

Cheshire East Council

Handforth Neighbourhood Plan Decision Statement

Summary:

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

Background:

On 20th February 2017 Cheshire East Council designated Handforth Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Handforth Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 3rd April 2018.

Cheshire East Council appointed an independent examiner, Andy Mead BSc (Hons) MRTPI MIQ to examine whether the Plan meets the necessary basic conditions and legal requirements and should proceed to referendum.

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

Cheshire East Council Portfolio Holder for Housing and Planning agreed on 1st June 2018 that the Handforth Neighbourhood Plan should proceed to referendum.

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

Decision and Reasons:

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

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

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

The date on which the referendum will take place is agreed as 12th July 2018.

APPENDIX A

TABLE 1: EXAMINER RECOMMENDED MODIFICATIONS –

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Front cover	Alter the front cover to: <p style="text-align: center;">“Handforth Neighbourhood Plan 2018 – 2030 Submission Version February 2018”</p>
PM2	Section 5 p 46	The introductory sentence beneath Policies for Handforth should either be omitted, or amended, to point the reader to the Maps within the Plan.
PM3	Policy H1	Delete the first phrase and replace with: “New housing development within the Handforth built-up area will be supported where: ...” .
PM4	Map 3	Delete title of Map 3 and replace with: <p style="text-align: center;">“Map 3: Proposed increases in urban area of Handforth.”</p>
PM5	Policy H1 3)	Insert the phrase “... or employment opportunities, except where that loss would be acceptable in planning terms; and... ”.
PM6	Policy H1 6)	Delete point 6) and move into the justification section.
PM7	Paragraph 5.1.2	Delete phrase: “... but are unlikely to occur in our parish.”
PM8	Policy H5	Insert at the end of the first sentence of the penultimate paragraph: “... subject to viability and consistent with the advice in NPPF paragraph 204.”
PM9	Policy 5a	Delete the final sentence.

PM10	Map 10	Site 12 Hall Wood should be extended to include the eastern end of Hall Wood east of the A34 by-pass.
PM11	Policy H9 2)	Delete "A"; insert "1".
PM12	Policy H10	Add "there will be a presumption in favour of its retention, wherever possible. " Add at end of first paragraph: " A balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset. "
PM13	Paragraph 5.3.20 Policy H10	Delete paragraph 5.3.20 and substitute: "St Mary's Church is a distinctive building which makes a positive contribution to the character of Handforth and has been submitted for local listing." Delete from Policy H10: "HNPSG proposes that St Mary's Church be added to the list." Add a final paragraph: " Should the site and building at St Mary's Church be locally listed in the future, Policy H10 will apply to it. Until such time, the distinctive features and integrity of the building and its setting should be preserved and not be significantly harmed by development. "
PM14	Policy H16	Add at end of first paragraph: "... where access would be gained from Handforth parish. "
PM15	Policy H17	Delete "HNPSG recommend that the field immediately to the east of the Youth Centre becomes a station car park." and insert: " The development of a car park on the field east of the Youth Centre will be supported, "
PM16	Policy H20	Insert at the beginning of the policy: "Subject to viability considerations and having regard to advice in NPPF paragraph 204, schemes ... ".