Cheshire East Council

Wilmslow Neighbourhood Plan Decision Statement

Summary:

Following an independent examination and hearing, Cheshire East Council now confirms that the Wilmslow Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

Background:

On 22.06.16 Cheshire East Council designated Wilmslow Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Wilmslow Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 29.03.19.

Cheshire East Council appointed an independent examiner, Wendy Burden, to examine whether the Plan meets the necessary basic conditions and legal requirements and should proceed to referendum.

The examiner’s report concludes that subject to making the minor modifications recommended by the examiner the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning Referendum.

Cheshire East Council Portfolio Holder for Housing and Planning agreed on 29 July 2019 that the Wilmslow Neighbourhood Plan should proceed to referendum.

Having considered each of the recommendations made by the examiner’s report, and the reasons for them, the Council has decided to make the modifications to the draft plan set out in Appendix A Table 1 to ensure that the draft plan meets the basic conditions set out in legislation, and for the purpose of correcting errors.

Decision and Reasons:

The Council has made the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions, and for the purpose of correcting errors in the text to enhance the clarity of the plan as set out in Table 1 of Appendix A.

The Council has considered whether to extend the area in which the referendum is to take place and agrees with the examiner that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding the referendum.

The examiner has concluded that with the minor modifications made the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question ‘Do you want Cheshire East Council to use the Neighbourhood Plan for Wilmslow to help it decide planning applications in the neighbourhood area?’ The referendum will be held in Wilmslow.

The date on which the referendum will take place is agreed as 10 October 2019.
## Appendix A

### Table 1: Examiner Recommended Modifications

<table>
<thead>
<tr>
<th>Proposed modification number (PM)</th>
<th>Page no./other reference</th>
<th>Modification</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM1</td>
<td>Pages 21 paragraph 6.3</td>
<td>Amend reference to NPPF 2018 to NPPF 2019.</td>
</tr>
<tr>
<td>PM2</td>
<td>Pages 16 - 20</td>
<td>Insert “Local” before “Spatial Strategy”</td>
</tr>
<tr>
<td>PM3</td>
<td>Pages 24 - 28</td>
<td>Insert “Local” before “Strategic Policies”. Amend all SP Policies to LSP.</td>
</tr>
<tr>
<td>PM4</td>
<td>Pages 18 and 106</td>
<td>Include sites allocated in CELPS for housing and employment land together with safeguarded sites in Context Plan and Proposals Map 3.</td>
</tr>
</tbody>
</table>
| PM5                              | Page 25                   | Amend Policy LSP1 as follows:  
In line 1: Insert “non-residential” after “All New”.  
In paragraph 2 delete “demonstrate how they have embraced” and insert “seek to incorporate”.  
Delete paragraph 3 starting “All new development”.  
Delete paragraph 4 starting “Householder applications”.  
In paragraph 5 delete “will be required to demonstrate how they have used” and insert “should seek to incorporate”.  
Delete paragraph 7 starting “Schemes on strategic—”. |
| PM6                              | Pages 25-26               | Delete paragraph 7.4.  
In paragraph 7.5 delete “all new” after “will affect” and insert “primarily non-residential”.  
Delete paragraph 7.6.  
Delete paragraph 7.8. |
| PM7                              | Page 26 Policy SP2        | Replace first paragraph with: “Where appropriate and practicable, new development should seek to enhance the contribution which applications make to the town’s green and blue infrastructure networks. Proposals will be encouraged to meet the following criteria:”. Amend paragraph 3 to: “Where appropriate, conditions will be put forward to be applied to any planning permission to |
| PM8 | Page 27 | In paragraph 7.9 after “SP2” replace “seeks” with “encourages” and after “elements” replace “should” with “could”.
In paragraph 7.10 after “alongside” replace “the requirement to replace” with “the mitigation of”, and after “this policy is” replace “the requirement” by “the encouragement”.
Delete paragraph 7.11. |
| PM9 | Page 28 | Delete paragraph 1.
Delete paragraph 2 above bullet points and insert “New development, where relevant, will be supported when it can demonstrate that it has:”.
Delete paragraph 3 below bullet points. |
| PM10 | Page 31 | In first bullet point: insert “and special attributes” after “characteristics”.
Delete fourth bullet point. |
| PM11 | Page 36 | Insert before the last sentence in paragraph 8.25: “The routes shown in orange on Appendix 4 show indicative Green Links which could come forward as part of proposals for development in these areas.” |
| PM12 | Appendix 4 | Amend orange annotation in key to “Indicative route for Proposed Green Link”. |
| PM13 | Page 37 | Amend second paragraph: Insert “Where applications for major development would have a material impact on the existing or proposed routes listed in Appendix 5,” before “contributions”.
Delete in second paragraph: “from all major developments”. |
| PM14 | Page 38 | In para 3 delete: from “including but” to “Policy SP2” |
| PM15 | Page 39 | Last sentence of paragraph one: Insert after “should”, “seek to”.
In bullet point one: delete “will be on plot” and insert “should avoid” before “impacting”.
In bullet point 2: insert after “in line with”, “the Cheshire” |

Delete bullet points 3 and 4.

Delete second paragraph.

Delete final paragraph and insert:

“Within the town core, minimum parking requirements may be relaxed where the application can demonstrate predicted parking profiles, from a suitable data source, that would support the safe operation of the local highways network. Such evidence should take account of:

- Availability and cost of parking on site and close by
- The regularity and frequency of public transport
- The accessibility of the site by safe walking and cycling routes
- Operational needs of the proposed development
- The relationship between different land uses, such as the proximity of housing to employment, shops and leisure uses.

For the key Town Core sites (as identified on the Proposals Map and in Policies KS1-7), parking should be delivered in accordance with the KS policies.”

| PM16A | P53 Policy TA3 | Amend paragraph 3 as follows:
Delete “All new”
Delete “must demonstrate how it will” and replace with “should wherever possible seek to”.

| PM17 | Page 54 Policy TA4 | In paragraph 1 insert after “achieve this”, “where they would be appropriate.”
Delete the final sentence.

| PM18 | Page 55 Policy TA5 | Delete bullet point 4 under second paragraph and insert:
“Applications for major development which would have a material impact on the provision of identified cycle improvement links set out below and detailed within Appendix 8, will be encouraged, to provide improvements to existing and the provision of new infrastructure, and contributions towards these provisions will be sought:”

| PM19 | Page 60 Policy CR3 | Delete from Policy CR3 the following: LGS2, LGS4, LGS5, LGS6, LGS7, LGS8, LGS10, LGS12, LGS14, LGS21, LGS34, LGS35.
<table>
<thead>
<tr>
<th>PM20</th>
<th>Page 65 and Appendix 9</th>
<th>Delete LGS2, LGS4, LGS5, LGS6, LGS7, LGS8, LGS10, LGS12, LGS14, LGS21, LGS34 and LGS35 from Proposals Map 1 and from Appendix 9.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM21</td>
<td>Page 65 Policy H1</td>
<td>Delete Policy H1.</td>
</tr>
<tr>
<td>PM22</td>
<td>Page 65 paragraphs 12.5 – 12.6</td>
<td>In paragraph 12.5 final sentence: delete “This policy seeks to promote” and insert “The promotion of”, before “Brownfield First”, and insert “is supported” after “Green Belt”.&lt;br&gt;In paragraph 12.6 final sentence: delete “this policy is seeking to address” and “too”, and add “are also addressed” after “issues”.</td>
</tr>
<tr>
<td>PM23</td>
<td>Page 66 Policy H2</td>
<td>In paragraph 3 which starts “Proposals which”, delete the first sentence.</td>
</tr>
<tr>
<td>PM24</td>
<td>Page 67 Policy H3</td>
<td>In paragraph 1 delete after “housing mix” and insert: taking account of the most up to date housing information including, where available, the Cheshire East Housing Needs Audit”.&lt;br&gt;In paragraph 2 insert after “Applications”, “which contribute to providing one or more of the house types below” and delete “where they provide”.</td>
</tr>
<tr>
<td>PM25</td>
<td>Page 76 Policy TC3</td>
<td>In paragraph 2 delete after “(Map)”, “must be supported by the retention of”, and insert “should where appropriate retain”.</td>
</tr>
<tr>
<td>PM26</td>
<td>Page 77 Policy TC4</td>
<td>In paragraph 1 delete “new retail” and “of”, and replace “permitted” with “supported”.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>In paragraph 2 delete from after “uses” and before “enhance”, and insert “will only be supported where planning permission is required in ground level units where the proposal would”.&lt;br&gt;In paragraph 4 delete “It supports” and insert “are supported” after “Proposals”.</td>
</tr>
<tr>
<td>PM27</td>
<td>Page 82 Policy TC6</td>
<td>In the second paragraph (starting “Schemes”) delete the first sentence.</td>
</tr>
<tr>
<td>PM28</td>
<td>Page 85 Policy PR1</td>
<td>Delete the final paragraph.</td>
</tr>
<tr>
<td>PM29</td>
<td>Page 126</td>
<td>Replace Appendix 6 with the version revised to reflect the comments of English Heritage.</td>
</tr>
</tbody>
</table>