

MOSTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

JULY 2018

1. INTRODUCTION

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Moston Neighbourhood Plan. The legal basis of the Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed Moston Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Moston Neighbourhood Plan.

1.2 The parish of Moston is a rural Parish, in the unitary authority of Cheshire East Council. It is a very large parish covering some 1052 hectares and adjoining two major settlements, Sandbach and Middlewich. The southern part of the parish is also in proximity to the largest town in Cheshire East, Crewe. The parish has a small population of some 405 residents, which is growing due to new housing development at Albion Lock. The small number of residents has meant that consultation with members of the community has been a real possibility at a manageable scale, which has helped to allow the community to become aware of the Neighbourhood Plan, and to contribute to its development through various consultation events and a questionnaire. Additionally, the Parish Council has published information on its website <http://www.mostonparishcouncil.org> which has pages dedicated to the Neighbourhood Plan, where Neighbourhood Plan documents and background evidence have been published and available to view.

2 BACKGROUND

2.1 The Moston Neighbourhood Plan is a community plan and must derive its vision, objectives and policies from the community. From the outset the Parish Council were determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms, has played a major role in formulating the Moston Neighbourhood Plan.

2.2 Throughout the process, the neighbourhood planning committee has engaged in extensive consultations with the community, using a variety of methods in order to gain as many views as possible.

2.3 It was considered essential to:

- Promote a high degree of awareness of the project
- Form a steering group that contained both Parish Council members and volunteers from the

local community

- Encourage everyone to contribute to the development of the Neighbourhood Plan
- Promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development

2.4 Key to this programme was publicity to gain residents engagement. This was gained via public meetings, drop-ins, postal information, progress reports, meetings, leaflets, a questionnaire, and electronic media via the parish council website and emails from Moston Home and Neighbourhood Watch to all members within the Parish (70+ households). Minutes of the Neighbourhood Plan steering group meetings were available to view on the Parish website, along with other documents and reports. (www.mostonparishcouncil.org)

2.5 A presentation on Neighbourhood Plans was held at the Annual Parish Meeting on 21st March 2017 when the public were invited to attend and ask questions from a guest speaker with experience in preparing Neighbourhood Plans from Cheshire Community Action. Following the meeting, a steering group was formed which included members of the Parish Council and volunteers from the local community. Every effort has been made to ensure that the vision, aims, objectives and policies of the Moston Neighbourhood Plan reflect the views of the majority of the local residents, whilst having regard to local and national policies.

2.6 The Neighbourhood Plan has been developed through regular consultation with the residents of Moston. Cheshire East Council Planning department has also been consulted throughout the process and has provided invaluable information and advice. The Neighbourhood Plan Area was formally designated by Cheshire East Council on 4th May 2017.

3. RESIDENTS' QUESTIONNAIRE

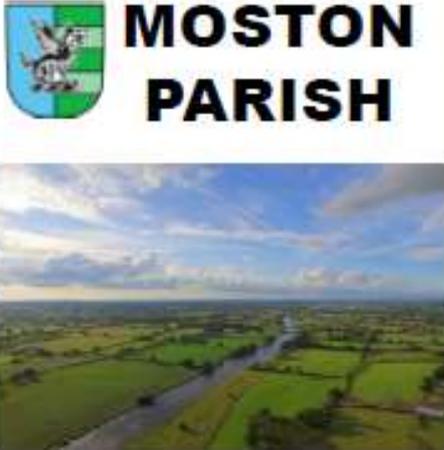
3.1 **Who was consulted and how were they consulted?** An initial questionnaire was delivered to every household in the parish in early May 2017 to be completed by the end of May. (The questionnaire can be seen on the parish council website www.mostonparishcouncil.org). Additionally, the survey was advertised on the Parish Council noticeboards, was placed on the Parish Council website, emailed to home watch members and was included in the church leaflet distribution. The new housing under development at Albion Lock was included, with new residents able to hand in their questionnaires to the sales office. The questionnaire was also distributed to local businesses within Moston.

3.2 Questionnaires could be returned to any member of the Parish Council, given in to the sales office at Albion Lock, or emailed to the clerk.

3.3 The questionnaire explained the process and purpose of a Neighbourhood Plan, and asked for details of anyone who wished to become involved. It asked a number of questions, such as whether Moston should have a Neighbourhood Plan; what was is that the respondents liked and disliked about where they live; how they would like to see Moston in the future; and whether there were any views or local green spaces that should be particularly protected.

3.4 Respondents were asked to score, on a scale of 1-10, how important certain issues were to them. The issues were ranked in the following order –

- The historic/traditional environment
- The natural environment
- Community facilities and infrastructure
- Jobs
- Housing to meet local needs



**MOSTON
PARISH**

NEIGHBOURHOOD PLAN

What is a Neighbourhood Plan?
Communities now have the right to produce a Neighbourhood Plan, which allows them to have a say in the future planning of their community, not just in housing but also aspects such as playgrounds, protecting views, cycle paths, etc.

Whilst a Neighbourhood Plan has to be in conformity with national planning policy and the Cheshire East Local Plan, it means that we can help shape what future development should occur in Moston, what it should look like and where it should go.

The Plan will be used by planning officers to determine planning applications, so it must concentrate on 'land use' policies. For example, it cannot cover issues such as speed limits, verges being chewed up, and the dangers of weight limits and traffic signs.

Producing a Neighbourhood Plan involves the whole community, and at the end of the process it will be independently examined, and you will be able to vote in a referendum as to whether the plan should go forward. It is a considerable amount of work and the Neighbourhood Plan Steering group therefore requests the support and involvement of the residents of the Parish.

How do we want Moston to look in the future?

—————

Do we need more housing?

—————

How should we protect and enhance the countryside?

—————

Do we have good Local Facilities?

—————

Be part of the team!

—————

What do you want?

HOW IS THE TIME...
Please complete the short questionnaire on the reverse side of this document and return to any of your local Parish Councillors

3.5 **What issues and concerns were raised?** 60 responses were received, a response rate of 29%, raising a number of comments, issues and concerns.

3.6 When asked what residents like about living in Moston the most popular answers were the community spirit and the natural environment. Words such as coming together, green aspects of fields, a little piece of paradise, friendly, quietness, a lovely area, a little heaven, lovely neighbours and a very special area for wildlife were also used when completing the questionnaire.

3.7 When asked what they didn't like about living in the parish, the largest response was the state of the roads and verges, the busyness of the roads, and the predominance of Gypsy and Traveller sites.

3.8 100% of responses were in favour of undertaking a Neighbourhood Plan, highlighting the great support for a Neighbourhood Plan from the community.

3.9 A summary report can be viewed at www.mostonparishcouncil.org

3.10 **How have the issues and concerns been considered?** The results highlighted the issues which were important for local people to see included in the Neighbourhood Plan, and formed the basis of the Neighbourhood Plan vision, objectives and policies, and helped to determine what evidence needed to be gathered to inform the policies.

3.11 Moston Neighbourhood Plan group were very fortunate as the Neighbourhood Plan Manager from Cheshire East Council spent a valuable week in August 2017 helping members of the Neighbourhood Plan steering group prepare the introductory sections of the Plan, the vision and objectives, and main policy themes, using the results from the questionnaire to help guide the direction of the policies. It was hoped that this exercise would enable the Neighbourhood Plan to set off to a good start and be completed in a reasonably quick timeframe.

4. DROP IN MEETING AND LEAFLLET DISTRIBUTION – 11th NOVEMBER 2017

4.1 **Who was consulted and how were they consulted?** A drop-in event was held on Saturday 11th November, 1pm to 4pm at St Peter's Church, Elworth. Prior to the meeting 205 leaflets informing of the event were hand delivered to all Moston residents.

4.2 On the day of the meeting a PowerPoint presentation was on display showing results of the initial questionnaire, maps of the designated area of Moston neighbourhood plan, Local Wildlife Sites including SSSI's and Habitat Distinctiveness areas, suggested policies and requests for comments and inputs from residents. Hard copies of the PowerPoint presentation were on display along with maps and details of footpaths and public rights of way, suggested vision and policy headings along with draft Policy suggestions and a draft housing policy.

4.3 **What issues and concerns were raised?** During the session over 30 Moston residents called in. Residents asked questions and were encouraged to leave comments and produce photos of the parish. Six written comments were left, five giving full support with one of those also expressing concerns about lack of lighting and poor footpaths along Booth Lane from Albion Lock and the sixth reinforcing the lighting and footpath complaints. Two residents were assured the whole of Moston would not become a SSSI.

4.4 **How have the issues and concerns been considered?** The comments received were used to further draft the policies. They also helped determine what further reports may be necessary. Many residents commented on the need to protect and enhance the wonderful and valued wildlife of Moston, and a Cheshire Wildlife Trust report was therefore commissioned, and can be viewed at <http://www.mostonparishcouncil.org.uk>

5. REGULATION 14 CONSULTATION

5.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan Steering Group completed a six week pre-submission consultation on the draft Moston Neighbourhood Plan between 23rd March 2018 and 1st June 2018. Within this period the following was undertaken -

- Consulted with statutory consultation bodies
- Described where the pre-submission Moston Neighbourhood Plan could be inspected
- Detailed how to make representations, and the date by which these should be received

- Sent a copy of the pre-submission Moston Neighbourhood Plan to the Cheshire East Spatial Planning department

5.2 Cheshire East Council supplied over 200 e-mail addresses of interested parties which were all sent the Regulation 14 information letter and links to the Neighbourhood Plan website where they could view the Neighbourhood Plan and accompanying documents. Additionally, posters and banners notifying residents were displayed around the Parish. 237 hand delivered letters detailing information about the Regulation 14 consultation including where the draft plan could be viewed, when and where drop in events were taking place, and how to respond to the consultation were delivered with a stamped addressed envelope to all households in the Parish. A copy of the Plan was available for viewing at Sandbach Library, and an online version could be viewed on the Parish Council website at www.mostonparishcouncil.org

5.3 Comments on the Plan could be submitted to a Steering Group member, by postal returns or via email to the clerk@mostonparishcouncil.org

5.4 The leaflets and posters publicised the 3 drop in events which were held around the Parish at various dates in order to make it easier for people to attend and give their comments. The drop-in events were held at St. Peter's Church Hall, School Lane, Elworth on Saturday 7th April between 1.00 pm and 4.00 pm; Moston Green at the junction of Plant Lane and Warmingham Lane on Saturday 28th April and Saturday 12th May 2018 between 10.00 am and 12 noon.

5.5 At the drop-in events members of the Neighbourhood Plan steering group were in attendance to explain the Neighbourhood Plan and answer questions, and give residents the chance to make comments on the draft plan.

5.6 At the first meeting at St. Peter's Church Hall on 7th April, 29 Moston residents attended, read through the plan and discussed various aspects with the Steering Group. There were no disagreements with the policies and a number of people indicated they now understood what the plan was about, others saying they would read through the plan again, on line. Lots of questions were asked about Neighbourhood Planning and individual policies which were answered by the Steering Group, and a pleasant afternoon was had by all.



5.7 At the second event at Moston Green on 28th April, 22 Moston residents attended, read through the plan and discussed various aspects with the Steering Group. There were no disagreements with the policies and general appreciation of the work that had been done. A number of people indicated they had read the plan on line prior to the meeting, others who hadn't read the plan had the opportunity to read through a hard copy. Two residents had read the story of the Moston Dragon for the first time and as they left The Green were seen anxiously glancing back over their shoulders! Lots of questions were asked about the policies and the way that a Neighbourhood Plan would be used, all were answered and a number of consultation replies filled in, once again a pleasant few was hours enjoyed by all.



5.8 The final drop in was held at Moston Green on 12th May 2018. Throughout the morning 13 Moston residents and 2 dogs came along, read through the plan and discussed various aspects with the Steering Group. There were no disagreements with the policies and general appreciation of the work that had been done, particular mention was made of the photographs and a request for more. Lots of questions asked, all answered, and again this was a successful and enjoyable event.

5.9 Along with local residents, the following people and groups were consulted as part of the Regulation 14 consultation:-

Acton Parish Council
Adlington parish Council
Alderley Edge Parish Council
Aplpraham Parish Council
Alsager Town Council
Arclid Parish Council
Ashley Parish Council
Aston by Budworth parish Council
Audlem Parish Council
Bollington Town Council
Bosley Parish Council
Church Minshull Parish Council

Bradwall Parish Council
Brereton Parish Council
Buerton Parish Council
Brindley and Faddiley Parish Council
Bulkeley and Ridley Parish Council
Bunbury Parish Council
Burland Parish Council
Calveley Parish Council
Chelford Parish Council
Cholmondeston and Wattenhall Parish Council
Chorley Parish Council
Church Lawton Parish Council

Congleton Parish Council
Cranage Parish Council
Crewe Green Parish Council
Crewe Town Council
Disley Parish Council
Dodcutt cum Wilkesley Parish Council
High Legh Parish Council
Higher Hurdsfield Parish Council
Holmes Chapel Parish Council
Hough Parish Council
Kettleshulme Parish Council
Knutsford Town Council
Middlewich Town Council
Lower Peover Parish Council
Lower Withington Parish Council
Macclesfield Town Council
Marbury Parish Council
Marton Parish Council
Mere Parish Council
Plumley, Toft and Bexton Parish Council
Pott Shrigley Parish Council
Poynton Town Council
Prestbury Parish Council
Rainow Parish Council
Rope Parish Council
Rostherne Parish Council
Sandbach Town Council
Siddington Parish Council
Smallwood Parish Council
Snelson Parish Council
Spurstow Parish Council
Stapeley Parish Council
Stoke and Hurtleston Parish Council
Derbyshire County Council
Urban Vision
Halton Council
Lancashire County Council
Manchester City Council
Newcastle - Staffs Council
Peak District National Park
Shropshire Council
Staffordshire Moorlands Council
Stockport Council
Stoke Council
Trafford Council
Transport for Greater Manchester
Natural Resources Wales
South Derbyshire Council
Warrington Council
Malpas Parish Council
Tarpoley parish Council
Doddinton and District Parish Council
Eaton Parish Council
Gawsorth Parish Council
Goostrey Parish Council
Great Warford Parish Council
Handforth Parish Council
Hankelow Parish Council
Haslington Parish Council
Hassall Parish Council
Hatherton and Walgherton Parish Council
Henbury Parish Council
Middlewich Town Council
Millington Parish Council
Minshull Vernon Parish Council
Mobberley Parish Council
Moston Parish Council
Mottram St Andrew Parish Council
Nantwich Town Council
Nether Alderley Parish Council
Nantwich Show
North Rode Parish Council
Odd Rode Parish Council
Ollerton with Marthall Parish Council
Over Alderley Parish Council
Peckforton Parish Council
Over Peover Parish Council
Pickmere Parish Council
Styal Parish Council
Sutton Parish Council
Swettenham Parish Council
Tabley Parish Council
Twemlow Parish Council
Wardle Parish Council
Warmington Parish Council
Weston and Basford Parish Council
Willaston Parish Council
Wilmsow Town Council
Wybunbury Parish Council
Wistaston Parish Council
Worleston Parish Council
Wrenbury Parish Council
Neighbourhood Planning – Cheshire East Council
Greater Manchester Councils
Derbyshire Dales Council
Derbyshire County Council
Audley Parish Council
Chapel and Hill Chorlton Parish Council
Keele Parish Council
Kisgrove Town Council
Loggerheads parish Council

Tattenhall Parish Council	Madeley Parish Council
Beeston parish Council	Biddulph Parish Council
Tiverton Parish Council	Whaley Bridge Parish Council
Winsford Town Council	New Mills Town Council
Natural England	Woodford Parish Council
The Environment Agency	High Peak Council
English Heritage	Lymm Parish Council
Network Rail	Appleton Parish Council
The Highways Agency	Grappenhall and Thellwall Parish Council
The Marine Management Organisation	Stretton Parish Council
National Trust	The Coal Authority
Highways England	The Homes and Communities Agency
Amec	United Utilities
National Grid	Welsh Water
O2	Chambers of Commerce and Industry
Western Power	Tata Chemicals
Electricity North West	Cheshire and Warrington Local Enterprise Partnership
NHS	Stoke/Staffordshire Local Enterprise Partnership
Centrica	Castle Estates
Uniphos	Rhino Safety
Newfield	Chancellor
G and G Pumps	CPE-Specom
Phil Beech	AVS Systems
CRJ Services	Nigel Scott
Elworth Angling Society	Martrim
Sandbach Sales	Turley Associates
Flowcrete	Taylor Wimpey
Recycling HW Martin	
Int Construction	
Walsingham Planning	

5.10 **What issues and concerns were raised?** A total of 19 responses were made at the Regulation 14 stage. These were from 11 residents, 4 statutory bodies, 2 developers/ landowners, 1 neighbouring Town Council, and Cheshire East Council. The many issues raised included comments about wording to strengthen and give clarity to policies, suggestion of further local green spaces, a suggestion to include green gaps, a suggestion for a further infrastructure policy on surface water management, the need to make clear that Albion Lock, Booth Lane is a mixed use site, and the need for higher resolution maps. One developer suggested a further site for inclusion.

5.11 **How have the issues and concerns been considered?** The issues and concerns have been given full consideration, and changes have been made to the Neighbourhood Plan accordingly, in preparation for formal submission. It was not considered necessary to allocate further housing sites. Various wording in the text and policies have been amended, as per suggestions, to add clarity to the Neighbourhood Plan. Importantly, two new policies have been included following suggestions from residents, Cheshire East Council and United Utilities – a new policy on Local Green Gaps, and a new policy on Surface Water Management. The title of Policy ENV2 was amended to include watercourses. A further local green space was added to policy LGS1. Additionally, small changes were made to policies LE1 – Rural Employment, LE2 – Non Rural Employment, ENV1 – Wildlife Habitats, Wildlife Corridors and Biodiversity, HOU1- Location of New Homes, HOU2- Housing Mix and Type, LCD2 – Dark Skies, INF1- Utilities, REC2- Motocross, REC3- Leisure and Countryside

Pursuits and HER1- Heritage. A total of 21 changes were made to the draft plan following Regulation 14.

5.12 A summary of the representations made, along with the Steering Groups response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 1.

6. CONCLUSION

6.1 The publicity, engagement and consultation completed throughout the production of the Moston Neighbourhood Plan has been open and transparent, with opportunities provided for both statutory consultees and those that live and work within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns for consideration.

6.2 All statutory requirements have been met and consultation, engagement and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

APPENDIX 1: REPRESENTATIONS FROM REGULATION 14 PRE-SUBMISSION
CONSULTATION

1. MOSTON RESIDENTS

Ref No	Respondent	Comment	Neighbourhood Plan Steering Group Response
1	MG	Agree with policies. When will the policies in the Neighbourhood Plan become more specific – i.e. safer cycling and walking routes, high speed broadband?	It is anticipated that the Neighbourhood Plan referendum will be held later in 2018, following which the Plan will be ‘made’ and become part of the statutory planning framework used to help determine planning applications.
2	JB	I no longer live in Moston	Noted.
3	JB	Agree with policies. If in the future there are any new buildings, business or private, they must not compete for the utilities with the existing properties. Electricity is carried on overhead cables, and we are on a septic tank refuge system. While we are ‘holding our own’ at the moment, the fragile system will not tolerate any additional pressure.	Noted. Policies INF1 – Utilities seeks to address this issue.
4	RM	<p>In large I agree with the policies, but other areas are open for council interpretation. For example, Policy HOU1 (f) who decides if its impact is negative?</p> <p>I think that there is also room to outline more areas in the local green spaces, this does not have to be council owned land, just land you want extra protection from development on. It can be an individuals and you do not need their consent if their land adds value to the village/ parish area.</p>	<p>Noted. The policies will ultimately be used by planning officers to help determine planning applications.</p> <p>Agree with the points raised re local green spaces. Further local green spaces are to be designated at Oakwood Lane Corner. Amend policy LGS1, Figure I (as below) and add new Figures P, Q and R. Amend index and other figure lettering.</p> <p>Add Oakwood Lane Corner 1,060m² This is located 0.5km South East of Moston Green, Midway down Oakwood Lane, between the junctions of Warmingham Lane and Plant Lane. This area of land is often used by horse riders to go off road to allow any passing traffic on</p>

			<p>this narrow lane but often used as stopping point to allow horses and riders to have a breather and a nibble of the grass. This would be an ideal location for siting of another bench and the planting of trees which Moston Parish Council has a plan to do.</p> <p>Owner not known despite land registry searches.</p>
5	CF	<p>Agree with policies. Great document, thank you for all the hard work. To help keep Moston rural could we protect the area of Booth Lane from Air Products to Tetton Lane on the opposite side of the canal.</p>	<p>Noted with thanks. Agree – the area mentioned will be included as a Green Gap.</p>
6	SH&JV	<p>Agree with policies. Would like to see further protected green space –i.e. the areas of verge in front of Moston House.</p>	<p>Noted. Agree. The area will be designated as a Local Green Space.</p>
7	JB	<p>Agree with policies. 11.19 – Sandbach Flashes is the collective name for all the local flashes. In Clay Lane the flashes are Elton Hall Flash and Pump House Flash.</p>	<p>Noted. Agreed. Amend paragraph 11.19 to read ‘The unique area of Clay Lane, close to Elton Hall where there are flashes on either side of the road (Elton Hall Flash and Pump House Flash) is frequented every day of the year by bird watchers, both individuals and members of South Cheshire Ornithological Society, a thriving group whose members spend many hours with cameras and binoculars looking for rare feathered visitors on these wet lands. Another popular spot is close to the Moat on Oakwood Lane.’</p>
8	E&LH	<p>Congratulations on a comprehensive and thorough document. However, we have concerns for Tetton Lane residents and equestrian users. For example, there is no mention in 11.17 of Tetton Lane equestrian activities although there are 20 horses and ponies stabled and liveried there. These and horses at stables on White Hall Lane regularly ride on Tetton Lane.</p>	<p>Noted, with thanks. Agree. Amend the first sentence of paragraph 11.17 to read ‘Horse riding takes place in the unadopted section of Watch Lane, the track from Plant Lane to Dragons Lane and also on Plant Lane, Warmingham Lane, Oakwood Lane and Tetton Lane.’</p>

		<p>This omission is also in policy LE1 – Rural Employment, where livery, saddlery and riding school are all expressed as singular items.</p> <p>We are also concerned about the proposed bypass and the probable and significant increase in vehicles using Tetton Lane as a short cut. A high proportion of morning traffic travelling through Warmingham towards Middlewich, turns left at Dragon lane and immediately right into Warmingham Lane. The traffic continues to the end junction, the majority turn right then left into Booth Lane. The drivers heading for Byley employment area, the M6 and Holmes Chapel (at least 50%) will find Tetton Lane and the new bypass a quicker and more convenient route. The same on the return journey. Tetton Lane cannot accommodate this in its current form safely. To have recognition of the daily activities on Tetton Lane (together with the narrowness of the road and its total unsuitability for regular traffic) mentioned in the NP will authenticate the residents and current rural users concerns. Omission of any references in the NP will risk the planners’ dismissal of these objections when raised in the relevant meeting regarding the bypass.</p>	<p>Amend the section of Policy LE1 to read ‘Liveries, Saddleries, Riding Schools’</p> <p>The bypass is mentioned as a threat in the SWOT analysis in paragraph 3.2.</p> <p>Add at the end of paragraph 2.10 ‘There is concern in the Parish over plans for a bypass, and the impact that this may have on small, narrow rural lanes which are often used for equestrian purposes, and which may consequently be used as a short cut despite being considered to be unsuitable for an increase in traffic.’</p>
9	AH	<p>Agree with policies. I think there should be a stated intention that Moston should be retained and maintained as a green space between Sandbach and Middlewich and given protection. In particular, as an example, the field between Dragon Lane and Mill Lane (along Booth Lane).</p>	<p>Noted. Agree – the area mentioned will be included as a Green Gap.</p>
10	AH	<p>Agree with policies. I think it is important to maintain the separation between Sandbach and Middlewich and maintain the rural and open countryside to avoid urbanisation. The beautiful gap along Booth Lane between the ‘Martin’ depot and the old Cerebos works is a good example requiring protection.</p>	<p>Noted. Agree – the area mentioned will be included as a Green Gap.</p>
10b	IN	<p>Agree with the policies, but can’t see a requirement for ecological checks on applications. Could this be added?</p>	<p>Agree – Add para 3 to ENV1 ‘In other areas of open countryside, applications for new development of a scale or type which is likely to impact on habitats should be informed by a Phase 1 Habitat Survey.’</p>

2. STATUTORY CONSULTEES

Ref No	Respondent	Comment	Neighbourhood Plan Steering Group Response
11	Natural England	Natural England does not have any specific comments on the draft Neighbourhood Plan.	Noted.
12	United Utilities	<p>It is important that United Utilities is kept aware of any development proposed within your neighbourhood plan over and above the Council's allocations. We encourage further consultation with us at an early stage should you look to allocate any sites in the future over and above the allocations determined by the council.</p> <p>United Utilities recommends additional wording with respect to Surface Water Management. We recommend the following amendments are included in the plan, possibly as a separate policy.</p> <p>"New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency".</p> <p>Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> • An adequate soakaway or some other form of infiltration system. • An attenuated discharge to watercourse or other water body. • An attenuated discharge to public surface water sewer. • An attenuated discharge to public combined sewer. 	Agreed – add to Infrastructure Policies.

13	Network Rail	<p>(1) Consideration should be given in Transport Assessments to the potential for increased footfall at Sandbach Railway Station as a result of proposals for residential development/ employment areas within the neighbourhood area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking at Sandbach Railway Station, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.</p> <p>(2) Developments in the neighbourhood area should be notified to Network Rail to ensure that:</p> <p>(a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.</p> <p>(b) That any proposal does not impact upon the railway infrastructure/ Network Rail land e.g.</p> <ul style="list-style-type: none"> • Drainage works / water features • Encroachment of land or air-space • Excavation works • Siting of structures/buildings less than 2m from the Network Rail boundary/ Party Wall Act issues • Lighting impacting upon train drivers ability to perceive signals • Landscaping that could impact upon overhead lines or Network Rail boundary treatments • Any piling works • Any scaffolding works • Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949) • Any use of crane or plant • Any fencing works • Any demolition works • Any hard standing areas <p>(3) Within the Neighbourhood Plan area are two level crossings: Hayes Chemical No 1 (373388 / 362789)</p>	<p>Noted. Sandbach Railway Station is not in the Moston Neighbourhood Area. It is not considered necessary to have a specific policy on level crossings and developer contributions. These issues, along with any other traffic impact will be dealt with by Cheshire East Council through planning conditions at the planning application stage.</p>
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		<p>Hayes Chemical No 2 (373299 / 362917)</p> <p>Developers are to assess the impact of their proposals on the increase in use and change in the character of users of the level crossings in the neighbourhood plan area. Appropriate risk reduction measures should be incorporated into proposals, and fully funded by developers, where required. Early engagement with Network Rail and RoW officers is advised.</p> <p>Developments within the neighbourhood plan area should be accompanied by a TS/TA which includes consideration of the impact of proposals upon level crossings with mitigation implemented as required. We would encourage the neighbourhood plan to adopt specific policy wording to ensure that the impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and suitable mitigation incorporated within the development proposals and funded by the developer(s). TS/TAs should be undertaken in conjunction with the local highways authority with advice from Network Rail. Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Wherever possible level crossings will be closed, and either replaced with a footbridge or by a diversionary route.</p> <p>Proposals for employment opportunities and residential growth must not increase the risk at level crossings.</p>	
14	The Coal Authority	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted.

3. NEIGHBOURING TOWN AND PARISH COUNCILS

Ref No	Respondent	Comment	Neighbourhood Plan Steering Group Response
15	Sandbach Town Council	The Moston Neighbourhood Plan as produced by Moston Parish Council following consultation with the community is welcomed and supported by Sandbach Town Council. The parish of Elworth, part of the Sandbach Town Council area,	Noted, with thanks.

	<p>adjoins Moston Parish. Sandbach Town Council supports the aim of the Moston Neighbourhood Plan to balance the special characteristics of Moston community and accommodating rural growth as Middlewich and Sandbach grow. Sandbach Town Council has specific comments to make on the following policies: POLICY HOU1 – LOCATION OF NEW HOMES, POLICY LCD1: DESIGN AND LANDSCAPE SETTING, POLICY LCD2 – DARK SKIES, POLICY ENV1 – WILDLIFE HABITATS, WILDLIFE CORRIDORS AND BIODIVERSITY, POLICY ENV2 – TREES AND HEDGEROWS, POLICY REC1 - FOOTPATHS, BRIDLEWAYS, CYCLEWAYS AND THE CANAL TOWPATH, and POLICY HER1 – HERITAGE.</p> <p>POLICY HOU1 – LOCATION OF NEW HOMES We support the proposal not to allocate further sites for residential development, other than on the periphery of the parish close to the settlements of Middlewich and Sandbach, in order to meet local housing needs. It is important to maintain the rural character of Moston and its separation from Sandbach and Middlewich. We note that planning permission for 371 houses has already been granted for the former Chemical works on Booth Lane and therefore no more houses should be allocated for Moston Parish other than in accordance with the policy in the Moston Neighbourhood Plan.</p> <p>POLICY LCD1: DESIGN AND LANDSCAPE SETTING We commend all the items under this policy and support the aim to ensure that buildings, characteristic features and materials are representative of the local character of Moston.</p> <p>POLICY LCD2 – DARK SKIES Sandbach Town Council supports Moston Parish Council’s Dark Skies policy and believes it is appropriate and valuable for all the community that rural parishes like Moston have a Dark Skies policy.</p> <p>POLICY ENV1 – WILDLIFE HABITATS, WILDLIFE CORRIDORS AND BIODIVERSITY Sandbach Town Council supports this policy to maintain wildlife habitats, wildlife corridors and promote biodiversity.</p> <p>POLICY ENV2 – TREES AND HEDGEROWS Sandbach Town Council believes it is essential for all the community that trees and hedegrows be maintained wherever possible. Therefore we commend this policy that “Any development that would result in the loss of, or the deterioration in the quality of an important natural feature,</p>	
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		<p>including trees and hedgerows and watercourses will not normally be permitted. In exceptional circumstances where the benefit of development is considered to outweigh the benefit of preserving natural features, developments may be permitted subject to adequate compensatory provision being made.”</p> <p>POLICY REC1 - FOOTPATHS, BRIDLEWAYS, CYCLEWAYS AND THE CANAL TOWPATH</p> <p>We commend the policy to promote the use of footpaths, bridleways, and the canal and we encourage links from Moston to both Sandbach and Middlewich via these routes. We especially strongly support the policy to protect access to the countryside “through protection and maintenance of the existing Public Right of Way (PROW) network, cycleways and the canal towpath, their enhancement where possible, and the safety of users of rural roads and lanes.</p> <p>POLICY HER1 – HERITAGE</p> <p>Sandbach Town Council supports the policy to conserve and enhance Moston’s historic assets and their setting.</p>	
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3. DEVELOPERS

Ref No	Respondent	Comment	Neighbourhood Plan Steering Group Response
16	Indigo on behalf of Seddon Homes	<p>Overall, SHL supports the community’s ambitions for a locally prepared plan that sets out a vision for the future of Moston. However, it should be ensured that the plan does not restrict the amount of housing required to accommodate the growing population in Cheshire East.</p> <p>Indigo Planning act on behalf of SHL who has a legal option to purchase a site at Tetton Lane and is being promoted by SHL for development. It is in a suitable location for housing and is available now. The site lies within the open countryside and there are no other known constraints to the site coming forward for development to meet local housing needs. Land to the north, known as Glebe Farm, has a Local Plan allocation and planning permission for 450 houses. The SHL site would provide a natural extension to the Glebe Farm allocation with Tetton Lane to the south providing a natural boundary to the countryside beyond. The site has been promoted as part of the ‘Call for Sites’ Cheshire East Council (CEC) Strategic Housing Land Availability Appraisal in</p>	<p>Noted. It is not considered that the plan will restrict the amount of housing required to accommodate the growing population of Cheshire East. It is not considered necessary to allocate any housing sites in the open countryside.</p>

		<p>May 2013 and the Site Allocations and Development Policies 'Call for Sites' exercise in April 2017.</p> <p>Housing - Middlewich, a Key Service Centre, is an important settlement for growth. The Local Plan Strategy sets out a vision that Middlewich will see growth with high quality new homes provided. Policy PG7 quantifies this as 1,950 homes. 1,653 dwellings were allocated in the Local Plan Strategy, including completions and commitments since the start of the plan period. This leaves circa 350 dwellings to be allocated in the forthcoming Site Allocations DPD.</p> <p>Furthermore, Middlewich is the closest Local Service Centre to Crewe which is due to see significant economic growth over the next 20 years with the building of HS2. It is therefore likely that both Middlewich and Crewe will need to accommodate additional housing growth above that set out in the Local Plan Strategy during the life of the Moston Neighbourhood Plan to 2030.</p> <p>Middlewich is a constrained settlement with limited opportunities for growth. The town is bound by Midpoint 18 Business Park and industrial developments to the east. Land to the north and west is within Cheshire West where housing would not meet the meet of Cheshire East.</p> <p>The only logical area for growth is to the south beyond the Glebe Farm allocation. This land is within the Moston Neighbourhood Plan boundary so it is essential that the plan does not constrain the growth of Middlewich.</p> <p>The draft plan acknowledges that the parish adjoins the two major settlements of Sandbach and Middlewich and that it is also in proximity to Crewe – the largest town in Cheshire East. It also highlights that it is traversed north to south by key transport infrastructure including the main rail lines and the man road between Sandbach and Middlewich (the A533). With the good connections and location to the important major settlements, the neighbourhood plan area offers an important location for housing development that is sustainably located and to meet housing needs.</p> <p>Paragraph 2.8 of the draft plan strengthens this argument setting out that the residential core of the parish is physically and often visually connected to the neighbouring areas, with the</p>	
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	<p>community sourcing most services and practical day to day needs from the nearby larger settlements with the proximity of the rail station and to shops in Elworth and Sandbach deeming the area well connected.</p> <p>It is important that the draft plan does not see housing as a threat (as suggested in Figure C – SWOT Analysis). National planning policy requires council’s to significantly boost the supply of housing and the neighbourhood plan should not be used as a tool for thwarting well planned sustainable housing development.</p> <p>The objectives of the draft plan set out at Section 5 are agreed with, particularly in terms of the need to deliver high quality sustainable homes that meet the needs of the parish. However, the wording should ensure that this does not restrict accommodating housing needs for the Borough should this be required in the future.</p> <p>Policy HOU1 – Location of new homes SHL support elements of draft Policy HOU1. SHL is encouraged that it recognises the need to provide housing within the area and considers the relationship with the nearby larger settlements of Middlewich and Sandbach. However, this policy needs to ensure the delivery of sustainable housing development is not overly restrictive.</p> <p>SHL object to the fact that draft Policy HOU1 is overly restrictive and may lead to sustainable housing not being delivered in this area. As such, SHL therefore conclude that at this stage, draft Policy HOU1 does not meet the ‘basic conditions’ test as required at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, and should be reworded appropriately.</p> <p>HOU1 sets out that housing could be delivered on the periphery of the parish, close to the settlements of Middlewich and Sandbach to meet local housing needs however the use of ‘periphery’ could result in disputes as to the extent of land which falls within this definition. SHL request that this phrase is removed.</p> <p>Furthermore, SHL object to the notion that only ‘small scale residential development’ will be accepted. This would unduly restrict larger sustainable housing developments which could be required to the south of Middlewich during</p>	<p>In order to align the NP policy with Local Plan Policy PG6 (as per Cheshire East’s comments reference 18, below) amend the first paragraph of HOU1 to read “In order to meet local housing needs, and to remain on a scale appropriate to the existing character of Moston, permission will be granted for small scale residential exceptions developments that are well designed, have access to services and meet all other relevant policies within this Plan and: ...”</p>
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	<p>the neighbourhood plan period, for the reasons set out above. SHL request that the words ‘small scale’ are removed.</p> <p>Additionally, the use of ‘and/or’ within the criteria list provides uncertainty in terms of how the policy will be complied with when proposed housing developments within the neighbourhood plan area. The policy should be clear whilst not being overly restrictive and therefore the more flexible option of ‘or’ should be used.</p> <p>Local character and design policies SHL support draft Policy LCD1 in terms of looking to create development which is appropriate to the site and surroundings and the requirement for new development to take the criteria into account where it is appropriate and viable is wholly supported.</p> <p>With regards to policy LCD2 referring to ‘Dark Skies’, this policy needs to ensure a balance between maintaining the night time skies dark as referred to in the policy, but whilst ensuring that new developments will be delivered that are secure in terms of occupier and vehicle safety. This policy should therefore include text to ensure an appropriate balance between preserving dark skies whilst ensuring new development is not overly restricted so much so that it is undeliverable due to pedestrian/vehicle security issues in terms of sufficient outdoor lighting.</p> <p>Natural environment policies Figures M and N are visually unclear in the current drafted plan which therefore makes draft Policy ENV1 difficult to understand particularly with regards to the proposed 15m buffer zone. Further clarification is required in terms of being able to understand the boundaries of both the ‘habitat distinctiveness’ zones and the wildlife corridors so that Policy ENV1 can be properly understood.</p> <p>Further clarification is also required as to what ‘very special circumstances’ constitute when considering wildlife habitats, corridors and biodiversity. This is not defined in the policy nor in the supporting justification text.</p> <p>The policy should be reworded to allow for new development to incorporate mitigation measures where appropriate so as not to unnecessarily restrict development in the area. Whilst the final paragraph sets out the need for new developments to demonstrate a net gain in</p>	<p>Disagree. The use of and/or is considered to be clear, and as per Cheshire East’s suggestion (see reference 18, below) and/or will be used after bullet points a-e.</p> <p>Noted.</p> <p>Agree. Amend the first sentence of policy LCD2 to read ‘Whilst ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over street lights.’</p> <p>Agree – new resolution maps have been included</p> <p>Disagree – it is felt that the policy is clear as drafted.</p>
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		<p>biodiversity through, for example, mitigation strategies, this point needs to be reflected at the start of the policy with regards to the 15m buffer zone as this could unduly restrict new development.</p> <p>Land at Tetton Lane Tetton Lane is a suitable location for housing and is available now. The site is currently vacant and no land uses would be displaced by its future development.</p> <p>The site represents a deliverable site for housing. There are no land ownership issues that would prevent the site from being brought forward for the development and the site is unconstrained ie there are no physical constraints relating to access, infrastructure, flood risk or land contamination which would preclude development.</p> <p>The site lies a short distance from Middlewich and its associated facilities and amenities and would form a natural extension to the housing allocation at Glebe Farm with Tetton Lane acting as a defensible boundary.</p> <p>It is important that a range of sites are identified to meet the housing need for Moston and Cheshire East over the plan period.</p>	<p>Noted. It is not considered necessary to allocate any housing sites in the open countryside.</p>
17	Walsingham Planning on behalf of Bluefield Land	<p>Bluefield Land (Sandbach) are the owners of the former Albion Works site on Booth Lane. This site has been included as part of the Booth Lane Employment Site allocated under Policy LE2 relating to Non Rural Employment in the Draft Moston Neighbourhood Plan (DMNP).</p> <p>Approximately half of the area falling within the red-line of the Booth Lane Employment Site in the DMNP, along with additional land to the south of the site benefits from outline planning permission granted in May 2104 for a range of uses including 375 dwellings, 12,000sqm of office floorspace, 3,810sqm of general industry (B2), warehousing (B8), car dealership and petrol station (sui generis) and fast food restaurant (A5), 2,600sqm of commercial leisure uses including a hotel (C1), restaurant/pub (A3/A4), and health club. The approved Parameters Plan identifying these zones is included with this letter.</p> <p>Part of the proposed Booth Lane Employment Site (Figure S in the DMNP) appears to also include part of the residential development</p>	<p>Agree. Amend the policy and maps to identify Booth Lane as a mixed use development site.</p>

	<p>approved as part of the above that is currently being built out by Taylor Wimpey.</p> <p>Extensive marketing relating to the employment uses for the approved planning consent received little interest. It was clear from the marketing undertaken that it is highly unlikely that the site will come forward for general B-Class employment uses due to its unattractive location for office development, as well as for B2 and B8 uses and from the little interest received, would not represent a viable return for the land owner.</p> <p>It is on this basis that the land owner engaged with Cheshire East Council to discuss altering the extant consent to include additional residential development in order to ensure that the site is developed in the short to medium term. In October 2017, a mixed use application was submitted to the Council proposing an alternative to the approved Zones 2, 5 and 6. The revised scheme proposes:-</p> <p>‘Revisions to outline planning permission (09/2083C) in respect of Zones 2, 5 and 6, to provide up to 122 residential units (C3) plus care home (C2) or 144 residential units, up to 2,600sqm of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices, with public open space and associated infrastructure’</p> <p>It is noted that in their formal consultation response to this application (dated 8 November 2017), Moston Parish Council supported the revised outline application and the range of uses proposed. As stated in the response:</p> <p>“We have an understanding there will be a requirement for more commercial and retail premises in addition to houses in the future which this application if granted would contribute to.”</p> <p>The proposed amended scheme would provide for a wider range of employment than that previously approved, in addition to residential development. The proposal would continue to bring major brownfield regeneration with the proposed change providing the opportunity to provide a broader mix of uses, including a care</p>	
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	<p>home, which will help serve the wider community as well as providing employment.</p> <p>The site is vacant, it is available now and has a very reasonable prospect of being delivered within five years. One of the core principles of the NPPF states that planning should ‘encourage the effective use of land by reusing land that has been previously developed (brownfield), provided that it is not of high environmental value’ and ‘promote mixed use development, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions’.</p> <p>The site is not considered to have a high environmental value. The site provides an opportunity for a valuable residential led, mixed use scheme. The redevelopment of the site for a mixed use scheme is compatible with the surrounding land uses and would provide a significant contribution towards the Council’s housing land supply.</p> <p>It is therefore considered that the proposed allocation under draft Policy LE2 – Non Rural Employment, is an inappropriate allocation for the site. It does not properly reflect the current outline permission across the site, or the current market requirements, and is inconsistent with the Parish Council’s recent support for a residential-led mixed use development of the site.</p> <p>It is suggested that the site is identified in the DMNP as a ‘residential-led mixed use development site’.</p>	
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4. CHESHIRE EAST COUNCIL

Ref No	Respondent	Comment	Neighbourhood Plan Steering Group Response
18	Cheshire East Council	<p>The Borough Council congratulates the Parish Council on the way in which the plan has been prepared, closely involving the local community and seeking to address priorities identified through consultation.</p> <p>The Plan is the product of a very significant amount of hard work by volunteers and engagement with the local community which has clearly shaped the content of the Plan. It is clear</p>	Noted, with thanks.

	<p>from the introduction to the Plan that a significant amount of community engagement and consultation has already taken place to this point.</p> <p>Neighbourhood plan policies must be in general conformity the strategic policies of the adopted local plan, should be clear and unambiguous and be supported by robust, yet proportional evidence. Comments here specifically consider the policy approach taken by the Parish Council with these factors in mind, provide guidance on proposed policies and whether conflict is likely to arise between the neighbourhood plan and the Cheshire East Local Plan Strategy. More general comments are also included for consideration.</p> <p>General Recommendations:</p> <p>Generally, the Plan is well laid out, clear to understand and follows a logical progression. The inclusion of a summary of evidence and research, plus community feedback, within the justification to each policy is generally helpful and informative although consideration should be given to moving some of this into appendices where it is especially lengthy (design policies, natural environment policies and local green space policies for example). Many of the maps could be consolidated on to a single, or pair, of 'key maps' to detail the spatial aspects of all policies.</p> <p>The vision and objectives of the plan are clear and provide a natural link between the overall objectives of the plan and the policies chosen.</p> <p>Vision:</p> <p>The vision for Moston sets a positive set of objectives covering many issues related to sustainable planning.</p> <p>Detailed Policy Comments:</p> <p>The following section details comments on specific policies in the neighbourhood plan. In forming this response the Council has given consideration to guidance in the NPPF, the Neighbourhood Planning Regulations 2012 (2015), the Localism Act and advice held in the Planning Practice Guidance regards neighbourhood planning:</p> <p>A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and</p>	
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		<p>respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.</p> <p>Comments intended to assist the Parish Council and Neighbourhood Plan Steering Group in finalising its preferred plan prior to submission to the Local Authority. It should be noted that should the neighbourhood plan substantially and materially change in response to these and other representations, then it may be necessary to hold a second Regulation 14 consultation.</p> <p>Site Allocations:</p> <p>The written ministerial statement of 2016, alongside proposed revisions to the NPPF indicate a change in government policy on the tests to be applied when considering planning applications in locations with a neighbourhood plan that allocates development sites. There are substantial benefits to allocating development sites via the neighbourhood planning process, both in terms of delivering sustainable development and retaining a plan lead approach through delivering local housing need. The parish council are therefore advised to investigate this option.</p> <p>POLICY HOU1 – LOCATION OF NEW HOMES</p> <p>The policy references the periphery of the parish indicating that this area should be treated differently. If that's the case it would be helpful for the policy to set out what criteria should be applied in these peripheral locations. If the criteria are no different, the first sentence should be removed.</p> <p>Moston is located in the Open Countryside and policy PG6 of the CELPS applies across the parish. Residential development in the countryside is considered an exception with the exceptional criteria set out in PG6 itself.</p> <p>Policy HOU1 of the Moston NDP could be interpreted to be much more permissive than Strategic Policy PG6. To align the policy with PG6 it is recommended that the first paragraph is amended to read:</p> <p>'In order to meet local housing needs, and to remain on a scale appropriate to the existing character of Moston, permission will be granted for small scale residential exceptions developments that are well designed, have access to services and meet all other relevant policies within this Plan and: ...'</p>	<p>The Neighbourhood Plan steering group and the Parish Council do not consider that it is necessary, at this time, to allocate any sites for housing.</p> <p>Agree. In order to align the NP policy with Local Plan Policy PG6 amend the first paragraph of HOU1 as suggested to read "In order to meet local housing needs, and to remain on a scale appropriate to the existing character of Moston, permission will be granted for small scale residential exceptions developments that are well designed, have access to services and meet all other relevant policies within this Plan and: ..."</p>
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	<p>Points a)-c) reference 'and/or' – is the phrase supposed to run through each bullet point?</p> <p>POLICY HOU2 – HOUSING MIX AND TYPE Suggest replacing 'be limited to;' with 'should seek to deliver'.</p> <p>POLICY INF1 – UTILITIES The policy may be better expressed as: Where development significantly harms existing services, utilities or infrastructure, mitigation measures must be implemented as a condition of planning permission. If significant harm cannot be mitigated against, permission should not be granted.</p> <p>POLICY LGS1 – LOCAL GREEN SPACE There may be additional local green spaces that meet the relevant criteria and are not included here. Should further Local Green Space be identified a similar assessment as already undertaken should be applied.</p> <p>The policy could be amended to allow development within the LGS which supports the role and function of the LGS itself.</p> <p>POLICY ENV2 – TREES AND HEDGEROWS The policy references watercourses so suggest the policy title be amended to: Trees, Hedgerows and Watercourses</p> <p>POLICY REC2 – MOTOCROSS Suggest replacing 'unacceptable impact' with 'significantly harmful'. ie: Improvements to the</p>	<p>Agree – amend the policy so that and/or runs through each bullet point. Agree – amend policy HOU2 by replacing 'be limited to' with 'should seek to deliver'.</p> <p>Agree – amend the policy to read 'Where development significantly harms existing services, utilities or infrastructure, mitigation measures must be implemented as a condition of planning permission. If significant harm cannot be mitigated against, permission should not be granted.'</p> <p>Agree – Additional Local Green Spaces at Oakwood Lane Corner will be designated, and the Policy and Figures I and J, M, P updated accordingly.</p> <p>Agree – amend the first sentence of the Policy to read 'The areas listed below and shown on Figures I and J,M and P are designated as 'Local Green Space' which is protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space.</p> <p>Agree – amend the Policy and the Index to read 'Trees, Hedgerows and Watercourses'</p> <p>Agree – amend the Policy to read 'Improvements to the motor cycling scrambling</p>
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		<p>motor cycling scrambling track at Warmingham Lane will be supported where they do not have a significantly harmful impact on the amenity of nearby residents, the surrounding landscape, or levels of air and noise pollution</p> <p>POLICY REC 3 – LEISURE AND COUNTRYSIDE PURSUITS Suggest replacing the term ‘adverse impact’ with ‘significantly harmful’</p> <p>POLICY LE2 - NON RURAL EMPLOYMENT Suggest replacing the term ‘unacceptable levels’ with ‘significantly harmful’.</p> <p>The policy references a series of figures which set out where the policy is to be applied. The boundaries identified in the maps include land which is either ancillary to the employment use, washed over by open countryside policy or is incidental to the employment use (parking, fields and verges). If this is intentional the policy should clarify this and state: Within the boundaries identified at figures R,S and T, B2 (General Industrial) uses and other non rural enterprises uses will be supported...’</p>	<p>track at Warmingham Lane will be supported where they do not have a significantly harmful impact on the amenity of nearby residents, the surrounding landscape, or levels of air and noise pollution’</p> <p>Agree, amend the Policy to read ‘The enhancement, protection and development of leisure and countryside pursuits in Moston Parish will be supported in appropriate locations where there is no significantly harmful impact on the surrounding landscape. In particular, the enhancement of waterways, flashes, lakes and ponds for angling and bird watching; bridlepaths for equestrian users; and the golf driving range on Hall Lane will be supported, and development which would lead to their loss or degradation will not be supported.’</p> <p>Agree – amend the first paragraph of Policy LE2 to read ‘Within the boundaries identified at Figures Z, aa and bb, B2 (General Industrial) uses and other non rural enterprises uses will be supported at the following existing employment areas and highlighted on Figure Y, so long as they do not have an unacceptable adverse impact on the amenity of nearby residents or the surrounding landscape and ecology, or lead to significantly harmful levels of air and noise pollution.’</p>
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		<p>POLICY HER1 – HERITAGE The policy may benefit from expanding upon the criteria under which it would be acceptable to bring forward enabling development to support the restoration of a heritage asset and how such aspirations should be treated.</p> <p>ADDITIONAL POLICY: SITE ALLOCATIONS There may be limited opportunities to identify development sites that can accommodate small scale development in the parish (in accordance with HOU1). If the neighbourhood plan group wish to pursue this, further support, advice and funding is available to develop such proposals.</p> <p>ADDITIONAL POLICY: GREEN GAPS Moston is located in an area of high development pressure and there may be some merit in exploring whether a local green gap should be implemented to preserve the character of the main Moston settlement and prevent it's coalescence with the edge of Sandbach. Should the parish council wish to pursue this, further guidance is available form Cheshire East Council.</p>	<p>Agree. Add a new paragraph to the Policy 'Applications which seek to bring existing heritage assets back into use and/ or secure the assets' long term sustainability through enabling developments, in a manner sensitive to their heritage value, will be looked upon favourably where they meet the requirements of other policies within the Neighbourhood Plan and national and Local Plan policies.'</p> <p>The Neighbourhood Plan steering group and the Parish Council do not consider that it is necessary, at this time, to allocate any sites for housing.</p> <p>Agree – 3 local green gaps have been identified at and new policy LGG1 included along with new figures to read</p> <p>POLICY LGG1 – LOCAL GREEN GAPS</p> <p>In order to maintain the established character and identity of Moston, and to prevent coalescence with Sandbach and Middlewich, the local green gaps shown in Figures F and G will be preserved as open countryside and coalescence of the built form avoided'</p> <p>Amend all the other figure headings and the index as appropriate.</p>
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