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November 23, 2026

Mr P T Whitehead DipTP (Nott) MRTPI
Independent examiner
Intelligent Plans and Examinations (IPE) Ltd
Office 10, 5 Argyle Street
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Via email only

Dear Mr Whitehead

Brereton Neighbourhood Plan: response to additional questions

On behalf of Brereton Parish Council thank you for your letter dated November 3, 2026 and for agreeing to an extended timeline to allow lead councillors to discuss your letter and liaise with Cheshire East Council on our joint response.

Our response to your additional questions is outlined below: -

1. **NHS Property Services Comments:** The Parish Council is a little perplexed by the response from the NHS Property Care Trust and Integrated Health Board (hereinafter referred to as the NHS) and, as far as the Parish Council is aware, there are no NHS facilities within the Parish. It is regrettable that there is no doctors, dentist or other national health facility within the Parish, but provision is made within nearby Holmes Chapel and Sandbach. Policy COMMUN02 identifies a series of specific local services and facilities on map 5 and none of these are owned or operated by the NHS. The Parish Council is also not aware that any response was made to the plan to this effect during the regulation 14 consultation on this topic which asked for such facilities to be identified.

   Nevertheless, having considered their response from the NHS the Parish Council does not consider that policy, as drafted would undermine a public service provider (including the NHS) from redeveloping or making best use of their existing and redundant sites, so long as they can evidence that they are no longer necessary for delivering a public service. Policies in the neighbourhood plan should be read in line with policies within the local plan and national policy that would not preclude such a facility being constructed, being used for a

different community use, or disposed of should sufficient need – or lack thereof - be established.

2. We agree with the answer provided by Cheshire East LPA

3. We agree with the answer provided by Cheshire East LPA

4. **Criterion 2 of HOUS03**: The Parish Council have discussed the matter of self-build housing internally, and subsequently with the LPA, and a joint suggestion has been made back to the examiner by the LPA. In short, a response based on the NPPF definition of self-build housing which is effectively linked to the *Self-build and Custom Housebuilding Act 2015 (as amended)*.

   The agreed wording is *"Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 0as amended), is contained in section 1(A1 and (A2) of that Act."*

5. **Local occupancy within HOUS06**: The Parish Council, have considered the examiners comments in depth, specifically the policy requirement that 10% of major housing schemes being required to include homes with a local occupancy condition. The Parish Council acknowledge that including such a provision within a policy is unlikely to be considered by the examiner to meet the 'basic conditions' and is onerous on the developers. Nevertheless, there is nothing in the policy that would deliberately exclude such an approach which is broadly consistent with the desire to see mix tenure sites developed under NPPF para 71 (Dec 2024 NPPF).

   However, it is proposed that this element of the policy be removed. The policy is already much altered and reduced from the previous Neighbourhood Plan version given that there was already significant overlap with policies within the adopted local plan and national policy – specifically with regard to housing exception sites and affordable housing SC5 and SC6 of the Local Plan and HOU1 and HOU2 of the SADPD. With that in mind, the complete purpose of Neighbourhood Plan policy HOUS06 is simply to provide the additional 10% for local occupancy. This is now redundant and the Parish Council ask the examiner to therefore proceed on the basis that the policy should be removed.

6. **TRANS02 becoming an aspiration**: The policy as worded simply exists to ensure that any moneys that are available through either S106 or CIL can be directed towards priorities for community infrastructure within the Parish in line with the CIL regulations. In this respect, if the examiner feels that this would effectively be able to function as a community aspiration as opposed to a policy the Parish Council are happy to agree to that change in both name and purpose.

7. **Changes to the Neighbourhood Plan vision**: Thank you for providing the Parish Council with an opportunity to amend the Neighbourhood Plan vision based on our recent discussions. The Parish Council suggest that the third and fourth sentences are changed to read:

By 2035 Brereton will be a vibrant, predominantly rural community encouraging prosperity for residents and local businesses alike. Local agriculture will remain a valued feature of local life. It will support high-quality development to meet local needs in keeping with the character of the area. It will be an area that retains its undeveloped rural character, preserves the setting of the nearby local towns and villages and encourages new development that avoids coalescence with the Parish's settlements. Meeting local housing and employment needs will be balanced with providing opportunities for local recreational enjoyment of the countryside for both residents and visitors alike. It will be a place where local people can live, work, play, and enjoy a high quality of life.

We hope that these additional answers help to clarify and support your on-going consideration of the plan. We look forward to your final examiner's submission.

Yours sincerely



Ros Middleweek
Clerk to Brereton Parish Council

Cc: Greg Woolridge
Cheshire East Council