

CHESHIRE EAST COUNCIL

Cabinet Member for Housing and Jobs

Date of Meeting: 5th May 2015
Report of: Director of Economic Growth and Prosperity
Subject/Title: Weston and Basford Neighbourhood Area
Application
Portfolio Holder: Councillor Don Stockton

1.0 Report Summary

- 1.1 The report requests designation of the Weston and Basford Neighbourhood Area. An application to designate this neighbourhood area was submitted by Weston and Basford Parish Council in January 2015. Discussions on the extent of the neighbourhood area have been held; the extent of the neighbourhood area is proposed to reflect the extent of the Parish boundary for Weston and Basford.

2.0 Recommendation

- 2.1 Approve and designate Weston and Basford Parish as Weston and Basford Neighbourhood Area, for the purposes of preparing Weston and Basford Neighbourhood Plan, as per the map attached at Appendix 1.

3.0 Reasons for Recommendation

- 3.1 No circumstances exist where the exclusion of land from the proposed neighbourhood area were considered necessary; it is considered that the Weston and Basford neighbourhood area application has been prepared in accordance with existing regulations and guidance and is desirable to designate for these reasons:
- The application submitted meets the requirements as presented at Part 2 (5) of the Neighbourhood Planning (General) Regulations 2012 and in accordance with National Planning Practice Guidance on Neighbourhood Planning
 - Weston and Basford Parish Council is the relevant body to undertake Neighbourhood Planning in this location
 - The Neighbourhood Plan Area follows the existing political and administrative boundary for the Parish of Weston and Basford and does not include land in any adjoining Parish
 - No other applications have been made for Neighbourhood Areas covering all or part of the area
 - There are strategic interests identified in the emerging Local Plan Strategy that are located within Weston and Basford Parish. These interests will be the subject of ongoing discussion between the Council and Weston and

Basford Parish Council. These are: the eastern section of CS1 Basford West, Site CS2 Basford West and the majority of the Site CS37, South Cheshire Growth Village

- A six week consultation was held on the proposed Weston and Basford Neighbourhood Area. 8 comments were received. Of these, 5 were in support of the application, 3 were submitted as comment only.
- Given the above points, the proposed area is considered appropriate and desirable for the purposes of preparing a neighbourhood plan.

4.0 Wards Affected

4.1 Haslington Ward

5.0 Local Ward Members

5.1 Councillor John Hammond; Councillor David Marren

6.0 Policy Implications

6.1 The designation of Weston and Basford Parish as a neighbourhood area will allow Weston and Basford Parish Council to prepare a neighbourhood plan with formal statutory powers. Once completed, the plan will be adopted by Cheshire East Borough Council and form part of the Development Plan for the Borough. Once adopted, the policies eventually held in the Weston and Basford Neighbourhood Plan will be used for decision making purposes within the parish of Weston and Basford alongside those other relevant policies from the Cheshire East Development Plan.

7.0 Implications for Rural Communities

7.1 A neighbourhood plan enables rural communities in Weston and Basford (a rural parish with a numerically small population) to participate in the plan making process and develop policies to address those planning matters that affect their interests and well being. The neighbourhood planning process generally allows greater engagement of rural communities and for such communities to take ownership of planning policy which directly affects their lives.

8.0 Financial Implications

8.1 The designation of a neighbourhood area for Weston and Basford Parish will not incur direct costs to the Council in itself, however this application, and future applications, will require input and time from officers both in the Spatial Planning team and from other services. A package of technical support will be made available to Weston and Basford Parish Council toward preparing a neighbourhood plan. This support is being made available within existing budgets. There are also other grants available from Cheshire East council that may be awarded and from external bodies such as Locality.

8.2 At a later stage direct costs will be incurred as the Council is required to hold an independent examination of the proposed neighbourhood plan and a referendum on the plan. Under the Neighbourhood Planning (General) Regulations 2012, the costs of this examination and referendum are required to be met by the Council.

Such costs will be met through existing budgets and through grant funding from central government (£30,000 in total, payable to the authority from central government in recognition of the costs of examination and referendums; payable at three stages within the process: £5k at designation of the neighbourhood area, £5k at submission to examination and £20k at successful completion of the examination)

- 8.3 The Community Infrastructure Levy (CIL) is a charge levied on new development. Where an adopted CIL is in place, 15% of all CIL payments must be allocated to the local council which hosts development. Where such a local council has an adopted neighbourhood plan, this figure rises to 25% of CIL charges. As per the Community Infrastructure (Amended) Regulations 2013, Section 59A, local councils have discretion in spending these funds.

9.0 Legal Implications

- 9.1 The Secretary of State has made the Neighbourhood Planning (General) Regulations 2012 under powers conferred by the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004, and these Regulations ("the Regulations") , which came into force on 6 April 2012.
- 9.2 Neighbourhood area applications must be made in accordance with Regulation 5 of the Regulations. Any qualifying body (including a parish council) is entitled to initiate the process. Applications must be publicised in compliance with Regulation 6 of those regulations. Section 61G of the 1990 Act sets out the requirements for determining applications for an area to be designated a neighbourhood area. In determining an application, the authority must have regard to the desirability of designating the whole area of a parish council as a neighbourhood area and the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.
- 9.3 Neighbourhood Development Plans and Orders, which may follow the making of a Neighbourhood Area, are prepared in accordance with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Regulations.

10.0 Risk Management

- 10.1 Neighbourhood plans will, once formally adopted ('made') by the Council, form part of the Development Plan for Cheshire East. The content of the Weston and Basford Neighbourhood Plan is as yet unknown and will only be determined by the community through the process of plan making. The content may include site allocations for development or policies that relate to the development of land. Neighbourhood plans are increasingly scrutinised by the development industry and are becoming the subject of legal challenge. As any future neighbourhood plan would form part of the Development Plan for Cheshire East, if legally challenged, it is the responsibility of Cheshire East Council to respond.
- 10.2 Managing this risk means carefully following the relevant guidance on process established in the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 and any further updated guidance.

- 10.3 It is important that strategic sites identified via the Local Plan process are brought forward to deliver the long term goals to realise the potential of Crewe and the strategic ambitions of Cheshire East as a whole. Neighbourhood plans are designed to sit within a framework established by the strategic policies of the Local Plan. Whilst the Local Plan Strategy for Cheshire East is yet to be adopted, it does represent the preferred strategy for Crewe and the wider Borough, and is supported by Cheshire East Council. Once formally adopted, neighbourhood plans that come forward within Cheshire East will be required to conform to the strategic policies identified in the Local Plan Strategy.

11.0 Background and Options

- 11.1 The Localism Act 2011 introduced new legal rights that enable communities to prepare local development plans (neighbourhood plans) with equal weight to the Local Plan for decision making purposes on development proposals.
- 11.2 Such plans have the power to allocate land for development purposes and establish local policies applicable to the development of land. Any future neighbourhood plan must be prepared in accordance with the National Planning Policy Framework (NPPF) and the strategic policies held within the Development Plan of the host local authority.
- 11.3 The first stage in establishing a neighbourhood plan is the designation of a neighbourhood area (the geographic extent within which future policies and land designations will apply).
- 11.4 Weston and Basford Parish Council has applied to designate the full extent of Weston and Basford Parish as the Weston and Basford Neighbourhood Area.
- 11.5 In considering this application Cheshire East Council must give regard to whether the application has been prepared in accordance with existing regulations and guidance and whether such a designation is desirable and appropriate for future planning in Weston and Basford and its surrounding locality. It is considered that, for the reasons set out at 3.0, this has been achieved.
- 11.6 Weston and Basford is a Parish with a population of some 1295 residents located south of Crewe. The parish is defined by it's rural character and outside the dispersed settlements of Weston, Basford and the residential estates associated with Wychwood Park and Gorsty Hill, the parish is largely rural in character; land within the parish is largely designated as Open Countryside in the Crewe and Nantwich Local Plan 2011. There are heritage and archaeological interests located within the Parish alongside natural conservation.
- 11.7 There are significant strategic interests located in the Parish as identified by the emerging Local Plan Strategy. Sites at both Basford East and Basford West are respectively the subject of recent planning permission and the long term allocation of residential and employment development. The Local Plan Strategy is currently under review following comments received by the Inspector during the Examination in Public. Work on issues raised by the inspector, including approach to economic strategy, housing requirements, distribution of development and the approach to Green Belt in the Borough is under way. There is interdependency within these separate areas of work and information in regard

to these issues that may affect neighbourhood planning (particularly on housing need and distribution of development) will be available in the coming months.

- 11.8 For the purposes of the emerging local plan, Weston and Basford are identified as 'rural areas and villages'. The Local Plan Strategy currently seeks the locationally non-specific delivery of at least 2000 new homes in rural areas and villages (all settlements not identified as either a Principal Town, Key Service Centre or Local Service Centre). This figure may be revised pending the results of on-going work with the Local Plan Strategy and stakeholders will be kept inform of developments here, and the implications for their neighbourhood plans.

12.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Tom Evans
Designation: Principal Planning Officer
Tel No: 01625 383709
Email: Tom.Evans@cheshireeast.gov.uk