

List of policies saved and deleted on adoption of the Cheshire East Local Plan Strategy 27 July 2017:

Borough of Crewe and Nantwich Replacement Local Plan 2011 (Adopted February 2005)

Please note that Crewe and Nantwich Local Plan policies not listed here were previously deleted following the Secretary of State's direction in February 2008.

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy NE1: Development in the Green Belt	No		
Policy NE2: Open Countryside	Yes	Policy PG 6	Policy PG 6 addresses the approach taken to the open countryside.
Policy NE3: Areas of Special County Value	No	Policy SE 4	Areas of Special County Value are now known as Local Landscape Designations which are addressed by Policy SE 4. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of Local Landscape Designation Areas in the former Borough of Crewe and Nantwich is shown as Areas of Special County Value in the proposals maps of the existing Crewe and Nantwich Local Plan.
Policy NE4: Green Gaps	No		
Policy NE5: Nature Conservation and Habitats	No	Policies SE 3, SE 4, SE 5, SE 6	These policies protect a range of habitats and landscapes. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.
Policy NE6: Sites of International Importance for Nature Conservation	No	Policies SE 3, SE 4, SE 5, SE 6	These policies protect a range of habitats and landscapes. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.
Policy NE7: Sites of National Importance for Nature Conservation	No	Policies SE 3, SE 4, SE 5, SE 6	These policies protect a range of habitats and landscapes. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy NE8: Sites of Local Importance for Nature Conservation	No	Policies SE 3, SE 4, SE 5, SE 6	These policies protect a range of habitats and landscapes. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.
Policy NE9: Protected Species	No	Policy SE 3	Policy SE 3 addresses biodiversity and the protection of species. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of areas related to protected species in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.
Policy NE10: New Woodland Planting and Landscaping	No		
Policy NE11: River and Canal Corridors	No		
Policy NE12: Agricultural Land Quality	Yes	Policies SE 2, SE 4, SD 1 and SD 2	Superseded by Policies SE 2, SE 4, SD 1 and SD 2.
Policy NE13: Rural Diversification	No		
Policy NE14: Agricultural Buildings Requiring Planning Permission	No		
Policy NE15: Re-Use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use	No		
Policy NE16: Re-Use and Adaptation of a Rural Building for Residential Use	No		
Policy NE17: Pollution Control	No		
Policy NE18: Telecommunications Development	No		
Policy NE19: Renewable Energy	Yes	Policies SE 8, SE 9	Policies SE 8 and SE 9 address low carbon energy and energy efficient development.
Policy NE20: Flood Prevention	No		
Policy NE21: New Development and Landfill Sites	No		
Policy BE1: Amenity	No		
Policy BE2: Design Standards	Yes	Policies SD 2 and SE 1	Policy SD 2 and SE 1 comprehensively address design and sustainable development.
Policy BE3: Access and Parking	No		

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy BE4: Drainage, Utilities and Resources	No		
Policy BE5: Infrastructure	Yes	Policies IN 1, IN 2	These policies address the provision of infrastructure and developer contributions.
Policy BE6: Development on Potentially Contaminated Land	No		
Policy BE7: Conservation Areas	No		
Policy BE8: Advertisements in Conservation Areas	No		
Policy BE9: Listed Buildings: Alterations and Extensions	No		
Policy BE10: Changes of Use for Listed Buildings	No		
Policy BE11: Demolition of Listed Buildings	No		
Policy BE12: Advertisements on Listed Buildings	No		
Policy BE13: Buildings of Local Interest	Yes	Policy SE 7	This policy sets out the approach to heritage assets, including designated and non-designated assets.
Policy BE14: Development Affecting Historic Parks and Gardens	No		
Policy BE15: Scheduled Ancient Monuments	No		
Policy BE16: Development and Archaeology	No		
Policy BE17: Historic Battlefields	No		
Policy BE18: Shop Fronts and Advertisements	No		
Policy BE19: Advertisements and Signs	No		
Policy BE20: Advance Directional Advertisements	No		
Policy BE21: Hazardous Installations	No		
Policy E1: Existing Employment Allocations	No		
Policy E2: New Employment Allocations	No		
Policy E3: Regional and Strategic Employment Allocations at Basford	Yes	Site Allocations	The Local Plan Strategy includes updated Site Allocations including those for employment use. (LPS 2 Basford East; LPS 3 Basford West).
Policy E4: Development on Existing Employment Areas	No		

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy E5: Employment in Villages	Yes	Policy PG 7	Policy PG 7 sets out the spatial distribution of development across the borough, including the approach to be taken in the various centres.
Policy E6: Employment Development within Open Countryside	Yes	Policy PG 6, PG 7, EG 2	These policies set out the spatial distribution of development across the borough; and address the open countryside and the rural economy.
Policy E7: Existing Employment Sites	Yes	Policy EG 3, SE 1	Policy EG 3 sets out the approach to existing and allocated employment sites. Policies on design and sustainable development are also relevant.
Policy RES1: Housing Allocations	Yes	Policy PG 1	Policy PG 1 sets out the overall supply of housing land required over the plan period.
Policy RES2: Unallocated Housing Sites	No		
Policy RES3: Housing Densities	Yes	Policies SD 1, SD 2, SE 1 and SE 2	These policies set out the approach to be taken to design and sustainable development, including density.
Policy RES4: Housing in Villages With Settlement Boundaries	No		
Policy RES5: Housing in the Open Countryside	No		
Policy RES6: Agricultural and Forestry Occupancy Conditions	No		
Policy RES7: Affordable Housing within the Settlement Boundaries of Nantwich and the Villages listed in Policy RES4	Yes	Policies PG 1, PG 7 and SC 5	Housing needs are set out in Policies PG 1; and their distribution in PG 7. Policy SC 5 deals with affordable homes.
Policy RES8: Affordable Housing in Rural Areas Outside Settlement Boundaries (Rural Exceptions Policy)	Yes	Policy SC 6	Policy SC 6 sets out the approach to rural exceptions housing for local needs.
Policy RES9: Houses in Multiple Occupation	No		
Policy RES10: Replacement Dwellings in the Open Countryside	No		
Policy RES11: Improvements and Alterations to Existing Dwellings	No		
Policy RES12: Living over the Shop	No		
Policy RES13: Sites for Gypsies and Travelling Showpeople	Yes	Policy SC 7	Policy SC 7 sets out the approach to locating sites for gypsies and travellers and travelling showpeople, and addresses the level of need in the borough.

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy TRAN1: Public Transport	Yes	Policies CO 1, SD 1 and SD 2	Policy CO 1 deals with sustainable travel and transport; policies SD 1 and SD 2 cover sustainable development particularly environmental issues.
Policy TRAN2: Crewe Bus Station	No		
Policy TRAN3: Pedestrians	No		
Policy TRAN4: Access for the Disabled	No		
Policy TRAN5: Provision for Cyclists	No		
Policy TRAN6: Cycle Routes	No		
Policy TRAN7: Crewe Railway Station	No		
Policy TRAN8: Existing Car Parks	No		
Policy TRAN9: Car Parking Standards	Yes	Policy CO 2 and Appendix C.	Policy CO 2 requires development proposals to adhere to the Cheshire East Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).
Policy TRAN10: Trunk Roads	No		
Policy TRAN11: Non Trunk Roads	No		
Policy TRAN12: Roadside Facilities	No		
Policy RT1: Protection of Open Spaces with Recreational or Amenity Value	No		
Policy RT2: Equipped Children's Playgrounds	No		
Policy RT3: Provision of Recreational Open Space and Children's Playspace in New Housing Developments	No		
Policy RT5: Allotments	No		
Policy RT6: Recreational Uses in the Open Countryside	Yes	Policies PG 6, EG 4, SC 1, SC 2, SE 4, SE 6, SE 7, CO 1	Various policies address recreation uses (SC 1, SC 2, SE 6); the open countryside (PG 6); accessibility (CO 1); protection of landscape (SE 4), environmental and heritage assets (SE 7) and tourism (EG 4).
Policy RT7: Visitor Accommodation	Yes	Policy EG 4	Policy EG 4 addresses the provision of tourist accommodation.
Policy RT8: Promotion of Canals and Waterways	No		
Policy RT9: Footpaths and Bridleways	No		
Policy RT10: Touring Caravans and Camping Sites	No		
Policy RT11: Golf Courses	No		
Policy RT12: Nantwich Riverside	No		

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy RT13: Leighton West Country Park	Yes	Site LPS 4 Leighton West, Crewe	Site LPS 4 Leighton West, Crewe supersedes this Policy.
Policy RT14: Nantwich Canal Basin	No		
Policy RT15: The Protection of Existing Indoor Leisure Facilities	Yes	Policy SC 1	Policy SC 1 sets out the criteria for protecting existing leisure facilities.
Policy RT16: Noise Generating Sports	No		
Policy RT17: Increasing Opportunities for Sport	No		
Policy S1: New Retail Development in Town Centres	No		
Policy S2: Crewe Town Centre Primary Frontages	No		
Policy S3: Crewe Town Centre Secondary Frontages	No		
Policy S4: Nantwich Town Centre	No		
Policy S5: Welsh Row, Nantwich	No		
Policy S6: Sites Allocated for Retailing and/or Leisure/Entertainment Uses	No		
Policy S7: Cronkinson Farm District Shopping Centre	Yes		Development is complete.
Policy S8: Existing District and Local Shopping Centres	No		
Policy S9: Nantwich Road, Crewe	No		
Policy S10: Major Shopping Proposals	Yes	Policy EG 5	Policy EG 5 considers proposals for main town centre uses which cannot be accommodated in or adjacent to centres.
Policy S11: Leisure and Entertainment	Yes	Policy EG 5	Policy EG 5 considers proposals for main town centre uses which cannot be accommodated in or adjacent to centres. (Also policy SC 1 covers leisure).
Policy S12: Mixed Use Regeneration Areas	No		
Policy S13: Village Shops	No		
Policy CF1: Leighton Hospital	No		
Policy CF2: Community Facilities	Yes	Policy SC 1	Policy SC 1 covers leisure and recreation including community facilities.
Policy CF3: Retention of Community Facilities	No		



**BOROUGH OF CREWE AND NANTWICH REPLACEMENT LOCAL PLAN 2011
ERRATUM TO POLICY RES.11**

7.65 RES.11 IMPROVEMENTS AND ALTERATIONS TO EXISTING DWELLINGS

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING SHOULD MEET THE FOLLOWING CRITERIA:

- IT SHOULD RESPECT THE SETTING, DESIGN, SCALE, AND FORM AND MATERIALS OF THE ORIGINAL DWELLING;
- IN THE GREEN BELT, AREAS OF SPECIAL COUNTY VALUE, GREEN GAPS, CONSERVATION AREAS AND IN THE OPEN COUNTRYSIDE, THE ORIGINAL DWELLING MUST REMAIN AS THE DOMINANT ELEMENT WITH THE EXTENSION SUBORDINATE TO IT;
- IT SHOULD NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING PROPERTIES, BY REASON OF ITS SCALE OR LOCATION, (IN ACCORDANCE WITH POLICY BE.1); AND
- THERE SHOULD BE NO LOSS OF PARKING SPACE REQUIRED TO MEET THE STANDARDS SET OUT IN APPENDIX 8.1.

Justification

7.66 Extensions to the original dwelling and other home improvements should enhance the character and appearance of the Borough. Homeowners will be encouraged to adopt a positive approach to the improvement of housing. It is important that the character of the original dwelling is maintained. The original dwelling must therefore remain as the dominant element that is the extension must not result in the creation of a dwelling that is double or more than double the size of the original dwelling. Alterations and extensions should harmonise with the existing building, particularly where they involve locally important features such as materials or detail of design. Proposals therefore should have respect for the existing building, surrounding properties and the environment. Proposals for house extensions should take into account the Borough Council's Development Control Guidance on House Extensions.

7.67 The original dwelling is defined as: "That which existed on 1 July 1948 or the dwelling as originally built, whichever is the most recent."

The first criterion of the policy was inadvertently omitted from the published written statement.

BOROUGH OF CREWE AND NANTWICH REPLACEMENT LOCAL PLAN 2011

ADOPTED WRITTEN STATEMENT

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CHAPTER 1 - INTRODUCTION

The Statutory Basis of the Local Plan

- 1.1 This Replacement Local Plan has been prepared by Crewe and Nantwich Borough Council in accordance with the 1990 Town and Country Planning Act. The Plan covers the whole of the Borough of Crewe and Nantwich and it relates to development up to the year 2011.
- 1.2 Local Planning Authorities are required by law to prepare Development Plans to guide and control development within their boundaries. The Development Plan for Crewe and Nantwich will consist of the Cheshire 2011 Replacement Structure Plan and the Borough of Crewe and Nantwich Local Plan which contains more detailed policies and proposals. The Local Plan must conform generally to the provisions of the Structure Plan.
- 1.3 The Borough of Crewe and Nantwich Local Plan was first produced to deal with the period up to 2001. This was adopted in November 1997 after passing through a number of statutory stages, culminating in a Public Local Inquiry in 1996. This document is a Review of that Local Plan. It is prepared within the framework of the Cheshire 2011 Replacement Structure Plan, which was adopted in July 1999. Like the Structure Plan, it deals with the period up to 2011.
- 1.4 It has been prepared in accordance with the latest Government advice as set out in Planning Policy Guidance: Development Plans (PPG12).

The Status of the Development Plan

- 1.5 The status of the Development Plan has been enhanced by recent legislation. In 1991 Parliament amended the Town and Country Planning Act 1990 to require development control decisions to accord with the development plan unless material considerations indicate otherwise. The Development Plan therefore provides the main component in the plan - led planning system promoted by the Secretary of State. Since then the Planning and Compulsory Purchase Act 2004 has come into force. The Local Plan will be saved under its provisions. The Borough Council has set out its proposals for future Development Plan Documents in the Local Development Scheme.

The Form of the Local Plan

- 1.6 The Local Plan consists of -

THE WRITTEN STATEMENT which sets out the Borough Council's policies and proposals for the area together with their reasoned justification.
- 1.7 Chapter two contains a brief description of what the Local Plan seeks to do in the form of the General Strategy which is to be followed. The succeeding chapters relate to specific topic areas and set out the policies and proposals and their justification.

- 1.8 The Plan's policies and proposals are presented in bold capital letters to distinguish them from the rest of the text. Each has been given a title and a unique reference number. For example, the employment policies are E.1 to E.7 and the housing proposals RES.1 to RES.13. Each policy is followed by a short paragraph headed 'Justification', which explains and supports the policy.
- 1.9 THE PROPOSALS MAP defines the areas in which each of the policies will be applied. It comprises a 1:30,000 scale sheet showing the Borough as a whole and a series of insets at various scales. The Proposals Map and the insets for Crewe and Nantwich, Crewe Central Area, Nantwich Central Area, Acton, Alpraham, Aston, Audlem, Barbridge, Bickerton School, Bridgemere School, Buerton, Bunbury, Calveley, Calveley School, Choldmondston, Hankelow, Marbury, Sound School, Spurstow, Worleston School and Wrenbury are in the wallet at the back of the document.
- 1.10 The Written Statement contains a glossary to explain technical terms and abbreviations. There are also several appendices for matters which need greater explanation.
- 1.11 The Plan must be read as a whole. Policies should not be taken out of context or read in isolation. For example, the policies relating to the design, layout and standards of new development will be taken into account in considering planning applications, even when there is a presumption in favour of the proposed use.

Background Papers

- 1.12 Before this Replacement Local Plan 2011 was published, a number of background papers were prepared on various topics. These contain survey information and a review of problems and issues concerning planning matters in the Borough. They are not Council policy documents; but provide useful background to the Local Plan.

- Urban Potential Study
- Urban Capacity Study
- Review of villages with settlement boundaries:

Acton	Calveley	Weston
Alpraham	Hankelow	Winterley
Aston	Haslington	Worleston
Audlem	Hough	Wrenbury
Barbridge	Shavington	Wybunbury
Bunbury	Spurstow	

- Living over the Shop
- Areas of Search

- The housing land requirements
- The health of the Borough's retail sector
- Minutes of the Planning Policy Group
- Environmental Appraisal of the Local Plan Review Policies
- Development Briefs for the major allocations proposed
- Housing Needs Survey

These documents can be inspected or purchased at the Borough Council's offices in Nantwich and Crewe.

What's been done so far?

- 1.13 An extensive period of consultation on the "Key Issues" took place between November 1999 and the end of February 2000. An exhibition toured the Borough and presentations were made to the Parish Council Conference, the Voluntary Sector Symposium, the Community Plan Jobs Group and 15 individual Parish Councils.
- 1.14 Copies of the Key Issues document were widely circulated to statutory consultees and interested parties. A summary was included within the Borough Council's newspaper which was sent to every household in the Borough. This included a questionnaire, of which nearly 300 were returned.
- 1.15 In an attempt to include young people in the Local Plan Review, English Touring Theatre Outreach were commissioned to develop a drama performance and workshop which successfully toured 7 of the secondary schools in the Borough.

The First Deposit Stage

- 1.16 The Plan was placed on Deposit between 19 March and 30 April 2001. During that period 2366 representations were received. 1319 were objections, 1045 were in support and there were 2 "no comments". All the representations were considered by the Borough Council. As a result, it was decided to make a number of changes to the Local Plan

Second Stage Deposit

- 1.17 These were placed on deposit between 14 February and 28 March 2002. This resulted in a further 458 representations, of which 179 were objections.

Public Local Inquiry

- 1.18 A Public Local Inquiry into the outstanding objections was held between 1 October 2002 and 23 July 2003. The Inspector's Report was considered by the Council's Board on 18 February 2004 and by the Council on 3 March 2004. A

further report was considered by the Board on 15 July 2004. The modifications to the Local Plan were then placed on deposit between 4 August and 15 September 2004.

- 1.19 Representations to the modifications were considered by the Board on 28 October 2004 and by Council on 10 November 2004. Further modifications to the Local Plan were agreed. These were placed on deposit between 24 November 2004 and 12 January 2005. Following consideration of the representations received, the Board decided that no further modifications were required and the Replacement Local Plan was formally adopted on 17 February 2005.

CHAPTER 2 - AIMS AND GENERAL STRATEGY

The Policy Framework

- 2.1 The Local Plan cannot be prepared in isolation. It is part of a system of planning policies prepared by Central Government, Cheshire County Council and neighbouring District Councils.
- The framework for the policies and proposals contained in the plan is derived from:
 - Central Government Planning Policy Guidance Notes, Circulars and Acts of Parliament;
 - Cheshire 2011 Replacement Structure Plan (which was adopted on 1 July 1999);
 - Local Plans for Minerals and Waste Disposal prepared by the County Council;
 - The corporate policies of Crewe and Nantwich Borough Council;

The Borough Council's Overall Objectives

- 2.2 The Local Plan has been written in the light of the Borough Mission Statement, Corporate Strategy and the Community Plan for Crewe and Nantwich.

The Local Plan Objectives and Targets

- 2.3 These objectives and targets have been assimilated into the Local Plan through policies and proposals which help to improve the prosperity of the local economy and increase the quality of the environment. These measures will in turn improve the quality of life in the Borough.
- 2.4 The Council has developed these objectives and targets in the context of the Government's commitment to the principles of sustainable development; and the underpinning philosophy of the Structure Plan, based on those principles.
- 2.5 The Local Plan's objectives and targets are set out as follows.

TO PROTECT CONSERVE AND ENHANCE THE NATURAL ENVIRONMENT
by:

Objectives

- protecting open spaces
- protecting trees and woodlands
- promoting tree and woodland planting

- requiring landscaping schemes in new development
- ensuring that development complies with the principles of sustainability to protect our environment
- protecting and improving the quality of air, water and land resources
- protecting areas of special value for nature conservation
- securing new areas of nature conservation and enhancing existing areas in considering proposals for development

Targets

- ensuring that new development does not result in any overall net loss of environmental value to the natural heritage
- no loss of Green Belt land to built development except in very special circumstances
- no loss of Green Gap land except for necessary development which cannot be located elsewhere
- no net loss or damage to designated sites and features of nature conservation or landscape value through development
- no significant loss of the best and most versatile agricultural land to new irreversible development

TO CONSERVE AND ENHANCE THE BUILT ENVIRONMENT by:

Objectives

- preserving and enhancing attractive areas
- improving areas which are run down
- ensuring a high standard of design in new development
- preserving and enhancing buildings of special interest

Targets

- no loss of buildings on the statutory list as being of architectural or historic interest through development
- no loss of Scheduled Ancient Monuments through development

- ensuring that new development does not result in any overall net loss to the man-made heritage

TO PROMOTE ECONOMIC PROSPERITY by:

Objectives

- widening the economic base by allocating sites for business uses, general industry and warehousing, and facilitating retailing and leisure development whilst seeking to ensure that growth is sustainable
- encouraging development to provide for the expansion of job opportunities to meet the needs of the anticipated population growth

Targets

- providing 110 hectares of land for business, general industrial, storage and distribution development to take place between 1996 and 2011, as required in the Cheshire 2011 Replacement Structure Plan (Policy IND1)
- no net loss of existing employment sites to other uses, apart from when proposals meet the criteria contained within Employment Protection Policy E.7

TO MEET HOUSING REQUIREMENTS by:

Objectives

- allocating sufficient good quality housing sites, primarily in or on the edge of Crewe or Nantwich, as required in the Cheshire 2011 Replacement Structure Plan (Policy GEN1)
- meeting the Structure Plan requirements for the Borough
- adopting appropriate policies to allow for affordable housing in the Borough

Targets

- providing land for about 7,600 dwellings to be built in the period between 1996 and 2011 as required by the Structure Plan (Policy HOU1)
- 35% of new housing development to be built on previously developed land
- negotiating with developers and Housing Associations to achieve 325 affordable homes by 2006

- at least 75% of all new housing developments to be located within half a mile of a public transport route and 1 mile of an existing or proposed local convenience shop and primary school

TO IMPROVE RECREATION AND TOURISM FACILITIES by:

Objectives

- protecting and improving existing recreational open space
- providing new facilities
- encouraging dual use of school playing fields
- encouraging appropriate proposals which will attract tourists
- supporting the provision of appropriate and adequate facilities and leisure opportunities to meet the needs of individual communities
- ensuring that people of all ages are given more choice in how to spend their leisure time

Targets

- no net loss of public open space to development, apart from such land which has been identified for development in this Local Plan or proposals which meet the criteria contained within Open Space Policy RT.1
- no net loss of school playing fields, apart from when proposals meet the criteria contained within Open Space Policy RT.1
- no net loss of allotment sites shown on the Local Plan proposals map
- the provision of a Country Park at Leighton West (Policy RT.13)
- achieving new areas of amenity open space at Nantwich Riverside

TO SUSTAIN AND ENHANCE TOWN CENTRES AND NEIGHBOURHOOD FACILITIES by:

Objectives

- enhancing the attractiveness of the town centres and Nantwich Road
- increasing accessibility
- strengthening the vitality and viability of the town centres as focal points for shopping, commercial, leisure and cultural activities

- ensuring that the town centres are vibrant, safe and convenient, offering a wide range of choice
- creating balanced communities in new residential areas
- promoting residential uses which will encourage people to live in the town centres
- promoting leisure and entertainment uses in or next to town centres, in other locations which are well served by public transport or are easily accessible on foot and bicycle
- concentrating retail developments within the town centres to encourage the growth of trade

Targets

- creating a strong Town Centre Management Partnership with the private and public sectors
- providing local shopping and neighbourhood facilities on housing development sites such as Cronkinson Farm, Nantwich.

CHAPTER 3 - RESOURCES AND IMPLEMENTATION

Introduction

- 3.1 As well as placing a duty on the Borough Council to prepare a Borough-wide Local Plan, the Town and Country Planning Act 1990 also requires that the proposals and policies should be realistic in relation to the resources available; and that the Plan should be kept up to date and relevant to the needs of the Borough. These two requirements are linked in that the availability or otherwise of resources affects the speed of implementation.

Plan Implementation

- 3.2 Although it is the Borough Council's duty to prepare a Borough-wide Local Plan, its successful implementation will require the support and assistance of a wide variety of public and private sector bodies, business interests and voluntary organisations.
- 3.3 The Borough Council does, however, have a significant role to play in four principal ways:
- through the use of its planning powers under the Town and Country Planning Acts
 - through the priorities it attaches to specific projects and programmes in its own capital and revenue budgets
 - through its influence as a landowner
 - through partnership arrangements with the private sector, the voluntary sector and other agencies
- 3.4 In addition to the policies and proposals set out in the Plan the Council will prepare, as necessary, development briefs and development guidance to assist developers. All planning applications must include sufficient information to allow their environmental impact to be adequately judged. This may require the carrying out of an Environmental Impact Assessment in accordance with the Town and Country Planning (Assessment of Environmental Effects) Regulations 1990.
- 3.5 The extent to which the Borough Council's own spending programme will contribute to the implementation of the Plan varies considerably between policy areas, but is generally fairly limited. The availability of capital investment is strictly controlled by Central Government. The level of resources available is partly dependent on the Borough Council's success with its partners in bidding for scarce specific grant allocations from Central Government, the European Union and other statutory bodies. Examples of bidding mechanisms in place are:
- Derelict Land Programme

- Contaminated Land Investigation
 - Housing Investment Programme
 - The Local Transport Plan
 - Grant aid from appropriate funding organisations e.g. English Nature, The Countryside Agency or the Forestry Commission
- 3.6 The role of the Borough Council is increasingly seen as an "enabler" and this is reflected in the form of bids referred to above. To an increasing extent it will be the role of the Borough Council to co-ordinate the actions and investment strategies of a variety of agencies rather than relying on its own direct spending.
- 3.7 Much of the investment necessary to achieve the Plan's objectives will come from the private sector. The Borough Council will expect developers to provide much of the necessary infrastructure, community facilities and the open spaces arising from implementing development proposals.
- 3.8 An adopted Local Plan which provides clear guidance on where development can and cannot take place will help build the confidence required for developers to make long term investment decisions. The Local Plan has a positive role in encouraging and enabling development as well as guiding and controlling development.
- 3.9 An adopted Local Plan will provide strong support for the Council's annual resource bids. The Local Plan is, however, essentially concerned with land use. It complements the other strategies of the Borough Council - relating to housing, economic development, recreation and tourism - by safeguarding land for specific land uses. It also provides a policy framework which gives commitment and certainty to potential investors.

Enforcement of Planning Control

- 3.10 On 17 August 2000 the Borough Council adopted a policy for the enforcement of planning control in the Borough. This will be included in a Development Control Charter which will be published separately. It is reproduced here as a Statement of Intent:
- 3.11 *"Where unauthorised development has taken place the Borough Council will take action as necessary to enforce planning controls in accordance with the seriousness of the particular breach. This will take into account the effect on public amenity or on the existing use of land and buildings meriting protection in the public interest."*

CHAPTER 4 - THE NATURAL ENVIRONMENT

Introduction

- 4.1 Much of the Borough of Crewe and Nantwich is gentle rolling pasture land stretching eastwards from the Peckforton Hills in the west of the District. It is a rich dairy farming area with the largest concentration of cattle in the country.
- 4.2 The landscape is an ever changing resource which shows the effects of thousands of years of human activity which has left its mark in various ways such as settlement patterns, road networks, hedgerows, woodlands and field systems.
- 4.3 The Local Plan's policies and proposals are designed to protect and enhance the landscape character of the area whilst at the same time recognising the changing needs of agriculture. This is the traditional economic activity throughout the countryside, though in recent years changing economic conditions and farming practices have made it necessary for farms to diversify. It is necessary to strike an appropriate balance between development which will sustain the rural economy and meet wider needs and the need to protect the countryside for its own sake.
- 4.4 The importance of wildlife and nature conservation is widely appreciated; and is highlighted in the Government's White Paper 'Our Countryside: the future' and Planning Policy Guidance : Nature Conservation (PPG9). These stress that the continued existence of a wide variety of flora and fauna depend on the conservation of their natural habitats and the creation of new ones. Less easy to demonstrate, but of equal importance, is the need to preserve an ecological balance. For example woodland, which presently covers a very low percentage of the Borough, has an important role to play. It is important that existing woodlands are protected and regenerated, and new woodlands created.

Structure Plan Context

- 4.5 The Cheshire 2011 Replacement Structure Plan was adopted in July 1999. Improving the environment is a key theme of the strategic plan which aims to:
- protect and improve characteristic habitats, landscape, wildlife, open spaces, and the man-made environment in towns and countryside
 - ensure that new development does not result in any overall net loss of environmental value to Cheshire's natural and man-made heritage
 - protect and improve the quality of air, water and land resources
- 4.6 The Local Plan seeks to build on this framework; and to define specific areas within which policies will be applied
- 4.7 The policies and proposals in the Local Plan need to be read in conjunction with the Structure Plan policies on Resources. In many cases Structure Plan policies

do not require any reinforcement from the Local Plan; and unnecessary duplication has been avoided.

Environmental Appraisal

- 4.8 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan. This is summarised in a separate Background Document entitled "Borough of Crewe and Nantwich Local Plan Review 2011 – Environmental Appraisal". Its broad conclusions show that the Natural Environment policies encourage the conservation and preservation of environmental resources. In particular, emphasis is placed on the protection of renewable energy sources for the future, such as woodland and water resources.

Policies and Proposals

4.9 **NE.1 DEVELOPMENT IN THE GREEN BELT**

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, APPROVAL WILL NOT BE GIVEN FOR INAPPROPRIATE DEVELOPMENT, EXCEPT IN VERY SPECIAL CIRCUMSTANCES. THE CONSTRUCTION OF NEW BUILDINGS IN THE GREEN BELT IS INAPPROPRIATE UNLESS IT IS FOR THE FOLLOWING PURPOSES:

- **AGRICULTURE AND FORESTRY;**
- **ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION, FOR CEMETERIES, AND OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT;**
- **LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS;**

THE RE-USE OF EXISTING BUILDINGS INSIDE A GREEN BELT WILL BE PERMITTED PROVIDED THAT:

- **PROPOSALS ACCORD WITH THE CRITERIA IN POLICIES NE.15 AND NE.16.**
- **THE PROPOSALS DO NOT HAVE A MATERIALLY GREATER IMPACT THAN THE PRESENT USE ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND WITHIN IT;**
- **STRICT CONTROL, BY WAY OF PLANNING CONDITIONS OR LEGAL AGREEMENTS UNDER THE TOWN AND COUNTRY PLANNING ACT, IS EXERCISED OVER THE EXTENSION OF RE-USED BUILDINGS AND OVER ANY ASSOCIATED USES OF LAND SURROUNDING THE BUILDING WHICH MIGHT CONFLICT WITH THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT;**

- **THE BUILDINGS ARE OF PERMANENT AND SUBSTANTIAL CONSTRUCTION AND ARE CAPABLE OF CONVERSION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION; AND**
- **THE FORM, BULK AND GENERAL DESIGN OF THE BUILDINGS DO NOT CAUSE DEMONSTRABLE HARM TO THE VISUAL AMENITIES OF THEIR SURROUNDINGS OR OF THE GREEN BELT IN GENERAL.**

Justification

- 4.10 To achieve the land use objectives of the Green Belt there is a need for very strict protection of the openness of land included within it. At the same time, policy must allow for appropriate new uses and development including the need for farmers and others to diversify their enterprises. Any development will need to be of a standard and scale consistent with the quality and openness of the area and will generally be higher than that which would otherwise be appropriate in open countryside. Government advice on the type of use appropriate in such areas and on the criteria against which inappropriate development may be judged is contained in Planning Policy Guidance : Green Belts (PPG2), Planning Policy Guidance : Housing (PPG3) and Planning Policy Guidance : The Countryside - Environmental Quality and Economic and Social Development (PPG 7) which was amended in 21 March 2001, to clarify policy on diversification of farm businesses.

4.11 **NE.2 OPEN COUNTRYSIDE**

ALL LAND OUTSIDE THE SETTLEMENT BOUNDARIES DEFINED ON THE PROPOSALS MAP (SEE ALSO POLICIES RES.5 AND RES.6) WILL BE TREATED AS OPEN COUNTRYSIDE.

WITHIN OPEN COUNTRYSIDE ONLY DEVELOPMENT WHICH IS ESSENTIAL FOR THE PURPOSES OF AGRICULTURE, FORESTRY, OUTDOOR RECREATION, ESSENTIAL WORKS UNDERTAKEN BY PUBLIC SERVICE AUTHORITIES OR STATUTORY UNDERTAKERS, OR FOR OTHER USES APPROPRIATE TO A RURAL AREA WILL BE PERMITTED.

AN EXCEPTION MAY BE MADE WHERE THERE IS THE OPPORTUNITY FOR THE INFILLING OF A SMALL GAP WITH ONE OR TWO DWELLINGS IN AN OTHERWISE BUILT UP FRONTAGE.

Justification

- 4.12 To define the areas within which Structure Plan Policy GEN.2 applies. Government advice set out in Planning Policy Guidance : The Countryside Environmental Quality and Economic and Social Development (PPG7), which was amended in 21 March 2001 to clarify policy on diversification of farm businesses, still seeks to safeguard the countryside for its own sake, though specifying that diversification of the rural economy is also required.

- 4.13 Whilst development in the open countryside should be kept to a minimum in order to protect its character and amenity, there may be instances where development by a public authority or a statutory undertaker is essential to maintain or improve services to the general public. Such work will be expected to respect the character of the open countryside.
- 4.14 Within the open countryside there are numerous small settlements, some of which are no more than a group of dwellings. These do not justify the drawing of settlement boundaries, as there is little prospect of further development. It is recognized, however, that within the existing limits of some of these settlements there remain genuine opportunities for infilling.

4.15 **NE.3 AREAS OF SPECIAL COUNTY VALUE**

THE AREAS OF SPECIAL COUNTY VALUE FOR LANDSCAPE ARE DEFINED ON THE PROPOSALS MAP:

UPLAND AREAS:

- **PECKFORTON / BICKERTON HILLS**

VALLEY AREAS:

- **WEAVER VALLEY**

PARKLAND AREAS:

- **CHOLMONDELEY ESTATE**
- **WIRSWALL / MARBURY / COMBERMERE**

WITHIN THESE AREAS HOUSING, INDUSTRIAL OR COMMERCIAL DEVELOPMENT WILL ONLY BE ALLOWED PROVIDED:

- **IT IS TO SATISFY THE NEEDS OF AGRICULTURE OR THE RURAL ECONOMY, SUBJECT TO ENVIRONMENTAL SAFEGUARDS;**
- **IT MEETS THE ESSENTIAL NEEDS OF LOCAL PEOPLE;**
- **IT ENHANCES THE ENVIRONMENT, BY ENSURING ITS CONSERVATION OR TO FACILITATE ITS ENJOYMENT;**
- **IT DOES NOT HAVE AN ADVERSE IMPACT ON THE CHARACTER OR FEATURES FOR WHICH THE AREA OF SPECIAL COUNTY VALUE HAS BEEN DESIGNATED.**

Justification

- 4.16 Additional protection is required in Areas of Special County Value which are

designated in order to preserve and enhance their special landscape quality or their archaeological, historic or nature conservation importance. Any development will, therefore, need to be of a high standard consistent with the quality of the area, and wherever possible enhance this further.

4.17 **NE.4 GREEN GAPS**

THE FOLLOWING AREAS DEFINED ON THE PROPOSALS MAP ARE GREEN GAPS IN THE OPEN COUNTRYSIDE:

- **WISTASTON / NANTWICH GAP;**
- **WILLASTON / ROPE GAP;**
- **HASLINGTON / CREWE GAP;**
- **SHAVINGTON / WESTON / CREWE GAP.**

WITHIN THESE AREAS, WHICH ARE ALSO SUBJECT TO POLICY NE.2, APPROVAL WILL NOT BE GIVEN FOR THE CONSTRUCTION OF NEW BUILDINGS OR THE CHANGE OF USE OF EXISTING BUILDINGS OR LAND WHICH WOULD:

- **RESULT IN EROSION OF THE PHYSICAL GAPS BETWEEN BUILT UP AREAS; OR**
- **ADVERSELY AFFECT THE VISUAL CHARACTER OF THE LANDSCAPE.**

EXCEPTIONS TO THIS POLICY WILL ONLY BE CONSIDERED WHERE IT CAN BE DEMONSTRATED THAT NO SUITABLE ALTERNATIVE LOCATION IS AVAILABLE.

Justification

- 4.18 These areas need additional protection in order to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into one another. The building of principal traffic routes through the narrow gaps between the settlements has the potential to increase pressure for new development up to and along those routes. That pressure is already manifest in the Green Gaps, justifying a stricter level of development control to ensure continuing separation of the settlements.

4.19 **NE.5 NATURE CONSERVATION AND HABITATS**

THE LOCAL PLANNING AUTHORITY WILL PROTECT, CONSERVE AND ENHANCE THE NATURAL CONSERVATION RESOURCE. PROPOSALS FOR DEVELOPMENT WILL ONLY BE PERMITTED:

WHERE THEY ENSURE THAT ANY WILDLIFE HABITAT UNAVOIDABLY DAMAGED BY DEVELOPMENT IS COMPENSATED FOR BY THE PROVISION OF A SIMILAR OR EQUIVALENT FEATURE NEARBY, OR BY MITIGATION WORKS TO SAFEGUARD PROTECTED SPECIES; AND

WHERE NATURAL FEATURES SUCH AS TREES, WOODLAND, HEDGEROWS, HEATHLAND, PONDS, WETLANDS AND WATERCOURSES ARE, WHEREVER POSSIBLE, INTEGRATED INTO LANDSCAPING SCHEMES ON DEVELOPMENT SITES.

WHERE APPROPRIATE, THE BOROUGH COUNCIL WILL ENTER INTO MANAGEMENT AGREEMENTS UNDER SECTION 33 OF THE WILDLIFE AND COUNTRYSIDE ACT IN ORDER TO SAFEGUARD SITES.

Justification

- 4.20 Wildlife habitats and landscape features can be important individually, as well as helping to enrich the character of the landscape. These features should be conserved wherever possible.
- 4.21 In respect of the water environment, relocation of habitats is difficult to achieve. It is rarely successful and should only be investigated as a last resort and with expert ecological advice.
- 4.22 In addition to the requirements for planning permission, a licence must be obtained from DEFRA, where any proposal would involve the capture, disturbance, damage or destruction of a European Protected Species or its breeding or resting place.

4.23 NE.6 SITES OF INTERNATIONAL IMPORTANCE FOR NATURE CONSERVATION

DEVELOPMENT WITHIN OR ADJACENT TO SITES OF ACCEPTED INTERNATIONAL IMPORTANCE FOR NATURE CONSERVATION (RAMSAR SITES, SPECIAL PROTECTION AREAS (SPAs) AND SPECIAL AREAS OF CONSERVATION (SACs)) WILL NOT BE PERMITTED IF:

- **IT COULD ADVERSELY AFFECT THE INTEGRITY OF THE SITE; OR**
- **THE SITE HOSTS A PRIORITY NATURAL HABITAT TYPE OR SPECIES DEFINED IN THE HABITATS DIRECTIVE;**

UNLESS, EXCEPTIONALLY:

- **THERE IS NO ALTERNATIVE SOLUTION, INCLUDING A SUITABLE AND AVAILABLE ALTERNATIVE SITE; AND**

- **THERE IS AN IMPERATIVE REASON OF PUBLIC INTEREST, SUFFICIENT TO OVERRIDE THE ECOLOGICAL IMPORTANCE OF THE DESIGNATION.**

THE SITES TO WHICH THIS POLICY APPLIES ARE SHOWN ON THE PROPOSALS MAP AND LISTED IN APPENDIX 4.1.

Justification

- 4.24 It is necessary to protect sites of international ecological value. The conservation of such sites is vital in the preservation of wildlife heritage. The inclusion of sites is subject to periodic review by Cheshire County Council and the Cheshire Wildlife Trust (in conjunction with English Nature).
- 4.25 Developers will be required to submit a comprehensive environmental assessment as part of an application to develop a site which may have an adverse effect on any of the above. Development may be subject to conditions to prevent any damaging impact, for example, where there are other material factors which are sufficient to override nature conservation interests, or where appropriate, to minimise any damaging impact.
- 4.26 Planning Policy Guidance : Nature Conservation (PPG9) sets out in greater detail the hierarchy of the designated areas. See also the Cheshire 2011 Replacement Structure Plan Policy R1. PPG9 also defines the integrity of a site as the coherence of its ecological structure and function, across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified. Priority habitats and species are identified in annexes to the Habitats Directive (92/43/EEC).
- 4.27 **NE.7 SITES OF NATIONAL IMPORTANCE FOR NATURE CONSERVATION**

DEVELOPMENT PROPOSALS WITHIN, ADJACENT TO, OR LIKELY TO AFFECT SITES OF SPECIAL SCIENTIFIC INTEREST WILL BE SUBJECT TO SPECIAL SCRUTINY. PROPOSALS WILL ONLY BE PERMITTED WHERE:

- **THE USE OF CONDITIONS OR PLANNING OBLIGATIONS WOULD PREVENT DAMAGING IMPACTS ON THE SITE'S NATURE CONSERVATION INTEREST; OR**
- **THE REASONS FOR DEVELOPMENT CLEARLY OUTWEIGH THE NATURE CONSERVATION VALUE OF THE SITE ITSELF.**

WHERE THE SITE CONCERNED IS A NATIONAL NATURE RESERVE (NNR) OR A SITE IDENTIFIED UNDER THE NATURE CONSERVATION REVIEW (NCR) OR GEOLOGICAL CONSERVATION REVIEW (GCR) PARTICULAR REGARD WILL BE PAID TO THE INDIVIDUAL SITE'S NATIONAL IMPORTANCE.

THE SITES TO WHICH THIS POLICY APPLIES ARE SHOWN ON THE

PROPOSALS MAP AND LISTED IN APPENDIX 4.1.

Justification

- 4.28 It is necessary to protect sites of national ecological value. The conservation of such sites is vital in the preservation of wildlife heritage. The inclusion of sites is subject to periodic review by Cheshire County Council and the Cheshire Wildlife Trust (in conjunction with English Nature).
- 4.29 Development may be subject to conditions to prevent any damaging impact, for example, where there are other material factors which are sufficient to override nature conservation interests or, where appropriate, to minimise any damaging impact.
- 4.30 Planning Policy Guidance : Nature Conservation (PPG9) sets out in greater detail the hierarchy of the designated areas. See also the Cheshire 2011 Replacement Structure Plan Policy R1.
- 4.31 This policy will protect sites from development within or adjacent to them. The underlying principle is that there should be "no net loss" of environmental assets as a result of development.

4.32 NE.8 SITES OF LOCAL IMPORTANCE FOR NATURE CONSERVATION

PROPOSALS FOR NEW DEVELOPMENT HAVING AN ADVERSE EFFECT ON

- **STATUTORY LOCAL NATURE RESERVES**
- **NON STATUTORY NATURE RESERVES**
- **GRADE A, B AND C COUNTY SITES OF BIOLOGICAL IMPORTANCE**
- **ANCIENT WOODLANDS AND GRASSLANDS**
- **HEATHLANDS, PONDS AND WETLANDS**
- **EXISTING WOODLAND**

WILL ONLY BE PERMITTED WHERE THE REASONS FOR DEVELOPMENT CLEARLY OUTWEIGH THE NATURE CONSERVATION VALUE OF THE SITE ITSELF.

WHERE UNAVOIDABLE LOSS OR DAMAGE TO A SITE OR FEATURE OR ITS SETTING IS LIKELY AS A RESULT OF A PROPOSED DEVELOPMENT, MEASURES OF MITIGATION AND COMPENSATION WILL BE REQUIRED TO ENSURE THERE IS NO NET LOSS OF ENVIRONMENTAL VALUE.

THE SITES TO WHICH THIS POLICY APPLIES ARE SHOWN ON THE PROPOSALS MAP AND LISTED IN APPENDIX 4.1

Justification

- 4.33 It is necessary to protect sites of regional and countywide ecological value. The conservation of such sites is vital in the preservation of wildlife heritage. The inclusion of sites is subject to periodic review by Cheshire County Council and the Cheshire Wildlife Trust (in conjunction with English Nature). This policy will protect sites from development within them.
- 4.34 Development may be subject to conditions to prevent any damaging impact, for example, where there are other material factors which are sufficient to override nature conservation interests or, where appropriate, to minimise any damaging impact.
- 4.35 See also Planning Policy Guidance : Nature Conservation (PPG9) and the Cheshire 2011 Replacement Structure Plan Policy R1.
- 4.36 This policy will protect sites from development within them. The underlying principle is that there should be "no net loss" of environmental assets as a result of development.
- 4.37 **NE.9 PROTECTED SPECIES**

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD HAVE AN ADVERSE IMPACT UPON SPECIES SPECIFICALLY PROTECTED UNDER SCHEDULES 1, 5, OR 8 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED) OR THEIR HABITATS.

WHERE DEVELOPMENT IS PERMITTED THAT WOULD AFFECT THESE SPECIES, OR THEIR PLACES OF SHELTER OR BREEDING, CONDITIONS AND/OR PLANNING OBLIGATIONS WILL BE USED TO:

- **FACILITATE THE SURVIVAL OF INDIVIDUAL MEMBERS OF THE SPECIES;**
- **REDUCE DISTURBANCE TO A MINIMUM;**
- **PROVIDE ADEQUATE ALTERNATIVE HABITATS TO SUSTAIN THE CURRENT LEVELS OF POPULATION.**

Justification

- 4.38 Where it is considered that a protected species could be adversely affected by a development proposal, the applicant will be required to submit an ecological assessment which establishes the presence of, usage by, and population size of any protected species.

4.39 Where protected species are found to be present, and development is considered acceptable, early consultation with the appropriate licensing authority will be necessary.

4.40 NE.10 NEW WOODLAND PLANTING AND LANDSCAPING

THE LOCAL PLANNING AUTHORITY WILL IMPLEMENT A PROGRAMME OF TREE PLANTING, LANDSCAPING AND SUBSEQUENT MANAGEMENT ON THE FOLLOWING SITES IN ITS OWNERSHIP:

- **THE NORTHERN CREWE OPEN SPACE NETWORK**
- **THE MANCHESTER BRIDGE OPEN SPACE, CREWE**
- **MILL STREET, CREWE**
- **VALLEY BROOK PARK, CREWE**
- **NANTWICH RIVERSIDE PARK.**

TREE PLANTING, LANDSCAPING AND SUBSEQUENT MANAGEMENT ARRANGEMENTS WILL BE SECURED THROUGH CONDITIONS OR SECTION 106 AGREEMENTS ON DEVELOPMENT PROPOSALS WHICH ARE AT THE GATEWAYS TO THE BOROUGH, ADJOIN THE RAILWAY IN THE BOROUGH OR ADJOIN MAIN ROADS IN THE BOROUGH; AND ON THE FOLLOWING IMPORTANT SITES PROPOSED FOR DEVELOPMENT WHICH AFFECT THE APPEARANCE OF THE MAIN APPROACHES TO NANTWICH AND CREWE:

- **BASFORD EMPLOYMENT AREAS, CREWE**
- **CHEERBROOK ROAD / NEWCASTLE ROAD CREWE**
- **MARSHFIELD BANK, CREWE**
- **CRONKINSON FARM, NANTWICH**
- **KINGSLEY FARM, NANTWICH**
- **WESTON HALL, CREWE**
- **QUAKERS COPPICE**

NATIVE BROADLEAFED TREES WILL NORMALLY BE PLANTED, UNLESS SOUND SILVICULTURAL CONDITIONS DICTATE OTHERWISE.

Justification

4.41 To enhance the appearance of the main approaches to Crewe and Nantwich and of important open spaces throughout the built-up area and to address the aims of the Community Plan for Crewe and Nantwich.

4.42 New development proposals often provide opportunities for new tree planting. These opportunities will be maximised by the use of appropriate conditions. This programme will be kept under review; and additional sites will be added where appropriate. Landscaping is an important consideration in the assessment of all potential sites.

4.43 **NE.11 RIVER AND CANAL CORRIDORS**

WITHIN RIVER, WATERCOURSE AND CANAL CORRIDORS THROUGHOUT THE BOROUGH, DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON:

- **NATURE CONSERVATION;**
- **FISHERIES;**
- **LANDSCAPE;**
- **PUBLIC ACCESS;**
- **WATER BASED OR WATERSIDE RECREATION;**
- **ACCESS FOR OPERATIONAL OR MAINTENANCE PURPOSES;**
- **FLUVIAL FLOOD DEFENCES;**
- **HISTORIC INTEREST AND FEATURES;**

WILL ONLY BE PERMITTED WHERE THE REASONS FOR DEVELOPMENT CLEARLY OUTWEIGH THE CONSERVATION VALUE OF THE RIVER, WATERCOURSE OR CANAL CORRIDOR.

Justification

4.44 The Shropshire Union Canal, the River Weaver, the River Wheelock, Gresty Brook, Basford Brook, Valley Brook, Artle Brook, Audlem Brook, Birchall Brook and Englesea Brook provide important resources for nature conservation. This must, however, be carefully balanced with the needs of recreation. Proposals for development within the river and canal corridors should relate to the character of the area; and respect the leisure, heritage and ecological value of the waterways.

4.45 NE.12 AGRICULTURAL LAND QUALITY

DEVELOPMENT ON THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A IN THE MINISTRY OF AGRICULTURE FISHERIES AND FOOD CLASSIFICATION) WILL NOT BE PERMITTED UNLESS:

- **THE NEED FOR THE DEVELOPMENT IS SUPPORTED IN THE LOCAL PLAN;**
- **IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT PROPOSED CANNOT BE ACCOMMODATED ON LAND OF LOWER AGRICULTURAL QUALITY, DERELICT OR NON AGRICULTURAL LAND; OR**
- **OTHER SUSTAINABILITY CONSIDERATIONS SUGGEST THAT THE USE OF HIGHER QUALITY AGRICULTURAL LAND IS PREFERABLE TO THE USE OF POORER QUALITY AGRICULTURAL LAND.**

Justification

4.46 Whilst national policies relating to the protection of agricultural land are less rigid than in the past, it still remains necessary to protect the best and most versatile agricultural land as a long term national resource. See also Structure Plan Policy GEN1.

4.47 Other sustainable considerations might include, for example, those of biodiversity, landscape character, amenity or heritage value, accessibility to infrastructure, workforce and markets, the protection of natural resources; and the existence of statutory designations.

4.48 NE.13 RURAL DIVERSIFICATION

DEVELOPMENT WHICH ASSISTS WITH DIVERSIFICATION OF THE RURAL ECONOMY WILL BE PERMITTED PROVIDED THAT THE PROPOSAL:

- **CREATES OR MAINTAINS EMPLOYMENT; OR**
- **INVOLVES THE DIVERSIFICATION OF A FARM BUSINESS; AND**
- **LIES IN OR ADJACENT TO AN EXISTING FARM OR COMMERCIAL COMPLEX;**
- **DOES NOT DETRACT FROM THE VISUAL CHARACTER OF THE LANDSCAPE AND RECOGNISES WIDER ENVIRONMENTAL CONCERNS OF ACKNOWLEDGED IMPORTANCE;**
- **MEETS THE CRITERIA SET OUT IN POLICY NE.15**

Justification

- 4.49 To encourage economic activity in rural areas and expand on the requirements of Structure Plan Policies IND5 and IND6 and the Government's long term farming strategy which includes the England Rural Development Programme.
- 4.50 See also Planning Policy Guidance : Green Belts (PPG2), Planning Policy Guidance : The Countryside Environmental Quality and Economic and Social Development (PPG7) and Planning Policy Guidance : Town Centres and Retail Developments (PPG6), which states that farm shops can serve a vital function in rural areas, especially by contributing to the diversity of economic activity.

4.51 NE.14 AGRICULTURAL BUILDINGS REQUIRING PLANNING PERMISSION

PROPOSALS FOR THE ERECTION, ALTERATION OR EXTENSION OF AGRICULTURAL BUILDINGS WILL ONLY BE PERMITTED WHERE:

- **THE PROPOSAL IS REQUIRED FOR, AND IS ANCILLARY TO, THE USE OF THE LAND FOR AGRICULTURAL PURPOSES;**
- **THE DEVELOPMENT IS ESSENTIAL EITHER TO THE AGRICULTURAL OPERATION OR TO COMPLY WITH CURRENT ENVIRONMENTAL AND WELFARE LEGISLATION, AND MAINTAINS THE ECONOMIC VIABILITY OF THE HOLDING;**
- **THE PROPOSED DEVELOPMENT IS SATISFACTORILY SITED IN RELATION TO EXISTING BUILDINGS, IN ORDER TO MINIMISE ITS IMPACT ON THE LANDSCAPE;**
- **THE PROPOSED DEVELOPMENT IS SYMPATHETIC IN TERMS OF DESIGN AND MATERIALS; AND IS APPROPRIATELY LANDSCAPED;**
- **ADEQUATE PROVISION IS MADE FOR THE DISPOSAL OF FOUL AND SURFACE WATER DRAINAGE AND ANIMAL WASTES WITHOUT RISK TO WATERCOURSES;**
- **ADEQUATE PROVISION IS MADE FOR ACCESS AND MOVEMENT OF MACHINERY AND LIVESTOCK TO AVERT THE PERPETUATION, INTENSIFICATION OR CREATION OF A TRAFFIC HAZARD;**
- **THE PROPOSAL IS OF AN APPROPRIATE LOCATION, SCALE AND TYPE SO AS NOT TO BE DETRIMENTAL TO THE AMENITIES OF ANY NEARBY EXISTING RESIDENTIAL PROPERTIES; AND**
- **THE PROPOSAL IS NOT OF A DESIGN AND CONSTRUCTION WHICH MAKES IT EASILY CONVERTIBLE TO RESIDENTIAL USE.**

Justification

4.52 The erection of new farm buildings which require planning permission can have a major impact in the countryside but that impact will be particularly pronounced in prominent or open locations. Where there is a proven need for new farm buildings every effort will be made to ensure that their impact is minimised.

4.53 There has been a trend in the Borough for agricultural buildings to be proposed which closely resemble dwellings. This form of development will not be permitted, as, if approved, it can be difficult to prevent conversion to residential use in the future.

4.54 **NE.15 RE-USE AND ADAPTATION OF A RURAL BUILDING FOR A COMMERCIAL, INDUSTRIAL OR RECREATIONAL USE.**

PLANNING PERMISSION WILL BE GRANTED TO RE-USE AND ADAPT A RURAL BUILDING FOR A COMMERCIAL, INDUSTRIAL OR RECREATIONAL USE PROVIDED THAT:

- **THE BUILDING IS OF SUBSTANTIAL, SOUND AND PERMANENT CONSTRUCTION;**
- **THE USE OF THE BUILDING WOULD NOT LEAD TO THE DISPERSAL OF ACTIVITY ON SUCH A SCALE AS TO PREJUDICE THE VITALITY OF A NEARBY TOWN OR VILLAGE;**
- **THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;**
- **ANY CONVERSION WORK RESPECTS LOCAL BUILDING STYLES AND MATERIALS;**
- **THE TRAFFIC TO BE GENERATED BY THE NEW USE CAN BE SAFELY ACCOMMODATED BY THE SITE ACCESS AND THE LOCAL ROAD SYSTEM;**
- **THE PROPOSED USE WILL NOT HARM THE LOCAL ENVIRONMENT THROUGH THE CREATION OF NOISE, DUST, SMOKE, FUMES, GRIT, VIBRATION OR ANY FORM OF WATER, SOIL OR AIR POLLUTION;**
- **THERE IS SUFFICIENT ROOM IN THE CURTILAGE OF THE BUILDING TO PARK THE VEHICLES OF THOSE WHO WILL WORK OR VISIT THERE AND ALSO TO SERVICE ITS USE, ALL WITHOUT DETRIMENT TO THE VISUAL AMENITY OF THE COUNTRYSIDE;**
- **NO COMMERCIAL, INDUSTRIAL OR RECREATIONAL ACTIVITY OR STORAGE OF RAW MATERIALS OR FINISHED GOODS IS TO TAKE PLACE OUTSIDE THE BUILDING; AND**

- **NO NEW FENCES, WALLS OR OTHER STRUCTURES ASSOCIATED WITH THE USE OF THE BUILDING OR THE DEFINITION OF ITS CURTILAGE OR ANY SUB-DIVISION OF IT WILL BE ERECTED IF THEY WOULD HARM THE VISUAL AMENITY OF THE COUNTRYSIDE.**

Justification

4.55 The open countryside contains numerous agricultural or other rural buildings which, if no longer needed for their original purpose, provide an opportunity for re-use which will help to diversify the rural economy in accordance with Planning Policy Guidance : The Countryside - Environmental Quality and Economic and Social Development (PPG7); and Planning Policy Guidance: Green Belts (PPG2). See also Structure Plan policy R1.

4.56 Re-use and adaptation of existing buildings have an important role to play in meeting the demand for workspace in preference to the construction of new buildings on green field sites. Conversion to some types of alternative use is not acceptable because of the impact, for example, that new areas of hardstanding or other curtilage features may have on the surroundings.

4.57 **NE.16 RE-USE AND ADAPTATION OF A RURAL BUILDING FOR RESIDENTIAL USE.**

PLANNING PERMISSION WILL NOT BE GRANTED TO RE-USE AND ADAPT A RURAL BUILDING FOR RESIDENTIAL USE UNLESS:

- **THE APPLICANT CAN DEMONSTRATE THAT THE BUILDING IS INAPPROPRIATE FOR COMMERCIAL, INDUSTRIAL OR RECREATIONAL USE BY VIRTUE OF ITS CHARACTER AND/OR LOCATION;**
- **THE APPLICANT CAN DEMONSTRATE THAT EVERY REASONABLE ATTEMPT HAS BEEN MADE TO SECURE A SUITABLE BUSINESS RE-USE FOR THE BUILDING; OR**
- **RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE;**

AND ALL THE FOLLOWING CRITERIA ARE MET:

- **THE BUILDING IS OF PERMANENT, SUBSTANTIAL AND SOUND CONSTRUCTION AND, IF IT IS IN THE OPEN COUNTRYSIDE, IS PROPOSED FOR RE-USE WITHOUT MAJOR OR COMPLETE RECONSTRUCTION;**
- **THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;**

- **ANY CONVERSION WORK RESPECTS LOCAL BUILDING STYLES AND MATERIALS;**
- **THE TRAFFIC TO BE GENERATED BY THE NEW USE CAN BE SAFELY ACCOMMODATED BY THE SITE ACCESS AND THE LOCAL ROAD SYSTEM;**
- **THERE IS SUFFICIENT ROOM IN THE CURTILAGE OF THE BUILDING TO PARK THE VEHICLES OF THOSE WHO WILL LIVE OR VISIT THERE WITHOUT DETRIMENT TO THE VISUAL AMENITY OF THE COUNTRYSIDE; AND**
- **NO NEW FENCES, WALLS OR OTHER STRUCTURES ASSOCIATED WITH THE USE OF THE BUILDING OR THE DEFINITION OF ITS CURTILAGE OR ANY SUB-DIVISION OF IT WILL BE ERECTED IF THEY WOULD HARM THE VISUAL AMENITY OF THE COUNTRYSIDE.**

Justification

- 4.58 Re-use and adaptation of existing buildings have an important role to play in meeting the demand for workspace in preference to the construction of new buildings on green field sites. The Borough Council will not, therefore, allow conversions to form dwellings without first considering what other beneficial uses may be accommodated within existing buildings.
- 4.59 Applications must be supported by a statement outlining why the site is not suitable for business re-use, or the efforts which have been made to secure an alternative use.
- 4.60 **NE.17 POLLUTION CONTROL**

ALL DEVELOPMENT PROPOSALS SHOULD ENSURE THAT, WHERE APPROPRIATE, MEASURES ARE TAKEN TO PREVENT, REDUCE OR MINIMISE POLLUTION.

DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED THAT WOULD BE LIKELY TO LEAD TO:

- **ANY INCREASE IN SURFACE WATER, GROUND WATER OR AIR POLLUTION;**
- **ANY INCREASE IN RISKS TO LIFE OR HEALTH;**
- **ANY PERMANENT AND UNACCEPTABLE INCREASE IN NOISE LEVELS IN THE SURROUNDING AREA;**
- **UNACCEPTABLE IMPACT ON PROPOSED DEVELOPMENT WHICH IS SENSITIVE TO NOISE, OR EXISTING SOURCES OF NOISE;**

WHERE A PLANNING INTEREST CAN BE CLEARLY IDENTIFIED, PLANNING CONDITIONS AND/OR OBLIGATIONS WILL BE USED TO PREVENT OR MINIMISE ANY ADVERSE IMPACT OF DEVELOPMENT ON THE SURROUNDING AREA.

Justification

- 4.61 To accord with Planning Policy Guidance : Planning and Pollution Control (PPG23) and Planning Policy Guidance : Planning and Noise (PPG24), Circular 3/99 : Non Mains Drainage Proposals; and advice contained in Waste Management Paper No.27.
- 4.62 To accord with the Borough of Crewe and Nantwich Air Quality Management Strategy and to clarify and expand Structure Plan Policy GEN7.

4.63 NE.18 TELECOMMUNICATIONS DEVELOPMENT

PROPOSALS FOR MAJOR TELECOMMUNICATIONS DEVELOPMENT WILL NOT BE PERMITTED WITHIN OR ADJACENT TO THE FOLLOWING AREAS UNLESS IT CAN BE SHOWN THAT NO ALTERNATIVE SUITABLE SITE IS AVAILABLE ELSEWHERE:

- **SITES OF SPECIAL SCIENTIFIC INTEREST;**
- **NATIONAL OR LOCAL NATURE RESERVES;**
- **AREAS OF SPECIAL COUNTY VALUE;**
- **CONSERVATION AREAS AND THEIR SETTINGS;**
- **HISTORIC PARKS AND GARDENS;**
- **LISTED BUILDINGS AND THEIR SETTINGS;**
- **SCHEDULED ANCIENT MONUMENTS;**
- **SITES OF ARCHAEOLOGICAL IMPORTANCE.**

ELSEWHERE, TELECOMMUNICATIONS WILL BE PERMITTED PROVIDING THAT:

- **IT WOULD NOT BE VISUALLY OBTRUSIVE AND RESULT IN A SIGNIFICANT IMPACT UPON VISUAL AMENITY;**
- **IT WOULD NOT ADVERSELY AFFECT IMPORTANT AREAS OR FEATURES OF LANDSCAPE, NATURE CONSERVATION OR HISTORIC VALUE;**

- **THE OPERATOR HAS SHOWN THAT THERE IS NO REASONABLE POSSIBILITY OF SHARING EXISTING FACILITIES OR THAT THIS WOULD BE MORE DAMAGING; AND**
- **WHERE APPROPRIATE, THE OPERATOR HAS TAKEN ALL REASONABLE MEASURES TO MITIGATE THE IMPACT OF THE DEVELOPMENT ON AMENITY OR ITS CONFLICT WITH OTHER PLANNING POLICIES AND PROPOSALS BY MEANS OF, AS APPROPRIATE, DESIGN, PAINTING, LANDSCAPING, AND SCREENING**
- **THE EQUIPMENT IS NOT LOCATED SO CLOSE TO RESIDENTIAL PROPERTIES THAT DEMONSTRABLE HARM CAN BE EVIDENCED THROUGH ANXIETY CAUSED BY THE PERCEIVED FEAR OF HEALTH RISKS.**

IN LARGE NEW DEVELOPMENTS, PROVISION SHOULD BE MADE FOR THE INSTALLATION OF TELECOMMUNICATIONS SYSTEMS THROUGH THE LAYING OF ADEQUATE UNDERGROUND DUCTING TO MEET REASONABLY FORESEEABLE DEMANDS.

Justification

- 4.64 To minimise above-ground visual intrusion of equipment wherever possible and to avoid a cumulative build up of visually obtrusive telecommunications equipment. Applications for large masts must show that the possibility of erecting antennas on an existing building has been explored.
- 4.65 Planning Policy Guidance : Telecommunications (PPG8) and Circular 4/99 Planning for Telecommunications set out in more detail the particular issues that Local Authorities should consider in determining such proposals.
- 4.66 **NE.19 RENEWABLE ENERGY**

PROPOSALS FOR THE GENERATION OF POWER FROM RENEWABLE ENERGY SOURCES WILL BE PERMITTED WHERE:

- **THE DEVELOPMENT WOULD CAUSE NO SIGNIFICANT HARM TO THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA;**
- **HIGHWAY SAFETY STANDARDS WOULD NOT BE ADVERSELY AFFECTED;**
- **THE DEVELOPMENT WOULD HAVE NO UNACCEPTABLE IMPACT ON THE AMENITIES OF NEIGHBOURING RESIDENTIAL OCCUPIERS BY REASON OF NOISE, DISTURBANCE, POLLUTION, VISUAL INTRUSION OR TRAFFIC GENERATION; AND**
- **THE PROPOSAL INCLUDES EFFECTIVE MEASURES TO SAFEGUARD FEATURES OR AREAS OF PARTICULAR LANDSCAPE OR NATURE**

CONSERVATION INTEREST.

Justification

- 4.67 Proposals involving sources of renewable energy will be assessed with the aim of reducing dependence on conventional sources of fuel according to the criteria listed. The policy is intended to ensure that such proposals cause minimum harm to the countryside, ensuring a quality environment for all residents of the Borough.
- 4.68 In February 2000, the Government published 'New and Renewable Energy Prospects for the 21st Century – Conclusions in Response to the Public Consultation.' This publication confirmed that the Government's target is to see 5% of the UK electricity requirements being met from renewable sources by the end of 2003, with 10% being achieved by 2010.
- 4.69 The Government has published Planning Policy Guidance : Renewable Energy (PPG22) which sets out in more detail the particular issues that local authorities should consider in determining such proposals. See also Structure Plan Policy R5.

4.70 **NE.20 FLOOD PREVENTION**

PROPOSALS FOR NEW DEVELOPMENT, INCLUDING THE RAISING OF LAND, IN THE INDICATIVE FLOOD PLAIN AS SHOWN ON THE PROPOSALS MAP, WILL ONLY BE PERMITTED WHERE:

- **THE PROPOSAL IS SUPPORTED BY A FLOODRISK ASSESSMENT WITH APPROPRIATE FLOOD PREVENTION AND MITIGATION MEASURES;**
- **THE PROPOSAL WOULD NOT RESULT IN EXTENSIVE AND UNACCEPTABLE CULVERTING;**
- **THE PROPOSAL WOULD NOT CREATE OR EXACERBATE FLOODING ELSEWHERE; AND**
- **IT DOES NOT ADVERSELY AFFECT THE INTEGRITY OF, OR PREVENT ACCESS FOR MAINTENANCE PURPOSES TO, A WATER COURSE OR UNDERGROUND SERVICES;**

IN DETERMINING APPLICATIONS FOR DEVELOPMENT AND REVIEWING THE LOCAL PLAN, THE BOROUGH COUNCIL WILL APPLY THE RISK BASED APPROACH THROUGH A SEQUENTIAL TEST OF THE POTENTIAL RISK OF FLOODING.

Justification

- 4.71 To accord with Planning Policy Guidance Note 25 Development and Flood Risk

(PPG25). In the application of the sequential test advice from the Environment Agency will be sought.

4.72 New development can have significant implications for flood risk. Based on work carried out in 1999, the Environment Agency has identified those areas where new developments may be liable to flooding and may increase the risk of flooding by reducing the storage capacity of the flood plain and increasing surface water run off.

4.73 **NE.21 NEW DEVELOPMENT AND LANDFILL SITES**

STRICT CONTROL WILL BE EXERCISED OVER THE LOCATION OF RESIDENTIAL OR OTHER DEVELOPMENT IN CLOSE PROXIMITY TO EXISTING OR FORMER LANDFILL SITES. PERMISSION WILL NOT BE GRANTED FOR SUCH DEVELOPMENT WHERE THERE IS CONSIDERED TO BE A SUBSTANTIAL RISK TO THE DEVELOPMENT.

IN PARTICULAR, RESIDENTIAL DEVELOPMENT (INCLUDING A HOUSE, GARDEN SHED, GREENHOUSE OR DOMESTIC EXTENSION) WILL NOT BE PERMITTED WITHIN 50 METRES OF THE BOUNDARY OF INFILLED WASTE, AND NO GARDEN SHOULD EXTEND TO WITHIN 10 METRES OF THE BOUNDARY OF INFILLED WASTE.

ANY PROPOSALS THAT ARE PERMITTED WILL BE SUBJECT TO CONDITIONS TO ENSURE THAT SITE INVESTIGATIONS ARE CARRIED OUT AND ADEQUATE PRECAUTIONARY MEASURES ARE INCORPORATED TO SECURE THE LONG-TERM SAFETY OF THE STRUCTURE AND ITS OCCUPANTS.

Justification.

4.74 To protect the environment and public health.

4.75 To reflect the advice contained in Planning Policy Guidance : Planning and Pollution Control (PPG23).

CHAPTER 5 - THE BUILT ENVIRONMENT

Introduction

- 5.1 Urban design is concerned with the physical and social quality of settlements. This Local Plan includes policies which aim to introduce, maintain and enhance these qualities by the application of urban design principles.
- 5.2 The following objectives have been adopted in the preparation of the Local Plan to assist in the formulation of appropriate policies:
- to promote good design principles and practice throughout the Borough where any development or redevelopment is proposed
 - to provide an environment which is attractive to investment and, in turn, to guide that investment to enhance the built environment
 - to provide a safe, comfortable, diverse and rich "public realm" which is both legible and stimulating.
- 5.3 The achievement of these objectives will assist the Borough Council in competing for investment from outside whilst, at the same time, allowing residents and visitors to experience an improved quality of life. The objectives are complementary and justify the application of detailed policies as part of the Local Plan.

The Borough's Built Character

- 5.4 The built environment of the Borough varies widely between its towns, villages and rural areas. In all these areas the achievement of high standards of design will be sought in order to improve, maintain or enhance the built fabric of the Borough.
- 5.5 With such distinct differences in the built environment throughout the Borough some of the policies will be more appropriate in certain areas rather than in others. However, the principle behind them, that of achieving good quality design, will be consistently sought.
- 5.6 As at April 2000 the Borough contains 19 Conservation Areas (these are defined on the Proposals Map and listed in Appendix 5.1); and about 1200 listed buildings (these are listed in Appendix 5.2). In addition there are many other areas which have special character and identity. The diversity of these areas is reflected in policies which provide the Local Planning Authority with the opportunity to ensure that new development harmonises with its location.

Environmental Appraisal

- 5.7 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan. This is summarised in a separate Background Document entitled "Borough of Crewe and Nantwich Local Plan Review 2011 -

Environmental Appraisal. Its broad conclusions show that conservation and re-use of existing buildings helps save energy, land and other natural resources, whilst the enhancement of existing urban areas reduces the pressure to develop new greenfield sites.

Policies and Proposals.

General Requirements for New Development.

- 5.8 It is important to ensure that new development does not have an adverse impact on the surrounding environment. It is therefore proposed to adopt certain basic criteria relating to amenity, design, access, infrastructure and resources which must be met before development takes place.
- 5.9 The following policies are derived from Cheshire 2011 Replacement Structure Plan which aims to ensure that the overall quality of the man-made environment is maintained and where possible enhanced. They are intended to apply to all types of new development. Additional requirements for specific types of development are discussed in later chapters of the Plan.

5.10 **BE.1 AMENITY**

PROPOSALS FOR NEW DEVELOPMENT WILL BE PERMITTED PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:

- **THEY ARE COMPATIBLE WITH SURROUNDING LAND USES;**
- **DO NOT PREJUDICE THE AMENITY OF FUTURE OCCUPIERS OR THE OCCUPIERS OF ADJACENT PROPERTY BY REASON OF OVERSHADOWING, OVERLOOKING, VISUAL INTRUSION, NOISE AND DISTURBANCE, ODOUR OR IN ANY OTHER WAY;**
- **DO NOT GENERATE SUCH LEVELS OF TRAFFIC THAT THE DEVELOPMENT WOULD PREJUDICE THE SAFE MOVEMENT OF TRAFFIC ON SURROUNDING ROADS, OR HAVE AN ADVERSE IMPACT ON NEIGHBOURING USES; AND**
- **DO NOT LEAD TO AN INCREASE IN AIR, NOISE OR WATER POLLUTION INsofar AS THIS MIGHT HAVE AN ADVERSE EFFECT ON THE OTHER USE OF LAND.**

Justification

- 5.11 It is important that the environment of Crewe and Nantwich is protected and wherever possible improved. Development should make a positive contribution to the creation of an attractive built environment and should enhance the character of the area in which it is located.

5.12 BE.2 DESIGN STANDARDS

PROPOSALS FOR NEW DEVELOPMENT WILL BE PERMITTED PROVIDED THE FOLLOWING CRITERIA ARE MET:

- **THEY ACHIEVE A HIGH STANDARD OF DESIGN AND, WHEREVER POSSIBLE, ENHANCE THE BUILT ENVIRONMENT;**
- **RESPECT THE PATTERN, CHARACTER AND FORM OF THE SURROUNDINGS;**
- **DO NOT ADVERSELY AFFECT THE STREETSCENE BY REASON OF SCALE, HEIGHT, PROPORTIONS OR MATERIALS USED;**
- **PROVIDE A LAYOUT OF BUILDINGS, ROADS AND SPACES WHICH CREATE AREAS OF IDENTIFIABLE CHARACTER AND, WHERE APPROPRIATE, ENHANCE OR CREATE PUBLIC VIEWS AND VISTAS AND INCREASE PUBLIC SAFETY;**
- **PROVIDE GOOD QUALITY HARD AND SOFT LANDSCAPING AS AN INTEGRAL PART OF THE DEVELOPMENT SCHEME;**
- **ARE OF A DESIGN AND LAYOUT WHICH PROVIDES FOR PUBLIC SAFETY AND DETERS VANDALISM AND CRIME; AND**
- **TAKE INTO ACCOUNT THE NEED FOR ENERGY EFFICIENCY BY MEANS OF BUILDING TYPE, ORIENTATION, AND LAYOUT.**

Justification

- 5.13 In assessing the relationship between new development and the existing environment, attention will be given to factors such as the character of nearby buildings, street patterns, plot sizes, building lines, topography, established views and landmark buildings.
- 5.14 Attractive layout and landscaping schemes are important for new development. The careful consideration of how roads, spaces and buildings combine or the introduction of art features can help ensure a sense of place and identity. The quality of landscape schemes should match the high standards required for the development itself and should be designed for ease of maintenance.
- 5.15 Where development is proposed the Borough Council will, where appropriate, produce design guidance specific to the context within which that development will occur. Such guidance will also indicate opportunities to achieve environmental benefits as a result of the development.

5.16 BE.3 ACCESS AND PARKING

PROPOSALS FOR NEW DEVELOPMENT WILL BE PERMITTED PROVIDED

THAT THE FOLLOWING CRITERIA ARE MET:

- **THEY PROVIDE SAFE PEDESTRIAN ACCESS;**
- **THE PROVISION OF ANY OFF STREET PARKING, MANOEUVRING AND OPERATIONAL SPACE SHOULD BE DESIGNED TO MINIMISE VISUAL IMPACT;**
- **SAFE VEHICULAR ACCESS AND EGRESS ARRANGEMENTS SHOULD BE PROVIDED;**
- **THEY COMPLY WITH THE HIGHWAYS AGENCY'S POLICIES CONCERNING ACCESS TO THE M6 MOTORWAY AND SLIP ROADS, AND THE A49, A500 AND A51 TRUNK ROADS; AND**
- **THEY COMPLY WITH THE HIGHWAYS AGENCY'S REQUIREMENTS RELATING TO DEVELOPMENT WHICH WOULD BE LIKELY TO GENERATE A MATERIAL INCREASE IN TRAFFIC WHICH WOULD RESULT IN THE M6 MOTORWAY, A49, A500 AND A51 TRUNK ROADS AND THEIR ASSOCIATED JUNCTIONS BEING OVERLOADED.**

Justification

- 5.17 Inadequate access can adversely affect the quality and attractiveness of a development. All new development should be safely accessible by foot, and where possible, trip generating new developments should be served by public transport. Where development is easily accessible by alternative means of travel to the private car, requirements for the provision of parking may be relaxed, although provision must be made for service/operational vehicles and disabled drivers.
- 5.18 Crewe and Nantwich has the highest level of people travelling to and from work by bicycle in the county. Figures from the 1991 Census suggest 11.1% of people travel to work this way as opposed to 4.3% in Cheshire as a whole and 3.1% nationally. It is important that new developments cater for this mode of travel by ensuring safe cycle access and ample cycle parking. PPG13 provides further support for the encouragement of cycling in order to reduce reliance on the car.
- 5.19 The Highways Agency operates restrictions relating to the formation of new accesses on to motorways and trunk roads. The final three criteria of BE.3 are intended to summarise Government policy. Where development could proceed if improvements were to be carried out to the trunk road network, conditions will be attached to any planning permission granted relating to these improvements.
- 5.20 **BE.4 DRAINAGE, UTILITIES AND RESOURCES**

PROPOSALS FOR NEW DEVELOPMENT WILL BE PERMITTED PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:

- **THE SITE CAN BE ADEQUATELY DRAINED OF FOUL AND SURFACE WATER WITHOUT CAUSING ANY ENVIRONMENTAL PROBLEM AS A RESULT OF THE ULTIMATE DISCHARGE. WHERE PRACTICABLE THIS WILL BE TO PUBLIC SEWERS. THE DEVELOPER SHOULD ALSO CONSIDER THE NEED TO ASSIST THE PERMEABILITY OF LAND FOR STORM DRAINAGE AND PROTECTING AMENITY THROUGH SELECTION AND USE OF SUSTAINABLE DRAINAGE SYSTEMS (SUDS).**
- **THE DEVELOPMENT SHOULD BE SERVICEABLE BY ANY NECESSARY INFRASTRUCTURE AT ECONOMIC COST;**
- **THERE SHOULD BE NO LOSS OF ESSENTIAL ACCESS, FOR MAINTENANCE PURPOSES, TO WATERCOURSES AND UTILITIES INFRASTRUCTURE.**
- **THE DEVELOPMENT SHOULD NOT PREJUDICE THE USE OF MINERAL RESOURCES; AND**
- **DEVELOPMENT PROPOSALS SHOULD HAVE AN ADEQUATE WATER SUPPLY, AND SHOULD NOT LEAD TO AN ADVERSE IMPACT ON SURFACE WATER OR GROUND WATER RESOURCES, IN TERMS OF THEIR QUANTITY, SUPPLY AND THE ECOLOGICAL FEATURES THEY SUPPORT.**
- **THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE INTEGRITY OF, OR PREVENT ACCESS FOR MAINTENANCE PURPOSES TO, UNDERGROUND SERVICES**

Justification

- 5.21 It is important that new development provides a physically safe environment in which precautions are taken against risks such as flooding. Planning Policy Guidance: Development Plans and Regional Planning Guidance (PPG12) requires planning policies to deal with flood defence and land drainage issues; and these are further amplified in Planning Policy Guidance: Development and Flood Risk (PPG25).
- 5.22 Development also needs to be co-ordinated with the provision of infrastructure such as water supply, telecommunications and drainage. The adequacy of existing infrastructure and any back-log in investment may well influence the timing of development in the Borough.
- 5.23 The proximity of existing or proposed mineral extraction, processing and tipping operations should also be taken into account when assessing proposals for new development. The impact of such workings on new development should be minimised and unnecessary constraints on essential minerals operations avoided.
- 5.24 To accord with Structure Plan Policy GEN3 regarding resource conservation.

5.25 **BE.5 INFRASTRUCTURE**

THE LOCAL PLANNING AUTHORITY MAY IMPOSE CONDITIONS AND/OR SEEK TO NEGOTIATE WITH DEVELOPERS TO MAKE ADEQUATE PROVISION FOR ANY ACCESS OR OTHER INFRASTRUCTURE REQUIREMENTS AND/OR COMMUNITY FACILITIES, THE NEED FOR WHICH ARISES DIRECTLY AS A CONSEQUENCE OF THAT DEVELOPMENT. SUCH PROVISION MAY INCLUDE:

- **ON SITE FACILITIES**
- **OFF SITE FACILITIES, OR ALTERNATIVELY**
- **PAYMENT OF A COMMUTED SUM**

THE INFRASTRUCTURE REQUIREMENTS OF DEVELOPMENT PROPOSALS WILL BE ASSESSED ON THEIR INDIVIDUAL MERITS; BUT IN SOME CIRCUMSTANCES THERE WILL BE A NECESSITY TO VIEW INDIVIDUAL APPLICATIONS COLLECTIVELY IN ASSESSING OFF SITE REQUIREMENTS.

Justification

- 5.26 It is necessary to ensure that all new development is properly assimilated into the environment and that adequate and reasonable provision is made to meet the needs of future occupants and users. The Local Planning Authority will only seek measures or developer contributions in accordance with guidance in Circular 1/97 (Planning Obligations).

5.27 **BE.6 DEVELOPMENT ON POTENTIALLY CONTAMINATED LAND**

DEVELOPMENT PROPOSALS ON OR NEAR A SITE WHERE THERE IS CONTAMINATION, OR GOOD REASON TO BELIEVE THAT CONTAMINATION MAY BE PRESENT, SHOULD INCLUDE A SITE ASSESSMENT AND A REPORT OF THE FINDINGS TO ESTABLISH THE NATURE AND EXTENT OF THE CONTAMINATION

DEVELOPMENT WILL NOT BE PERMITTED UNLESS PRACTICABLE AND EFFECTIVE MEASURES ARE TAKEN TO TREAT, CONTAIN OR CONTROL ANY CONTAMINATION SO AS NOT TO:

- **EXPOSE THE OCCUPIERS OF THE DEVELOPMENT AND NEIGHBOURING LAND USES TO UNACCEPTABLE RISK;**
- **LEAD TO THE CONTAMINATION OF ANY WATER COURSE OR AQUIFER; AND**
- **CAUSE THE CONTAMINATION OF ADJOINING LAND**

CONTAMINATION SHOULD USUALLY BE TREATED ON SITE. ANY PERMISSION FOR DEVELOPMENT WILL REQUIRE THAT THE REMEDIAL MEASURES AGREED WITH THE AUTHORITY MUST BE COMPLETED AS THE FIRST STEP IN CARRYING OUT THAT DEVELOPMENT.

Justification

- 5.28 To clarify the Borough Council's position in dealing with recycled contaminated land; and ensuring that the "suitable for use" approach is carried out.

Conservation Areas

- 5.29 The Borough Council has a duty under present legislation to designate those areas of the Borough considered to have outstanding historic or architectural interest. Conservation Areas serve not only to protect the best of the Borough's townscape and natural environment but also to illustrate the evolution of the Borough and provide an historic framework for future development. The Local Planning Authority is required to keep the designation of Conservation Areas under review.
- 5.30 As at April 2002 there are nineteen Conservation Areas in the Borough. These are valuable assets by virtue of their diversity of character, their special characteristics and their generally strong image-forming capacity. The additional powers which apply to them in terms of development proposals make further designations or extensions to existing areas important in recognising and maintaining this diversity throughout the built environment of the Borough. A list of Conservation Areas is given in Appendix 5.1.

5.31 **BE.7 CONSERVATION AREAS**

CONSERVATION AREAS WILL BE PRESERVED AND ENHANCED BY THE FOLLOWING MEANS:

- **DEVELOPMENT INVOLVING DEMOLITION OF AN UNLISTED BUILDING WILL NOT BE PERMITTED WHERE THE BUILDING MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA: UNLESS THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES, OR FIND VIABLE AND COMPATIBLE ALTERNATIVE USES; AND THAT THESE EFFORTS HAVE FAILED. THESE EFFORTS SHOULD EMBRACE FINANCIAL, STRUCTURAL AND TECHNICAL MATTERS.**
- **DEMOLITION OF AN UNLISTED BUILDING MEETING THE ABOVE CRITERION WILL ONLY BE PERMITTED IF DETAILED PROPOSALS FOR THE RE-USE OF THE SITE, INCLUDING ANY REPLACEMENT BUILDING OR OTHER STRUCTURE, HAVE BEEN APPROVED.**

- **DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD HARM THE CHARACTER, APPEARANCE OR SETTING OF A CONSERVATION AREA;**
- **A NEW BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH ITS SETTING BY BEING SYMPATHETIC ON SCALE, FORM AND MATERIALS TO THE CHARACTERISTIC BUILT FORM OF THE AREA, PARTICULARLY THE ADJACENT BUILDINGS AND SPACES;**

AN ALTERATION OR EXTENSION OF A BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH THE BUILDING AND THE CONSERVATION AREA BY:

- **RETAINING, AND WHERE NECESSARY, RESTORING TRADITIONAL FEATURES SUCH AS SHOP FRONTS, BOUNDARY WALLS, PAVED SURFACES AND STREET FURNITURE;**
- **REFLECTING THE SCALE, FORM AND CHARACTER OF THE BUILDING; AND**
- **USING MATERIALS TRADITIONALLY CHARACTERISTIC OF THE AREA.**

A NEW SHOP FRONT OR FASCIA WILL NOT BE PERMITTED UNLESS IT IS IN PROPORTION WITH THE BUILDING AND IN CHARACTER WITH THE ARCHITECTURE OF THE BUILDING AND ITS SETTING.

Justification

- 5.32 The aim of designating Conservation Areas in the Borough is to conserve and enhance the special character of these areas by preserving existing buildings and features and promoting their appropriate enhancement. This can be achieved by careful control of development both within and adjacent to the Conservation Area.
- 5.33 The Local Planning Authority has a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Developers may be asked to contribute towards the implementation of these schemes where there is a clear link between the development and the scheme.
- 5.34 Where the character and appearance of a Conservation Area is threatened by unsympathetic permitted development, the Local Planning Authority may seek a restriction of permitted development rights, under Article Four of the Town and Country Planning General Development Order 1988 (as amended).
- 5.35 It is important that in exercising its planning duties the Local Planning Authority pays special attention to the need to enhance and preserve Conservation Areas by considering the need to prevent the loss or damage of buildings that make a positive contribution to the character or appearance of a Conservation Area. Demolition of such buildings will only be permitted in exceptional circumstances;

and subject to detailed plans for any redevelopment being acceptable to the Local Planning Authority.

- 5.36 Outline planning applications are generally unacceptable in Conservation Areas. Proposals need to be examined in detail in order to assess the impact of the development proposal on the character of the area.

5.37 **BE.8 ADVERTISEMENTS IN CONSERVATION AREAS**

WITHIN A CONSERVATION AREA APPLICATIONS FOR THE DISPLAY OF ADVERTISEMENTS WILL BE APPROVED, PROVIDED THEY DO NOT HAVE A DETRIMENTAL EFFECT ON THE ARCHITECTURAL AND HISTORIC APPEARANCE OF THE CONSERVATION AREA; AND DO NOT HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT ON THE HOST BUILDING'S FAÇADE AND GENERAL ARCHITECTURAL COMPOSITION.

Justification

- 5.38 Advertisements in Conservation Areas can seriously detract from visual amenity. Accordingly, particularly in commercial areas, it is necessary to ensure that visual amenity is not impaired to the detriment of the area's special character.

Listed Buildings

- 5.39 Listed buildings are a finite resource and their continued existence is therefore of significant importance not only as a visual asset to the Borough but also as a means of interpreting past historical or architectural events. There are approximately 1,200 listed buildings in the Borough and their future well-being needs to be safeguarded by adequate and relevant policies designed to ensure that their value is at least maintained and wherever possible enhanced. In dealing with all matters concerning listed buildings, the Council will take full account of current government advice on Planning and the Historic Environment in issued Planning Policy Guidance. The Schedule of Buildings of Architectural or Historical Interest is included in Appendix 5.2.
- 5.40 Listed buildings require regular and sympathetic maintenance if their value is not to be eroded. This does not, however, always occur - for a variety of reasons. With whatever assistance it can provide the Local Planning Authority will seek to secure the repair and proper maintenance and continued use of listed buildings. The Local Planning Authority will also seek to control and rectify any inappropriate and unauthorised works to listed buildings.
- 5.41 The following policies are designed to afford protection towards listed buildings within the Borough and to ensure that permissible development is undertaken in such a way as to achieve a sympathetic and compatible solution.
- 5.42 In addition to these statutory listed buildings, there are many buildings of local interest which also deserve careful consideration in any development proposals. It is important that these buildings are identified and afforded some status for the

particular qualities they possess. The Local Planning Authority has compiled a list of such buildings of local historic or architectural interest. The retention and refurbishment of these buildings will be encouraged by applying similar principles to those for statutory listed buildings. The list of Locally Important Buildings is included in Appendix 5.3.

5.43 Where it appears that a building meets the necessary listing criteria but is unlisted and is threatened by development proposals, the Local Planning Authority may serve a Building Preservation Notice or request the Department of National Culture, Media and Sport to spot list the building.

5.44 **BE.9 LISTED BUILDINGS : ALTERATIONS AND EXTENSIONS**

DEVELOPMENT PROPOSALS FOR THE ALTERATION OR EXTENSION OF A LISTED BUILDING, OR ANY FEATURE OF SPECIAL OR ARCHITECTURAL OR HISTORIC INTEREST WHICH CONTRIBUTES TO THE REASONS FOR ITS LISTING, WILL NOT BE PERMITTED UNLESS:

- **THE PROPOSAL RESPECTS THE SCALE, MATERIALS, COLOUR, DETAILING AND OTHER SIGNIFICANT FEATURES OF THE BUILDING CONCERNED; AND**
- **THE PROPOSAL DOES NOT DETRACT FROM THE CHARACTER OR SETTING OF THE BUILDING CONCERNED, ESPECIALLY WITH REGARD TO ITS SURROUNDING GARDENS, LANDSCAPE, STREET SCENE OR RELATIONSHIP WITH ADJOINING BUILDINGS AND SIGNIFICANT VIEWS.**

Justification

5.45 The conservation of listed buildings allows for change as a means of preservation and the future of many old buildings depends on restoration, sensitive development or the introduction of new uses. The principle behind the change must, however, be good management of the building. Public concern is often expressed about the loss or damage of listed buildings and adverse change to cherished and familiar images.

5.46 Proposals to alter or extend listed buildings will require both listed building consent and planning permission. This policy is intended to guide applications for planning consent rather than listed building consent.

5.47 The setting of a listed building may include not just ancillary land; but also land some distance away.

5.48 BE.10 CHANGES OF USE FOR LISTED BUILDINGS

PLANNING PERMISSION FOR THE CHANGE OF USE OF A LISTED BUILDING WILL BE GRANTED PROVIDED THAT THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING, ITS CURTILAGE STRUCTURES AND ITS SETTING WOULD BE PRESERVED. PROPOSALS SHOULD INCORPORATE DETAILS OF ALL INTENDED ALTERATIONS AND/OR EXTENSIONS IN ORDER TO DEMONSTRATE THEIR EFFECT ON THE LISTED BUILDING, ITS CURTILAGE STRUCTURES AND SETTINGS IN TERMS OF ARCHITECTURAL AND HISTORIC INTEREST.

Justification

- 5.49 Listed buildings should, wherever possible, be maintained in the use for which they were originally designed. However, this is not always feasible, and accordingly, the Local Planning Authority may permit changes of use where this is essential to ensure that the listed building is retained.

5.50 BE.11 DEMOLITION OF LISTED BUILDINGS

DEVELOPMENT PROPOSALS WHICH INVOLVE THE FULL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING WILL ONLY BE APPROVED PROVIDED IT CAN BE DEMONSTRATED THAT:

- **THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES OR FIND VIABLE AND COMPATIBLE ALTERNATIVE USES AND THAT THESE EFFORTS HAVE FAILED. THESE EFFORTS SHOULD EMBRACE FINANCIAL, STRUCTURAL AND TECHNICAL MATTERS;**
- **DETAILED PROPOSALS FOR REDEVELOPMENT HAVE BEEN APPROVED, AND AN UNINTERRUPTED PHASED PROGRAMME FOR DEMOLITION AND REDEVELOPMENT HAVE BEEN AGREED;**
- **THERE IS AGREEMENT FOR A FULL RECORD OF THE BUILDING TO BE MADE AND DEPOSITED WITH RELEVANT AUTHORITIES; AND**
- **THERE IS AGREEMENT TO SALVAGE HISTORICALLY IMPORTANT FEATURES/MATERIALS FOR REUSE IN THE REDEVELOPMENT OR ELSEWHERE.**

Justification

- 5.51 The Local Planning Authority has no control over the demolition of listed buildings via the granting of planning permission. Such control is exercised via listed building consent, which is not subject to the provisions of the Development Plan. However, it is important that in exercising its planning duties, the Local Planning Authority pays special attention to the need to preserve listed buildings

by considering the need to prevent the loss or damage of such buildings. Demolition should only be permitted in exceptional circumstances.

5.52 **BE.12 ADVERTISEMENTS ON LISTED BUILDINGS**

WHERE A LISTED BUILDING IS IN COMMERCIAL USE AND WITHIN A TOWN CENTRE, THE DISPLAY OF ADVERTISEMENTS CONSIDERED NECESSARY FOR THE PURPOSE OF IDENTIFYING THE BUSINESS MAY BE PERMITTED, PROVIDED THAT:

- **THE SCALE, COLOUR, MATERIALS, DETAILING AND NUMBER OF SIGNS ARE SYMPATHETIC TO THE CHARACTER OF THE LISTED BUILDING;**
- **THE SIGNS DO NOT DETRACT FROM OR CONCEAL ANY SIGNIFICANT ARCHITECTURAL FEATURES; AND**
- **THE SIGNS ARE NOT INTERNALLY ILLUMINATED.**

Justification

- 5.53 The appearance of listed buildings can be seriously affected by insensitive advertisements. Listed buildings which are located in a town centre are subject to pressure for advertising, often in conflict with the historic or architectural quality of the building. Consequently, the Local Planning Authority needs to ensure that any advertisements are of a modest nature and complement the character of the building.

5.54 **BE.13 BUILDINGS OF LOCAL INTEREST**

BUILDINGS OR STRUCTURES INCLUDED IN THE NON-STATUTORY LIST OF BUILDINGS AND STRUCTURES OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST WILL BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT PROPOSALS AFFECTING THE REASON FOR THEIR INCLUSION IN THE LIST; UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THERE ARE REASONS FOR THE DEVELOPMENT WHICH OUTWEIGH THE NEED TO SAFEGUARD THE BUILDING OR STRUCTURE.

Justification

- 5.55 The Council has a clear preference for the re-use of these locally listed buildings and structures unless that re-use is neither physically nor financially sustainable; and will take a positive approach to sensitive alterations that respect the qualities of the building or structure, whilst enabling a future use of the building to be successfully accommodated.
- 5.56 The list of Locally Important Buildings is included in Appendix 5.3.

Historic Parks and Gardens

5.57 Historic parks and gardens are as important to the Borough's heritage as listed buildings or archaeological sites and similarly represent a vital and irreplaceable aspect of the Borough's heritage.

5.58 **BE.14 DEVELOPMENT AFFECTING HISTORIC PARKS AND GARDENS**

PROPOSALS FOR DEVELOPMENT WHICH MAY AFFECT ANY HISTORIC PARK OR GARDEN AS SHOWN ON THE PROPOSALS MAP, OR THE SETTING OF SUCH A PARK OR GARDEN WILL BE PERMITTED, PROVIDED THAT:

- **THEY RESPECT THE CHARACTER AND APPEARANCE OF THE PARK OR GARDEN;**
- **THEY DO NOT INVOLVE THE SUB-DIVISION OF THE PARK OR GARDEN; AND**
- **THEY DO NOT HARM FEATURES OF ARCHITECTURAL AND HISTORICAL INTEREST.**

Justification

5.59 The Council recognises the importance of preserving gardens and parks of historic interest as a unique element of the Borough's evolution and heritage. The impact of development proposals can affect not just the garden but also its setting along with any buildings or associated features which make a significant contribution to its character.

5.60 Many of the parks and gardens the Council wishes to preserve are identified on a register of parks and gardens compiled by English Heritage. The Local Planning Authority will also consider the protection of other garden sites, which, although not listed on the register, are nevertheless valuable for their historical links or plant collections.

5.61 The Local Planning Authority will also seek to encourage the sensitive management and restoration of historic parks and gardens.

5.62 Appendix 5.4 lists Historic Parks and Gardens in the Borough. Their boundaries are shown on the Proposals Map.

Sites of Archaeological Interest

5.63 Ancient monuments are buildings or structures of historic, architectural, artistic or archaeological importance. Some have been scheduled by the Secretary of State for the Environment whilst others have been identified by the County Council's Archaeological Unit and appear on their sites and monuments record.

Such archaeological sites are a finite and non renewable resource which form part of our national and local heritage and culture.

- 5.64 Appendix 5.5 lists Scheduled Ancient Monuments within the Borough. The number of Scheduled Ancient Monuments is likely to increase as a result of English Heritage's Monument Protection Programme.

5.65 **BE.15 SCHEDULED ANCIENT MONUMENTS**

DEVELOPMENT PROPOSALS WHICH MIGHT DAMAGE OR HAVE AN ADVERSE EFFECT ON THE SITE OR SETTING OF A SCHEDULED ANCIENT MONUMENT WILL NOT BE PERMITTED.

Justification

- 5.66 To preserve those Scheduled Ancient Monuments (designated under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979). These are listed in Appendix 5.2 and shown on the Proposals Map

5.67 **BE.16 DEVELOPMENT AND ARCHAEOLOGY**

DEVELOPMENT PROPOSALS AFFECTING AREAS OF ARCHAEOLOGICAL POTENTIAL AS SHOWN ON THE PROPOSALS MAP OR OTHER SITES OF KNOWN OR PRESUMED ARCHAEOLOGICAL POTENTIAL, WILL ONLY BE PERMITTED WHERE:

- **THE PROPOSAL IS SUPPORTED BY THE SUBMISSION BY THE APPLICANT OF AN APPROPRIATE ARCHAEOLOGICAL ASSESSMENT OF THE EXTENT, CHARACTER AND CONDITION OF THE ARCHAEOLOGICAL RESOURCE**
- **THE APPLICANT DEMONSTRATES THAT THERE WOULD BE NO DAMAGE TO THE KNOWN OR PRESUMED ARCHAEOLOGICAL INTEREST OF THE SITE; AND THAT THE ARCHAEOLOGICAL INTEREST CAN BE ACCOMMODATED THROUGH EITHER PRESERVATION IN SITU OR EXCAVATION AND RECORDING;**
- **THE DESIGN OF THE DEVELOPMENT AVOIDS UNNECESSARY DAMAGE TO THE ARCHAEOLOGICAL REMAINS THAT ARE CONSIDERED TO BE WORTHY OF PRESERVATION IN SITU.**

WHERE PRESERVATION IN SITU IS NOT WARRANTED, PROVISION IS MADE (THROUGH PLANNING CONDITIONS) FOR AN AGREED PROGRAMME OF ARCHAEOLOGICAL INVESTIGATIONS TO BE COMPLETED PRIOR TO DEVELOPMENT; AND THE REPORT TO BE LODGED WITH THE COUNTY SITES AND MONUMENTS RECORD.

Justification

- 5.68 The nature of the archaeological resource is such that its extent is not fully known and cannot be fully defined in the Local Plan. It is, however, a finite and non-renewable resource that once lost is lost permanently.
- 5.69 The County Sites and Monuments Record will be used as the basis for definition of archaeological potential; however, this is constantly evolving as new evidence comes to light. The Cheshire Historic Towns Survey also identifies four Areas of Archaeological Potential (Audlem, Bunbury, Nantwich and Wybunbury). These are shown on the Proposals Map.
- 5.70 Where archaeological interest is considered to be likely, applicants will be required to demonstrate that this issue has been fully considered in formulating proposals and will be properly accommodated in the development process in accordance with guidance in PPG16.

5.71 **BE.17 HISTORIC BATTLEFIELDS**

DEVELOPMENT PROPOSALS WITHIN THE HISTORIC NANTWICH BATTLEFIELD WILL ONLY BE PERMITTED WHERE THERE WOULD BE NO ADVERSE EFFECTS ON:

- **THE HISTORICAL VALUE OF THE SITE;**
- **ITS ARCHAEOLOGICAL VALUE;**
- **THE APPEARANCE OF THE LANDSCAPE; AND**

THEY WOULD NOT PREVENT THE HISTORICAL INTERPRETATION OF THE SITE.

Justification

- 5.72 To conserve the site of the 1644 Battle of Nantwich, which is one of only 3 such sites in the North West region to be included on The English Heritage Register of important and accurately located Historic Battlefields.

Advertisements

- 5.73 Advertising is essential to commercial activity in a free and diverse economy. However, all advertisements affect the appearance of the building, structure or place where they are displayed. The main purpose of the advertisement control system is to help everyone involved in the display of advertisements to contribute positively to the appearance of the environment.

5.74 BE.18 SHOP FRONTS AND ADVERTISEMENTS

PROPOSALS FOR NEW SHOP FRONTS, THE REPLACEMENT OR REBUILDING OF EXISTING SHOP FRONTS OR THE INSTALLATION OF SECURITY SHUTTERS WILL BE PERMITTED, PROVIDED THE FOLLOWING CRITERIA ARE MET:

- **EXISTING TRADITIONAL SHOP FRONTS SHOULD BE RETAINED UNLESS THERE ARE SPECIAL CIRCUMSTANCES;**
- **THE DESIGN OF SHOP FRONTS, FASCIAS, CANOPIES AND BLINDS IS IN HARMONY WITH THE CHARACTER OF THE BUILDING AND THE STREETSCENE IN GENERAL, PARTICULARLY IN TERMS OF VERTICAL AND HORIZONTAL SCALE;**
- **WHERE THERE IS MORE THAN ONE SHOP FRONT WITHIN A SINGLE BUILDING, EACH SHOP FRONT SHOULD HARMONISE WITH THE OTHERS;**
- **WHERE A SINGLE UNIT EXTENDS INTO MORE THAN ONE BUILDING THE DESIGN SHOULD RESPECT EACH BUILDING RATHER THAN APPEAR AS A SHOP FRONT SPANNING SEVERAL BUILDINGS;**
- **PROPOSALS SHOULD NOT RESULT IN THE LOSS OR CONCEALMENT OF IMPORTANT DESIGN FEATURES; AND**
- **MATERIALS AND COLOURS USED SHOULD BE COMPATIBLE WITH THE VISUAL CHARACTER OF THE LOCALITY.**

Justification

- 5.75 A high standard of design for shop fronts not only improves the appearance of individual buildings but also significantly improves the appearance and character of the streetscene; and this is in the interests of retailers and shoppers alike.
- 5.76 Within Conservation Areas and where listed buildings are involved, the quality of design will be particularly important (see also policies BE.8 and BE.12).
- 5.77 The Local Planning Authority has also prepared supplementary guidance covering shop fronts and advertisements.

5.78 BE.19 ADVERTISEMENTS AND SIGNS

PROPOSALS FOR ADVERTISEMENTS AND SIGNS WILL BE PERMITTED PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:

- **THEY DO NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER OF THE STREETSCENE AND INDIVIDUAL BUILDINGS;**

- **THEY ARE NOT ABOVE GROUND FLOOR FASCIA LEVEL OR ON GABLE ENDS OR FLANK WALLS;**
- **THEY DO NOT OBSCURE IMPORTANT ARCHITECTURAL FEATURES SUCH AS CORNICES, PILASTERS OR MOULDINGS;**
- **THEY DO NOT INTRODUCE EXCESSIVE ILLUMINATION, PARTICULARLY THE USE OF OPEN NEON TUBING OR INTERMITTENT LIGHT SOURCES;**
- **THE SIGNS ARE DISCREET; AND AVOID THE USE OF HIGHLY GLOSSY MATERIALS OR UNNECESSARILY LARGE LETTERING; AND**
- **THEY PRESENT NO THREAT TO PUBLIC OR HIGHWAY SAFETY.**

Justification

- 5.79 Control of advertisements is essential in order to balance the needs of advertisers to attract customers with the requirement to conserve and enhance the town and countryside.
- 5.80 Within Conservation Areas and where listed buildings are involved, the quality of design will be particularly important (see also policies BE.9 and BE.12). In appropriate cases the Local Planning Authority may designate Areas of Special Control for Advertisements.
- 5.81 The Local Planning Authority has also prepared supplementary guidance covering shop fronts and advertisements.
- 5.82 **BE.20 ADVANCE DIRECTIONAL ADVERTISEMENTS**

PROPOSALS FOR ADVANCE DIRECTIONAL ADVERTISEMENTS WHICH ARE ACCEPTABLE TO THE HIGHWAYS AGENCY AND THE LOCAL HIGHWAYS AUTHORITY WILL BE PERMITTED, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:

- **THE DESIGN AND APPEARANCE OF THE PROPOSED ADVERTISEMENT ARE APPROPRIATE TO ITS SITING;**
- **THERE ARE ADVANTAGES IN ROAD SAFETY TERMS OF ADVANCE WARNING; AND**
- **THE PROPOSAL WILL NOT LEAD TO A PROLIFERATION OF REQUESTS FOR SIMILAR SIGNS IN THE VICINITY WHERE THEY COULD BE INCORPORATED ON ONE COMMUNAL NOTICE.**

Justification

- 5.83 To prevent an uncontrolled proliferation of unnecessary advertising throughout

the Borough.

- 5.84 The Highways Agency will be consulted regarding any application for an advance directional advertisement situated on a trunk route. Such an advertisement will need to be assessed in accordance with national regulations, which is likely to preclude any signage of a commercial nature. The Local Highway Authority is consulted regarding any application for an advance directional advertisement on a local road.

5.85 **BE.21 HAZARDOUS INSTALLATIONS**

(A) DEVELOPMENT INVOLVING THE USE, MOVEMENT OR STORAGE OF HAZARDOUS SUBSTANCES (AS DEFINED IN THE PLANNING (HAZARDOUS SUBSTANCES) ACT 1990) WILL NOT BE PERMITTED IF THERE WOULD BE RISK TO THE PUBLIC OR TO THE NATURAL ENVIRONMENT.

THE COUNCIL WILL CONSULT THE HEALTH AND SAFETY EXECUTIVE ON PROPOSALS FOR THE LOCATION OF ESTABLISHMENTS WHERE HAZARDOUS SUBSTANCES ARE TO BE USED OR STORED.

(B) DEVELOPMENT IN THE VICINITY OF A SITE INVOLVING THE STORAGE, USE OR TRANSPORT OF HAZARDOUS SUBSTANCES WILL NOT BE PERMITTED IF THERE WOULD BE INCREASED RISK OR CONSEQUENCES OF A MAJOR ACCIDENT

THE COUNCIL WILL CONSULT THE HEALTH AND SAFETY EXECUTIVE ON DEVELOPMENT PROPOSALS WITHIN THE CONSULTATION AREAS OF INSTALLATIONS HANDLING HAZARDOUS SUBSTANCES, INCLUDING PIPELINES, SHOWN ON THE PROPOSALS MAP.

Justification

- 5.86 The siting of hazardous installations is subject to planning controls, for example under the Planning (Hazardous Substances) Regulations 1992, and the Planning (Control of Major Accident Hazards) Regulations 1999, aimed at keeping these separate from housing and other land uses with which such installations may be incompatible. Consultation with the Health and Safety Executive will be undertaken for the location of such installations in accordance with Circular 04/2000. Additionally, in determining whether to grant planning permission within the consultation distances, the Planning Authority will consult the Health and Safety Executive about the risks to the proposed development from the hazardous installation, in accordance with Circular 11/92.

CHAPTER 6 - EMPLOYMENT

Introduction

- 6.1 The Borough of Crewe and Nantwich is one of the fastest growing areas of the United Kingdom; and is forecast for substantial further growth in the next 10 years. The challenge for the Borough is to ensure that the economy grows in balance with the projected increase in the population. This will require the creation of a substantial number of new jobs.
- 6.2 The growth and retention of existing companies, retailers, educational establishments, the attraction of inward investment, the creation of a positive image for the area and developing a skilled and flexible workforce are vital elements which will be necessary to achieve this objective.
- 6.3 One of the main vehicles for securing this objective will be through the Community Plan. In particular through the groups dealing with the topics "Jobs" and "Staying Ahead". In addition, the Borough Council's Economic Development Strategy completes the framework within which the Local Plan will provide the appropriate land use policies.
- 6.4 The employment policies of the Local Plan have the following objectives:
- (a) to allocate sufficient land to meet the Cheshire 2011 Replacement Structure Plan requirement of 110 hectares of employment land for the period 1996-2011.
 - (b) to maintain a portfolio of quality employment sites in good locations, to provide a choice of opportunity to potential investors.
 - (c) to enable the successful development of Basford East and West as sites of regional and strategic importance, catering for a range of employment needs into the next century.
 - (d) to accord with the aims and objectives of the Borough Council's Economic Development Strategy.
 - (e) to contribute to a sustainable environment with an appropriate balance between employment and housing areas

The Current Economic Situation

- 6.5 The rate of unemployment is now 2.3% of the workforce (September 2001). This is above the Cheshire average of 1.9% but less than the national rate of 3.1% and less than the North West Regional average of 3.6%.
- 6.6 Despite the development of 76 hectares of employment land since 1986, continued effort is required to provide the necessary sites which will help to deliver the additional jobs required

The Strategic Background

- 6.7 The Cheshire 2011 Replacement Structure Plan allows for the release of "about" 110 hectares of land to meet the employment needs of the Borough between 1996 and 2011.
- 6.8 There are significant business opportunities arising from Crewe's rail links with the Channel Tunnel; and the town's need to continue to diversify its economy. The Structure Plan policy figure allows for a higher rate of industrial and business development than before, reflecting the Structure Plan strategy of regeneration and modest development along the West Coast Spine.
- 6.9 The Structure Plan policy figure includes a Regional Employment site at Crewe (policy IND10). Over and above this, provision is made for a Strategic Employment Site at Basford East (policy IND7); and a Regional Warehouse and Distribution Park at Basford West (policy IND9). Both of these sites are already allocated for employment purposes in the Adopted Borough of Crewe and Nantwich Local Plan 2001

Environmental Appraisal

- 6.10 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan. This is summarised in a separate Background Document entitled "Borough of Crewe and Nantwich Local Plan Review 2011 - Environmental Appraisal." Its broad conclusions show that in the main the employment policies have a positive impact in that the major new allocations at Basford are on the edge of the urban area taking advantage of this regionally important position on the West Coast Main Railway Line.
- 6.11 The employment areas are well located in relation to the proposed primary route network; and can be easily accessed by public transport, if there is a demand.
- 6.12 New employment development will conserve existing natural features wherever appropriate. Every opportunity will be taken to provide new woodland planting to screen the sites and to replace natural features which are lost.

Policies and Proposals

- 6.13 The Replacement Structure Plan 2011 policy IND1 sets out a requirement for 110 hectares of land to be made available for business, general industrial, storage and distribution development between 1996 and 2011 in the Borough. Prior to the Public Local Inquiry, the position in respect of employment land availability was updated to 1 April 2002.

Completed April 1996 - 2002	27.51 ha
Sites under construction	1.20 ha
Committed sites with planning permission	65.51 ha

Update on sites allocated under E.1 (Existing employment Allocations) which are set out below: 11.29 ha

Total 105.51 ha

6.14 E.1 EXISTING EMPLOYMENT ALLOCATIONS

IN ADDITION TO LAND HELD BY BUSINESSES AND OTHER ORGANISATIONS FOR FUTURE EXPANSION, THE FOLLOWING SITES ARE ALLOCATED FOR BUSINESS AND INDUSTRIAL USES:

	<u>Area remaining (ha)</u>
<p>E.1.1 CREWE BUSINESS PARK / CREWE GREEN (Specific use: B1 and any uses required by and associated with Manchester Metropolitan University. For the avoidance of doubt, such uses include classroom/teaching facilities, residential accommodation for students, indoor and outdoor sport and recreational facilities).</p>	4.77
<p>E.1.2 MARSHFIELD BANK, CREWE (Specific use: B1, B2, B8)</p>	4.58
<p>E.1.3 WESTON INTERCHANGE, CREWE (Specific use: B1, B2, B8)</p>	0.60
<p>E.1.4 WESTON ROAD B (Now all committed)</p>	0
<p>E.1.5 WESTON ROAD C (Specific use: B1, B2, B8)</p>	0.68
<p>E.1.6 ALVASTON FARM, NANTWICH (Specific use: B1, B2, B8)</p>	0.66

(NB FOR THE AVOIDANCE OF DOUBT, THIS POLICY APPLIES TO LAND IN OR OUTSIDE THE SETTLEMENT BOUNDARIES DEFINED IN POLICIES RES. 4 AND RES. 5. IT INCLUDES, FOR EXAMPLE, THE ROYAL ORDNANCE FACTORY AT RADWAY GREEN AND BRIDGEMERE GARDEN WORLD AMONGST OTHERS. IT ALSO APPLIES TO HIGHER AND FURTHER EDUCATIONAL ESTABLISHMENTS.)

Justification

6.15 In accordance with the requirements of PPG3, the existing employment allocations within the Adopted Borough of Crewe and Nantwich Local Plan have been reviewed. Following re-assessment to see whether the land might be

better used for housing or mixed uses, the sites above have been rolled forward into this Local Plan.

- 6.16 They accord with Planning Policy Guidance: Industrial and Commercial Development and Small Firms (PPG4) and the Cheshire 2011 Replacement Structure Plan policies IND2 and IND10, although a need has been subsequently identified to meet the specific needs of Nantwich.
- 6.17 It is considered essential that all opportunities for employment use are retained to meet Structure Plan requirements, to provide a wide range of attractive sites for developers and to diversify and strengthen the local economy.
- 6.18 Crewe Business Park (site E.1.1) is located immediately to the east of the existing campus of Manchester Metropolitan University. The University proposes significant redevelopment of the campus; and, over the Plan period, intends to withdraw all of its activities from its Alsager Campus in Congleton Borough and relocate these at Crewe. The Council recognises the significance of the University's presence in Crewe, particularly its contribution to the local economy and the overall image of the town. The Council also recognises the physical restrictions of the existing campus site (including an area at risk of flooding) and the difficulties the University therefore faces in providing all of the necessary facilities thereon. It is also desirable that all of the University's facilities are located close together to create a distinct and cohesive campus and to avoid the need for unnecessary trips. For those reasons, alternative non-B1 uses are considered acceptable on part of Crewe Business Park.

6.19 E.2 NEW EMPLOYMENT ALLOCATIONS

	<u>Area (ha)</u>	<u>Specific Uses</u>
E.2.1 EAST OF QUAKERS COPPICE, CREWE	13.06	B1, B2, B8

THE LOCAL PLANNING AUTHORITY WILL NEGOTIATE WITH DEVELOPERS TO ENSURE THAT THE BOUNDARY AND SETTING OF THE HISTORIC PARK AND GARDEN ADJACENT TO THE ALLOCATION IS GIVEN APPROPRIATE LANDSCAPE TREATMENT THROUGH THE USE OF A PLANNING OBLIGATION.

Justification

- 6.20 The land to the east of Quakers Coppice straddles the line of the proposed Crewe Green Link Road, between Crewe Business Park to the north and the employment land on Weston Road. It represents a logical extension to the Business Park; and will provide a long term defensible boundary for the eastern side of Crewe. It is proposed that the area be extended by 2.06 ha to the south. The area to the west of the Crewe Green Link Road will be planted with woodland as an extension to Quakers Coppice.

6.21 E.3 REGIONAL AND STRATEGIC EMPLOYMENT ALLOCATIONS AT BASFORD

E.3.1 BASFORD WEST (GROSS AREA ABOUT 55 HA) WILL BE DEVELOPED FOR A REGIONAL WAREHOUSE AND DISTRIBUTION PARK.

PROPOSALS FOR DEVELOPMENT SHOULD INCLUDE THE PROVISION OF THE APPROPRIATE RAIL SIDINGS WITH GOOD DIRECT RAIL ACCESS FOR THE TRANS-SHIPMENT OF FREIGHT BETWEEN RAILWAY AND ROAD AS WELL AS, OR IN ADDITION TO, RAIL CONNECTED WAREHOUSE AND DISTRIBUTION.

THE SITE IS ALLOCATED, SUBJECT TO EXTENSIVE LANDSCAPING AND WOODLAND PLANTING. ALONG THE SITE'S WESTERN AND SOUTHERN BOUNDARIES THIS SHOULD HAVE A MINIMUM WIDTH OF 40 METRES, WITH THE AVERAGE WIDTH TO BE AROUND 70 METRES.

E.3.2 BASFORD EAST (GROSS AREA ABOUT 43 HA) WILL BE DEVELOPED FOR MAJOR INDUSTRIAL AND BUSINESS DEVELOPMENT (INCLUDING B1, B2, B8). (NB The remainder of the Basford East site is committed for employment development.)

EXTENSIVE LANDSCAPING WILL BE CARRIED OUT ALONG THE SITE'S SOUTHERN AND WESTERN BOUNDARIES.

Justification

- 6.22 Both these sites are identified in the Cheshire 2011 Replacement Structure Plan (policies IND7 and IND9). They are also included in Regional Planning Guidance for the North West under policy EC.5 Regional Investment Sites. The sites have also been designated by the North West Development Agency as Strategic Regional Sites and their delivery is critical to the implementation of the Regional Economic Strategy. Planning Briefs have been adopted as Supplementary Planning Guidance
- 6.23 In connection with the Basford West site there have been a number of changes since the allocation was made in regard to the identification of regional multi-mode trans-shipment facilities in the North West. The major facilities proposed will be located within the Mersey Belt, although Basford West provides a good quality site with potential links to the west coast main railway and the M 6 motorway, which is ideal for the development of warehousing and distribution uses.
- 6.24 Due to its excellent location adjacent to the existing sidings, the site should be primarily reserved for warehousing and distribution uses (B8), with the provision of appropriate rail sidings. The Strategic Rail Authority would need to be satisfied that any application maximises the opportunities for rail access to the site.

6.25 **E.4 DEVELOPMENT ON EXISTING EMPLOYMENT AREAS**

PROPOSALS FOR NEW EMPLOYMENT DEVELOPMENT, FOR THE RE-USE, RE-DEVELOPMENT OR INTENSIFICATION OF THE USE OF LAND WITHIN EXISTING EMPLOYMENT AREAS WILL BE PERMITTED, (IN ACCORDANCE WITH POLICIES BE.1 - BE.5).

Justification

- 6.26 Planning permission for employment development has been granted on a number of non-allocated sites, for example on the Royal Ordnance site and Stapeley Water Gardens, and this has helped to provide variety in the type and size of available sites. Whilst a policy of restraint is generally applicable to employment development on non-allocated sites, this policy seeks to encourage the re-use of under-used land and premises within existing employment areas. It is important to protect existing sites to provide valuable employment opportunities for the local workforce.
- 6.27 It should be noted that these sites are predominantly owner specific sites and, as such, are difficult to quantify. They have been excluded from the review of employment land availability and their contribution to employment land supply is discounted against potential slippage on other identified sites.

6.28 **E.5 EMPLOYMENT IN VILLAGES**

EMPLOYMENT DEVELOPMENT WITHIN THOSE VILLAGES DEFINED IN POLICY RES.5 WILL BE PERMITTED, PROVIDED IT IS OF A SCALE AND CHARACTER APPROPRIATE TO ITS SURROUNDINGS, (IN ACCORDANCE WITH POLICIES BE.1 – BE.5).

Justification

- 6.29 To accord with the provisions of Policy IND5 of the Cheshire 2011 Replacement Structure Plan.
- 6.30 To retain the character and appearance of rural settlements whilst enabling the diversification of the rural economy.
- 6.31 To provide local jobs, thereby reducing the need to travel.

6.32 **E.6 EMPLOYMENT DEVELOPMENT WITHIN OPEN COUNTRYSIDE**

EMPLOYMENT DEVELOPMENT IN THE OPEN COUNTRYSIDE, OUTSIDE THE GREEN BELT, AREAS OF SPECIAL COUNTY VALUE AND GREEN GAPS, DEFINED ON THE PROPOSALS MAP, OR THOSE SITES COVERED BY POLICY E.4 WILL BE RESTRICTED TO APPROPRIATE SMALL INDUSTRIES, COMMERCIAL BUSINESS ENTERPRISES, INCLUDING SMALL SCALE BUSINESS DEVELOPMENTS AND THE DEVELOPMENT OF

SMALL SCALE WORKSHOP UNITS WITHIN OR ADJACENT TO EXISTING FARM BUILDINGS OR OTHER EXISTING EMPLOYMENT AREAS, (IN ACCORDANCE WITH POLICIES BE.1 – BE.5).

Justification

6.33 To accord with the provisions of policy IND6 of the Cheshire 2011 Replacement Structure Plan.

6.34 To protect the character and appearance of the countryside whilst enabling the diversification of the rural economy.

6.35 E.7 EXISTING EMPLOYMENT SITES

DEVELOPMENT WHICH WOULD CAUSE THE LOSS OF AN EXISTING EMPLOYMENT SITE TO OTHER USES WILL BE PERMITTED WHERE:

- **IT CAN BE DEMONSTRATED THAT THE PRESENT USE HARMS THE CHARACTER OR AMENITIES OF THE SURROUNDING ADJACENT AREA,**
- **THE SITE IS NOT CAPABLE OF SATISFACTORY USE FOR EMPLOYMENT AND OVERRIDING LOCAL BENEFITS WOULD COME FROM THE PROPOSED DEVELOPMENT; OR**
- **IT CAN BE DEMONSTRATED THAT THERE WOULD BE NO DETRIMENTAL IMPACT ON THE SUPPLY OF EMPLOYMENT LAND OR PREMISES IN THE BOROUGH**

IN ADDITION, PROPOSALS MUST BE APPROPRIATE TO THE EXISTING FORM AND CHARACTER OF THE SURROUNDING AREA AND THE PROPOSED USE WOULD NOT BE LIKELY TO RESTRICT THE RANGE OF USES WHICH COULD BE CARRIED OUT BY BUSINESSES ON EMPLOYMENT SITES IN CLOSE PROXIMITY.

Justification

6.36 Considerable pressure exists within the Borough for the conversion of employment sites to non employment uses such as housing. However, the cumulative loss of employment sites close to local centres of population would reduce the availability of local jobs, resulting in either higher local unemployment and/or increased commuting, both of which are contrary to the aims of the Local Plan.

6.37 The Local Plan aims to ensure the maintenance of a portfolio of quality employment sites in good locations; and to encourage a diverse range of economic development and contribute to sustainable patterns of development.

CHAPTER 7 - HOUSING

Introduction

- 7.1 The objectives of the Local Plan as far as housing is concerned are:
- to maintain a wide range of good quality housing sites, capable of meeting the needs of all sectors of the community
 - to allocate sufficient land to meet the requirements of the Cheshire 2011 Replacement Structure Plan, although this has been overtaken by the emerging alteration to the Structure Plan which sets out a significantly reduced housing figure for the Borough in line with Regional Planning Guidance for the North West (RPG13)
 - to ensure that the scale and design of new housing development is consistent with the character of the surrounding area
 - to protect and promote environmental quality in residential areas
 - to ensure that those in need of affordable housing are provided for
 - to aim to ensure that 35% of new housing development is built on previously developed land
 - to contribute to a sustainable environment, with an appropriate balance between employment and housing areas

The Strategic Background

- 7.2 The Cheshire 2011 Replacement Structure Plan allowed for the release of land for "about 7,600 dwellings" net (i.e. to the nearest 50 dwellings) in the Borough between the years 1996 – 2011. This strikes a balance between meeting local housing need and providing for economic growth whilst not harming the urban regeneration policies of The Potteries.
- 7.3 The Local Plan seeks to control the scale and guide the location of new housing development both within the Borough as a whole and within individual settlements.
- 7.4 The bulk of housing development will take place in and adjacent to the main towns of Crewe and Nantwich; and priority will be given to the re-use of previously-developed, vacant, derelict or under-used land.
- 7.5 A limited amount of new development appropriate to the size and character of existing settlements is acceptable within rural areas, where policies allow. However, sporadic housing development within the open countryside, without an agricultural justification, will be resisted.

- 7.6 The Local Plan addresses the issue of affordable housing in rural areas through the inclusion of an "exceptions" policy to allow, where appropriate, affordable housing in rural areas. A policy is also included to allow the Local Planning Authority a positive role in negotiating an appropriate mix of housing types and densities on larger urban developments.

Environmental Appraisal

- 7.7 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan. This is summarised in a separate Background Document entitled "Borough of Crewe and Nantwich Local Plan Review 2011 – Environmental Appraisal". Its broad conclusions show that the housing policies promote sustainable development through the concentration of new housing within or on the edge of the existing urban areas. The opportunity has been taken to re-use previously used, derelict or under-used land within the built-up area in order to reduce the need to allocate green field sites for development.
- 7.8 Sites proposed for new housing are in close proximity to existing public transport routes and are easily accessible to schools, shops, community facilities and places of work.

Policies and Proposals

7.9 RES.1 HOUSING ALLOCATIONS

THE BOROUGH COUNCIL WILL ENSURE THAT SUFFICIENT LAND IS ALLOCATED FOR HOUSING TO MEET THE REQUIREMENT OF THE CHESHIRE 2011 REPLACEMENT STRUCTURE PLAN POLICY HOU1 WHICH PROVIDES FOR ABOUT 7600 NEW DWELLINGS (NET) IN THE BOROUGH BETWEEN 1996–2011.

Justification

- 7.10 This policy has been radically modified since the Inspector published his recommendations following the plan's public local inquiry. Objection from the Government Office for the North West resulted in objections to further development on greenfield sites.
- 7.11 In view of these objections, the current position with regard to the Housing supply has been updated to include the position as at 21 September 2004 (see also Appendix 7.1). The table below shows that with the inclusion of those sites awaiting legal agreement, the Local Plan's two Mixed Use allocations with elements of housing, Stapeley Water Gardens Site (S.12.5) and the P Way site (S.12.4), and an allowance for "windfall sites" (which were accepted by the Inspector), for the next 6 and a half years, a total of 7576 dwellings could be provided. This is in conformity with the 2011 Structure Plan requirement of about 7600.

Table 1 Revised Housing supply figures

Completions (net gain) April 1996 - April 2004	4023
Commitments at 1/04/04	2278
Net gain approvals since 1/04/04	369
Net gain awaiting section 106 agreements	393
Rural "windfall" sites allowance (@ 23 per annum	150
Urban Capacity Study (urban windfalls) @ 25 per annum	163
Stapeley Water Gardens	120
P Way site	80
Total	7576

7.12 The position will be reviewed in the light of the Structure Plan alterations and the Regional Spatial Strategy; but the current position is more than adequate until such time as a review of the Housing allocations in the Borough up to 2016 is carried out. The Council has agreed in its Local Development Scheme that a Development Plan Document for this purpose will be submitted to the Secretary of State in August 2006. Meanwhile, monitoring of Housing Land Availability will be carried out on a regular basis.

7.13 RES.2 UNALLOCATED HOUSING SITES

WITHIN THE SETTLEMENT BOUNDARIES OF CREWE AND NANTWICH, WHICH ARE DEFINED ON THE PROPOSALS MAP, THE DEVELOPMENT OR REDEVELOPMENT OF UNALLOCATED SITES FOR HOUSING WILL BE PERMITTED, (IN ACCORDANCE WITH POLICIES BE.1- BE.5).

Justification

7.14 To accord with the provisions of Planning Policy Guidance : Housing (PPG3) and with Cheshire 2011 Replacement Structure Plan Policy GEN1.

7.15 The development of unallocated or "windfall" housing sites can make an important contribution to the total housing provision in the Borough, especially where previously-developed, derelict, vacant or under-used urban sites are utilised. Development on small sites and infill sites can also enhance the range of housing opportunities.

7.16 A balance must be struck, however, between taking the opportunity to provide houses on unallocated land and the need to protect the quality of the urban environment. The Local Planning Authority will resist "town cramming" and will

seek to maintain green spaces within the built environment where they are useful and attractive.

7.17 RES.3 HOUSING DENSITIES

NEW RESIDENTIAL DEVELOPMENT SHOULD BE BUILT AT DENSITIES BETWEEN 30 – 50 DWELLINGS PER HECTARE NET, PROVIDED THAT:

- **THE PROPOSAL IS IN ACCORDANCE WITH POLICIES BE.1 – BE.5;**
- **THE QUALITY OF THE LOCAL ENVIRONMENT IS NOT COMPROMISED;**
- **THE HIGHER LEVEL OF DENSITY IS ACHIEVED IN LOCATIONS WHERE THERE IS GOOD ACCESS TO PUBLIC TRANSPORT.**

Justification

7.18 In accordance with Policy HOU2 of the Cheshire 2011 Replacement Structure Plan and Planning Policy Guidance : Housing (PPG3), the Borough Council will encourage housing development to make more efficient use of land (for example between 30–50 dwellings per hectare net). Such developments must ensure that this can be achieved without compromising the quality of the environment or the character and appearance of the area. Within the Borough there are varying housing densities, which contribute to an area’s character. New development must respect this. As a result, there may be occasions when a density outside the range quoted may be more appropriate.

7.19 Major new allocations will have Development Briefs, which will state what densities are considered to be appropriate. Densities may vary within sites, to ensure that a variety of house types and sizes are provided.

7.20 RES.4 HOUSING IN VILLAGES WITH SETTLEMENT BOUNDARIES

WITHIN THE SETTLEMENT BOUNDARIES OF THE FOLLOWING VILLAGES DEFINED ON THE PROPOSALS MAP, THE DEVELOPMENT OF LAND OR RE-USE OF BUILDINGS FOR HOUSING ON A SCALE COMMENSURATE WITH THE CHARACTER OF THAT VILLAGE WILL BE PERMITTED, (IN ACCORDANCE WITH POLICIES BE.1- BE.5).

ACTON	CALVELEY	WESTON
ALPRAHAM	HANKELow	WINTERLEY
ASTON	HASLINGTON	WORLESTON
AUDLEM	HOUGH	WRENBURY
BARBRIDGE	SHAVINGTON	WYBUNBURY

BUNBURY

SPURSTOW

Justification

- 7.21 To accord with the provisions of Planning Policy Guidance : Housing (PPG3), Planning Policy Guidance : The Countryside–Environmental Quality and Economic and Social Development (PPG7), and with Cheshire 2011 Replacement Structure Plan Policies, GEN1, GEN3, R2 and R4.
- 7.22 For the purposes of this policy, settlement boundaries have been drawn around those villages within which there is some development potential.
- 7.23 The development of unallocated or "windfall" housing sites can make an important contribution to the total housing provision in the Borough, especially where previously-developed, derelict, vacant or under-used sites are utilised. Development on small sites and infill sites can also enhance the range of housing opportunities.
- 7.24 A balance must be struck, however, between taking the opportunity to provide houses on unallocated land and the need to protect the quality of the environment.

7.25 RES.5 HOUSING IN THE OPEN COUNTRYSIDE

OUTSIDE SETTLEMENT BOUNDARIES ALL LAND WILL BE TREATED AS OPEN COUNTRYSIDE. NEW DWELLINGS WILL BE RESTRICTED TO THOSE THAT:

A) MEET THE CRITERIA FOR INFILLING CONTAINED IN POLICY NE.2; OR

B) ARE REQUIRED FOR A PERSON ENGAGED FULL TIME IN AGRICULTURE OR FORESTRY, IN WHICH CASE PERMISSION WILL NOT BE GIVEN UNLESS:

- **APPLICANTS CAN DEMONSTRATE THAT A LOCATION IN THE OPEN COUNTRYSIDE IS ESSENTIAL FOR THE EFFICIENT WORKING OF THE ENTERPRISE;**
- **IT CAN BE DEMONSTRATED THAT THE NEW DWELLING CANNOT BE ACCOMMODATED WITHIN A DEFINED SETTLEMENT;**
- **THERE IS NO SUITABLE, EXISTING DWELLING ON THE SITE OR NEARBY;**
- **THERE ARE NO SUITABLE BUILDINGS ON THE SITE OR NEARBY WHICH COULD BE CONVERTED INTO A DWELLING;**

- **WHERE POSSIBLE, THE NEW DWELLING IS SITED WITHIN A NEARBY GROUP OF EXISTING DWELLINGS OR A FARM/BUILDING COMPLEX;**
- **THE NEW DWELLING IS OF A FORM, BULK, DESIGN AND MATERIALS WHICH REFLECT THE LOCALITY'S RURAL CHARACTER AND THE NEEDS OF THE ENTERPRISE; AND**
- **THE NEW DWELLING SHOULD BE NEITHER UNUSUALLY LARGE IN RELATION TO THE SIZE OF THE HOLDING, NOR TOO EXPENSIVE TO CONSTRUCT IN RELATION TO ITS INCOME**

Justification

- 7.26 To accord with the provisions of Planning Policy Guidance : Housing (PPG3), and The Countryside – Environmental Quality and Economic and Social Development (PPG7), with particular reference to the functional test and the financial test in Annex I and to accord with Policies GEN1 and GEN3 of the Cheshire 2011 Replacement Structure Plan.
- 7.27 PPG7 makes it clear that agricultural or forestry workers' dwellings should serve the requirements of the agricultural enterprise and should not, therefore just be a reflection of the desires of the potential occupants or owners. Many agricultural workers dwellings have been built at a scale and cost out of proportion with the needs and the income of the agricultural unit. PPG7 makes it clear that "Dwellings which are unusually large in relation to the agricultural needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long term, should not normally be permitted."
- 7.28 A larger dwelling will be more expensive from the outset and the restrictive occupancy condition will be prejudiced straightaway if the dwelling is outside the range of property affordable by the local workforce. In order to comply with the requirements of the final criterion, and to curtail the future resale value of dwellings intended for persons engaged in agriculture or forestry, the maximum size for which permission will be given is 140 m², measured externally.
- 7.29 The size limit relates to residential accommodation. Permitted Development Rights relating to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995, Classes A, B and E, will be withdrawn on all agricultural workers' dwellings in order to retain control over the size of the dwelling in relation to its purpose. Where the proposed dwelling includes an integral garage, a condition will be attached to the planning permission to prevent its conversion to living accommodation.
- 7.30 In determining applications which may be permitted as an exception to general policy, the Borough Council will require the applicant to provide detailed information about the farm holding or woodland enterprise. This will always require an independent appraisal of the farm holding by a suitably qualified agricultural surveyor.

7.31 RES.6 AGRICULTURAL AND FORESTRY OCCUPANCY CONDITIONS

PLANNING PERMISSION FOR NEW AGRICULTURAL OR FORESTRY WORKERS' DWELLINGS WILL BE SUBJECT TO A CONDITION THAT THEIR OCCUPATION IS LIMITED TO A PERSON SOLELY OR MAINLY WORKING IN AGRICULTURE OR FORESTRY, OR A WIDOW OR WIDOWER OF SUCH A PERSON. THE SPOUSE OF THE OCCUPIER AND ANY DEPENDANTS OF THE OCCUPIERS MAY ALSO RESIDE IN THE DWELLING SO LONG AS THE OCCUPIER COMPLIES WITH THE REQUIREMENTS OF THE CONDITION.

SUCH A CONDITION WILL NOT BE REMOVED UNLESS IT CAN BE DEMONSTRATED THAT:

- **THE DWELLING IS NO LONGER NEEDED IN CONNECTION WITH THE ENTERPRISE WHICH GENERATED THE NEED FOR ITS CONSTRUCTION;**
- **THERE IS NO LONG TERM NEED FOR THE DWELLING TO ACCOMMODATE AGRICULTURAL OR FORESTRY WORKERS IN THE AREA;**
- **THE PROPERTY HAS BEEN ADVERTISED FOR SALE, AT A PRICE WHICH REFLECTS THE EFFECT OF THE OCCUPANCY CONDITION, IN SPECIFIC PUBLICATIONS AIMED AT THE RELEVANT WORKING COMMUNITY FOR A PERIOD OF NOT LESS THAN ONE YEAR; AND**
- **THAT THERE HAS BEEN NO INTEREST SHOWN BY POTENTIAL PURCHASERS WHO WOULD HAVE A REALISTIC PROSPECT OF COMPLYING WITH THE OCCUPANCY CONDITION.**

WHERE PLANNING PERMISSION IS GRANTED FOR A DWELLING TO MEET THE ESSENTIAL NEEDS OF AGRICULTURE, FORESTRY OR OTHER RURAL ENTERPRISE, ADDITIONAL CONDITIONS WILL BE IMPOSED.

THE LOCAL PLANNING AUTHORITY WILL SCRUTINISE EACH INDIVIDUAL CASE FOR JUSTIFYING THE DWELLING AND WILL ENSURE THAT ANY PERMISSION IS TIED EXACTLY TO THAT JUSTIFICATION BY THE USE OF CONDITIONS.

Justification

- 7.32 To ensure that agricultural and forestry workers' dwellings continue to serve the needs of agriculture and forestry.
- 7.33 To ensure that sufficient accommodation remains available to house agricultural and forestry workers.
- 7.34 To ensure that the restrictions on new development in the open countryside are not undermined by the unnecessary release of agricultural or forestry workers' dwellings onto the open market.

7.35 RES. 7 AFFORDABLE HOUSING WITHIN THE SETTLEMENT BOUNDARIES OF NANTWICH AND THE VILLAGES LISTED IN POLICY RES.4

THE BOROUGH COUNCIL'S HOUSING NEEDS SURVEY SHOWS THAT THERE IS A NEED FOR AT LEAST 325 UNITS OF AFFORDABLE HOUSING IN NANTWICH AND THE RURAL AREAS UP TO 2006.

THE NEED WILL BE MET THROUGH NEGOTIATION ON A SITE BY SITE BASIS WITH DEVELOPERS FOR AN ELEMENT OF AFFORDABLE HOUSING:

- **ON WINDFALL SITES OF 25 UNITS OR MORE, OR GREATER THAN 1 HECTARE IN SIZE IN NANTWICH AND THE RURAL AREAS (IN SETTLEMENTS OF 3,000 POPULATION OR LESS WHERE A LOWER THRESHOLD OF 5 UNITS WILL BE APPLIED, AND EXCEPTIONALLY – WHERE THERE IS A PROVEN NEED – THE THRESHOLD WILL BE SITES OF MORE THAN 1 UNIT).**

A MAXIMUM AFFORDABLE HOUSING TARGET OF 30% IS SET FOR APPROPRIATE ALLOCATED SITES AS FOLLOWS:

- **S.12.6 STAPELEY WATER GARDENS**

AFFORDABLE HOUSING TARGETS ON WINDFALL SITES WILL BE 30% .

IN DETERMINING WHETHER A SITE IS SUITABLE FOR AN ELEMENT OF AFFORDABLE HOUSING, THE LOCAL PLANNING AUTHORITY WILL HAVE REGARD TO THE FOLLOWING:

- **WHETHER THE EXISTING AFFORDABLE STOCK MEETS THE IDENTIFIED NEED;**
- **THE PROXIMITY OF THE SITE TO LOCAL FACILITIES AND PUBLIC TRANSPORT;**
- **THE TARGETS IN THE PLAN DERIVED FROM THE HOUSING NEEDS STUDY 2000;**
- **THE SUITABILITY OF THE SITE FOR HOUSING (IN ACCORDANCE WITH THE OTHER POLICIES IN THE PLAN) AND**
- **ECONOMICS OF PROVISION.**

ALL AFFORDABLE HOUSING SITE TARGETS WILL NEED TO TAKE INTO ACCOUNT A BALANCED NEED FOR BOTH SUBSIDISED UNITS AND FOR UNSUBSIDISED SMALL MARKET HOUSING UNITS TO 2006.

THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT THE HOUSING IS RESERVED FOR THOSE THAT NEED IT, AT A PRICE THAT IS CONSIDERED TO BE AFFORDABLE. APPROPRIATE CONDITIONS AND PLANNING OBLIGATIONS WILL BE USED WHERE APPROPRIATE TO ENSURE THAT THE HOUSING IS OCCUPIED IN PERPETUITY BY PEOPLE IN NEED OF AFFORDABLE HOUSING. WHERE A REGISTERED SOCIAL LANDLORD IS TO MANAGE AFFORDABLE HOUSING, NO FURTHER OCCUPANCY CONTROLS WILL BE REQUIRED.

PERMITTED DEVELOPMENT RIGHTS RELATING TO PART 1 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER, 1995, CLASSES A, B AND E, WILL BE WITHDRAWN ON ALL AFFORDABLE HOUSING DEVELOPMENTS.

THE OPERATION OF THIS POLICY WILL BE MONITORED AND, TOGETHER WITH A FURTHER HOUSING NEEDS STUDY, WILL PROVIDE THE BASIS FOR A REVISED POLICY FOR THE PERIOD POST-2006. THE BASIS FOR THIS POLICY WILL CEASE IF THE IDENTIFIED NEED IS MET BEFORE 2006.

Justification

- 7.36 This policy reinforces the provisions of Planning Policy Guidance Note 3 : Housing (PPG3) and Circular 6/98 : 'Planning and Affordable Housing'. This encourages Local Authorities, as part of the planning process, to negotiate with private developers of larger sites to provide a proportion of their developments to be designated as affordable housing, where there is such an identified need. It also reinforces the provisions of Cheshire 2011 Replacement Structure Plan Policy HOU3.
- 7.37 A Housing Needs Study was carried out in 2000. The study showed that there will be a need for 700 affordable homes in Nantwich and the rural areas by 2006. A further study will be carried out for the period post-2006. This will enable a new target to be produced for the post-2006 period. Information from the Local Planning Authority's Housing Division shows that the average number of re-lets in Nantwich and the rural areas is 75 per annum. This means that up to 2006 a total of 375 relets can be subtracted from the figure of 700 units, leaving an overall requirement of 325 units to be provided by developers and Registered Social Landlords in Nantwich and the rural areas. The figure of 325 affordable homes is therefore used as the Local Plan 2011 target.
- 7.38 A maximum 30% target, taken from the findings of the Housing Needs Survey, has been included in the Plan as a basis for negotiation on all appropriate allocated and windfall sites in Nantwich and the rural areas, and on strategic sites on the periphery of Crewe.
- 7.39 Using guidance in Circular 6/98, site thresholds of 25 units or 1 hectare or more in size are used for settlements of more than 3,000 population. The Rural White Paper encourages local authorities to make greater use of affordable housing policies; and states there is no reason why, in small villages if there is evidence

of need and subject to financial viability, local authorities should not seek to match every new market house with an affordable home. Therefore, in settlements of less than 3,000 population the threshold has been revised to sites of more than five dwellings, and exceptionally – where there is proven need – to sites of more than one dwelling. This policy will apply to all allocations and windfall sites, where it can be shown that there is a need, to ensure every opportunity is taken to meet the targets.

- 7.40 It is important that the Local Planning Authority is able to control the enlargement or alteration of a dwelling that might mean that it would no longer be affordable once enlarged. This can be achieved by the removal of permitted development rights relating to enlargement or extensions to dwellings.
- 7.41 Affordable housing is that provided as low-cost market housing and subsidised housing that meets affordability criteria laid down by the Local Planning Authority to secure accommodation for people assessed as unable to resolve their housing need through reasonable access to the private sector market because of the relationship between housing costs and incomes in the locality.
- 7.42 The Borough Council's affordability criteria will be based upon the access incomes and house prices by area, as defined by the David Couttie Associates' Housing Needs Study 2000 and up-dated using available house price and income information. Schemes that include affordable housing to rent will need to accord with Government guidelines on Rent Convergence.
- 7.43 In accordance with Circular 6/98: 'Affordable Housing', both conditions and planning obligations will be used, where justified, to achieve the delivery of affordable dwellings for occupation by people within particular categories of need for affordable housing.
- 7.44 "Local need" is defined as a community's requirement to provide for local people, including those with some local connection, who need an affordable home.
- 7.45 "Local" is defined as meaning the Parish in which the site is located or immediately adjoining Parishes.

Implementation

- 7.46 Negotiation for affordable housing provision will involve both the Planning and Housing Division staff of the Local Planning Authority. The method of delivery of affordable housing will need to be agreed with the Local Planning Authority. These arrangements will be secured using a Section 106 Agreement and/or conditions, as appropriate. In accordance with PPG3, where a Registered Social Landlord is to manage affordable housing, no further occupancy controls will be required.

7.47 RES.8 AFFORDABLE HOUSING IN RURAL AREAS OUTSIDE SETTLEMENT BOUNDARIES (RURAL EXCEPTIONS POLICY)

PLANNING PERMISSION MAY BE GRANTED FOR THE PROVISION OF AFFORDABLE HOUSING, AS AN EXCEPTION TO POLICY NE.2, WHERE THE FOLLOWING CRITERIA ARE MET:

- THE HOUSING WILL MEET THE NEEDS OF PEOPLE PREVIOUSLY SHOWN TO BE IN LOCAL NEED IN A SURVEY SPECIFICALLY UNDERTAKEN FOR THAT PURPOSE;**
- THE SITE IS IN A SUSTAINABLE LOCATION, IMMEDIATELY ADJACENT TO AN EXISTING SETTLEMENT BOUNDARY (WITH REFERENCE TO POLICY RES.4) OR, EXCEPTIONALLY, WITHIN OR ADJOINING THE BUILT AREA OF OTHER RURAL SETTLEMENTS, AND;**
- THE SCALE, LAYOUT AND DESIGN OF THE SCHEME IS APPROPRIATE TO THE CHARACTER OF THE SETTLEMENT.**

GENERAL MARKET HOUSING OR MIXED DEVELOPMENTS OF HIGH-VALUE HOUSING USED TO CROSS-SUBSIDISE AFFORDABLE HOUSING ON THE SAME SITE WILL NOT BE ALLOWED. THE LOCAL PLANNING AUTHORITY WILL ENSURE THAT THE HOUSING IS RESERVED FOR LOCAL PEOPLE WHO NEED IT, AT A PRICE THAT IS CONSIDERED TO BE AFFORDABLE, BOTH INITIALLY AND IN PERPETUITY. THIS WILL BE ACHIEVED BY IMPOSING APPROPRIATE OCCUPANCY CONDITIONS AND PLANNING OBLIGATIONS. THE INCLUSION OF CLAUSES THAT ALLOW THE SALE OF PROPERTY ON THE OPEN MARKET WILL NOT BE ALLOWED.

PERMITTED DEVELOPMENT RIGHTS RELATING TO PART 1 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER, 1995, CLASSES A, B AND E, WILL BE WITHDRAWN ON ALL AFFORDABLE HOUSING DEVELOPMENTS SO THAT CONTROL MAY BE EXERCISED OVER THE ENLARGEMENT OR ALTERATION OF DWELLINGS IN WAYS WHICH WOULD CHANGE THEIR AFFORDABILITY FOR FUTURE OCCUPIERS.

Justification

- 7.48 This policy is designed to stimulate the provision of affordable housing in suitable locations to meet specific local needs if and when they are identified. It is in accordance with the provisions regarding affordable housing in Circular 6/98 – ‘Planning and Affordable Housing’ and Planning Policy Guidance Note 3 : Housing (PPG3).
- 7.49 A Housing Needs Study was carried out in 2000. The study showed that there will be a need for 700 affordable homes in Nantwich and the rural areas by 2006. A further study will be carried out for the period post-2006. This will enable a new target to be produced for the post-2006 period. Information from the Local

Planning Authority's Housing Division shows that the average number of re-lets in Nantwich and the rural areas is 75 per annum. This means that up to 2006 a total of 375 re-lets can be subtracted from the figure of 700 units, leaving an overall requirement of 325 units to be provided by developers and Registered Social Landlords in Nantwich and the rural areas. The figure of 325 affordable homes is therefore used as the Local Plan 2011 target.

- 7.50 In accordance with PPG3, as the amount of exception sites that will be released cannot be predicted at the start of the Plan period, any housing provided on exception sites will be regarded as additional to the Cheshire 2011 Replacement Structure Plan housing land requirement. Any affordable housing that is developed will count towards the affordable homes target for the Borough.
- 7.51 The Local Planning Authority will ensure that any affordable housing provision will remain affordable and available for local people who are in housing need, in perpetuity. This will be achieved through the use of planning conditions and planning obligations. This is in accordance with PPG3.
- 7.52 It is important that the Local Planning Authority is able to control the enlargement or alteration of a dwelling that might mean that it would no longer be affordable once enlarged. This can be achieved by the removal of permitted development rights relating to enlargement or extensions to dwellings.
- 7.53 Affordable housing is that provided, as low-cost market housing and subsidised housing that meets affordability criteria laid down by the Local Planning Authority to secure accommodation for people assessed as unable to resolve their housing need through reasonable access to the private sector market because of the relationship between housing costs and incomes in the locality.
- 7.54 The 'rural exceptions' policy is intended to allow for the release of sites to meet local needs for affordable housing in rural areas, which cannot otherwise be met through the provisions of the Local Plan. It is the Council's intention that exceptions sites should be in sustainable locations where some local facilities are available. To this end the Policy aims to steer such developments to those villages with settlement boundaries, designated by Policy RES.4. There may, however, be circumstances where a location other than a Policy RES.4 settlement may be a preferred location. Policy RES.8 makes provision, exceptionally, for such proposals to be considered.
- 7.55 "Local need" is defined as a community's requirement to provide for local people, including those with some local connection, who need an affordable home.
- 7.56 "Local" is defined as meaning the Parish in which the site is located or immediately adjoining Parishes.
- 7.57 **RES. 9 HOUSES IN MULTIPLE OCCUPATION**

PROPOSALS FOR THE SUB-DIVISION OF BUILDINGS TO PROVIDE SELF-CONTAINED RESIDENTIAL UNITS WILL BE PERMITTED, PROVIDED THAT:

- **THE BUILDING TO BE CONVERTED IS LARGE ENOUGH TO PROVIDE SATISFACTORY LIVING ACCOMMODATION FOR FUTURE RESIDENTS WITHOUT THE NEED TO CONSTRUCT EXTENSIONS WHICH WOULD CONFLICT WITH POLICIES BE.1 AND BE. 2;**
- **THE PROPOSAL WOULD NOT RESULT IN AN ADVERSE CHANGE TO THE EXTERNAL APPEARANCE OF THE BUILDING WHICH WOULD BE UNACCEPTABLE IN TERMS OF DESIGN OR MATERIALS USED;**
- **THE DEVELOPMENT DOES NOT DETRACT SIGNIFICANTLY FROM THE AMENITIES OF NEIGHBOURING RESIDENTS, THROUGH NOISE TRANSMISSION OR OVERLOOKING, (IN ACCORDANCE WITH POLICY BE.1); AND**
- **PROVISION IS MADE WITHIN THE SITE FOR ADEQUATE AND PROPERLY LOCATED CAR PARKING AND SAFE ACCESS (IN ACCORDANCE WITH POLICIES TRAN.9 AND BE.3). WHERE SUFFICIENT OFF-STREET PARKING PROVISION IS NOT POSSIBLE DUE TO THE CONSTRAINTS OF THE SITE, KERBSIDE FACILITIES MAY BE ACCEPTABLE PROVIDED THAT THEIR USE DOES NOT CREATE OR WORSEN DANGEROUS HIGHWAY CONDITIONS, OR SIGNIFICANTLY DETRACT FROM THE AMENITY OF LOCAL RESIDENTS.**

Justification

7.58 The Borough Council wishes to encourage the provision of housing in the rented sector, subject to meeting standards which combine safeguarding measures under both Planning and Housing legislation to ensure the quality of houses in multiple occupation. The Borough Council has reviewed its Corporate Housing Policy, "Guidance for Houses in Multiple Occupation" in line with current legislation.

7.59 **RES.10 REPLACEMENT DWELLINGS IN THE OPEN COUNTRYSIDE**

IN THE OPEN COUNTRYSIDE THE REPLACEMENT OF AN EXISTING DWELLING WITH A NEW DWELLING WILL ONLY BE PERMITTED WHERE:

- **REPLACEMENT WOULD PROVIDE POSITIVE PLANNING BENEFITS;**
- **THE EXISTING DWELLING IS IN SUCH POOR STRUCTURAL CONDITION, OR HAS BEEN ALTERED IN SUCH A WAY THAT IT IS NOT WORTHY OF RETENTION;**
- **THE EXISTING DWELLING HAS BEEN OCCUPIED WITHIN THE LAST FOUR YEARS AND IS SUBSTANTIALLY INTACT;**
- **THE REPLACEMENT DWELLING IS NOT MATERIALLY LARGER THAN THE DWELLING IT REPLACES;**

- **THE REPLACEMENT DWELLING SHOULD BE APPROPRIATE IN TERMS OF SCALE, SIZE, DESIGN AND MATERIALS TO THE EXISTING BUILDING AND ITS SETTING AND TO THE VERNACULAR CHARACTER OF DWELLINGS IN THE LOCALITY;**
- **UNLESS THERE ARE SPECIAL CIRCUMSTANCES (EG HIGHWAY REASONS, PROTECTION OF TREES) THE LOCATION OF THE REPLACEMENT DWELLING ON THE SITE IS NOT MATERIALLY DIFFERENT FROM THE SITING OF THE ORIGINAL DWELLING; AND**
- **EXISTING OUTBUILDINGS SHOULD, WHERE POSSIBLE, BE RE-USED FOR STORAGE AND ANCILLARY PURPOSES. IF THEY MUST BE DEMOLISHED, ANY REPLACEMENTS WILL NEED TO BE SIMILAR IN SIZE, SCALE, MATERIALS AND APPROPRIATELY SITED IN RELATION TO THE NEW HOUSE.**

ANY PLANNING PERMISSION FOR SUCH A REPLACEMENT DWELLING WILL BE CONDITIONED TO REQUIRE THE DEMOLITION OF THE EXISTING PROPERTY PRIOR TO/UPON OCCUPATION OF THE REPLACEMENT DWELLING.

PERMITTED DEVELOPMENT RIGHTS RELATING TO PART 1 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER, 1995, CLASSES A, B AND E, WILL BE WITHDRAWN ON ALL REPLACEMENT DWELLINGS IN THE OPEN COUNTRYSIDE, TO REFLECT THE FACT THAT THE SIZE OF THE DWELLING APPROVED CAN TAKE INTO ACCOUNT THE PERMITTED DEVELOPMENT ALLOWANCE OF THE ORIGINAL DWELLING AND TO ENSURE THAT ANY FUTURE EXTENSIONS ARE OF AN APPROPRIATE SIZE AND DESIGN.

Justification

- 7.60 It is recognised that the replacement of an existing dwelling by a well designed new dwelling can in some cases be better than a "patching up" with extensions and rebuilding. There must be positive planning reasons for doing this, however, such as improvements in the appearance of the property, or minor adjustments to location to improve highway safety. Applications for planning permission must therefore be accompanied by a written statement which explains what the positive benefits of replacement are. This statement will need to refer to the condition and design of the existing dwelling and details of when it was last occupied.
- 7.61 For the purpose of interpreting this policy "materially larger" will mean an expansion of the cubic content by more than the appropriate permitted development allowances of the dwelling on the site at the time the planning application is first submitted; notwithstanding that the existing dwelling may have included previous extensions.

- 7.62 It is important to prevent the replacement of dwellings with ones which are harmful to the countryside in terms of size, scale, setting and design.
- 7.63 To protect the character of the countryside from a proliferation of new domestic buildings, existing outbuildings should, where possible be re-used for storage and ancillary purposes.
- 7.64 It is important that the Local Planning Authority is able to ensure that any replacement dwelling is not extended in an inappropriate way. This can be achieved by the removal of permitted development rights.

7.65 RES.11 IMPROVEMENTS AND ALTERATIONS TO EXISTING DWELLINGS

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING SHOULD MEET THE FOLLOWING CRITERIA:

- **IN THE GREEN BELT, AREAS OF SPECIAL COUNTY VALUE, GREEN GAPS, CONSERVATION AREAS AND IN THE OPEN COUNTRYSIDE, THE ORIGINAL DWELLING MUST REMAIN AS THE DOMINANT ELEMENT WITH THE EXTENSION SUBORDINATE TO IT;**
- **IT SHOULD NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING PROPERTIES, BY REASON OF ITS SCALE OR LOCATION, (IN ACCORDANCE WITH POLICY BE.1); AND**
- **THERE SHOULD BE NO LOSS OF PARKING SPACE REQUIRED TO MEET THE STANDARDS SET OUT IN APPENDIX 8.1.**

Justification

- 7.66 Extensions to the original dwelling and other home improvements should enhance the character and appearance of the Borough. Homeowners will be encouraged to adopt a positive approach to the improvement of housing. It is important that the character of the original dwelling is maintained. The original dwelling must therefore remain as the dominant element, that is the extension must not result in the creation of a dwelling that is double or more than double the size of the original dwelling. Alterations and extensions should harmonise with the existing building, particularly where they involve locally important features such as materials or detail of design. Proposals therefore should have respect for the existing building, surrounding properties and the environment. Proposals for house extensions should take into account the Borough Council's Development Control Guidance on House Extensions.
- 7.67 The original dwelling is defined as: "That which existed on 1 July 1948 or the dwelling as originally built, whichever is the most recent."

7.68 RES.12 LIVING OVER THE SHOP

PLANNING PERMISSION WILL BE GRANTED FOR THE USE OF THE UPPER STOREYS OF COMMERCIAL PREMISES FOR LIVING ACCOMMODATION PROVIDED THERE IS:

- **SEPARATE PEDESTRIAN ACCESS TO THE LIVING ACCOMMODATION;**
- **NOT AN ADVERSE CHANGE TO THE EXTERNAL APPEARANCE OF THE BUILDING WHICH WOULD BE UNACCEPTABLE IN TERMS OF DESIGN OR MATERIALS USED; AND**
- **PARKING WITHIN THE CURTILAGE OF THE PREMISES OR EVIDENCE OF AVAILABLE OFF-STREET CAR PARKING IN THE VICINITY.**

Justification

- 7.69 In the shopping centres of the Borough, there are some commercial premises in which the accommodation is only partly used. In particular, the upper storeys of some premises are completely vacant or used only for nominal storage. If such accommodation could be converted for residential use it would help to meet housing needs, providing income for the maintenance of the building and re-introducing residents into central commercial areas. It is important that such conversion schemes enhance the character and street scene of the locality, hence the importance of design and the use of appropriate materials.

7.70 RES.13 SITES FOR GYPSIES AND TRAVELLING SHOWPEOPLE

PROPOSALS FOR TEMPORARY OR PERMANENT GYPSY CARAVAN SITES OR SITES FOR TRAVELLING SHOWPEOPLE SHOULD SATISFY THE FOLLOWING CRITERIA:

- **THEY SHOULD BE SUITABLE FOR MIXED BUSINESS AND RESIDENTIAL USE;**
- **THEY SHOULD NOT BE WITHIN THE GREEN BELT, A GREEN GAP OR AN AREA OF SPECIAL COUNTY VALUE AS DEFINED ON THE PROPOSALS MAP;**
- **THEY SHOULD NOT PREJUDICE THE AMENITY OF THE OCCUPANTS OF NEARBY PROPERTY (IN ACCORDANCE WITH POLICY BE.1);**
- **THEY SHOULD BE WITHIN EASY REACH OF LOCAL SERVICES AND FACILITIES;**
- **THEY SHOULD HAVE GOOD VEHICULAR ACCESS WHICH IS SUITABLE FOR LARGE VEHICLES AND CARAVANS;**

- **THEY SHOULD AVOID VISUAL ENCROACHMENT INTO OPEN COUNTRYSIDE; AND**
- **THEY SHOULD HAVE SUBSTANTIAL NATURAL SCREENING OR INCLUDE PROPOSALS TO PROVIDE SUCH SCREENING.**

PROPOSALS THAT MEET THE ABOVE CRITERIA AND MAKE USE OF PREVIOUSLY - DEVELOPED, DERELICT OR VACANT LAND WILL BE PREFERRED.

Justification

- 7.71 The policy is intended to provide the basis for the Local Planning Authority to determine applications for private gypsy sites and sites for travelling showpeople. It is intended to expand on advice given in Circular 1/94 relating to gypsies and Circular 22/91 relating to travelling showpeople.

CHAPTER 8 - TRANSPORTATION

Introduction

- 8.1 An efficient transport system is of prime importance to the functioning of the local economy. At the same time, it is equally important to ensure that the environmental and safety aspects of transport proposals are taken into consideration and that they are complementary to other policies of the Plan. Transportation and land use planning need to be co-ordinated, to ensure that travel needs are minimised.
- 8.2 The Local Plan seeks to provide the framework for a balanced and co-ordinated approach which fully addresses environmental issues by encouraging alternative means of travel and seeks to reduce the need for travel particularly by car, in accordance with Planning Policy Guidance : Transport (PPG13) and the Cheshire Local Transport Plan.

The Existing Highway Network

- 8.3 Crewe and Nantwich Borough is served by the following Trunk Roads:
- M6 Linking the Borough to the National Motorway Network
 - A49 Linking the North West with the West Midlands
 - A500 Linking Nantwich with the M6 and The Potteries
 - A51 Linking Chester with the West Midlands
- 8.4 Other Primary "A" Roads include:
- A534 Linking Wrexham with the M6, passing through Crewe
 - A525 Linking Whitchurch with the Potteries, passing through Audlem
 - A530 Linking the A525 with the A556 passing through Nantwich
 - A529 Linking Nantwich with Market Drayton
 - A531 Linking the A500 near Weston with Newcastle-Under- Lyme
 - A5020 Linking Crewe with the A500
 - A532 Linking the A530 with the A534, passing through Crewe
- 8.5 Nantwich is served by an easterly Bypass linking the A51 to the A500 and an inner relief road in the town centre. Crewe town centre is also served by an inner relief road.

Existing Rail Network

- 8.6 Six railway routes radiate from Crewe; the West Coast Main Line to Glasgow and Euston, the Stoke on Trent/Nottingham line, the Shrewsbury/South Wales line, the Chester/Holyhead line, and the Greater Manchester link. There are three stations in the Borough. at Crewe, Nantwich and Wrenbury.

Existing Bus Services

- 8.7 Crewe town is served by an intensive pattern of local bus services radiating from Crewe bus station. These services link the residential areas of the town to the

town centre. Crewe is also served by inter-urban services to Chester, Congleton, Hanley, Macclesfield, Nantwich, Northwich, Sandbach and Winsford. There are two other focal points for the bus service in Crewe, the Railway Station and Leighton Hospital.

- 8.8 Nantwich has a much lower level of service than Crewe with few local services and the main pattern being provided by inter-urban services passing through the town.
- 8.9 Inter-urban services provide links with the rural areas. These areas are also served by local rural services which travel to smaller communities situated off main roads.

The Cheshire Local Transport Plan

- 8.10 The Replacement Local Plan needs to reflect the objectives of the Adopted Cheshire Local Transport Plan which deals with the period up to 2005/06. This seeks:
- to promote sustainable accessibility
 - to improve travel safety and security
 - to promote integration of all forms of transport
 - to contribute to an efficient and sustainable economy
 - to protect and enhance the environment
- 8.11 The Local Transport Plan has already adopted a series of proposals for the Borough which will be implemented in the next five years:
- car parking management to restrain the growth in car travel, having regard to local economic conditions
 - improvements to the A534 Nantwich Road corridor
 - an access strategy for Crewe town centre
 - improvements to the Hungerford Road / Earle Street corridor in Crewe
 - improved access for pedestrians and disabled people
 - delivering the Cheshire cycling strategy
 - improvements to public transport
 - improving transport in rural areas

- speed reduction measures
 - addressing the need and impact of freight movement
 - construction of the Crewe Green Link Road (A500 - A534)
- 8.12 Cheshire County Council has overall responsibility for the maintenance and construction of roads in the Borough, except for motorways and trunk roads which are the responsibility of the Highways Agency. The Borough Council performs the important roles of identifying schemes to improve the road network and/or safety of road users and pedestrians, co-ordinating land use proposals with transport facilities and as a provider of public car parking.
- 8.13 Bus services are operated by private companies with County Council co-ordination and subsidy. Rail services and taxis are run by private operators. The Borough Council's direct involvement extends only to the operation of a 'special needs' scheme and the licensing of taxis. Its main role is to use its influence to persuade controlling organisations to adopt policies for the benefit of the Local Plan area.

Structure Plan Context

- 8.14 The Cheshire 2011 Replacement Structure Plan provides the framework within which the Cheshire Local Transport Plan was drawn up. The key land use policy T1 relates to the provision of Transport Strategies for individual towns. The overall aim is to encourage more walking, cycling and use of public transport through improvements to routes and facilities.

Environmental appraisal

- 8.15 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan and this is summarised in a separate document entitled: "Borough of Crewe and Nantwich Local Plan Review 2011 Environmental Appraisal". The main conclusion is that the transportation policies will have a positive impact in delivering sustainable patterns of development. Sustainable transport policies include traffic management policies, cycling policies, and public transport policies which have a positive impact on environmental components such as air quality, energy consumption and effective use of land resources. New bypasses and road improvements will create an improved environment in terms of reduced traffic congestion and reduced levels of air and noise pollution.
- 8.16 Encouragement should be given to the use of alternative modes of transport to the private car. This can be achieved by both increasing the appeal of public transport and reducing the attractiveness of the car, particularly for short urban journeys. Some studies suggest that levels of parking can be a major factor in determining means of travel. The Local Plan attempts to reduce car use by restricting the provision of new parking in locations with good public transport provision.

8.17 Integrated transport

The Borough Council will seek to enhance the integration of modes of transport, encourage the use of public transport, walking and cycling and ensure that a balance is maintained between safety and movement and the need to protect and enhance the natural and built environment. Proposals for new transportation schemes will be judged against the following criteria:

- significant integration within and improvements to the transport system is achieved;
- non essential traffic is discouraged from residential areas;
- safety is improved for all road users, particularly pedestrians and cyclists;
- noise, congestion and pollution are reduced throughout the Borough.

In considering proposals for new developments which have significant transport implications, the local planning authority will require the production of a Transport Assessment to determine the impact of the local transport network (The Highways Agency has a separate policy for trunk roads). This may result in a planning application being rejected or the imposition of conditions.

Policies and Proposals

8.18 **TRAN.1 PUBLIC TRANSPORT**

PROPOSALS FOR DEVELOPMENTS THAT SUPPORT THE USE OF PUBLIC TRANSPORT WILL BE PERMITTED AS FOLLOWS:

PROPOSALS FOR MAJOR NEW DEVELOPMENT PROVIDED THEY ARE IN LOCATIONS THAT CAN BE WELL SERVED BY PUBLIC TRANSPORT;

DEVELOPMENT THAT WILL ACCOMMODATE RAILWAY, BUS AND COACH SERVICES, WHERE SUCH DEVELOPMENT IS APPROPRIATELY LOCATED AND OF A SUITABLE DESIGN (IN ACCORDANCE WITH POLICIES BE.1 – BE.5).

DEVELOPMENT AFFECTING EXISTING RAIL CORRIDORS OR WHICH LIMITS THE SCOPE FOR FUTURE RAILWAY STATIONS THROUGHOUT THE BOROUGH WILL NOT BE PERMITTED.

THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS IN ORDER TO SECURE COMMUTED PAYMENTS TOWARDS PROVIDING OR IMPROVING PUBLIC TRANSPORT, PEDESTRIAN OR CYCLE ACCESS TO A DEVELOPMENT AND REDUCING PARKING.

Justification

8.19 It is vital that the attractiveness of public transport in comparison with the private

car is increased. This will improve the quality of life in urban areas by reducing pollution and controlling the need for large areas of parking.

8.20 The location of new development is also important in increasing public transport usage. In particular, development which generates a high level of trips, such as retail development, should be located where it can be easily accessed by public transport.

8.21 **TRAN.2 CREWE BUS STATION**

PROPOSALS FOR THE REDEVELOPMENT OF THE BUS STATION SITE IN CREWE (SEE ALSO POLICY S.6.1), WILL ONLY BE PERMITTED IF A REPLACEMENT BUS STATION IS INCLUDED, PROVIDING, AS A MINIMUM, THE FOLLOWING FACILITIES:

- **AN ADEQUATE NUMBER OF STANDS TO COPE WITH PRESENT AND EXPECTED FUTURE LEVELS OF BUS SERVICES;**
- **A SHELTERED AREA FOR PASSENGERS TO WAIT;**
- **AN ENQUIRY OFFICE;**
- **ADEQUATE PROVISION FOR THE DISPLAY OF TIMETABLE INFORMATION; AND**
- **PUBLIC TOILETS.**

Justification

8.22 It is recognised that the current bus station site is too large and includes inappropriate uses and that redevelopment could improve the attractiveness of the Town Centre, provided that a bus station is retained as part of the redevelopment.

8.23 The new bus station will need to be of a high quality modern design which is both functional and attractive.

8.24 **TRAN.3 PEDESTRIANS**

PROPOSALS FOR NEW DEVELOPMENT WILL ONLY BE PERMITTED WHERE APPROPRIATE PROVISION IS MADE FOR PEDESTRIANS. THE BOROUGH COUNCIL WILL, WHERE APPROPRIATE, SEEK TO IMPROVE CONDITIONS FOR PEDESTRIANS THROUGH THE FOLLOWING MEASURES:

- **IMPROVING AN EXISTING FOOTPATH WHERE IT IS RELEVANT TO THE DEVELOPMENT PROPOSED;**

- **CREATING PEDESTRIAN ROUTES BETWEEN THE TOWN CENTRES, CAR PARKS AND TRANSPORT INTERCHANGES;**
- **CREATING PEDESTRIAN ROUTES THROUGH HOUSING AND EMPLOYMENT AREAS;**
- **THE PROVISION OF NEW FOOTPATH/CYCLEWAYS IN THE NANTWICH RIVERSIDE PARK.**
- **CREATING PEDESTRIAN ROUTES BETWEEN EXISTING AND NEW OPEN SPACES AND THE COUNTRYSIDE;**
- **CREATING SAFER ROUTES TO SCHOOL.**

Justification

8.25 To improve the safe and convenient movement of pedestrians.

8.26 **TRAN.4 ACCESS FOR THE DISABLED**

PROPOSALS FOR NEW DEVELOPMENT, OR THE ALTERATION OR CHANGE OF USE OF AN EXISTING BUILDING, WILL ONLY BE CONSIDERED ACCEPTABLE IF THE NEEDS OF PEOPLE WITH DISABILITIES ARE TAKEN INTO ACCOUNT BY THE DEVELOPER. THE COUNCIL WILL SEEK TO NEGOTIATE FOR ADEQUATE PROVISION FOR PEOPLE WITH RESTRICTED MOBILITY IN RESPECT OF:

- **SITE LAYOUTS;**
- **THE RELATIONSHIP BETWEEN BUILDINGS AND THEIR CAR PARKING AREAS;**
- **PUBLIC ACCESS POINTS, PARTICULARLY TO SHOPS AND OTHER SERVICES AND FACILITIES;**
- **PEDESTRIAN PRIORITY SCHEMES.**

THE COUNCIL MAY, WHERE APPROPRIATE, IMPOSE CONDITIONS REQUIRING ACCESS PROVISION FOR PEOPLE WITH DISABILITIES.

Justification

8.27 The Borough Council is concerned to ensure that the disabled, and those with restricted mobility, will be able to function as independent members of society. The Council is alive and alert to the needs of the disabled. Careful planning can cater for their needs as part of new development proposals.

- 8.28 The policy seeks to improve accessibility for disabled persons and those with restricted mobility in accordance with advice on Access in Planning Policy Guidance: General Policy and Principles (PPG1).

8.29 **TRAN.5 PROVISION FOR CYCLISTS**

IN ORDER TO IMPROVE FACILITIES FOR CYCLISTS, NEW DEVELOPMENTS IN THE TOWN CENTRES OF NANTWICH AND CREWE WILL BE EXPECTED TO PROVIDE SECURE, WELL DESIGNED AND ACCESSIBLE CYCLE PARKING.

MAJOR NEW DEVELOPMENT WILL BE EXPECTED TO INCLUDE CYCLE PARKING AND, WHERE APPROPRIATE, CYCLE ROUTES WHICH CAN FORM SAFE LINKS BETWEEN TOWN CENTRES, EMPLOYMENT AREAS, HOUSING AREAS, EDUCATIONAL ESTABLISHMENTS AND LEISURE FACILITIES.

Justification

- 8.30 Crewe and Nantwich has the highest level of people travelling to and from work by bicycle in the county. Figures from the 1991 Census suggest 11.1% of people travel to work this way as opposed to 4.3% in Cheshire as a whole and 3.1% nationally. It is important that new developments cater for this mode of travel by ensuring safe cycle access and ample cycle parking. PPG13 provides further support for the encouragement of cycling in order to reduce reliance on the car.
- 8.31 Developers will be encouraged to provide covered cycle parking, and where appropriate, shower facilities.

8.32 **TRAN.6 CYCLE ROUTES**

THE LOCAL PLANNING AUTHORITY WILL SUPPORT THE IMPLEMENTATION OF THE CHESHIRE CYCLING STRATEGY SET OUT IN THE LOCAL TRANSPORT PLAN AND WILL SAFEGUARD LAND ALONG THE FOLLOWING ROUTES, WHICH ARE SHOWN ON THE PROPOSALS MAP:

- **A534 CORRIDOR FROM THE SHROPSHIRE UNION CANAL TO WHEELLOCK;**
- **LINKS FROM NANTWICH ROAD TO CREWE TOWN CENTRE AND THE EMPLOYMENT ALLOCATIONS AT BASFORD. (EXACT ROUTES STILL TO BE DETERMINED);**
- **THE COXBANK TO WETTENHALL SUSTRANS ROUTE.**
- **LINKS FROM CREWE RAILWAY STATION TO CREWE TOWN CENTRE**

Justification

- 8.33 The Sustrans or 5000 mile network is a national initiative aimed at providing a comprehensive network of cycle routes for the whole country. National funding is available for these routes and associated schemes. There are two Sustrans routes of relevance to Crewe and Nantwich: one passing centrally through the Borough from Coxbank to Wettenhall and one to the north east of the Borough passing through the Sandbach/Wheelock area. Although the latter of these routes is outside the Borough, the possibility of linking the two routes mentioned above offers potential for funding.
- 8.34 Other routes identified for safeguarding are intended to build on the linkage of the two Sustrans routes and to provide links to extensive areas for new development allocated in the Local Plan.
- 8.35 The Borough Council has already adopted a Cycling Strategy for the urban areas of Crewe and Nantwich. Proposals for the provision of a comprehensive network of cycle routes will be the subject of Supplementary Planning Guidance.
- 8.36 There is a danger that in identifying routes an assumption is made that these are the only opportunities for improved cycle provision throughout the Plan period. It is important that cycle facilities are improved throughout the Borough as and when problems and opportunities arise.

8.37 TRAN.7 CREWE RAILWAY STATION

LAND AT CREWE STATION AS SHOWN ON THE PROPOSALS MAP WILL BE SAFEGUARDED TO PERMIT AN EXTENSIVE MODERNISATION SCHEME WHICH WILL INCLUDE:

- **IMPROVED ACCESS FOR PEDESTRIANS, CYCLISTS, CARS, TAXIS, BUSES AND SERVICE VEHICLES, INCLUDING A NEW BUS INTERCHANGE;**
- **MULTI STOREY CAR PARKING;**
- **IMPROVED LINKS TO CREWE TOWN CENTRE**
- **A NEW STATION CONCOURSE, TICKET OFFICE, AND NEW PASSENGER FACILITIES.**

Justification

- 8.38 Crewe station is the "Gateway" to the North West and a vital interchange for rail users, both by connections within the station and as a strategic interchange serving Cheshire and north Staffordshire.

8.39 Currently problems caused by poor access by other modes of transport do not support attempts to increase further passenger use of the station and to develop its role as an interchange. Detailed plans for the modernisation of the station will need to take account of the operational requirements of Royal Mail.

8.40 **TRAN.8 EXISTING CAR PARKS**

EXISTING TOWN CENTRE CAR PARKS IDENTIFIED ON THE PROPOSALS MAP WILL BE RETAINED FOR CAR PARKING AND THEY WILL BE MANAGED TO GIVE PRIORITY TO SHORT TERM PARKING AND TO DISCOURAGE LONG TERM PARKING FOR COMMUTERS.

PROPOSALS FOR NEW DEVELOPMENT INVOLVING THE LOSS OF EXISTING CAR PARKS, AS SHOWN ON THE PROPOSALS MAP, WILL NOT BE PERMITTED UNLESS THE DEVELOPER PROVIDES:

- **IMPROVEMENTS TO PUBLIC TRANSPORT SYSTEMS IN ORDER TO SERVE THE DEVELOPMENT; OR**
- **AS PART OF THE SCHEME, A DIRECT REPLACEMENT FOR THE NUMBER OF CAR PARKING SPACES LOST.**

Justification

8.41 Demand for off-street parking near the town centres is high and likely to continue to increase throughout the plan period. Although it would be environmentally unacceptable to provide for large increases in parking provision, existing levels need to be retained or alternative modes of transport enhanced in order to ensure the economic well-being of Crewe and Nantwich town centres, in accordance with PPG6.

8.42 **TRAN.9 CAR PARKING STANDARDS**

ALL NEW DEVELOPMENTS GENERATING AN INCREASED DEMAND FOR CAR PARKING WILL BE REQUIRED TO PROVIDE PARKING SPACES FOR THE MINIMUM OPERATIONAL NEEDS OF THE DEVELOPMENT ON THE SITE. ADDITIONAL SPACE FOR NON-OPERATIONAL PARKING MAY BE REQUIRED WHERE:

- **THE DEVELOPMENT CANNOT BE REACHED EASILY BY OTHER MODES OF TRAVEL AND IS NOT SERVED BY PUBLIC CAR PARKING WITHIN WALKING DISTANCE OF THE SITE; OR**
- **OFF SITE CAR PARKING WOULD RESULT EITHER IN DANGER TO HIGHWAY SAFETY OR DEMONSTRABLE HARM TO RESIDENTIAL AMENITY.**

- **IN NO INSTANCE SHOULD CAR PARKING PROVISION EXCEED THE MAXIMUM STANDARDS SET OUT IN APPENDIX 8.1.**

IN TOWN CENTRES THE COUNCIL'S PRIORITY WILL BE TO ACHIEVE PARKING SERVING THE CENTRE AS A WHOLE, RATHER THAN DEDICATED PARKING FOR INDIVIDUAL DEVELOPMENTS. IN ALL LOCATIONS IN THE BOROUGH WHERE IT IS NOT FEASIBLE TO MAKE OPERATIONALLY NECESSARY PROVISION FOR PARKING ON SITE, THE LOCAL PLANNING AUTHORITY WILL NEGOTIATE WITH DEVELOPERS IN ORDER TO SECURE:

- **IMPROVEMENTS TO PUBLIC TRANSPORT SYSTEMS/THE CYCLE NETWORK IN THE AREA TO SERVE THE DEVELOPMENT; OR**
- **THE MINIMUM PRACTICABLE NUMBER OF ALTERNATIVE SPACES WITHIN WALKING DISTANCE OF THE SITE.**

Justification

- 8.43 Car parking standards listed in Appendix 8.1 are based on the Cheshire Design Aid - "Parking" Second Edition 1990. This Design Aid has been superseded by changes in national policy guidance. Changes in national policy guidance highlight the need to reduce levels of car parking in order to make the car less attractive and encourage people to use more sustainable modes of transport. Standards outlined in the Design Aid recommend levels of parking provision which reflect total access by car.
- 8.44 As an interim measure it is intended that the standards outlined in the Design Aid should only be used to indicate a maximum level of parking provision, which should not be exceeded.
- 8.45 The policy is intended to encourage reduced parking provision in areas with good access to other means of travel, such as town centres, and should, wherever possible, be coupled with measures to restrict on-street parking. This will help encourage people to use other modes of transport than the private car and improve the environment in these locations by the avoidance of unsightly areas of parking. This is in keeping with Central Government advice issued in Planning Policy Guidance : Town Centres and Retail Developments (PPG6) and Planning Policy Guidance : Transport (PPG13).
- 8.46 Where appropriate, commuted payments towards public transport provision or alternative means of access may be made in substitution for on-site car parking that would otherwise be required.
- 8.47 These Cheshire standards are currently in the process of being revised in the context of the recently published Regional Planning Guidance for the North West (RPG13, March 2003) and the revised Planning Policy Guidance : Transport (PPG13) published in March 2001. The outcome of this review will be closely monitored and revised standards to reflect national and regional guidance will be adopted in the Local Plan as soon as practicable.

8.48 TRAN.10 TRUNK ROADS

LAND ALONG THE M6 CORRIDOR, AS SHOWN ON THE PROPOSALS MAP, WILL BE SAFEGUARDED FROM DEVELOPMENT.

Justification

- 8.49 The Department of Environment, Transport and the Regions is currently engaged in a Multi Modal study of the transport corridor between Greater Manchester and the West Midlands. This may eventually result in proposals to improve strategic road and rail links. It may mean that the M6 needs to be widened. The length of the road that passes through this Borough therefore needs to be safeguarded.

8.50 TRAN.11 NON TRUNK ROADS

LAND ALONG THE ROUTES OF THE FOLLOWING HIGHWAY SCHEMES AS SHOWN ON THE PROPOSALS MAP WILL BE SAFEGUARDED FROM DEVELOPMENT:

TRAN.11.1 CREWE GREEN LINK - THE CONSTRUCTION OF A NEW LINK ROAD BETWEEN THE A534 AT CREWE GREEN AND THE A500 BASFORD, HOUGH AND SHAVINGTON BYPASS, CREWE;

TRAN.11.2 LINK ROAD BETWEEN THE A 500 AND GRESTDY ROAD, CREWE;

TRAN.11.3 FLAG LANE LINK ROAD, CREWE.

Justification

- 8.51 The Crewe Green Link will form part of a package with the A500 Bypass. The former will provide an alternative to the heavily congested A534 and an improved link to the M6 North via Haslington and Wheelock Bypasses. The scheme will also facilitate development of land to the south and east of Crewe allocated for employment uses and provide improved access for employment uses in south east Crewe generally (see also policy E.3).
- 8.52 A link road will be constructed between Gresty Road and the A500 to enable the development of Land at Basford West. It will also provide a better and safer access to the Crewe Station from the A500 (see also policy E.3.1); and relieve the traffic along Crewe Road, Gresty.
- 8.53 The Flag Lane Link will complement Dunwoody Way and enable improvements to be made to the highway network. This will allow bus priority measures to be introduced, giving improved access to Crewe Bus Station. It will also allow the creation of a pedestrian friendly environment in Delamere Street and Market Street.

8.54 Implementation of the above schemes will be carried out in conjunction with the development it facilitates. Developers will normally be required to contribute towards the cost of the scheme.

8.55 **TRAN.12 ROADSIDE FACILITIES**

OUTSIDE THE SETTLEMENT BOUNDARIES OF NANTWICH, CREWE AND THE VILLAGES SUBJECT TO POLICY RES.7, PROPOSALS FOR ROADSIDE FACILITIES SUCH AS PETROL FILLING STATIONS, CAFES AND RESTAURANTS, OR EXTENSIONS TO EXISTING PREMISES WILL ONLY BE PERMITTED WHERE:

- **THERE IS CLEAR EVIDENCE OF THE NEED FOR SUCH FACILITIES AND THERE IS A LACK OF ALTERNATIVE SITES WITHIN URBAN AREAS.**

IN ADDITION, DEVELOPMENT WHICH WOULD HAVE AN ADVERSE VISUAL IMPACT, DID NOT PROVIDE FOR SAFE ACCESS ONTO THE HIGHWAY NETWORK OR WHICH WOULD HAVE AN ADVERSE EFFECT ON RESIDENTIAL PROPERTIES WILL NOT BE PERMITTED.

Justification

8.56 Many of the main roads in the Borough run through areas subject to environmental restraint, such as Green Belt, Areas of Special County Value, Green Gaps or attractive open countryside. Roadside facilities can often have an adverse impact on such areas; and will only be acceptable in the case of proven need and the provision of appropriate environmental safeguards.

CHAPTER 9 - RECREATION AND TOURISM

Sport and Recreation

- 9.1 Following the publication of Planning Policy Guidance : Sport and Recreation (PPG17), it is clear that sport and recreation are increasingly recognised as important land uses. There is a growing awareness of the importance of sports and recreational facilities in built up areas and an increasing use of the countryside for such purposes.
- 9.2 There is also a new emphasis on the need to protect open spaces from development, not only for their recreational value, but also their wider amenity value. Such areas provide for wildlife and nature conservation and generally soften the built environment, giving breathing space and creating a sense of openness.
- 9.3 The Borough Council is already committed to enhancing opportunities for sport and leisure and has adopted a Sports and Leisure Strategy.

Tourism

- 9.4 The Borough contains two nationally important tourist attractions. Both Stapeley Water Gardens and Bridgemere Garden World receive over one million visits every year. Other major facilities which are regular attractions include Cholmondeley Castle Gardens, the town of Nantwich itself, and the Shropshire Union Canal.
- 9.5 It is important, however, to strike the right balance between the beneficial effects of tourism for local employment and the economy and the destructive pressures that tourism can place on the environment.

The Structure Plan Context

- 9.6 The Cheshire 2011 Replacement Structure Plan aims to encourage the provision of recreational facilities which will adequately meet the needs and demands of both residents and visitors, whilst respecting the environmental capacity of the locality. It seeks to direct recreational developments which attract significant numbers of visitors to sustainable locations.

Environmental Appraisal

- 9.7 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan. This is summarised in a separate Background Document entitled "Borough of Crewe and Nantwich Local Plan Review 2011 - Environmental Appraisal." Its broad conclusions show that in the main the Recreation and Tourism policies protect and enhance existing environmental resources such as open spaces and water resources. Policies also promote the creation of new open spaces and greenways, providing new recreational resources for the future. The policies have a positive impact on the quality of life

in terms of open space provision, access to the countryside, use of school facilities for recreation and the promotion of tourism.

- 9.8 Where development is to be permitted, it is necessary to meet criteria which ensure that the attractive features people visit are not harmed.

Policies and Proposals

- 9.9 **RT.1 PROTECTION OF OPEN SPACES WITH RECREATIONAL OR AMENITY VALUE**

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD RESULT IN THE LOSS OF OPEN SPACE (WHICH INCLUDES SCHOOL PLAYING FIELDS) SHOWN ON THE PROPOSALS MAP, WHICH HAS RECREATIONAL OR AMENITY VALUE.

AN EXCEPTION MAY BE MADE WHERE:

- **A CAREFULLY QUANTIFIED AND DOCUMENTED ASSESSMENT OF CURRENT AND FUTURE NEEDS HAS DEMONSTRATED THAT THERE IS AN EXCESS OF PLAYING FIELD OR OPEN SPACE PROVISION IN THE CATCHMENT AND THE SITE HAS NO SPECIAL SIGNIFICANCE; OR:**
- **THE PROPOSED DEVELOPMENT IS ANCILLARY TO THE PRINCIPAL USE OF THE SITE AS A PLAYING FIELD OR OPEN SPACE AND DOES NOT AFFECT THE QUANTITY OR QUALITY OF PITCHES OR ADVERSELY AFFECT THEIR USE.**
- **THE PROPOSED DEVELOPMENT AFFECTS ONLY LAND INCAPABLE OF FORMING PART OF A PLAYING PITCH AND DOES NOT RESULT IN THE LOSS OF OR INABILITY TO MAKE USE OF ANY PLAYING PITCH (INCLUDING THE MAINTENANCE OF ADEQUATE SAFETY MARGINS), A REDUCTION IN THE SIZE OF THE PLAYING AREA OR ANY PLAYING PITCH, OR THE LOSS OF ANY OTHER SPORTING / ANCILLARY FACILITY ON THE SITE.**
- **THE PLAYING FIELD OR OPEN SPACE WHICH WOULD BE LOST AS A RESULT OF THE DEVELOPMENT WOULD BE REPLACED BY A PLAYING FIELD OR OPEN SPACE OF EQUIVALENT OR GREATER QUALITY IN A SUITABLE LOCATION AND SUBJECT TO EQUIVALENT OR BETTER MANAGEMENT ARRANGEMENTS PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.**
- **THE PROPOSED DEVELOPMENT IS FOR AN INDOOR OR OUTDOOR SPORTS FACILITY, THE PROVISION OF WHICH WOULD BE OF SUFFICIENT BENEFIT TO THE DEVELOPMENT OF SPORT AS TO OUTWEIGH THE DETRIMENT CAUSED BY THE LOSS OF THE PLAYING FIELD OR OPEN SPACE.**

Justification

- 9.10 In assessing the recreational need for open space the Local Planning Authority will have regard to the adequacy of existing levels of provision in relation to the following standards which are the minimum level of provision per 1000 population:
- 4 - 4.5 acres (1.6 - 1.8 ha) of formal youth and adult playing space
 - 1 - 1.25 acres (0.4 - 0.5 ha) of informal recreational open space.
- 9.11 Even if the loss of open space would not result in overall levels falling below minimum standards, there is not necessarily a justification for its development as it may still fulfil an important recreational role. Outside the urban areas it is often not practicable to impose standards because of the wide range of existing provision and needs. New provision will be sought when new development opportunities arise.
- 9.12 Central Government has clearly expressed its view that school playing fields should not be sold off for development. Section 77 of the School Standard and Framework Act 1998 requires the prior consent of the Secretary of State for Education before any changes relating to school playing fields can take place. The policy also accords with Objective 9 of Sport England's Planning Policies for Sport.

9.13 **RT.2 EQUIPPED CHILDREN'S PLAYGROUNDS**

DEVELOPMENT PROPOSALS WHICH WOULD RESULT IN THE LOSS OF AN EQUIPPED CHILDREN'S PLAYGROUND WHICH IS MEETING A LOCAL NEED WILL NOT BE PERMITTED UNLESS A SUITABLE REPLACEMENT IS PROVIDED OR THE DEVELOPER ENHANCES ONE NEARBY (IF IT IS WITHIN 400 METRES OF THE DEVELOPMENT SITE AND IS SAFELY ACCESSIBLE ON FOOT) IN ACCORDANCE WITH THE COUNCIL'S ADOPTED DEVELOPMENT CONTROL GUIDANCE: "PUBLIC OPEN SPACE AND RECREATION FACILITIES."

Justification

- 9.14 The Borough Council supports the National Playing Fields Association's view that the provision of playspace for children should be available at intervals of no more than 400 metres in urban areas. Where existing play areas are meeting these local needs they will be protected.

9.15 **RT.3 PROVISION OF RECREATIONAL OPEN SPACE AND CHILDREN'S PLAYSPACE IN NEW HOUSING DEVELOPMENTS**

IN NEW HOUSING DEVELOPMENTS WITH MORE THAN 20 DWELLINGS, WITH THE EXCEPTION OF SHELTERED HOUSING, THE LOCAL PLANNING

AUTHORITY WILL SEEK THE PROVISION OF A MINIMUM 15 SQ M OF SHARED RECREATIONAL OPEN SPACE PER DWELLING. WHERE THE DEVELOPMENT INCLUDES FAMILY DWELLINGS (IE THOSE WITH TWO OR MORE BEDROOMS) AN ADDITIONAL 20 SQ M OF SHARED CHILDREN'S PLAY SPACE PER FAMILY DWELLING WILL BE REQUIRED AS A MINIMUM FOR THE DEVELOPMENT AS A WHOLE.

SHARED CHILDREN'S PLAY SPACE SHOULD SATISFY THE FOLLOWING REQUIREMENTS:

- **IT SHOULD BE OF SUCH A SIZE THAT IT WILL FORM A VIABLE, ATTRACTIVE AND FUNCTIONAL AREA OF PLAY SPACE WHICH CAN BE EASILY MAINTAINED;**
- **IT SHOULD BE PROVIDED IN A SINGLE, OPEN AND SUPERVISABLE LOCATION THAT IS CLOSE TO AND SAFELY ACCESSIBLE ON FOOT FROM EVERY FAMILY DWELLING IN THE DEVELOPMENT;**
- **WHEREVER POSSIBLE, IT SHOULD PHYSICALLY FORM PART OF, OR BE LINKED TO, THE WIDER OPEN SPACE PROVISION FOR THE AREA AS PART OF A STRUCTURED OPEN SPACE NETWORK; AND**
- **IF FARTHER THAN 400 METRES FROM AN EASILY ACCESSIBLE EQUIPPED CHILDREN'S PLAYGROUND, THE LOCAL PLANNING AUTHORITY WILL REQUIRE THE PROVISION OF, OR A CONTRIBUTION TOWARDS, PLAY EQUIPMENT ON THE SHARED CHILDREN'S PLAY SPACE IN ACCORDANCE WITH THE COUNCIL'S ADOPTED DEVELOPMENT CONTROL GUIDANCE: "PUBLIC OPEN SPACE AND RECREATION FACILITIES."**

WHERE SUFFICIENT RECREATIONAL OPEN SPACE IS ALREADY AVAILABLE IN CLOSE PROXIMITY TO A PROPOSED DEVELOPMENT, THE LOCAL PLANNING AUTHORITY MAY REQUIRE THE DEVELOPER TO ENHANCE THAT OPEN SPACE INSTEAD OF PROVIDING NEW SPACE THROUGH A PLANNING OBLIGATION.

IN SMALL RESIDENTIAL DEVELOPMENTS LIKELY TO BE OCCUPIED BY LESS THAN 50 PEOPLE, CONTRIBUTIONS WILL BE REQUIRED TOWARDS THE PROVISION OF CHILDREN'S PLAY EQUIPMENT AND CASUAL RECREATIONAL OPEN SPACE WHICH IS REASONABLY RELATED TO THE NATURE OF THE DEVELOPMENT PROPOSED, PROVIDED THAT SUCH CONTRIBUTIONS WOULD SECURE PROVISION IN AN EASILY ACCESSIBLE LOCATION AND WHERE IT WOULD DIRECTLY BENEFIT THE OCCUPIERS OF THE NEW DEVELOPMENT.

Justification

- 9.16 Amenity open space can help give form to the development and to create an attractive and varied residential environment. It can be designed as a purely

visual feature using landscaping and dense planting or it can be more open and multi-functional with potential for informal recreational use.

9.17 Provision of amenity open space will be required in addition to the provision for children's playspace. It should be provided in a structured way and the provision of numerous small areas should be avoided.

9.18 To accord with Sport England's policy objective 11; and Planning Policy Guidance : Sport and Recreation (PPG17).

9.19 RT.4 REPLACEMENT SCHOOL PLAYING FIELDS FOR MALBANK SCHOOL

5 HA OF LAND AS SHOWN ON THE PROPOSALS MAP IS ALLOCATED FOR THE PROVISION OF SCHOOL PLAYING FIELDS TO SERVE MALBANK SCHOOL.

Justification

9.20 A land exchange is needed to allow the implementation of the link road between Waterlode and Welsh Row, Nantwich and the Kingsley Farm housing development. Land currently used as school playing field will be lost, and the allocation seeks to remedy the situation.

9.21 RT.5 ALLOTMENTS

DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF ALLOTMENTS SHOWN ON THE PROPOSALS MAP WILL NOT BE PERMITTED.

Justification

9.22 The Borough Council has carried out a review of allotment sites in the Borough and some areas have been identified for other uses. There is still a more than adequate supply. The allotments shown on the Proposals Map are required to meet existing and likely future demand.

9.23 RT.6 RECREATIONAL USES IN THE OPEN COUNTRYSIDE

DEVELOPMENT PROPOSALS FOR RECREATIONAL USES IN THE OPEN COUNTRYSIDE, AS DEFINED ON THE PROPOSALS MAP, WILL BE PERMITTED PROVIDED THAT:

- **THEY DO NOT HARM THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE;**
- **THEY DO NOT HARM SITES OF NATURE CONSERVATION, HISTORIC OR ARCHAEOLOGICAL IMPORTANCE;**

- **THERE IS SAFE VEHICULAR ACCESS TO THE SITE**
- **THE ACCESS ROADS ARE SUITABLE FOR THE LIKELY TRAFFIC GENERATION**
- **CAR PARKING PROVISION IS PROPOSED IN ACCORDANCE WITH ADOPTED STANDARDS**
- **THEY CAN BE INTEGRATED WITH EXISTING VISITOR ATTRACTIONS IN THE BOROUGH OR IN THE VICINITY: AND**
- **THEY CAN BE ACCESSED BY A RANGE OF MEANS OF TRANSPORT**

PROPOSALS SHOULD RE-USE EXISTING BUILDINGS WHEREVER POSSIBLE. ANY NEW BUILDINGS OR STRUCTURES SHOULD BE SITED CLOSE TO ANY EXISTING BUILDINGS AND SHOULD BLEND INTO THE SURROUNDING LANDSCAPE IN DESIGN, SITING, MATERIALS AND LANDSCAPE.

Justification

9.24 The Borough already has a number of important tourist attractions, notably Stapeley Water Gardens and Bridgemere Garden World. Proposals to improve them will increase the attractiveness of the area to visitors and make best use of existing resources. Proposals for new or enlarged facilities will be judged against the need to safeguard the environment, the desirability of using sites in existing urban areas rather than greenfield sites and minimisation of the length and number of motorised journeys.

9.25 **RT.7 VISITOR ACCOMMODATION**

DEVELOPMENT PROPOSALS TO PROVIDE HOTELS OR GUEST HOUSES WITHIN THE SETTLEMENT BOUNDARIES AS DEFINED ON THE PROPOSALS MAP, OR FOR THE CHANGE OF USE OF EXISTING RESIDENTIAL PROPERTIES IN THE OPEN COUNTRYSIDE TO GUEST HOUSES, WILL BE PERMITTED WHERE THEY ARE APPROPRIATELY LOCATED AND OF A SUITABLE DESIGN, (IN ACCORDANCE WITH POLICIES BE.1- BE. 5.)

Justification

9.26 The provision of hotel and guest house accommodation is vital to the Council's tourism and economic strategy. However, the provision of tourist accommodation needs to take account of the impact that such uses could have on adjacent residential property.

9.27 **RT.8 PROMOTION OF CANALS AND WATERWAYS**

DEVELOPMENT PROPOSALS WHICH WILL ENHANCE THE USE OF THE CANALS AND WATERWAYS FOR RECREATION, LEISURE AND TOURIST USES WILL BE PERMITTED PROVIDED THAT THERE IS NO ADVERSE IMPACT ON THE SURROUNDING ENVIRONMENT AND THAT THE CAPACITY OF THE WATERWAY FOR BOATING USE IS NOT ADVERSELY AFFECTED.

Justification

- 9.28 The canals in the Borough are a recreational resource, but regard must also be had of their environmental qualities. Proposals to increase recreational use must be weighed against those policies which aim to protect the environment.

9.29 **RT.9 FOOTPATHS AND BRIDLEWAYS**

PROPOSALS WHICH PROVIDE ADDITIONAL LINKS INTO OR IMPROVE THE CONDITION AND APPEARANCE OF THE EXISTING FOOTPATH AND BRIDLEWAY NETWORK WILL BE PERMITTED.

PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH WOULD PREJUDICE PUBLIC ACCESS ONTO OR THROUGH THE NETWORK UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUITABLE ALTERNATIVE ROUTES.

Justification

- 9.30 These facilities offer a safe and attractive means of access to the open countryside which is an important recreational resource in its own right. Demand for countryside recreation can be met by improving and extending opportunities for access.

9.31 **RT.10 TOURING CARAVANS AND CAMPING SITES**

THE ESTABLISHMENT OF NEW SITES FOR TOURING CARAVANS AND CAMPING IN THE OPEN COUNTRYSIDE WILL BE PERMITTED WHERE:

- **THERE IS NO ADVERSE IMPACT ON THE AMENITY OF ADJACENT PROPERTIES, (IN ACCORDANCE WITH POLICY BE.1);**
- **THERE IS NO ADVERSE IMPACT ON THE SURROUNDING ENVIRONMENT;**
- **THE ROAD SYSTEM CAN COPE WITH TRAFFIC LIKELY TO USE THE SITE; AND**

- **SATISFACTORY INFRASTRUCTURE CAN BE MADE AVAILABLE (IN ACCORDANCE WITH POLICY BE.5).**

Justification

9.32 There is a need for at least one touring caravan and camping site in the Borough. This need is currently being met by the provision at Brookfield, Nantwich. There are no longer any plans to replace it.

9.33 **RT.11 GOLF COURSES**

DEVELOPMENT PROPOSALS FOR NEW GOLF COURSES, OR EXTENSIONS TO EXISTING GOLF COURSES WILL ONLY BE PERMITTED WHERE:

- **THEY ARE LOCATED TO HELP MAINTAIN THE OPEN CHARACTER OF LAND AROUND, BETWEEN OR WITHIN URBAN AREAS;**
- **THERE IS GOOD ACCESS TO PUBLIC TRANSPORT;**
- **THE DESIGN AND LOCATION OF ANCILLARY BUILDINGS AND FACILITIES TAKES ACCOUNT OF THE CHARACTER AND OPENNESS OF THE SURROUNDING AREA.**

PROPOSALS FOR NEW COURSES OR EXTENSIONS TO EXISTING COURSES WHICH USE DERELICT OR VACANT LAND WILL BE WELCOMED.

Justification

9.34 There is still a demand for golf courses and they may be considered as being a suitable alternative use for agricultural land which is not retained in production. In particular, use of land around or between towns as a golf course can provide that land with added protection from the threat of urban development. Adequate safeguards are required, however, to avoid the cumulative loss of agricultural land and to ensure that proposals do not compromise environmental protection objectives.

9.35 **RT.12 NANTWICH RIVERSIDE**

LAND TO THE WEST OF THE RIVER WEAVER AS SHOWN ON THE PROPOSALS MAP IS ALLOCATED FOR AMENITY OPEN SPACE

Justification

9.36 When the Kingsley Farm area is developed there will be the opportunity to extend the Nantwich Riverside Park along the western bank of the river towards Beam Bridge. A circular route can be created for the benefit of pedestrians and

cyclists. The land lies within the indicative flood plain, but its use for open space would not compromise this.

9.37 RT.13 LEIGHTON WEST COUNTRY PARK

LAND AT LEIGHTON WEST AS SHOWN ON THE PROPOSALS MAP IS ALLOCATED FOR A COUNTRY PARK. THIS WILL BE SUBJECT TO A COMPREHENSIVE LANDSCAPING AND TREE PLANTING SCHEME. A NETWORK OF FOOTPATHS AND CYCLEWAYS WILL BE AN INTEGRAL PART OF THE COUNTRY PARK.

Justification

9.38 This provides the opportunity to bring back the former landfill sites into beneficial use and completes the network of informal open space which stretches from the centre of Crewe to Middlewich Road.

9.39 RT.14 NANTWICH CANAL BASIN

LAND AT NANTWICH CANAL BASIN AS SHOWN ON THE PROPOSALS MAP IS ALLOCATED FOR TOURISM AND RECREATIONAL DEVELOPMENT IN ASSOCIATION WITH THE USAGE OF THE SHROPSHIRE UNION CANAL

Justification

9.40 The site is in a sustainable location on the edge of Nantwich and is in accordance with policies RT.6 and RT.8 above.

9.41 RT.15 THE PROTECTION OF EXISTING INDOOR LEISURE FACILITIES

DEVELOPMENT PROPOSALS WHICH WOULD RESULT IN THE LOSS OF EXISTING INDOOR LEISURE FACILITIES WILL NOT BE PERMITTED UNLESS IT CAN BE SHOWN THAT THERE WOULD BE NO SIGNIFICANT ADVERSE IMPACT ON THE RANGE OF OPPORTUNITIES AVAILABLE TO LOCAL RESIDENTS. DEVELOPERS MUST DEMONSTRATE, THROUGH AN INDEPENDENT ASSESSMENT, THAT THE FACILITIES ARE SURPLUS TO REQUIREMENTS.

IN THE EVENT THAT REDEVELOPMENT IS SHOWN TO BE UNAVOIDABLE, A REPLACEMENT FACILITY MUST BE PROVIDED, AT LEAST AS ACCESSIBLE TO CURRENT AND POTENTIAL USERS, AND EQUIVALENT (OR BETTER) IN TERMS OF SIZE, USEFULNESS, ATTRACTIVENESS AND QUALITY.

Justification

9.42 To comply with Sport England Planning Policy Objective 5: to prevent the loss of

facilities or access to natural resources which are important in terms of sports development.

9.43 RT.16 NOISE GENERATING SPORTS

DEVELOPMENT PROPOSALS FOR NOISY AND INTRUSIVE RECREATIONAL ACTIVITIES SHOULD BE LOCATED ON SITES WHERE THE IMPACT ON THE AMENITY OF THE ADJACENT AREA AND NEARBY RESIDENTS CAN BE MINIMISED; THE USE WILL NOT CONFLICT WITH THE QUIET ENJOYMENT OF OTHER RECREATIONAL USERS OF THE COUNTRYSIDE AND WHERE ENVIRONMENTAL IMPROVEMENTS CAN BE ACHIEVED.

Justification

9.44 To ensure compliance with Planning Policy Guidance: Sport and Recreation (PPG17), which recognises that, whilst it may be difficult to provide policies for this type of land use, they are legitimate recreational uses which need to be considered.

9.45 To comply with Sport England Planning Policy Objective 29 which seeks to support the provision of opportunities for motorised sports and gun sports in appropriate locations.

9.46 RT.17 INCREASING OPPORTUNITIES FOR SPORT

DEVELOPMENT PROPOSALS WHICH WOULD INCREASE THE USE AND AVAILABILITY OF EXISTING OUTDOOR SPORTS AND RECREATION PROVISION BY THE INTRODUCTION OF ANCILLARY FACILITIES SUCH AS CHANGING ROOMS, ARTIFICIAL SURFACES AND/OR FLOODLIGHTING WILL BE PERMITTED PROVIDED THAT THEY WILL NOT RESULT IN AN ADVERSE IMPACT UPON ADJACENT LAND USES OR THE HIGHWAY AND PROVIDED THAT THERE IS NO SIGNIFICANT VISUAL IMPACT OF FLOODLIGHT TOWERS OR PYLONS ON THE CHARACTER OF THE COUNTRYSIDE.

Justification

9.47 To comply with Sport England Planning Policy Objective 25, which supports the installation of floodlighting for sports facilities where this will lead to a significant increase in opportunities for sport, and following advice in PPG17: Planning for Open Space, Sport and Recreation.

CHAPTER 10 – SHOPPING, TOWN CENTRES AND REGENERATION

Introduction

- 10.1 Crewe Town Centre is the largest shopping area in South Cheshire. Its attraction has grown in recent years following major redevelopment schemes in the 1980's.
- 10.2 The completion of part of the Inner Relief Road, the A500 Barthomley link road and the Haslington Bypass have increased the accessibility of the town centre for shoppers from Sandbach, Middlewich, Alsager and further afield.
- 10.3 Shops in Nantwich town centre and those at Nantwich Road, Crewe are largely complementary to those in Crewe Town Centre. All these centres are part of a complex pattern of facilities catering for a variety of shopping needs.
- 10.4 In order to maintain and enhance their positions relative to competing shopping centres, further investment will be required. Increasingly, shopping is coming to be regarded as a leisure activity, demanding facilities with a good environment.
- 10.5 Improvements to Nantwich town centre have largely been completed, though the town continues to change, reflecting the different expectations of retailers and shoppers alike.
- 10.6 Nantwich still has a very much larger number of shops than would be expected for a town of this size. Many of these are specialist shops which indicates that the catchment area is significantly wider than the town itself. Indeed, there is a significant inflow of visitors, which reflects the town's dual role as a 'tourist attraction' and shopping centre for local people.
- 10.7 Town centres represent the hub of urban life, with many years of investment and development behind them. They have an important contribution to make to the quality of life. Thriving central areas in both Crewe and Nantwich are good advertisements for the Borough as a whole, promoting its attractiveness as a place to live.
- 10.8 Both Regional Planning Guidance (RPG13) and the Cheshire 2011 Replacement Structure Plan advocate that urban regeneration should continue to be central to land use policy. Thus creating safe and more attractive environments by re-using disused and derelict land and buildings, facilitating mixed patterns of land use, the management of traffic and ensuring quality of urban design. In making detailed provision in development plans, Local Planning Authorities are encouraged to pay particular regard to locations and mixes of development that can be well served by public transport and assist in reducing the need to travel. It is considered that policies within this chapter reflect these aims by identifying land for future development that is centrally located and has been previously developed. The regeneration of these sites will help to assist in improving the vitality, viability and sustainability of the towns of Crewe and Nantwich.

Structure Plan Context

10.9 The Cheshire 2011 Replacement Structure Plan defines Crewe as a primary town centre, where significant new retail and leisure development will be encouraged. Nantwich is identified as a secondary town centre, where major new retail developments will not be encouraged in order to protect its vitality and viability. The Structure Plan also encourages regeneration, especially the re-use of previously developed land.

10.10 Planning Policy Guidance : Town Centres and Retail Developments (PPG6) emphasises the importance of Town Centre Strategies. Policy TCR3 of the Cheshire 2011 Replacement Structure Plan sets out criteria that should be taken into account when preparing comprehensive strategies for town centres, within the framework of Local Plans.

- The town centre strategy for Crewe and Nantwich incorporates the aims set out in the Crewe and Nantwich Town Centre Management Business Plan. It is set out below:
- To maintain and enhance the complementary roles of the two town centres of Crewe and Nantwich. That is the dual role of Nantwich as a tourist centre with many specialist shops, as well as that of a market town serving the retail needs of its residents and hinterland. Conversely, Crewe provides a good choice of retail outlets and is the largest retail centre in South Cheshire;
- To maintain and enhance the community, leisure and entertainment uses within the two town centres of Crewe and Nantwich;
- To retain and enhance the housing environment within the two town centres of Crewe and Nantwich. This will be partially achieved by pursuing the principle of 'Living Over The Shop' and encouraging people to live within the two town centres;
- To retain employment uses, where they are considered to be appropriate for a town centre location;
- To promote the regeneration of Crewe and Nantwich town centres;
- To improve access for pedestrians, cyclists and public transport;
- To maintain and enhance existing town centre open spaces;
- To maintain car parking provision;
- To improve and maintain a high quality environment in the two town centres;
- To improve safety and security in the two town centres, by working closely with the Police and using initiatives such as close circuit television (CCTV) to reduce crime;

- Improving and promoting existing tourist attractions in order to attract visitors to the two towns, in particular Nantwich;
- To maintain a strong Town Centre Management Partnership with private and public sectors working together with the common purpose of improving the town centres.

Cheshire Retail Study 2000

- 10.12 The Cheshire Retail Study was published in July 2001. This provides the information required by Structure Plan policy TCR1 in respect of identifying a need for more comparison shopping floorspace in both Nantwich (3129 sq metres) and particularly in Crewe (8396 sq metres). In respect of convenience shopping floorspace, there is no need for any additional allocations.

Environmental Appraisal

- 10.13 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan and this is summarised in a separate document entitled: "Borough of Crewe and Nantwich Local Plan Review 2011: Environmental Appraisal." The main conclusion is that the Local Plan's shopping policies promote sustainable development through the concentration of facilities within the existing town centres where they are most accessible; and through the continued development of derelict land at Eaton Street and the Bombardier site in Crewe.

Policies and Proposals

10.14 **S.1 NEW RETAIL DEVELOPMENT IN TOWN CENTRES**

NEW RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN CREWE AND NANTWICH TOWN CENTRES (AS DEFINED ON THE PROPOSALS MAP) IN ACCORDANCE WITH POLICIES BE.1 - BE.5 AND SUBJECT TO THE REQUIREMENTS OF POLICIES S.2 - S.5.

Justification

- 10.15 Shopping development should be promoted in existing centres which offer a choice of access, particularly for those without access to a private car. Concentrating shopping provision within the S.1 policy boundary helps to promote the vitality and viability of the town centre. Development on sites in edge of centre or out of centre locations that do not have a supporting allocation in the Local Plan will be considered against the terms of Policy S.10

10.16 **S.2 CREWE TOWN CENTRE PRIMARY FRONTAGES**

WITHIN THE PRIMARY RETAIL FRONTAGES OF CREWE TOWN CENTRE (AS DEFINED ON THE PROPOSALS MAP) THE CHANGE OF USE OF GROUND FLOOR A1, A2 OR A3 USES TO ANY NON RETAIL USE WILL

NOT BE PERMITTED UNLESS THAT USE IS A LEISURE/ENTERTAINMENT/CIVIC USE APPROPRIATE TO A TOWN CENTRE. THE CHANGE OF USE OF A1 GROUND FLOOR USES TO A2 OR A3 USES WILL ONLY BE PERMITTED WHERE:

- **THE PROPOSAL IS FOR A USE WHICH IS COMPLEMENTARY TO A1 SHOPPING USES;**
- **THE USE DOES NOT ON ITS OWN, OR IN COMBINATION WITH OTHER EXISTING NON A1 USES, RAISE THE PROPORTION OF SUCH USES IN A FRONTAGE TO A LEVEL THAT WILL DISCOURAGE SHOPPERS FROM PURSUING THE PROCESS OF SEARCH AND COMPARISON OF RETAIL GOODS ALONG THAT SECTION OF STREET; AND**
- **THE USE RETAINS A DISPLAY FRONTAGE SUCH AS IS APPROPRIATE IN A SHOPPING AREA.**

Justification

10.17 It is intended that the "shopping" function of the primary retail frontages of Crewe town centre is preserved. A concentration of A2/A3 uses may lead to a loss of the compactness and convenience of these frontages and have a detrimental impact on the vitality and viability of Crewe town centre.

10.18 **S.3 CREWE TOWN CENTRE SECONDARY FRONTAGES**

WITHIN THE SECONDARY RETAIL FRONTAGES OF CREWE TOWN CENTRE (AS DEFINED ON THE PROPOSALS MAP) THE CHANGE OF GROUND FLOOR A1, A2 OR A3 USES TO ANY RETAIL, LEISURE, BUSINESS OR ENTERTAINMENT USE WILL BE PERMITTED, PROVIDED THE USE IS IN ACCORDANCE WITH POLICIES BE.1 – BE.5.

Justification

10.19 To accord with Planning Policy Guidance : Town Centres and Retail Developments (PPG6) and Policy TCR7 of the Cheshire 2011 Replacement Structure Plan, which encourage mixed-use development in town centres.

10.20 **S.4 NANTWICH TOWN CENTRE**

WITHIN NANTWICH TOWN CENTRE (AS DEFINED ON THE PROPOSALS MAP) THE CHANGE OF GROUND FLOOR A1, A2 OR A3 USES TO ANY OTHER NON RETAIL USE WILL NOT BE PERMITTED UNLESS:

- **THE NEW USE IS IN KEEPING WITH THE RETAIL FUNCTION OF THE AREA; AND**

- **THE USE DOES NOT ON ITS OWN OR IN COMBINATION WITH OTHER EXISTING NON A1 USES RAISE THE PROPORTION OF SUCH USES IN A FRONTAGE TO A LEVEL THAT WILL DISCOURAGE SHOPPERS FROM PURSUING THE PROCESS OF SEARCH AND COMPARISON OF RETAIL GOODS ALONG THAT SECTION OF STREET.**

THE CHANGE OF USE OF GROUND FLOOR A1 USES TO A2 OR A3 USES WILL ONLY BE PERMITTED WHERE:

- **THE PROPOSAL IS FOR A USE WHICH IS COMPLEMENTARY TO A1 SHOPPING USES;**
- **THE USE DOES NOT ON ITS OWN OR IN COMBINATION WITH OTHER EXISTING NON A1 USES RAISE THE PROPORTION OF SUCH USES IN A FRONTAGE TO A LEVEL THAT WILL DISCOURAGE SHOPPERS FROM PURSUING THE PROCESS OF SEARCH AND COMPARISON OF RETAIL GOODS ALONG THAT SECTION OF STREET;**
- **THE USE RETAINS A DISPLAY FRONTAGE SUCH AS IS APPROPRIATE IN A SHOPPING AREA; AND**
- **THE USE RESPECTS THE CHARACTER AND APPEARANCE OF THE BUILDING AND SURROUNDINGS.**

Justification

10.21 Nantwich town centre is dominated by small independent retailers and it is the variety that these can offer which add to its attraction. Unlike Crewe, it does not clearly split into primary and secondary retail. However, Welsh Row is the subject of a separate policy to reflect the definitive character of the area and the specialist retail uses there. It is important that areas of the town do not become dominated by groups of non-A1 uses as this may lead to a loss of pedestrian flow and have a detrimental impact on the vitality and viability of the town. In a similar way some non-retail uses may be appropriate in parts of the town centre, provided they do not detract from the vitality and viability of Nantwich town centre.

10.22 **S.5 WELSH ROW, NANTWICH**

NEW RETAIL DEVELOPMENT WILL BE PERMITTED ON WELSH ROW (AS DEFINED ON THE PROPOSALS MAP), PROVIDED IT IS IN ACCORDANCE WITH POLICIES BE.1 - BE.5.

CHANGES OF USE FROM A1, A2 OR A3 TO NON- RETAIL USES OR APPLICATIONS FOR NEW NON-RETAIL DEVELOPMENT WILL BE PERMITTED WHERE:

- **THE USE IS IN ACCORDANCE WITH POLICIES BE.1 - BE.5;**

- **THE USE IS COMPLEMENTARY TO EXISTING RETAIL USES IN THE FRONTAGES AND DOES NOT HAVE A DETRIMENTAL IMPACT ON THE RETAIL FUNCTION OF THE AREA; AND**
- **THE USE RESPECTS THE CHARACTER AND APPEARANCE OF THE BUILDING AND THE CONSERVATION AREA.**

Justification

10.23 To encourage a mix of uses and to preserve the unique characteristics of Welsh Row, including the diversity of retail, leisure and business uses and its attraction for tourists.

10.24 **S.6 SITES ALLOCATED FOR RETAILING AND/OR LEISURE/ENTERTAINMENT USES**

THE FOLLOWING SITES ARE ALLOCATED FOR RETAILING AND/OR ENTERTAINMENT USES:

S.6.1 CREWE BUS STATION (SEE ALSO POLICY TRAN.2)

S.6.2 THE MARKET CENTRE-EXTENSION, CREWE

DEVELOPMENT OF SITE S.6.2 WILL ONLY BE PERMITTED WHERE:

- **REPLACEMENT CAR PARKING IS PROVIDED ON THE SITE (FOR EXAMPLE BY DECKING); AND**
- **ADDITIONAL OPERATIONAL CAR PARKING IS PROVIDED ON THE SITE.**

AN EXCEPTION WILL ONLY BE MADE IF THE SHORTFALL IN CAR PARKING PROVISION CAN BE MET BY:

- **PROVISION OF CAR PARKING SPACES WITHIN WALKING DISTANCE OF THE SITE; AND/OR**
- **PAYMENT OF A COMMUTED SUM TO FUND IMPROVEMENTS TO THE PUBLIC TRANSPORT SYSTEM AND CYCLE NETWORK SERVING THE TOWN CENTRE (SEE ALSO POLICIES TRAN.1 AND TRAN.5)**

Justification

10.25 To identify opportunities for additional retailing and/or entertainment uses where they are accessible by public, as well as private transport and to make use of previously used, derelict, vacant and under-used land.

- 10.26 To accord with Planning Policy Guidance : Town Centres and Retail Developments (PPG6), which encourages Local Authorities to make more effective use of town centre car parking.
- 10.27 Commuted sums are a valuable way of ensuring that sustainable transport choices are available. They can help to fund complementary transport measures such as cycle parking, disabled parking provision, taxi ranks and public transport.
- 10.28 To accord with Policy T7 of the Cheshire 2011 Replacement Structure Plan and advice contained within Planning Policy Guidance : Transport (PPG13).

10.29 **S.7 CRONKINSON FARM DISTRICT SHOPPING CENTRE**

AN ALLOCATION FOR A NEW DISTRICT CENTRE IS PROPOSED WITHIN THE HOUSING DEVELOPMENT AT CRONKINSON FARM, NANTWICH.

Justification

- 10.30 To meet the need for sustainable, mixed-use development and balanced communities. A wide range of uses should be provided appropriate to the scale of the development proposed.
- 10.31 In accordance with Planning Policy Guidance : Town Centres and Retail Developments (PPG6), which emphasises the importance of district and local centres in meeting people's everyday needs, so reducing the need to travel.

10.32 **S.8 EXISTING DISTRICT AND LOCAL SHOPPING CENTRES**

NEW RETAIL DEVELOPMENT WILL BE PERMITTED WITHIN DISTRICT / LOCAL CENTRES, INCLUDING

- **WEST STREET / HIGHTOWN, CREWE;**
- **EDLESTON ROAD, CREWE;**
- **EARLE STREET, CREWE;**
- **SHOPPING CENTRES WITHIN OR ADJACENT TO HOUSING ESTATES**

PROVIDED IT IS IN ACCORDANCE WITH POLICIES BE.1 - BE.5.

PLANNING APPLICATIONS FOR THE CHANGE OF USE OF SHOPS TO NON-A1 USES WILL BE PERMITTED PROVIDED THAT

- **THERE REMAINS A VARIETY OF SIMILAR SHOPS IN THE LOCALITY TO SERVE THE NEEDS OF LOCAL RESIDENTS; OR**

- **THERE IS EVIDENCE TO SHOW THAT ATTEMPTS HAVE BEEN MADE TO LET OR SELL THE PROPERTY FOR RETAIL USE.**

Justification

10.33 To achieve a balance between the development of new uses and preserving residential amenity. To meet the need for sustainable, mixed-use development and balanced communities.

10.34 In accordance with Planning Policy Guidance : Town Centres and Retail Developments (PPG6), which emphasises the importance of district and local centres in meeting people's everyday needs, so reducing the need to travel.

10.35 **S.9 NANTWICH ROAD, CREWE**

NEW RETAIL DEVELOPMENT WILL BE PERMITTED ON NANTWICH ROAD (AS DEFINED ON THE PROPOSALS MAP), PROVIDED IT IS IN ACCORDANCE WITH POLICIES BE.1 - BE.5.

CHANGES OF USE FROM A1, A2 OR A3 TO NON RETAIL USES OR APPLICATIONS FOR NEW NON RETAIL DEVELOPMENT WILL BE PERMITTED WHERE:

- **THE USE IS COMPLEMENTARY TO EXISTING RETAIL USES IN THE FRONTAGES AND DOES NOT HAVE A DETRIMENTAL IMPACT ON THE RETAIL FUNCTION OR RESIDENTIAL AMENITY OF THE AREA.**
- **THE DEVELOPMENT PROPOSED WILL BE OF A SCALE APPROPRIATE TO THE CHARACTER AND FUNCTION OF THE SHOPPING AREA.**

Justification

10.36 To encourage a mix of uses and to preserve residential amenity, while achieving an appropriate balance between daytime and evening uses.

10.37 **S.10 MAJOR SHOPPING PROPOSALS**

OUTSIDE THE TOWN CENTRES OF CREWE AND NANTWICH MAJOR RETAIL DEVELOPMENTS WILL BE PERMITTED ONLY IF ALL THE FOLLOWING CRITERIA ARE MET:

- **THERE IS A PROVEN NEED FOR THE DEVELOPMENT;**
- **A SEQUENTIAL APPROACH TO SITE IDENTIFICATION HAS BEEN FOLLOWED, GIVING FIRST PREFERENCE TO TOWN CENTRE SITES, FOLLOWED BY EDGE OF CENTRE SITES WHERE SUITABLE, VIABLE AND AVAILABLE OPPORTUNITIES EXIST AND ONLY THEN OUT OF CENTRE SITES THAT ARE OR CAN BE MADE ACCESSIBLE BY A**

CHOICE OF MEANS OF TRANSPORT;

- **THE PROPOSAL, EITHER BY ITSELF OR TOGETHER WITH OTHER SHOPPING PROPOSALS OR DEVELOPMENTS, WILL NOT HARM THE VITALITY OR VIABILITY OF ANOTHER SHOPPING CENTRE;**
- **THE PROPOSAL IS OF ACCEPTABLE SCALE, MATERIALS AND DESIGN AND DOES NOT HARM THE URBAN OR RURAL ENVIRONMENT OR RESIDENTIAL AMENITY;**
- **THE TRAFFIC GENERATED BY THE PROPOSAL CAN BE ACCOMMODATED SAFELY ON THE LOCAL HIGHWAY NETWORK AND SUFFICIENT CAR PARKING AND SERVICING WILL BE PROVIDED ON THE SITE;**
- **THE PROPOSAL IS SITED SO AS TO REDUCE THE NUMBER AND LENGTH OF CAR JOURNEYS AND CAN SERVE NOT ONLY CAR-BORNE SHOPPING BUT IS ALSO ACCESSIBLE TO THOSE ON FOOT, BICYCLE OR THOSE WHO RELY ON PUBLIC TRANSPORT.**

Justification

- 10.38 The role of town centres is important in developing patterns of development that minimise the need to travel and promote transport choices. The Borough Council wishes to prevent the vitality and viability of established centres from being undermined by new shopping development proposed for out of centre locations.
- 10.39 Major proposals for the purposes of this policy will be regarded as those with a gross floorspace of over 2500 sq. m, in accordance with PPG6 paragraphs 4.12 and 4.13. Proposals for major shopping development should demonstrate that an assessment has been made of the need for the development. Developers will also have to show compliance with a sequential approach in selecting sites for new development.
- 10.40 This level of assessment of shopping proposals may occasionally be required for smaller developments, where these are likely to have a large impact on retail centres in the Borough, depending on the relative size and nature of the development in relation to a nearby centre
- 10.41 Where applications for retail development involve existing employment areas, the terms of policy E.7 must be addressed.
- 10.42 To accord with Policy TCR2 of the Cheshire 2011 Replacement Structure Plan and the sequential approach identified in Planning Policy Guidance Note 6 : Town Centres and Retail Developments (PPG6).

10.43 **S.11 LEISURE AND ENTERTAINMENT**

OUTSIDE THE TOWN CENTRES OF CREWE AND NANTWICH, PROPOSALS FOR LEISURE AND ENTERTAINMENT DEVELOPMENT WILL ONLY BE PERMITTED WHERE ALL THE FOLLOWING CRITERIA ARE MET:

- **THERE IS A PROVEN NEED FOR THE DEVELOPMENT;**
- **A SEQUENTIAL APPROACH TO SITE IDENTIFICATION HAS BEEN FOLLOWED, GIVING FIRST PREFERENCE TO TOWN CENTRE SITES, FOLLOWED BY EDGE OF CENTRE SITES WHERE SUITABLE VIABLE OPPORTUNITIES EXIST AND ONLY THEN OUT OF TOWN SITES THAT CAN BE MADE ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT;**
- **THE PROPOSAL IS OF ACCEPTABLE SCALE, MATERIALS AND DESIGN AND DOES NOT HARM THE URBAN OR RURAL ENVIRONMENT OR RESIDENTIAL AMENITY;**
- **THE TRAFFIC GENERATED BY THE PROPOSAL CAN BE ACCOMMODATED SAFELY ON THE LOCAL HIGHWAY NETWORK;**
- **SPACE IS AVAILABLE ON THE SITE TO ADEQUATELY SERVICE THE DEVELOPMENT;**
- **CAR PARKING IS PROVIDED ON THE SITE AT A LEVEL THAT WILL PROMOTE SUSTAINABLE TRANSPORT CHOICES;**
- **THE PROPOSAL IS SITED SO AS TO REDUCE THE NUMBER AND LENGTH OF CAR JOURNEYS AND CAN SERVE NOT ONLY CAR-BORNE VISITORS BUT IS ALSO ACCESSIBLE TO THOSE ON FOOT, BICYCLE OR THOSE WHO RELY ON PUBLIC TRANSPORT;**
- **THE PROPOSAL IS NOT LOCATED ON LAND USED OR ALLOCATED FOR INDUSTRY OR BUSINESS AND REQUIRED TO MEET THE EMPLOYMENT OBJECTIVES OF THE PLAN.**

A PROPOSAL MAY ALSO BE APPROVED IF IT SERVES A LOCAL NEED, IS PRIMARILY ACCESSED ON FOOT OR BICYCLE AND MEETS THE RELEVANT CRITERIA OF THIS POLICY.

Justification

- 10.44 Major entertainment and leisure developments such as bowling alleys, multi – screen cinemas or nightclubs are most appropriately located in town centres where they can be accessed by a variety of means of transport and where potential conflict with residential uses is minimised. The role of town centres is important in developing patterns of development that minimise the need to travel and promote transport choices. Such uses help contribute to the vitality and viability of town centres outside normal shopping hours.

- 10.45 Proposals should demonstrate that an assessment has been made of the need for the development. Developers will also need to show compliance with a 'sequential' approach in selecting sites for new development, that is consideration should be given to town centres first, followed by edge of centre sites and only then out of centre sites. The Council will follow Government advice in PPG13 that standards of parking, set down in Annex D to the Guidance, should be applied as a maximum unless the applicant has demonstrated that a higher level of parking is needed.
- 10.46 The important role of local leisure and entertainment facilities in town and local centres should also be catered for.
- 10.47 To accord with Policy TCR2 of the Cheshire 2011 Replacement Structure Plan and the sequential approach identified in Planning Policy Guidance: Town Centres and Retail Developments (PPG6).

10.48 **S.12 MIXED USE REGENERATION AREAS**

THE FOLLOWING SITES SHOWN ON THE PROPOSALS MAP ARE ALLOCATED FOR REGENERATION WITH MIXED USES AS FOLLOWS:

S.12.1 RICHARD MOON STREET, CREWE

- **RETAILING**
- **LEISURE**
- **EDUCATIONAL USES**
- **CAR PARKING**

(NB the adjacent Eaton Street site, which was originally allocated in conjunction with this site, now has an extant planning permission for various leisure uses. For convenience, it is still shown on the Proposals Map)

S.12.2 MILL STREET, CREWE

THIS SITE MAY BE SUITABLE FOR A VARIETY OF USES INCLUDING EMPLOYMENT (B1, B2 AND B8) APPROPRIATE SUI GENERIS USES AND RETAILING, PROVIDED RETAIL PROPOSALS SATISFY THE REQUIREMENTS OF POLICY S.10 (MAJOR SHOPPING PROPOSALS).

ALL PROPOSALS WILL BE EXPECTED TO PROVIDE IMPROVED LINKS TO CREWE RAILWAY STATION AND CREWE TOWN CENTRE.

S.12.3 WYCHE HOUSE BANK, NANTWICH

- HOUSING (SEE ALSO POLICY RES.2)
- HOTEL
- LEISURE
- CAR PARKING (SEE ALSO POLICY TRAN.9)
- RELIGIOUS USES
- COMMUNITY USES
- OFFICES AND B1 USES

DEVELOPMENT OF THE SITE WILL ONLY BE PERMITTED WHERE:

- REPLACEMENT CAR PARKING IS PROVIDED ON THE SITE (FOR EXAMPLE BY DECKING); AND
- ADDITIONAL OPERATIONAL CAR PARKING IS PROVIDED ON THE SITE.

AN EXCEPTION WILL ONLY BE MADE IF THE SHORTFALL IN CAR PARKING PROVISION CAN BE MET BY:

- PROVISION OF CAR PARKING SPACES WITHIN WALKING DISTANCE OF THE SITE; AND/OR
- PAYMENT OF A COMMUTED SUM TO FUND IMPROVEMENTS TO THE PUBLIC TRANSPORT SYSTEM AND CYCLE NETWORK SERVING THE TOWN CENTRE (SEE ALSO POLICY TRAN.5.

S.12.4 GRESTDY ROAD, CREWE - THE P WAY SITE

- HOUSING – 80 DWELLINGS
- EMPLOYMENT (B1 USES ONLY)
- APPROPRIATE SUI GENERIS USES (INCLUDING USES ASSOCIATED WITH THE YMCA, SUCH AS EXTENSION TO THE EXISTING BUILDING, TRAINING FACILITIES AND RECREATIONAL USES - IF AGREEMENT CAN BE REACHED BETWEEN THE PARTIES).

DETAILED PROPOSALS FOR SITE S.12.4 WILL NEED TO MEET THE

REQUIREMENTS OF A DEVELOPMENT BRIEF TO BE PREPARED BY THE BOROUGH COUNCIL PRIOR TO PLANNING PERMISSION BEING GRANTED. THE REQUIREMENTS WILL INCLUDE THE PORTION OF THE SITE TO BE USED AND THE DENSITY PROPOSED FOR THE HOUSING COMPONENT, NOISE ATTENUATION AND LANDSCAPE MEASURES, AND MEASURES FOR DEALING WITH ANY RESIDUAL CONTAMINATION IN ACCORDANCE WITH POLICY BE.6.

S.12.5 STAPELEY WATER GARDENS

- **EMPLOYMENT (B1 USES ONLY)**
- **LEISURE**
- **TOURISM**
- **HOUSING – 120 DWELLINGS**

DETAILED PROPOSALS FOR SITE S.12.5 WILL NEED TO MEET THE REQUIREMENTS OF A DEVELOPMENT BRIEF TO BE PREPARED BY THE BOROUGH COUNCIL PRIOR TO PLANNING PERMISSION BEING GRANTED. THE COUNCIL WILL SEEK TO ENSURE THE REGENERATION OF THE STAPELEY WATER GARDENS THROUGH THE USE OF PLANNING CONDITIONS AND/OR A PLANNING OBLIGATION.

Justification

- 10.49 To identify opportunities for mixed uses where they are accessible by public, as well as private, transport and to make use of previously-used, derelict, vacant and under-used land.
- 10.50 To assist in the regeneration of Crewe and Nantwich town centres by bringing derelict, vacant and previously-developed land into positive use.
- 10.51 In accordance with Planning Policy Guidance : Town Centres and Retail Developments (PPG6), which emphasises the importance of mixed use development in or near to town centres and encourages Local Authorities to make more effective use of town centre car parking, especially in terms of vitality and viability.
- 10.52 The aim of the mixed-use allocation for site S.12.5 is to secure the regeneration and future of the Stapeley Water Gardens as a visitor attraction. Any mixed-use scheme for the site must include realistic proposals for the future of the Water Gardens as an essential component of the scheme. Residential development will be limited to no more than one third of the overall area of the site, located in the eastern portion of the site, including the immediate grounds of Stapeley Manor. It will also be necessary prepare a full traffic assessment to indicate the

impact of proposals on the highway network and to support access arrangements.

- 10.53 Commuted sums are a valuable way of ensuring that sustainable transport choices are available. They can help to fund complementary transport measures such as cycle parking, disabled parking provision, taxi ranks and public transport.
- 10.54 In accordance with Policies TCR2 and TCR7 of the Cheshire 2011 Replacement Structure Plan.

10.55 **S.13 VILLAGE SHOPS**

PLANNING APPLICATIONS FOR THE CHANGE OF USE OF EXISTING VILLAGE SHOPS WILL ONLY BE PERMITTED WHERE:

- **THERE ARE SHOPS OF SIMILAR NATURE AVAILABLE IN THE LOCALITY TO SERVE THE NEEDS OF LOCAL RESIDENTS;**
- **THERE IS EVIDENCE TO SHOW THAT ATTEMPTS HAVE BEEN MADE TO SELL OR LET THE PROPERTY FOR RETAIL USE.**

Justification

- 10.56 In accordance with Policy TCR8 of the Cheshire 2011 Replacement Structure Plan.
- 10.57 Advice in PPG7 mentions the need to sustain economic activity in rural areas. PPG6 emphasises the crucial role of village shops in maintaining villages as viable communities, whether such shops stand alone or are ancillary to other uses. The Council will take into account their importance to the community when considering applications for change of use.

CHAPTER 11 - COMMUNITY NEEDS

Introduction

- 11.1 In recent years the opportunity to provide community services has been severely restricted by the lack of public funds.
- 11.2 In addition, the changing role of local education authorities has led to considerable changes in planning for schools. A new primary school in Weston opened recently.
- 11.3 The Borough Council has the responsibility of providing cemeteries at Crewe, Nantwich and Weston. Each of these will shortly be full. Planning permission for each of the new sites required was granted in 2003 following earlier consultation on the first and second drafts of the Replacement Local Plan.
- 11.4 Leighton Hospital has indicated that it may require land for future expansion during the period up to 2011.
- 11.5 In preparing this Local Plan, it is difficult to forecast the level of additional provision for community needs which can be made up to 2011. Specific proposals are therefore limited but the Local Planning Authority will respond to needs as they arise during the plan period.

Strategic Framework

- 11.6 The provision of Community Facilities is not an issue for the Cheshire 2011 Replacement Structure Plan because it is considered to be a matter for local, rather than strategic planning.

Environmental Appraisal

- 11.7 The Borough Council has carried out an appraisal of the Policies and Proposals contained in the Local Plan. This is summarised in a separate Background Document entitled "Borough of Crewe and Nantwich Local Plan Review 2011 - Environmental Appraisal."
- 11.8 Its broad conclusions show that the concept of sustainable development in the provision of community facilities is promoted firstly by the priority to be given to sites within or adjacent to the built up area which are readily accessible by public transport; and secondly by the retention of facilities within rural areas to reduce the need to travel further afield.
- 11.9 In the case of cemeteries however, no suitable sites can be identified within the built up areas, attention has therefore focussed on land adjacent to the settlement boundaries. Cemetery use is appropriate within the Green Gap areas.

Policies and Proposals

11.10 CF.1 LEIGHTON HOSPITAL

LAND ADJACENT TO LEIGHTON HOSPITAL AS SHOWN ON THE PROPOSALS MAP IS ALLOCATED TO MEET THE FUTURE OPERATIONAL NEEDS OF LEIGHTON HOSPITAL.

Justification

11.11 A thriving General Hospital is essential for the health and well being of the people of the Borough. The hospital administration has expressed a general desire to safeguard land adjacent to the existing hospital complex to enable it to implement future development plans.

11.12 CF.2 COMMUNITY FACILITIES

PROPOSALS FOR COMMUNITY FACILITIES NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES OF THE LOCAL PLAN WILL BE PERMITTED, PROVIDED THAT:

- **THERE IS SATISFACTORY HIGHWAY ACCESS TO THE SITE, (IN ACCORDANCE WITH POLICY BE.3);**
- **IT IS IN CLOSE PROXIMITY TO EXISTING PUBLIC TRANSPORT ROUTES;**
- **AN APPROPRIATE LEVEL OF CAR PARKING AND SERVICING IS PROVIDED, (IN ACCORDANCE WITH POLICY TRAN.9);**
- **THE DEVELOPMENT IS SYMPATHETIC TO THE CHARACTER OF THE AREA OR STREET, (IN ACCORDANCE WITH POLICY BE.2); AND**
- **THE PROPOSAL WILL NOT SIGNIFICANTLY DETRACT FROM THE CHARACTER OF THE AREA OR THE AMENITY OF LOCAL RESIDENTS, (IN ACCORDANCE WITH POLICY BE.1).**

Justification

11.13 There are a wide variety of community facilities not specifically mentioned in the preceding policies which serve the needs of the general community and which may therefore be considered appropriate in a variety of locations.

11.14 Proposals for such facilities will generally be assessed on their individual merits but should be built to a high standard of design and not have a significant detrimental impact upon the amenity of local residents or the character and appearance of the area.

11.15 CF.3 RETENTION OF COMMUNITY FACILITIES

PROPOSALS WHICH WOULD RESULT IN THE LOSS OF COMMUNITY FACILITIES WHICH MAKE A POSITIVE CONTRIBUTION TO THE SOCIAL OR CULTURAL LIFE OF A COMMUNITY WILL NOT BE PERMITTED, UNLESS A SUITABLE ALTERNATIVE PROVISION IS MADE.

Justification

- 11.16 In rural areas especially, opportunities for social gatherings are limited. Where they exist and make a positive contribution, they should be safeguarded.

CHAPTER 12 - GLOSSARY

Introduction

The glossary explains terms which appear in the Local Plan and may not be readily understood. They are in alphabetical order.

Advertisements

As defined by the Town and Country Planning Act 1990 "any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of this definition), includes any hoarding or similar structure used, or adapted for use, for the display of advertisements "

Advertisements - Areas of special control

Areas where stricter advertisement controls apply because of the need to preserve or enhance the appearance of these areas. Such areas include National Parks, Areas of Outstanding Natural Beauty and Conservation Areas.

Affordable Housing

Affordable housing is that provided as low-cost market housing and subsidised housing that meets affordability criteria laid down by the Local Planning Authority to secure accommodation for people assessed as unable to resolve their housing need through reasonable access to the private sector market because of the relationship between housing costs and incomes in the locality.

Agricultural Land Classification

The Ministry of Agriculture Fisheries and Food's system of grading land according to the degree to which its physical characteristics impose long-term limitations on agricultural use. The Grades referred to can be summarised as follows: -

Grade 1 - Land with very minor or no physical limitations to agricultural use. Yields are consistently high on these soils and cropping highly flexible, since most crops can be grown, including the more exacting horticultural crops.

Grade 2 - Land with some minor limitations which exclude it from Grade 1. A wide range of agricultural and horticultural crops can usually be grown, though there may be restrictions in the range of horticultural crops and arable root crops on some types of this grade.

Grade 3 - Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Subgrade 3a - good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b - moderate quality agricultural land

Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

Grade 4 - Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

Grade 5 - Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

Agricultural Occupancy Conditions

Conditions attached to the planning permission for an agricultural workers dwelling concerning the occupation of the dwelling to ensure that the dwelling is kept available to meet the need identified i.e. the need for a dwelling to accommodate an agricultural worker in the immediate vicinity of their place of work.

Agricultural Workers' Dwelling

A dwelling for use by an agricultural worker to enable him/her to live in the immediate vicinity of their place of work.

Agriculture

As defined by Section 336 of the Town and Country Planning Act 1990 which indicates that Agriculture includes "... horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes...".

Allocated Land/Site

Land which is defined in the Local Plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose. The development of all such sites will be dependent upon planning permission being obtained.

Ancient Grassland

Areas which have not had any form of agricultural improvement through, for example, drainage, fertiliser use or re-seeding.

Ancient Woodland

Areas of land which have remained continuously wooded since at least 1600AD.

Area of Archaeological Potential

This defines an area which may potentially be of archaeological value eg the area may be known to be the site of an ancient settlement. Such designation allows the Borough Council to ensure that the archaeological importance of the area is fully considered before any planning applications are determined.

Area of Special County Value for Landscape

Areas which are particularly important in the County because of their quality of landscape, ecology, archaeology or history.

Business Park

Sites with a high standard of development and landscaping, low density of development, and accommodating a mixture of business uses (including light industry, office, research and development) and storage and distribution uses.

Business Uses

Use for offices (other than financial and professional services), for research and development of products or processes, or for any industrial process provided the use can be carried out in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit, as defined in the Town and Country Planning (Use Classes) Order 1987 and amended in 1995.

Communal Open Space

Open space within a housing development for shared use by the residents but not by the general public.

Committed Sites

Land which is already considered as being acceptable for a particular purpose by virtue of having an approved or past planning permission, an existing allocation or which is presently under construction.

Commuted Payments

Payments made by a prospective developer to the local planning authority for the provision of for example public car parking in lieu of providing car parking on the

development site, or the provision of funds to enable the Council to adopt and maintain areas of open space or landscaping.

Conservation

The management of resources or assets to ensure that they are protected, and enhanced wherever possible.

Conservation Area

An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance as defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

County Sites and Monuments Record

A list maintained by the County Council, of the known archaeological sites, monuments and find-spots of County, District and Local Importance.

Curtilage

The boundary of the land and buildings, normally within which a single land use is occurring and for which planning permission may be required to change the use of that land and/or building.

Derelict Land

Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.

Derelict Land Grant

Grant from Central Government for the reclamation of Derelict Land.

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land, as defined in Section 55 of the Town and Country Planning Act 1990.

Development/Planning Brief

A document approved by the Council, relating to a specific site to assist the manner in which future development of the land is carried out. It aims to clarify and expand upon the physical and policy constraints affecting the development of the site, and offers information and guidance to prospective developers. The document also acts as the basis for the consideration of any planning applications which may subsequently be submitted in respect of the site.

Development Plan

The provisions of the Structure Plan, any provision of a Local Plan and the old style development plan approved under the Town and Country Planning Act up to and including the Act of 1962, where this has not been revoked as defined in Section 54 and Schedule 2 of the Town and Country Planning Act 1990.

Diversification

The development, and creation, of different forms of economic activity in rural areas to compensate for declining agricultural incomes and employment expected from structural changes in Central Government and European Union support for the agricultural industry.

Employment Land Supply

The amount of land available for development for employment use, either under construction or on land with planning permission or allocated in the Local Plan which is subject to an approved planning permission, allocated within the Local Plan or under construction.

Environmental Improvement

Landscaping and other measures taken to improve the appearance and character of an area.

Financial and Professional Services (Class A2)

Use for the provision of financial services, professional services (other than health or medical services) or any other service which it is appropriate to provide in a shopping area where the services are provided principally to visiting members of the public, as defined in the Town and Country Planning (Use Classes) Order 1987.

Food and Drink Services (Class A3)

Use for the sale of food and drink for consumption on the premises or for the sale of hot food for consumption off the premises, as defined in the Town and Country Planning (Use Classes) Order 1987.

General Development Order

Sets out those categories of development which may be carried out without the need to apply for planning permission i.e. "permitted development". The Local Authority can seek to make a legal direction requiring planning permission to be obtained for development that would normally be permitted by the Order. Such a direction is known as an 'Article Four Direction'.

General Industrial Uses (Class B2)

Use for the carrying on of an industrial process other than one falling within Class B1 (see "Business Uses") or Classes B3-B7 (see 'Special Industrial Groups') as defined in the Town and Country Planning (Use Classes) Order 1987 and amended in 1995.

Green Belt

An area of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of the built-up area and to safeguard the surrounding countryside against further encroachment. The general principle of Green Belt policy is, therefore, a presumption against further development, as embodied in the approved County Structure Plan.

Greenfield Sites

Land that has not been previously-developed.

Habitat

The natural home of an animal or plant.

Hazardous Installation

An industry or related installation which because of the nature of its process, or the raw materials used, presents a potential threat to the safety of employees or the general public. It will be certified by the Health and Safety Executive.

Historic Parks and Gardens

Designed landscapes, parks and gardens which have historical value and which are given recognition by English Heritage.

Housing Association

A non-profit making body, run by a voluntary committee, providing accommodation and associated amenities. Most Housing Associations provide subsidised housing to rent.

Housing Land Supply

The number of additional dwellings becoming available, either under construction or on land with planning permission or allocated within a Local Plan.

Housing Strategy

A statement prepared annually by the Council, which examines the local housing situation, identifies issues and sets out the Council's choice of policies for a five year period. The statement is submitted to the Government Office for the North West as the basis on which the Council wishes to allocate resources for housing.

Implementation

Actions to carry out policies.

Infill Development

One or two dwellings in a small gap in an otherwise built-up frontage.

Informal Recreation

Recreation not requiring the provision of formal facilities.

Infrastructure

Roads, drainage and the supply of water, electricity, and gas required to facilitate new development.

Joint Use

Purpose-built leisure centres provided as part of schools or colleges, designed for use by both pupils and members of the public, usually at different periods of the day, week or year.

Listed building

A building of special architectural or historic interest included in a list compiled or approved by the Secretary of State as defined in Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Local Shop

A shop or store providing purely for the day to day shopping needs of a surrounding residential neighbourhood.

Local Transport Plan

The Local Transport Plan has been produced by Cheshire County Council for the period 2001/2 to 2005/6. The Local Transport Plan has been introduced by central government to replace the Transport Policies and Programme.

Management Agreement

Section 39 of the Wildlife and Countryside Act 1981 permits Local Planning Authorities to enter into management agreements to conserve or enhance the natural beauty or amenity of land.

Nature Conservation

The planning and management of wildlife and habitats so as to secure their wide use and continuity of supply while maintaining and enhancing their quality, value and diversity.

Nature Reserve

An area of land and/or water managed primarily to safeguard the fauna, flora and physical features which it contains. National Nature Reserves can be established and managed by English Nature under the National Parks and Access to the Countryside Act, whilst Local Nature Reserves can be established by Local Authorities under section 21 of the same Act. Non-statutory nature reserves can be owned and managed by a variety of agencies, such as the Cheshire Wildlife Trust.

Non-Operational Parking

The space required for vehicles which do not necessarily have to be parked on the site of particular premises, such as cars belonging to employees, shoppers, some business callers, sightseers etc.

Offices

Offices are defined in Classes A2 and B1 of the Town and Country Planning (Use Classes) Order 1987 depending upon the services they provide (see 'Financial and Professional Services' and "Business Uses"). Normally reference to offices relates to those in Class B1 unless otherwise specified.

Open Countryside

The rural area outside the settlement boundaries of towns and villages.

Open Space

Outdoor areas used for informal/formal recreation. Such areas may be in public or private ownership.

Operational Parking

The space required for cars and other vehicles regularly and necessarily involved in the operation of the business of particular buildings. It includes space for delivering or collecting goods at premises and space for picking up or setting down passengers. It does not include space for storing or servicing vehicles except where this is necessary as part of the business being carried on in the building.

Pedestrianisation

Vehicle exclusion from part of the highway network (usually in town centres) and the change of its use to that solely by pedestrians. Partially pedestrianised areas may accommodate some vehicles.

Planning Policy Guidance Notes (PPG's)

Statements of the Government's Planning Policies.

Previously-developed land

Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. It covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. It includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

It excludes land and buildings that are currently in use for agricultural or forestry purposes and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings.) Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings) and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation- or it has subsequently been put to an amenity use and cannot be regarded as requiring development.

Private Open Space

Open space around a dwelling for the exclusive use of the occupants or privately owned sports grounds.

Public Open Space

Open space for use by the general public.

Ramsar Sites

Wetlands of international importance, especially valued as breeding waterfowl habitats.

Reclamation

The treatment of derelict land to bring it into a condition suitable for development. This work can include the removal of unwanted buildings and works and usually involves landscape improvements.

Redevelopment

Development which takes place after the demolition of existing buildings.

Redundant Buildings

Vacant buildings which are no longer required for the purpose for which they were built.

Resources

The land, labour and capital required to implement policies both in the public and private sector.

Scheduled Ancient Monument

An archaeological site of national importance included in a schedule compiled by the Secretary of State for National Heritage as defined in the Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983). Such areas are afforded statutory protection.

Shopping and Town Centre Uses

A1 - Shops other than those which sell food or drink for consumption on the premises, or hot food for consumption off the premises, as defined in the Use Classes Order 1987.

A2 - Financial and Professional Services where these services are appropriate within a shopping area, and where the services are provided principally to visiting members of the public, as defined in the Use Classes Order 1987.

A3 - Places where food and drink is sold for consumption on the premises, or where hot food is sold for consumption off the premises, as defined in the Use Classes Order 1987.

Sites of Biological Importance

Sites of Biological Importance are recognised by Cheshire County Council, Cheshire Wildlife Trust and English Nature as being of importance for nature conservation in a county, district or local context for the habitats, plant or animal species they support. The SBI system complements the series of nationally important SSSIs, but does not receive statutory protection other than through Structure and Local Plan policies. Over 500 SBIs have been identified in Cheshire (including the Peak Park) to date.

Site of Special Scientific Interest

An area of land identified and designated by English Nature by virtue of its nature conservation value, under section 28 of the Wildlife and Countryside Act 1981 (amended 1985). Designation as an SSSI is the statutory means of safeguarding a site's biological and/or geological interest.

Statutory Undertakers/Public Service Authorities

Persons or bodies authorised by any enactment to carry out certain undertaking, principally concerned with the transport and supply of water, gas or electricity.

Streetscene

The visual appearance and character of an area created by the form of buildings and open spaces. It relates not just to the massing and scale of building but also to floorspace and street furniture details.

Structure Plan

A statement of policies and general proposals for the development and other use of land in the county as a whole, providing a framework for local plans.

Sui Generis Uses

Land uses which do not fall within the specific categories of the Town and Country Planning (Use Classes) Order 1987

Sustainable Development

Normally defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Local Plan also draws on Regional Planning Advice prepared by the North West Regional Association "Greener Growth" (March 1994). This refers to the need "to ensure that economic development does not lead to a long term deterioration of the environment and that it enhances the environment".

Tourism

The temporary short term movement of people to destinations outside the places where they normally live and work, and the activities during their stay at these destinations.

Traffic Calming

Measures which slow down traffic to make areas safer for cyclists and pedestrians.

Traffic Management

The promotion of a more efficient use of the highway network by re-arranging the flows, controlling the intersections, and regulating the times and places for parking by means of traffic orders. Traffic management can also give priority to different forms of transport, such as buses, or to pedestrians.

Tree Preservation Order

An order made by the local planning authority to prohibit the felling, lopping or wilful destruction of a single tree, a group of trees or a substantial woodland specified in the Order, without the prior consent of the local planning authority.

Trunk Road

Major roads for which the Highways Agency is responsible. Their construction and maintenance are funded by Central Government.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 specifies use classes for different categories of buildings and land use. Generally where a change of use falls within the same use class then development is not involved. A change of use from one class to another involves development and will normally require planning permission.

Windfall Site

Any previously developed site that has unexpectedly become available. It includes sites of any size.

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