefits that would warrant a different approach;</p> <p>5. Market and affordable homes on sites should be indistinguishable and achieve the same high design quality;</p> <p>6. The council will seek to improve choice and increase supply of affordable homes to reflect that</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>housing markets change over periods of time and therefore the products that are made available to help people access rented and other affordable housing need to change to meet these market conditions;</p> <p>7. In exceptional circumstances, where scheme viability may be affected, developers will be expected to provide viability assessments to demonstrate alternative affordable housing provision. The developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. In cases where such alternative affordable housing provision is agreed there may be a requirement for the provision of 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future;</p> <p>8. Affordable housing is required to be provided on-site, however, in exceptional circumstances, where it</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>can be proven that on-site delivery is not possible, as a first alternative, off-site provision of affordable housing will be accepted; as a second alternative a financial contribution may be accepted, where justified, in lieu of on-site provision.</p> <p>9. Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.</p>		
<p>Policy T1: Middlewich Eastern Bypass</p> <p>Proposals for the Middlewich Eastern Bypass will be supported where:</p> <ol style="list-style-type: none"> 1. The scheme supports the delivery of over 70 hectares of employment land and provides much needed local job opportunities; and 2. The scheme assists with improving traffic management and reduces traffic flow through the narrow roads of Middlewich; and 3. Air pollution in the town centre will be reduced; and 	<p>Policy CO 2 Enabling Business Growth Through Transport Infrastructure</p> <p>The council will support new developments that are (or can be made) well connected and accessible by:</p> <ol style="list-style-type: none"> 2. Enabling development by supporting transport infrastructure, regeneration and / or behaviour change initiatives that will mitigate the potential impact of development proposals including: <ol style="list-style-type: none"> i. Supporting schemes outlined within the current Infrastructure Delivery Plan / Local 	<p>Policy PS12: Strategic transport corridors</p> <p>The borough council will support and promote improvements to the following major transport corridors. Development will not be permitted which is likely to prejudice the improvement of these corridors:</p> <ul style="list-style-type: none"> • Middlewich eastern bypass (southern section) • A54 through middlewich to junction 18 of M6 • Upgrading of Sandbach-Middlewich-Northwich rail line for use by passengers 	<p>The NDP supports key transport proposals in the Local Plan Strategy. These include the Middlewich Eastern Bypass which is listed under Policy CO2 in the Local Plan Strategy and PS12 of the Congleton Local Plan.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>4. Proposals include a link road from the Middlewich Eastern Bypass on to Cledford Lane to enhance the connectivity for HGV Traffic.</p>	<p>Transport Plan; ...</p> <p><i>(14.18 A selection of the major highway schemes listed in the Infrastructure Delivery Plan include: - Middlewich Eastern Bypass)</i></p>	<p>Policy GR11 Development involving new roads and other transportation projects</p> <p>Proposals for the provision of a new highway or improvement to an existing highway and for other transportation projects will only be permitted which would improve the transport network of the plan area and satisfy the following criteria as appropriate to the proposal:</p> <ul style="list-style-type: none"> I) discourage the penetration of non-essential vehicle traffic and on-street parking within the borough's towns and villages; li) improve the safety and movement of traffic and highway users. lii) improve the safety and freedom of movement of pedestrians and cyclists; lv) provide for improved access to industrial, business and commercial areas; v) enhance or support the public transport system; Vi) reduce noise, congestion and atmospheric pollution in residential areas and areas of high pedestrian activity; 	

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		<p>Vii) not have a significantly detrimental effect upon important areas of landscape and nature conservation value;</p> <p>Viii) incorporate adequate landscaping treatment and noise attenuation measures, as appropriate, either alongside or in the vicinity of the new road works.</p> <p>Policy DP10: New Road Schemes</p> <p>The following major road schemes, as defined on the proposals map, are programmed to be undertaken during the plan period and will be safeguarded by the borough council from any other development: Middlewich M1 Middlewich eastern bypass (Cledford Lane - Tetton Bridge)</p>	
<p>Policy T2: Car Parking</p> <p>Proposals which increase public car parking provision in the town centre will be supported, provided design and landscaping schemes are sensitive to the historic</p>	<p>Policy SD 1 Sustainable Development in Cheshire East</p> <p>In order to achieve sustainable development in Cheshire East, the following considerations to</p>	<p>Policy GR9: Accessibility, Servicing and Parking Provision (New Development)</p> <p>Proposals for development requiring access, servicing or parking facilities will only be</p>	<p>NDP Policy T2 seeks to enhance car and cycle parking provision in the town centre provided it is designed and landscaped appropriately and sensitively.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>character of the conservation area and historic buildings.</p> <p>Parking areas should provide cycle storage facilities and provide accessible pedestrian links to the Primary Shopping Area.</p>	<p>development will apply. Development should wherever possible:</p> <p>...</p> <p>7. Provide safe access and sufficient car parking in accordance with adopted highway standards; ...</p> <p>Policy CO 1 Sustainable Travel and Transport</p> <p>To deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport, the council will expect development to:</p> <p>3. Improve cyclist facilities so that cycling is attractive for shorter journeys including:</p> <p>i. Creating safe and pleasant links for cyclists travelling around the borough;</p>	<p>permitted where the following criteria are satisfied:</p> <p>I) proper consideration is given to the needs of pedestrians, cyclists and public transport users as well as those of car users;</p> <p>li) adequate and safe provision for suitable access and egress by vehicles, pedestrians and other road users to a public highway, including attention to the needs of the disabled in accordance with policy GR12;</p> <p>lii) compliance with parking and highway standards with due regard to the provisions of policy GR17;</p> <p>lv) where appropriate, adequate provision for the loading and unloading of commercial vehicles;</p> <p>V) where required in accordance with policy DP7, make provision for improvements to the existing transport network of for new roads.</p> <p>Policy DP11: Transport Facilities</p> <p>The following areas are proposed in part or entirely for new or improved transport facilities as indicated</p>	<p>Local Plan Strategy SD1 supports sufficient car parking and safe access and Policy CO1 promotes cycling and cycle parking.</p> <p>Congleton Local Plan Policy GR9 promotes suitable parking facilities where consideration is given to pedestrians and cyclists.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	ii. Providing secure cycle parking facilities at new developments, at public transport hubs, town centres and at community facilities; ...	below and defined on the proposals maps: Middlewich M1 King street -new passenger rail halt M2 land rear of Wheelock street - improved public car parking facilities	
<p>Policy T3: Rail Station</p> <p>Proposals for a new Middlewich Railway station in a suitable location within the area identified in the Local Plan Strategy proposals map will be supported.</p> <p>Such proposals should include:</p> <ul style="list-style-type: none"> • Sufficient car parking and cycle storage facilities; • Integrated links to the Special Green and Blue Routes and legible access to routes linking to the town centre, Magnitude and tourist facilities; • A high quality public realm and landscaping scheme; • Buildings which can incorporate business units. 	<p>Policy CO 1 Sustainable Travel and Transport</p> <p>To deliver the council objectives of delivering a safe, sustainable, high quality, integrated transport system that encourages a modal shift away from car travel to public transport, cycling and walking; supportive of the needs of residents and businesses and preparing for carbon free modes of transport, the council will expect development to:</p> <p>...</p> <p>3. Improve cyclist facilities so that cycling is attractive for shorter journeys including:</p> <p>i. Creating safe and pleasant links for cyclists travelling around the borough;</p>	<p>Policy GR13: Public Transport Measures</p> <p>...</p> <p>Where railway lines have become redundant, the Borough Council will resist any development proposals which might prejudice their future reinstatement or their alternative transport or leisure use.</p> <p>Policy DP11: Transport Facilities</p> <p>The following areas are proposed in part or entirely for new or improved transport facilities as indicated below and defined on the proposals maps:</p> <p>Middlewich M1 King street -new passenger rail halt</p>	<p>The NDP supports key transport proposals in the Local Plan Strategy. These include the new rail station which is supported under Policy CO1 as rail infrastructure and DP11 of the Congleton Local Plan.</p>

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	<p>ii. Providing secure cycle parking facilities at new developments, at public transport hubs, town centres and at community facilities;</p> <p>...</p> <p>4. Improve public transport integration, facilities, capacity, service levels, access for all users and reliability including:</p> <p>i. Rail infrastructure - current schemes comprise:</p> <p>b. Supporting the aspiration for re-opening the Sandbach to Northwich railway line to passengers including the opening of a station at Middlewich;</p> <p>....</p>		
<p>Policy E1: Employment Land Strategy</p> <p>New retail and commercial developments which meet the policies of this plan and meet the criteria below will be supported where the following are addressed:</p> <p>1. Pre-application engagement is encouraged with Cheshire East Council and Middlewich Town</p>	<p>Policy EG1 Economic Prosperity</p> <p>1. Proposals for employment development (Use Classes B1, B2 or B8) will be supported in principle within the Principal Towns, Key Service Centres and Local Service Centres as well as on employment land allocated in the Development Plan.</p>	<p>Policy DP1: Employment Sites</p> <p>The following sites are allocated for industrial and business development as indicated below and defined on the inset maps: Middlewich M1 South of Cledford Lane 35 hectares - B1/B2/B8 uses</p>	<p>NDP Policy E1 supports investment in employment development and requires appropriate investment in local infrastructure.</p> <p>Economic prosperity is promoted in Key Service Centres in Local Plan Strategy Policy EG1 and sites are identified in Middlewich in Congleton Local Plan Policy DP1.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>Council on design, access and all other matters that affect infrastructure wherever possible, and where it will add value to the planning application process;</p> <p>2. For all proposed major development, the planning justification statement includes an infrastructure evaluation considering likely impacts on local infrastructure;</p> <p>3. Where the infrastructure evaluation sets out that improvements to the existing infrastructure will be necessary to maintain existing quality and level of services, the proposal shall either incorporate the required improvements, or include a contribution towards such improvement in line with Cheshire East Council's requirements.</p>	<p>2. Proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.</p>	<p>M2 New farm/Centura foods, 18 hectares - B1/B2/B8 uses booth lane (mixed use allocation DP3(m2))</p> <p>M3 Brooks Lane/Road Beta 6 hectares - B1/B2 uses (mixed use allocation DP3(M1))</p>	
<p>Policy E2: Employment Land</p> <p>Use of allocated employment land for the construction of a variety of building types and sizes will be supported so that enterprise and inward investment is encouraged.</p>	<p>Policy EG1 Economic Prosperity</p> <p>1. Proposals for employment development (Use Classes B1, B2 or B8) will be supported in principle within the Principal Towns, Key Service Centres and Local Service Centres as</p>	<p>Policy DP1: Employment Sites</p> <p>Policy DP3: Mixed Use Sites</p> <p>The following areas are identified for mixed use development as indicated below and defined on the proposals map: Middlewich</p>	<p>NDP Policy E2 promotes small business units and start up accommodation in Middlewich. This is supported in Key Service Centres in Local Plan Strategy Policy EG1 and mixed use development sites including employment are supported and identified in</p>

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<p>The building of small business units and start-up office accommodation will be supported in appropriate locations such as industrial estates and town centre. Any proposals to release employment land for residential use will not be supported.</p>	<p>well as on employment land allocated in the Development Plan.</p> <p>2. Proposals for employment development on non-allocated employment sites will be supported where they are in the right location and support the strategy, role and function of the town, as identified in Settlement Hierarchy, Spatial Distribution of Development and in any future plans, including Neighbourhood Plans, where applicable.</p>	<p>M1 Brooks Lane/Road Beta employment / leisure / nonfood bulky goods retail/ community facilities</p> <p>M2 New Farm/Centura foods, employment / leisure / booth lane tourism</p>	<p>Congleton Local Plan policies DP1 and DP2.</p>
<p>Policy E3: Midpoint 18</p> <p>Proposals that contribute to the phased delivery of up to 70 hectares of employment land over the Plan period at Midpoint 18 will be supported as a key initiative to increase prosperity and drive the sustainable growth of Middlewich and the surrounding rural areas. The priority will be the provision of high value employment opportunities.</p> <p>Development should:</p>	<p>Site LPS 44 Midpoint 18, Middlewich</p> <p>The development at Midpoint 18 over the Local Plan Strategy period will be achieved through a masterplan led approach with:</p> <p>1. Phased delivery of up to 70 hectares of employment land, including the development of the existing undeveloped sites: Midpoint 18 (Phases 1 to 3), with provision expected to continue for the remaining site beyond the plan period; and</p>	<p>Policy DP1: Employment Sites</p>	<p>NDP Policy E3 provides a local framework for development at strategic site Midpoint 18 (LPS 44 in the Local Plan Strategy). Congleton Local Plan Policy DP4 also identifies employment sites.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>1. Maximise connectivity to new and existing areas of Middlewich and to the M6 motorway; and</p> <p>2. Provide suitable contributions towards improvements to transport infrastructure; and</p> <p>3. Provide floorspace to accommodate B1, B2 and B8 uses.</p>	<p>2. Provision of and where appropriate, contributions to the completion of the Middlewich Eastern Bypass.</p> <p>3. Provision of land set aside to enable the future construction of a new station – in terms of lineside infrastructure, parking and access.</p> <p>Site Specific Principles of Development</p> <p>a. Maximising connectivity to new and existing areas of Middlewich.</p> <p>b. Contributions towards public transport and highways improvements.</p> <p>c. Contributions to education and health infrastructure.</p> <p>d. Provision of floorspace to accommodate B1, B2 and B8 uses.</p> <p>e. Future development should safeguard the River Croco and other watercourses and deliver significant ecological mitigation areas for protected and priority species and habitats on site.</p> <p>f. A pre-determination desk based archaeological assessment will be required, with targeted</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	evaluation as appropriate.		
<p>Policy E4: Tourism and Visitors</p> <p>Improvements to services and facilities associated with tourist attractions will be supported, along with provision of space to stage events and activities.</p> <p>Development proposals will be supported where they:</p> <ol style="list-style-type: none"> 1. Positively respond to NDP policies related to design and heritage; 2. Are appropriate in terms of scale, character and location; 3. Enhance the existing character of the local area; 4. Provide accommodation for visitors. 	<p>Policy EG 4 Tourism</p> <p>1. The Local Plan Strategy will protect and enhance the unique features of Cheshire East that attract visitors to the area, including their settings, whilst encouraging investment. This will be achieved through:</p> <ol style="list-style-type: none"> i. The protection of Cheshire East's tourist assets, such as Tatton Park, Quarry Bank Mill, Little Moreton Hall, Macclesfield Silk Museum, Jodrell Bank, the Peak District National Park (adjoining the plan area), Alderley Edge, the Gritstone Trail, Tegg's Nose Country Park, Sandstone Ridge and the waterways that support appropriate sustainable tourist related development; ii. Protecting visitor attraction sites; iii. Promoting the enhancement and expansion of existing visitor attractions and tourist accommodation, and the provision of new visitor and tourism facilities, in sustainable and appropriate locations; 	<p>Policy E17: Tourism and Visitor Development (Serviced Accommodation)</p> <p>Proposals for the provision of serviced tourist and visitor accommodation will be permitted for the following:</p> <ol style="list-style-type: none"> I) development within those settlements defined in policies ps4 and ps5 li) the reuse of an existing rural building in the open countryside or green belt lii) the expansion of existing accommodation in the open countryside or green belt <p>Providing the following criteria are satisfied:-</p> <ol style="list-style-type: none"> A) in the case of the conversion of a rural building, the proposal complies with policy bh15; B) the proposal and any associated use of surrounding land does not conflict with the openness of the green belt C) the proposal does not utilise a site which is allocated for any other purpose in the local plan; 	<p>NDP Policy E4 recognises the significant contribution tourism makes to existing and future prosperity and economic growth in Middlewich.</p> <p>This is underpinned by Local Plan Strategy Policy EG4 which guides tourism development and Congleton Local Plan Policy E17 which guides tourism and visitor development.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>iv. Encouraging sustainable transport to tourist and cultural sites;</p> <p>v. Encouraging and promoting opportunities for new tourist attractions in the historic and natural environment in sustainable and appropriate locations; and</p> <p>vi. Improving access to our natural and historic landscapes through enhancing our vital public rights of way network</p> <p>2. Proposals for tourist development of an appropriate scale, including attractions and tourist accommodation, will be supported within the Principal Towns and Key Service Centres.</p> <p>3. Proposals for tourist development outside the Principal Towns and Key Service Centres will be supported where:</p> <p>i. Either:</p> <p>a. They are located within a Local Service Centre; or</p> <p>b. They are located within an existing or replacement building; or</p> <p>c. There is evidence that the facilities are required in conjunction with a particular countryside attraction;</p>	<p>D) the proposal complies with policy gr1;</p> <p>E) the proposal accords with other relevant local plan policies.</p>	

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	ii. And: a. The scale, design and use of the proposal is compatible with its wider landscape or townscape setting and would not detract from the character or appearance of the area; and b. It would not be detrimental to the amenities of residential areas; and c. The proposals are served by adequate access and infrastructure; and d. The site has access to local services and employment.		
Policy ECHW1: Education Hub Proposals for a new-build Educational Hub which supports a wide range of ages and abilities including Special Educational Needs, state-of-the-art STEM provision, and also provides facilities for the wider population, in an accessible location, will be supported.	Policy SC3 Health and Well-Being The council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by: 4. Improving education and skills training and encouraging life-long learning; 5. Protecting existing community infrastructure and ensuring the provision of a network of	Policy GR23: Provision of Services and Facilities Proposals which are likely to intensify or create shortfalls in the provision of essential services or facilities will not be permitted unless these are provided as part of the development or a developer contribution is made towards meeting any identified shortfall.	NDP Policies under Education, Communities, Health and Wellbeing all provide local detail to Local Plan Strategy Policy SC3 which promotes health and wellbeing. Congleton Local Plan Policy GR23 supports investment in service provision.

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>community facilities, providing essential public services together with private and voluntary sector facilities, to meet the needs of the local community;</p> <p>....</p>		
<p>Policy ECHW2: General Principles</p> <p>Development proposals will be supported that integrate opportunities for more active living in the built environment and which promote physical and mental wellbeing.</p> <p>Wherever possible, schemes should provide opportunities for informal social interaction, either through the provision of new attractively designed shared spaces and accessible communal facilities, or through access to existing facilities.</p>	<p>Policy PC3 Health and Well-Being</p> <p>The council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by:</p> <p>..</p> <p>3. Ensuring new developments provide opportunities for healthy living and improve health and well-being through the encouragement of walking and cycling, good housing design (including the minimisation of social isolation and creation of inclusive communities), access to services, sufficient open space and other green infrastructure, and sports facilities and opportunity for recreation and sound safety standards;</p> <p>..</p>		<p>NDP Policies under Education, Communities, Health and Wellbeing all provide local detail to Local Plan Strategy Policy SC3 which promotes health and wellbeing.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>5. Protecting existing community infrastructure and ensuring the provision of a network of community facilities, providing essential public services together with private and voluntary sector facilities, to meet the needs of the local community;</p> <p>...</p> <p>6. Ensuring all development is designed to create safe environments by:</p> <ul style="list-style-type: none"> i. Ensuring the natural surveillance of streets and public spaces; ii. Providing convenient, well designed, all weather, safe access and movement routes for all; iii. Promoting activity that is appropriate to the area, by encouraging a diversity of uses (where appropriate) to extend activity to ensure the safe use of spaces during the day and night; iv. Encourage green spaces and play areas to be located away from main roads; v. Creating a sense of ownership by providing a clear definition between public and private realm; 		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>vi. Ensuring security measures are sympathetically incorporated into the design;</p> <p>vii. Ensuring the layout and use of new developments are appropriate and compatible with an area. Any new open space should be well defined, flexible and purposeful; and</p> <p>viii. Strongly encouraging the reuse of vacant and derelict buildings and spaces;</p> <p>7. Promoting the role of communal growing spaces including allotments, garden plots within developments, small scale agriculture and farmers' markets in providing access to healthy, affordable, locally produced food options.</p>		
<p>Policy ECHW3: Investment in New and Improved Facilities</p> <p>Proposals for health care services will be supported including proposed community infrastructure improvements set out in Appendix I.</p> <p>Proposals to extend and expand buildings which host community services will be</p>	<p>Policy SC3 Health and Well-Being</p> <p>The council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by:</p> <p>...</p> <p>5. Protecting existing community infrastructure and ensuring the provision of a network of community facilities, providing</p>		<p>NDP Policies under Education, Communities, Health and Wellbeing all provide local detail to Local Plan Strategy Policy SC3 which promotes health and wellbeing.</p> <p>Congleton Local Plan Policy GR23 supports investment in service provision.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>supported where:</p> <ul style="list-style-type: none"> • The extension is for the delivery of improved community services • Mitigating solutions to impacts arising from parking and access, amenity and design can be implemented. 	<p>essential public services together with private and voluntary sector facilities, to meet the needs of the local community;</p> <p>Policy IN1 Infrastructure</p> <p>1. Infrastructure delivery will take place in a phased co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local Plan Strategy proposals. These will include mechanisms for the funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration. The Infrastructure Delivery Plan will be kept under review and if necessary revised as and when required. Cheshire East Council is working in partnership with infrastructure providers and other delivery agencies to provide essential infrastructure to deliver the Local Plan.</p> <p>2. The council will also require new and improved social and community facilities, utilities infrastructure and</p>		

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	<p>other infrastructure to be provided in a timely manner to meet the needs of new development as they arise so as to make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation.</p> <p>3. The Community Infrastructure Levy (CIL), upon adoption of the Charging Schedule, will be used to pool developer contributions towards local and strategic infrastructure that will serve a wider area than any one development in particular. Further information is set out in Policy IN 2 'Developer Contributions'.</p>		
<p>Policy ECHW4: Investment in New and Improved Facilities</p> <p>Proposals for combined education, health care and wellbeing facilities will be supported including proposed community infrastructure improvements set out in Appendix I.</p>	<p>As above</p>		<p>NDP Policies under Education, Communities, Health and Wellbeing all provide local detail to Local Plan Strategy Policy SC3 which promotes health and wellbeing.</p> <p>Congleton Local Plan Policy GR23 supports investment in service provision.</p>

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
<p>Any new-build that meets local need and aspirations will be supported.</p> <p>We must realise a Vision for our community to meet identified need and foster inclusivity.</p>			
<p>Policy ECHW5: Open Spaces</p> <p>Existing areas of open and green spaces in and around Middlewich Town as shown on Map 7, are protected, as well as waterways and canal towpaths which are important green infrastructure assets linking the urban area to the countryside. Proposals to enhance the quality of these sites and increase awareness of their value and significance will be supported.</p> <p>Development schemes will be encouraged to provide linkages to the existing network of green spaces, and proposals for new open space provision should enhance and complement the existing provision in the town. In particular provision of outdoor sports facilities, children’s play provision, new</p>	<p>Policy SC 1 Leisure and Recreation</p> <p>In order to provide appropriate leisure and recreational facilities for the communities of Cheshire East, the council will:</p> <ol style="list-style-type: none"> 1. Seek to protect and enhance existing leisure and recreation facilities, unless a needs assessment has clearly proven them to be surplus to requirements to local community needs or unless alternative provision, of equivalent or better quality, is to be made. 2. Support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy. The council will: 	<p>Policy GR22: Open space provision</p> <p>Where residential planning permission is granted it will be a requirement that provision be made for public open space of an extent, quality, design and location in accordance with the borough council’s currently adopted standards and having regard to existing levels of provision.</p> <p>In appropriate cases the Borough Council may accept a commuted payment to provide or improve facilities elsewhere in the locality in lieu of on-site provision, providing the alternative is near to and easily accessible from the housing site. Such payment is to be calculated in accordance with the borough council’s currently adopted standards.</p>	<p>NDP Policy ECHW5 identifies local spaces in and around Middlewich for protection and enhancement and supports proposals for a new urban park.</p> <p>Local Plan Strategy Policy SC1 protects and enhances existing open space and recreation provision and guides investment in new provision.</p> <p>Congleton Local Plan Policy GR22 sets out how new residential development will be required to contribute towards local open space provision.</p>

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<p>allotments and community gardens will be sought.</p> <p>Proposals for a new urban park in Middlewich will be supported.</p>	<p>i. Encourage facilities that serve the borough as a whole, and facilities that attract large numbers of people, to be located, where possible, within or adjoining Crewe or Macclesfield town centres;</p> <p>ii. Require facilities serving Key Service Centres to be located in or adjacent to their town centre or highly accessible locations;</p> <p>iii. Require facilities intended to serve the everyday needs of a community or neighbourhood to be in or adjacent to the centres of Local Service Centres or other settlements; and</p> <p>iv. Encourage the development of shared service centres that combine public services, health and community functions in modern accessible buildings.</p> <p>3. Support proposals for facilities that would not be appropriate to be located in or adjacent to centres, provided they are highly accessible by a choice of transport, do not harm the character, amenity, or biodiversity value of the area, and satisfy the following criteria:</p> <p>i. The proposal is a facility that:</p> <p>a. supports a business use;</p>	<p>Policy RC2: Protected Areas of Open Space</p> <p>Proposals which involve the development for an alternative use of any of those areas of open space or recreational facilities identified on the proposals map or those areas or facilities which may subsequently be created, will only be permitted where all of the following criteria are satisfied:</p> <p>i) the proposed development would not result in a local deficiency in the quantity, range and accessibility of recreational facilities or amenity open space or, alternatively, the provision of an equivalent or improved and suitably located replacement facility is proposed within a time period acceptable to the local planning authority;</p> <p>ii) the open space or recreational facility has no significant local value either as part of an existing network of open areas, as a buffer zone between incompatible uses (including noise alleviation zones), as an important visual amenity or significant visual break in an</p>	

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	<p>b. is appropriate in an employment area; or</p> <p>c. supports an outdoor sports facility, education or related community / visitor facility; or</p> <p>d. supports the visitor economy and is based on local cultural or existing visitor attractions.</p> <p>4. Work with agencies, services and businesses responsible for providing facilities to make sure that the needs and demands of communities are met.</p> <p>5. Make sure that appropriate developments contribute, through land assembly and financial contributions, to new or improved facilities where development will increase demand and / or there is a recognised shortage of local leisure, community and recreation facilities.</p> <p>Policy SE6 Green Infrastructure</p> <p>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. This will be done by:</p>	<p>otherwise developed area, or in relation to an existing or proposed linear amenity area such as a canal corridor, disused railway line or wildlife corridor;</p> <p>lii) the proposal is in accordance with other policies of the local plan, particularly those relating to nature conservation, landscape and agricultural land</p> <p>Development associated with the current use of the site, or extensions to existing buildings within designated areas of public open space will be permitted where it will allow for improved facilities on the site and will not result in any shortfall in open space provision and where the proposed use conforms to other relevant policies of the local plan.</p> <p>Policy RC10: Outdoor Formal Recreational and Amenity Open Space Facilities</p> <p>Planning permission will be granted for outdoor playing facilities provided that all of the following criteria are satisfied:</p>	

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>1. Linking the various assets of Cheshire East’s unique landscape – its upland fringes, Cheshire Plain, lowland heath, parkland estates, rivers, canals and watercourses, valleys and cloughs, meres and mosses, trees and woodland and wildlife habitats and its distinctive towns and villages and their urban fringe.</p> <p>i. This network of green infrastructure assets should be safeguarded, retained and enhanced through the development of green networks/wedges and corridors.</p> <p>ii. Areas identified as having a shortage or opportunities for the provision of green infrastructure should be a particular focus for enhancement.</p> <p>iii. Any development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.</p> <p>2. Safeguarding green infrastructure assets to make sure that:</p> <p>i. Development does not compromise their integrity or potential value;</p>	<p>I) the proposal is within or adjacent to those settlements defined in policy ps4 and ps5;</p> <p>li) adequate changing facilities and car parking are provided within the site if appropriate to the proposed use;</p> <p>lii) satisfactory access to the site can be achieved;</p> <p>Iv) the amenities of adjacent properties or nearby residential areas would not be adversely affected;</p> <p>V) the proposal accords with other policies of the local plan.</p> <p>Vi) development is wherever possible accessible by public transport, on foot and cycle.</p>	

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>ii. Developer contributions are secured wherever appropriate in order to improve their quality, use and multi-functionality; and</p> <p>iii. Opportunities to add to the green infrastructure network are maximised through partnership working.</p> <p>3. Working with partners, to support the potential of strategic green infrastructure assets to contribute to the aims of the wider green infrastructure. The strategic green infrastructure assets identified in Cheshire East are:</p> <p>i. Weaver, Bollin, Dane and Wheelock river corridors including cloughs and floodplains</p> <p>ii. Macclesfield, Shropshire Union (including the Llangollen and Middlewich branches) and Trent and Mersey canals</p> <p>iii. Meres and Mosses Nature Improvement Area and Local Nature Improvement Areas</p> <p>iv. Heritage town parks and open spaces of historic and cultural importance</p> <p>v. Public rights of way, cycle routes and greenways</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<ul style="list-style-type: none"> vi. Country parks and estate parklands vii. Peak Park Fringe viii. The Cloud, Congleton Edge and Mow Cop upland fringe (connected by the Gritstone Trail) ix. Sandstone Ridge x. The ecological network of habitats identified in Policy SE 3 <p>4. Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East’s green infrastructure network by requiring all development to:</p> <ul style="list-style-type: none"> i. Protect and enhance existing open spaces and sport and recreation facilities; ii. Encourage multiple use and improvements to their quality; iii. Provide adequate open space (as outlined in Table 13.1); iv. Contribute to the provision of outdoor sports facilities in line with Policy SC 2; v. Create or add to the networks of multi-functional Green Infrastructure; vi. Secure new provision to help address identified shortages in 		

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	<p>existing open space provision, both in quantity, quality and accessibility;</p> <p>vii. Locate open space facilities in appropriate locations, preferably within developments; and</p> <p>viii. Promote linkages between new development and surrounding recreational networks, communities and facilities.</p> <p>Policy SC 3 Health and Well-Being</p> <p>The council and its partners will create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by:</p> <p>3. Ensuring new developments provide opportunities for healthy living and improve health and well-being through the encouragement of walking and cycling, good housing design (including the minimisation of social isolation and creation of inclusive communities), access to services, sufficient open space and other green infrastructure, and sports facilities and opportunity for recreation and sound safety standards;</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	...		
<p>Policy ECHW6: Protecting Local Biodiversity</p> <p>Development proposals that conserve or enhance biodiversity and incorporate biodiversity in and around them will be supported. Development proposals should promote preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations where applicable.</p> <p>Development should not result in harm to or loss of irreplaceable habitats such as ancient trees and veteran trees. Where development proposals are in close proximity to areas of woodland, a 50m buffer should be provided to protect the core of the woodland.</p> <p>Development proposals that cannot avoid (though locating an alternative site with less harmful impacts), adequately mitigate, or as a last resort, compensate for the</p>	<p>Policy SE3 Biodiversity and Geodiversity</p> <p>1. Areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough and linking up existing areas of high value habitat to create 'ecological stepping stone sites', 'wildlife corridors' and 'Nature Improvements Areas'. Ecological networks and connectivity are vitally important in sustaining sites and addressing the impacts of climate change.</p> <p>2. Development proposals which may adversely affect the integrity of a site with one or more of the following international designations will not be permitted:</p> <p>i. Special Protection Areas (SPAs) ii. Special Areas of Conservation (SACs) iii. Ramsar sites</p>	<p>Policy NR2: Statutory Sites</p> <p>Proposals for development that would result in the loss or damage of the following sites of nature conservation or geological importance will not be permitted:</p> <ul style="list-style-type: none"> • Ramsar sites (wetlands of international importance) • Sites of special scientific interest (sssi's) • Any site or habitat supporting species that are protected by law <p>Developers will be required to submit a comprehensive assessment of a proposals impact on nature conservation as part of an application to develop a site which may affect any of the above.</p> <p>Policy NR3: Habitats</p> <p>Proposals for development that would result in the loss or damage of the following habitats will only be allowed if there are overriding reasons for allowing the</p>	<p>NDP Policy ECHW6 protects local biodiversity assets in line with Local Plan Strategy Policy SE3 and Congleton Local Plan Policies NR2 - 5.</p>

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<p>loss of a locally or nationally identified site of biodiversity value should be refused.</p>	<p>iv. Any potential Special Protection Areas (SPAs), candidate Special Areas of Conservation (SACs) or proposed Ramsar sites</p> <p>v. Sites identified, or required, as compensatory measures for adverse effects on European sites, candidate Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites unless it has been demonstrated that there are no alternative solutions, there are imperative reasons of overriding public interest and that compensatory measures will be provided to ensure the overall coherence of the network of SPAs and SACs are protected or, in the case of deleting a Ramsar site or restricting its boundaries, by creating additional nature reserves for wildfowl to compensate for any loss of wetland resources as far as possible.</p> <p>3. Development proposals which are likely to have an adverse impact on a Site of Special Scientific Interest (SSSI), a National Nature Reserve or the Peak District National Park fringe will not normally be permitted. Where an adverse effect</p>	<p>development, and where the likely effects can be mitigated or the habitat successfully recreated on or adjacent to the site and there are no suitable alternatives:</p> <ul style="list-style-type: none"> • Ancient semi-natural woodlands • Unimproved grassland • Heathland • Important hedgerows • Meres and mosses • Mature broadleaved or mixed woodland • species-rich grassland • ponds • flood plains and water courses <p>Developers will be required to submit a comprehensive assessment of a proposals impact on nature conservation as part of an application to develop a site which may affect any of the above.</p> <p>Policy NR4: Non-statutory sites</p> <p>Proposals for development that would result in the loss of or damage to the following sites of nature conservation or geological importance will only be allowed if</p>	

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	<p>on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.</p> <p>4. Development proposals which are likely to have a significant adverse impact on a site with one or more of the following local or regional designations, habitats or species will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development:</p> <ul style="list-style-type: none"> i. Local Nature Reserves ii. Sites of Biological Importance (SBI) or Local Wildlife Sites iii. Regionally Important Geological and Geomorphological Sites (RIGGS) iv. Designated Wildlife Corridors v. Habitats and species within the Cheshire Biodiversity Action Plan vi. National priority species and habitats (commonly known as 'UK BAP priority habitats and species') 	<p>there are overriding reasons for allowing the development and there are no suitable alternatives:</p> <ul style="list-style-type: none"> • Sites of biological importance (sbi's) grades a, b or c. • Local nature reserves (lnr's) • Regionally important geological and geomorphological sites (riggs) • Wildlife corridors • Any sites supporting species that are rare or declining in the north west or cheshire, or local to congleton borough • Sites or habitats supporting species that are subject of biodiversity ction plans or recorded as rare or declining in britain but are not protected by law <p>Where unavoidable loss or damage to a site is likely as a result of a proposed development, measures of mitigation and compensation will be required on or adjoining the site to ensure there is no net loss of environmental value.</p> <p>Developers will be required to submit a comprehensive assessment of a proposals impact on nature conservation as part of an</p>	

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	<p>published for England under the requirements of Section 41 of the Natural Environment and Rural Communities Act 2006</p> <p>SE4 The Landscape</p> <p>1. The high quality of the built and natural environment is recognised as a significant characteristic of the borough. All development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.</p> <p>2. Development will be expected to:</p> <ul style="list-style-type: none"> i. Incorporate appropriate landscaping which reflects the character of the area through appropriate design and management; ii. Where appropriate, provide suitable and appropriate mitigation for the restoration of damaged landscape areas; iii. Preserve and promote local distinctiveness and diversity; iv. Avoid the loss of habitats of significant landscape importance; 	<p>application to develop a site which may affect any of the above.</p> <p>Policy NR5: non-statutory sites Developers will be required to maximise opportunities for creating new wildlife/nature conservation habitats where such features can reasonably be included as part of site layouts and landscaping works, and to preserving existing features of value on site.</p>	

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	<p>v. Protect and / or conserve the historical and ecological qualities of an area;</p> <p>3. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance and setting. Where development is considered to be acceptable in principle; measures will be sought to integrate it into the landscape character of the area by:</p> <p>i. Protecting, restoring and enhancing the character and appearance of the local area through suitable planting, landscape and / or woodland;</p> <p>ii. Making suitable provision for better public access to, and enjoyment of, the Local Landscape Designation Areas;</p> <p>4. Where development may affect a local or national designation a full understanding of the context, characteristics and significance should be provided and informed by the Cheshire East Landscape Character Assessment, Historic</p>		

Middlewich Submission Neighbourhood Plan	Cheshire East Local Plan Strategy (2010 – 2030)	Congleton Borough Local Plan First Review (Adopted January 2005)	General Conformity
	Landscape Assessment and the Local Landscape Designation Study. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance. Policy SE6 Green Infrastructure		

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the ‘basic conditions’ which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA Screening Report was prepared by Cheshire East Council in March 2018 to determine whether or not the content of the Middlewich Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

A Habitat Regulations Assessment Screening Report was undertaken for the Neighbourhood Plan to determine whether a Habitats Regulations Assessment (HRA) is required in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The Screening Report was published for consultation with the three consultation bodies, Historic England, Environment Agency and Natural England.

The Screening Assessment Report Conclusion is set out in Section 4:

"4.0 Screening Conclusion

The Middlewich Neighbourhood Plan includes policies that support small scale development at a scale in conformity with the approach taken by the CELPS. It introduces criteria based policies (which are yet to be finalised) that address local issues but which do alter the status of land to a degree which would have a significant effect on the environment.

There are no designated sites of European significance within the neighbourhood area and four within 15km proximity of the plan but, due to the nature of the policies, the distance of the sites from the plan area, and that the plan does not allocate sites for development, the effect of the plan on these sites is not considered to be significant . The MNDP also seeks to ensure that any new development is

addressed sensitively in the context of evidence prepared in relation to natural, heritage and landscape assets thus incorporating environmental protection in general and at specific designated locations.

The assessment therefore concludes that the MNDP is unlikely to have a significant effect on the environment or on designated sites and therefore HRA is not required."

Table 4 Responses to Strategic Environmental Assessment & Habitat Regulations Assessment Screening Statement

Consultation Body	Response
Environment Agency	<p>SEA screening opinion request - Middlewich Neighbourhood Plan Thank you for sending through for consultation the above screening opinion which was received in this office 23rd March 2018. Environment Agency position We note and acknowledge the Councils screening decision and have no further comments to make. Yours faithfully</p>
Natural England	<p>Middlewich Neighbourhood Plan</p> <p>Thank you for your consultation on the above dated 23 March 2018 which was received by Natural England on the same date.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Screening Request: Strategic Environmental Assessment</p>

Consultation Body	Response
	<p>It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.</p> <p>Neighbourhood Plan</p> <p>Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p> <ul style="list-style-type: none"> • a neighbourhood plan allocates sites for development • the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan • the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan. <p>We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.</p> <p>We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.</p> <p>Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape</p>

Consultation Body	Response
	<p>advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p> <p>For any queries relating to the specific advice in this letter or for any new consultations please send your correspondences to consultations@naturalengland.org.uk.</p>
Historic England	<p>Re: Draft Middlewich Neighbourhood Plan and SEA Screening Opinion.</p> <p>Thank you for consulting Historic England on the Middlewich Neighbourhood Plan SEA, we cannot comment on the SEA in isolation, I am therefore also commenting on the plan at this point, please can you pass my comments onto the Forum. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.</p> <p>The Middlewich Neighbourhood Plan falls within the boundary of 2 conservation areas and includes a significant number of designated heritage assets including 64 St Anne's Road and the Church of St Michaels and All Angels listed in Grade II* and over 30 buildings or structures listed in Grade II. It will be important that the strategy you put together for the area safeguards those elements which contribute to the significance of these historic assets. This will ensure that they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.</p> <p>The conservation officer at Cheshire East Council is the best placed person to assist the Forum during the development of their Plan with respect to the historic environment and can help the Forum to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a large number of designated heritage assets, at this point we</p>

Consultation Body	Response
	<p>don't consider there is a need for Historic England to be involved in the development of the strategy for this area, but we offer some general advice and guidance below.</p> <p>If the Forum has not already done so, we would recommend that they speak to the staff at Cheshire Archaeological Advisory Service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.</p> <p>The local authority might also be able to provide the Forum with more general support in the production of their Neighbourhood Plan, including the provision of appropriate maps and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: http://mycommunity.org.uk/funding_options/neighbourhood-planning/.</p> <p>Although Middlewich Town Centre and the Trent and Mersey are designated as Conservation Areas, there appears to be no appraisal or management plan's adopted for either of them contrary to the statutory duties at S69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 . These appraisal and management documents would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced to inform your Neighbourhood Plan. Cheshire East's web site suggests that the Trent and Mersey conservation area may not have been re-appraised since 1992? Your emerging plan is particularly important because the Middlewich Conservation Area is also presently listed on the National Register of 'Heritage at Risk':</p> <p>https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk</p>

Consultation Body	Response
	<p>The Middlewich Neighbourhood Plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as to provide specific policies to protect the positive elements, and address any areas that negatively affect that character and appearance.</p> <p>Section 4 in the Forums draft plan could include policies to achieve this and, in the absence of a Conservation Area Appraisal and Management Plan, these policies could be underpinned by a local character study or Historic Area Assessment, perhaps included as an Appendix. Historic England's guidance for this process can be found here: HE Advice Note I conservation area designation: appraisal and management, and funding opportunities available from Locality discussed above could also assist with having this work undertaken.</p> <p>The government's National Planning Practice Guidance is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest or locally listed buildings.</p> <p>In addition to considering designated heritage assets therefore, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at their enhancement.</p> <p>Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces. Green spaces are often integral to the character of place for any given area, and your plan could</p>

Consultation Body	Response
	<p>include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:</p> <p>https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.</p> <p>You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here:</p> <p>http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/.</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, the neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process. Historic England recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:</p> <p>https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area</p>

Consultation Body	Response
	<p>which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found here:</p> <p>http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood The following general guidance also published by Historic England may also be useful to the plan Forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:</p> <p>HE Advice Note 2 making changes to heritage assets: https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/ HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets</p> <p>HE Advice Note 3 - site allocations in local plans: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans HE Advice Note 7 local listing: https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</p> <p>We recommend the inclusion of a glossary containing relevant terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets enjoy. Finally, we should like to stress that this advice is based on the information provided in your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.</p> <p>SEA advice</p>

Consultation Body	Response
	<p>The Plan documentation is accompanied by a request for a formal Screening Opinion from historic England in compliance with the Environmental Assessment of Plans and Programmes Regulations 2004. The draft Opinion prepared for the Forum concludes that Strategic Environmental Assessment is not required. We note, at this early stage, the Plan appears to propose no site allocations/policies which would have significant environmental effects upon the historic environment and as such we concur that in this regard Strategic Environmental Assessment is not required.</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p> <p>Please can you pass our advice onto the Middlewich Forum's chair.</p> <p>Yours Sincerely</p>

European Convention on Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law.

The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Town Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.

