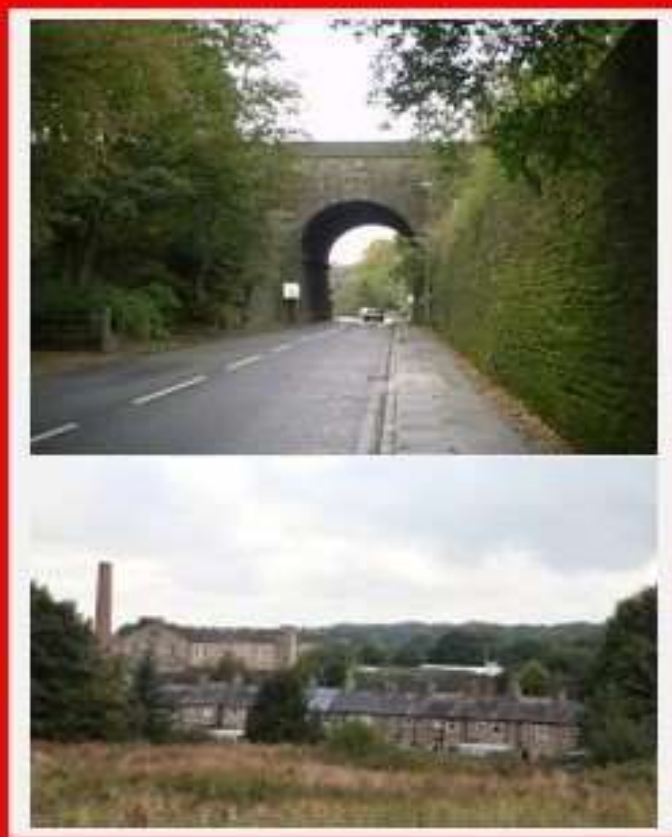




**Bollington**  
**Neighbourhood Plan**  
**Update 2024**  
**Basic Conditions**  
**Statement**



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## **1 Introduction**

This document is the Basic Conditions Statement in support of the Submission Version of the Bollington Neighbourhood Plan Update 2024 (the Plan), as required by Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

This Statement addresses each of the 'basic conditions' required in the Regulations and explains how the submitted Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Bollington is a town in Cheshire, which consisted of 3,840 dwellings, with 7,944 residents at the time of the 2021 census. All members of the community have been made aware of the Bollington Neighbourhood Plan Update 2024 through public meetings, social media and articles in newsletters and Questionnaires delivered to every house, and given the opportunity to contribute to its development through various consultation events. Additionally, the Plan documents and background evidence have been published and made available to view on the Bollington Town Council website. Cheshire East Spatial Planning team have been consulted and have been supportive and helpful from the outset in providing advice along the way.

## **2 Background**

In November 2014 Bollington Town Council began consultations about developing a Neighbourhood Plan with the aim of shaping the vision for Bollington until 2030. Initial work on preparation of the Plan began in January 2015 in response to the desire of the local community to have a greater say in future planning decisions. A Steering Committee and associated Working Groups were established which carried out consultations over a three year period to give the whole Bollington Community the opportunity to contribute to the development of the Plan. Membership of the Steering Committee included five members of the Town Council, two of whom were also members of Cheshire East Borough Council at the time and nine independent members of the Community, including an independent Chairman. After following the various stages of the Neighbourhood Plan Regulations and procedures the Plan was adopted in June 2018.

In 2022 Bollington Town Council set up a review group to decide whether it was an appropriate time to review and update the adopted Neighbourhood Plan. The review group recommended that in the light of changes since the adoption of the Plan it was appropriate to update the Plan and extend its validity to 2040. Key changes influencing this decision were a series of updates to the National Planning Policy Framework (NPPF), the adoption by Cheshire East Council on the second part of its

Local Plan, the Site Allocations and Development Policy Document (SADPD), and the increased emphasis on effects of climate change. A new Steering Committee was established to carry out the review and update consisting of twelve members of whom four had been members of the previous Steering Committee and eight were new. The new Committee included four Councillors and the same Chairman and Secretary as for the original Plan. Two initial open meetings were held at which members of the community were invited to complete trial Questionnaires on the basic topics of Housing, Employment, the Green Environment, the Built Environment Tourism and Leisure, and Moving Around. The results from these trials were used to develop a main Questionnaire covering the same topics which was delivered to all houses in Bollington and made available for completion online for a six week period from the beginning of February to 15<sup>th</sup> March 2024. This Questionnaire included questions as to whether respondents considered the formal objectives of the main sections of the adopted Plan still to be valid as well as relevant questions concerning effects of climate change, preferred sizes and locations of any potential housing developments, use of Green Belt and Open Space land, uses for the two pieces of safeguarded land, importance of heritage and tourist attractions and issues concerned with parking and safety of moving around.

The Steering Committee has kept Bollington Town Council fully informed on the Plan's progress and an early Draft version of the Plan Update was submitted to the Town Council for their consideration and support. The Steering Committee has also had advice from officers of Cheshire East Council during the preparation of the Plan Update and from advisers at Cheshire Community Action whose assistance was funded by a Locality grant. The draft Update to the Neighbourhood Plan was subject to the Regulation 14 consultation between June 10<sup>th</sup> and July 22<sup>nd</sup> 2024. Following consideration of all the submissions received, the Steering Committee has made a number of modifications which are described in the accompanying Consultation Statement and implemented in the version of the Neighbourhood Plan Update 2024 submitted for Regulation 16 of the process.

## **2.1 Designated Area of the Bollington Neighbourhood Plan**

The Parish of Bollington has been formally designated as a Neighbourhood Area through an application made by Bollington Town Council (a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990) in December 2014 in accordance with the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Cheshire East Council on 13<sup>th</sup> April 2015 (see Appendix 1).

The Bollington Neighbourhood Plan Update does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Bollington Neighbourhood Area.

## **2.2 The Proposal**

The Overall Vision Statement of the Bollington Neighbourhood Plan Update 2024 document is as follows:

“Bollington will continue to be a picturesque Working Town with industrial heritage roots. It must capitalise on its gateway location to the Peak District to support a high quality, vibrant and inclusive community life. It must retain a level of infrastructure, services and facilities appropriate to the size and mix of its population.”

The Update of the Plan extends the period of coverage to 2040. The Plan is supported by specific evidence from Questionnaires consulting the Community, from a

Housing Needs Assessment Study and from an Ecological Study. It seeks to identify opportunities for:

- ensuring that any housing developments focus on the needs of the Town,
- regeneration of parts of the Town to develop employment, leisure and tourism,
- conserving the historic and environmental areas of the Town,
- taking account of the effects of climate change, and
- improving safe movement in the Town.

There are nine sections of the Plan Update document containing policies as follows:

Section 2 – The Vision for Bollington – One policy

Section 3 – Housing – Five policies

Section 4 – Employment and Business – Three policies

Section 5 – Retail – One policy

Section 6 – The Green Environment – Nine policies

Section 7 – The Built Environment and our Heritage – One policy

Section 8 – Tourism and Leisure – One policy

Section 9 – Moving Around – Two policies

Section 10 – Infrastructure – Three policies

Section 11 of the Plan Update document deals with Community Services and Community Actions. This contains a total of nine aspirational targets, considered to be important in the responses by the Community to the Questionnaires issued to all households during the development of the evidence base for the Plan, but not taking the form of planning policies that would be determined by the Planning System. Throughout the Plan Update document, supporting evidence and justifications are given following each individual policy. Section 12 of the Plan Update document contains a list of supporting documents and references.

The policies described in the Plan Update relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The Plan Update is to have effect from 2010 to 2040 and will be reviewed every five years to ensure conformity with current legislation and planning requirements.

The Neighbourhood Plan Update 2024 does not:

- Contain policies relating to excluded development in accordance with the Regulations,
- Deal with County Borough matters (mineral extraction and waste development) nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **3 Conformity with National Planning Policy**

The DCLG Notes on Neighbourhood Planning (edition 16), published 2<sup>nd</sup> November 2015 state: “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools

for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

The Steering Committee and Bollington Town Council consider that this Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF), December 2023. Paragraph 13 of the NPPF states that:

“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.” Detailed comment on the way the Neighbourhood Plan Update 2024 policies conform to NPPF is given in Appendix 2.

Paragraph 29 of the NPPF states that “Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”

In Section 12 of the NPPF, ‘Achieving well-designed and beautiful places’, paragraph 132 includes the statement “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers”.

The Bollington Neighbourhood Plan Update 2024 seeks to give positive planning support to the strategic development needs of the Cheshire East Local Plan in all of its Objectives and Policies. In particular, the Housing Objectives seek to meet the local housing need in a sustainable manner as designated within the constraints of retaining Employment Land and Green Belt, and to maintain and enhance the character of Bollington. The Employment and Business Objectives seek to retain Bollington's character as a ‘Working Town’, encourage economic growth and support stable employment aligned to changes in the working age population of the Town.

An understanding and evaluation of the defining characteristics of the area has been established through two comprehensive Questionnaires to the whole residential community, Questionnaires to local businesses and employers, reviews of Green Belt, Open Space and the four existing Conservation Areas designations and through studies on ‘Protecting and Enhancing Bollington's Natural Environment’ by Cheshire WildlifeTrust and Bollington's Natural Environment by NLG Ecology Ltd. A Housing Needs Assessment has been undertaken by Cheshire Community Action to provide information on the local housing needs. The important effects of climate change have been taken into account throughout the development of the Plan Update. This evidence base has informed the preparation and content of the Neighbourhood Plan Update 2024 policies, in particular those which relate to the provision of new housing and the maintenance of employment and retail facilities, the layout and design of new housing, green environment and built environment.

Bollington has a unique place in the Cheshire East Borough as an historic Town embedded in Green Belt, within a mile or two of the Peak District National Park and the Derbyshire border, and with significant parts of the Town within the Peak District National Park Fringe. The results from the two Questionnaires issued to all residents

in the community demonstrated emphatically the great importance attached by residents to the nature of the Town. The three most highly ranked attributes for living in Bollington are 'easy access to the countryside', 'a pleasant place to live', and 'the rural landscape and architectural heritage of the Town', each scoring virtually 100% in the agree/strongly agree categories. It is considered to be fundamental to the Neighbourhood Plan for Bollington that the views from residents reflected in responses to the Questionnaires must be fully respected in any policies and planning decisions relevant to development proposals for the future of Bollington.

There are no plans at present for any Neighbourhood Development Orders or Community Right to Build Orders.

The conformity between the policies of the Neighbourhood Plan Update 2024 and the NPPF is demonstrated in further detail in Appendix 2. The general conformity between the policies of the Plan and the strategic policies of the Cheshire East Local Plan is considered in Section 5 and demonstrated in further detail in Appendix 3.

#### **4 Conformity with Achieving Sustainable Development**

The four aims for Sustainable Development, to be achieved simultaneously, are set out in the Government Strategy document 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' as:

- Social progress that recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Paragraph 8 of the NPPF states:

*“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- ***a social objective*** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- ***an environmental objective*** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

These requirements are reflected directly in the Bollington Neighbourhood Plan Update 24 General Policy V1 as follows:

“In Bollington development is considered sustainable where it contributes positively to:

- the amenity, health and safety of existing and future residents,
- the design, historic and cultural integrity of the Town,
- the landscape or townscape and the natural environment,
- the maintenance of stable levels of employment and potential economic growth.

Development will be supported where the overall effect is a positive contribution to these attributes with no unacceptable effect on any of them.”

The “economic role” is promoted through policies E1, E2, E3, R1 and TL1. The “social role” is promoted through policies H1, H2, H3, H4, H5, MA1, MA2, IN1, IN2, IN3 and by the group of aspirational targets in Section 11 of the Neighbourhood Plan Update 24. The “environmental role” is promoted through policies OS1, OS2, OS3, OS4, GB1, GB2, NE1, NE2, NE3, and BE.P1.

### **5 General Conformity with Cheshire East Local Plan**

The Neighbourhood Plan Update 2024 has been prepared to ensure its general conformity to the Cheshire East Local Plan Strategy (CELP) and to part 2 of the Plan, the Site Allocations and Development Policies Document (SADPD). The Local Plan sets out a vision for the Local Service Centres that:

“Within the Local Service Centres some modest growth in housing and employment will have taken place to meet locally arising needs, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.”

The SADPD allocated a total of 3,500 dwellings to the 13 Local Service Centres (LSCs) but did not make any allocation of specific numbers of dwellings between the LSCs, accepting the balance required to reach a total of 3,500 by 2030 would be achieved by development of windfall sites. It must be noted that Bollington has the highest existing housing density of the 13 LSCs, and several of the other LSCs have a much larger area and lower existing housing density with a greater capacity to take additional housing without infringing the existing constraints. The Neighbourhood Plan Update 24 has had a Housing Needs Assessment carried out specifically for Bollington by Cheshire Community Action for the next five years and has also carried out its own assessment of the locally arising housing needs over the periods up to 2030 and from 2030 to 2040.

The SADPD allocated two sites in Bollington from Green Belt Land as ‘Safeguarded’, defined in Policy PG4 of the Local Plan as “land between the existing urban area and the inner boundary of the Green Belt that may be required to meet longer-term development needs stretching well beyond the period of the Local Plan.” Policy PG11 of the SADPD includes the statement “If allocated for development in the future, proposals for these sites should include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of their removal from the Green Belt.” It should be noted that neither the CELP nor the SADPD specifically state that safeguarded land is reserved for housing development but simply refer to long term development needs.

After considering the results of the Regulation 14 consultation on the draft Neighbourhood Plan Update 2024, amendments have been made throughout the Plan and in relation to the safeguarded land to Section 3, Housing and Section 6, Green Environment to respond to comments made by Cheshire East Council Planning. The Green Belt Policies in the Neighbourhood Plan Update have been revised to provide



two policies to clarify compliance with NPPF and CELP requirements. Details of these policies and their conformity to the Cheshire East Local Plan are given in Appendix 3.

## **6 Compatibility with European Union Legislation**

The European Union Legislation obligations which are still required to be satisfied, include obligations in relation to Human Rights, Strategic Environmental Assessment (SEA), and the Habitats Directive.

The preparation of the Bollington Neighbourhood Plan Update 2024, and the policies and proposals contained within it, has had due regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights (as amended, 2010); and complies with the Human Rights Act 1998.

The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC – known as the SEA Directive. Under this Directive, Neighbourhood Plans may require an SEA – but this will depend on the content of each Neighbourhood Plan. The SEA Directive makes SEA mandatory for:

*“Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or Plans which have been determined to require an assessment under the Habitats Directive.”*

A screening of a draft plan must be undertaken by the responsible authority prior to adoption or submission to the legislative procedure. In this case the ‘responsible authority’ is Bollington Town Council, however, Cheshire East Council, upon request, has provided a screening opinion on the Regulation 14 draft of the Bollington Neighbourhood Plan Update 2024 to determine if SEA is required.

The main determining factor as to whether SEA is required on a Neighbourhood Plan is if it is likely to have a significant effect on the environment. Those Neighbourhood Plans containing land allocations for development, which are not included in the local authority’s plan, are likely to require SEA. Neighbourhood Plans which do not contain such allocations (or simply reflect allocations already identified as part of a local authority plan) are less likely to require SEA. An SEA Screening Opinion was issued by Cheshire East Council in June 2024 which was submitted to the three statutory consultation bodies (Historic England, the Environment Agency and Natural England) for their opinion. The three statutory consultation bodies did not respond by stating that an SEA was required on the Neighbourhood Plan. The Screening Opinion advised that an SEA is not required, as:

*The assessment therefore concludes that the BNP is unlikely to have a significant effect on the environment or on designated sites and therefore HRA and SEA is not required.”*

## **7 Conclusion**

This Statement has been prepared on behalf of Bollington Town Council to accompany its submission to the local planning authority, Cheshire East Council (CEC), of the Bollington Neighbourhood Plan Update 2024 under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

The Statement shows that the Neighbourhood Plan addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

## Appendix 1 Notice of Designation of Bollington Neighbourhood Area



### Notice of Designation of Bollington Neighbourhood Area

**Name of Designated Neighbourhood Area:** Bollington Neighbourhood Area

**Name of Relevant Body:** Bollington Town Council

**Consultation Period:** 15.01.15 – 27.02.15

#### **Decision:**

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 13<sup>th</sup> April 2015 by the Portfolio Holder for Housing and Jobs, has designated the neighbourhood area as applied for by Bollington Town Council, as the Bollington Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

#### **Reasons for the decision:**

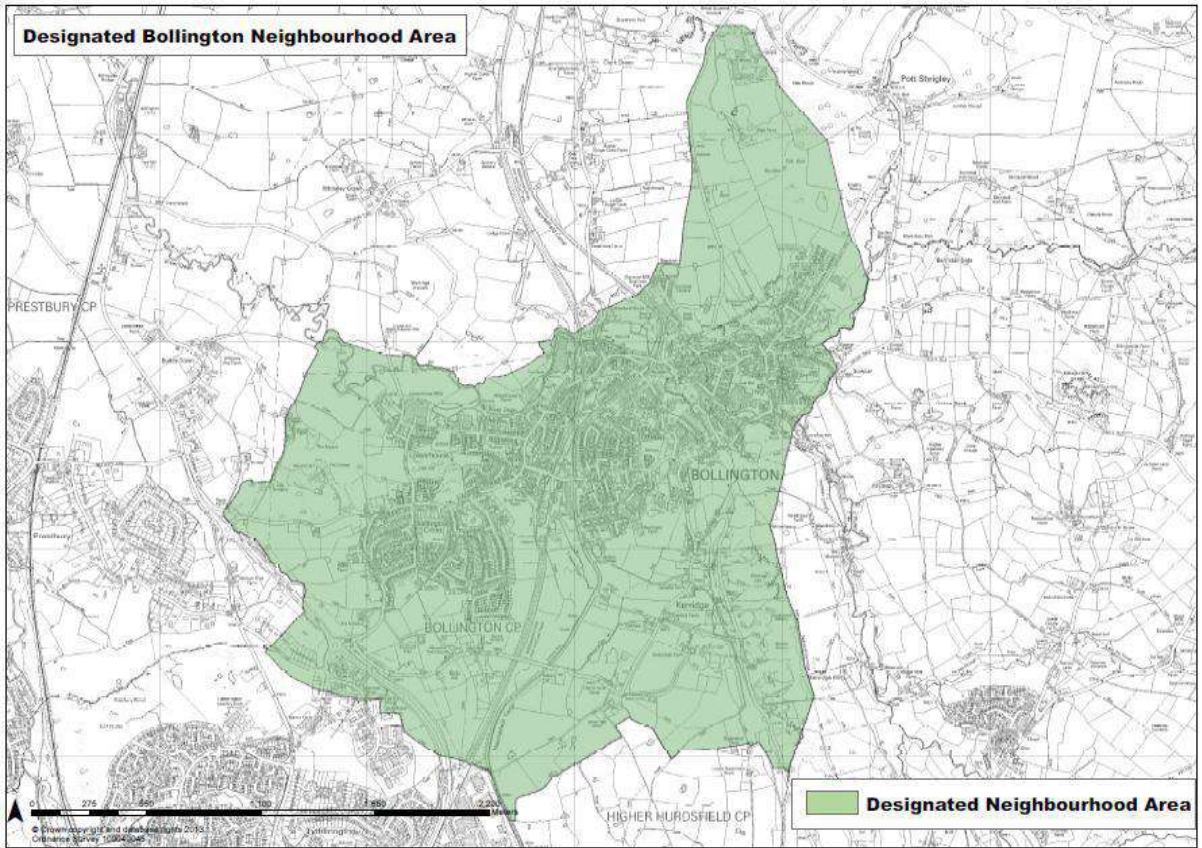
- The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan
- The application meets the criteria established in The Town and Country Planning Act 1990, The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012

#### **Designated Neighbourhood Area:**

As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- Cheshire East Council's neighbourhood planning web pages
- Bollington Town Council offices
- Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)



## Appendix 2

### Neighbourhood Plan and NPPF Conformity

(In this Appendix, NPPF is the National Planning Policy Framework, BNP is the Bollington Neighbourhood Plan Update 2024)

Policy Title	NPPF paragraph number	Commentary
V1. Maintenance of Community attributes	7,8	Policy V1 provides an overall requirement for all the other policies in the Bollington Neighbourhood Plan Update 2024 (BNP) for sustainable development. It implements the roles required for sustainable development in paragraphs 7 and 8 of the NPPF, namely economic, social and environmental.
H1 Numbers of dwellings ) H2 Housing location ) H4 Type of housing )	20, 33, 35, 60, 61, 63, 64, 68, 70, 71, 72, 146, 152, 153,154,155,156.157, 158, 159, 167	Paragraph 20 gives an overall strategy for housing, employment, retail, infrastructure for transport, utility supplies, flood protection, community facilities and conservation and enhancement of the natural, built and historic environment. Paragraphs 33 and 35 set out the need for reviewing and examination of Local Plans at five year intervals. Paragraphs 60 to 68 are concerned with the need to meet an area’s identified housing need with an appropriate mix of housing types to suit the local community, including requirements for affordable housing. The BNPUdate Policies H1 and H4 set out to provide for local housing needs based on the Housing Needs Assessment Report and on the population increase predicted for the area by the Office of National Statistics over the periods up to 2030 and from 2030 to 2040. If there is any requirement for an increase in housing numbers above the locally arising needs to meet Cheshire East Council Local Plan (CELP) site allocations, the Neighbourhood Plan Housing policies seek to ensure that the employment and environmental aspects of the character of the Town are maintained. Paragraphs 70 to 72 state the importance of contributions from small sites and the preferences expressed in the BNP policies are entirely consistent with this. Paragraph 146 requires encouragement of use of brownfield land. Policy H2 ensures that priority for housing is given to brownfield, infill and windfall sites to

		maintain these employment and environmental aspects and prevents development on flood plains. Paragraphs 152 to 156 set out that construction of new buildings is inappropriate in the Green Belt with limited exceptions. Paragraphs 157 to 159 refer to the need to take account of flood risk and climate change and to direct development away from areas at highest risk of flooding. Policy H4 sets out the requirements to provide a mix of homes for a balanced Community, including provision for an ageing population and for affordable homes, thus meeting the requirements of NPPF paragraphs 66 to 68.
H5 Design of housing	131,132, 133, 134, 135,	Paragraphs 131 to 135 of the NPPF set out design requirements to achieve well designed and beautiful places and stress the importance of good, high quality design, for all development to contribute positively to making places better for people. Bollington is an historic Town with many stone-built dwellings. Policy H5 ensures that new developments contribute positively to the Townscape and maintain high standards of design in accordance with the NPPF.
H3 Parking provision for new buildings	108, 110	Paragraph 108 of the NPPF stresses the importance of considering transport issues, including parking, at the earliest stages of plan making. It gives five factors that local planning authorities should take into account in setting local parking standards – this includes local car ownership levels. The position in Bollington is that there are severe pressures on parking on the streets because many of the older terraced cottages have no provision for parking leading to congestion and potential safety concerns. Policy H3 seeks to ensure that this position is not aggravated further by new developments.
E1 Regeneration of existing employment land E2 Establish Bollington as a centre for business in high-value specialisms E3 Encourage the growth of home-based businesses	20, 110,127	Paragraph 20 gives an overall strategy for housing, employment, retail, infrastructure for transport, utility supplies, flood protection, community facilities and conservation and enhancement of the natural, built and historic environment. Paragraph 110 stresses the importance of minimising the number and length of journeys needed for employment. Paragraph 127 states that planning policies should support use of retail and employment land for homes in areas of high housing demand provided this would not undermine vitality and viability of Town Centres. Policies E1 and E2 meet the objectives of NPPF paragraphs 20 and 127, whilst also meeting the wishes of the Community for Bollington to

		remain a 'Working Town' as expressed in responses to the Questionnaire delivered to every household in the Town. Policy E3 meets the objective of NPPF paragraph 110.
R1 Retain and develop retail offerings	20, 90, 127,	Paragraph 20 covers the range of strategic issues to be included in considering the pattern scale and design quality of developments and included retail amongst these for strategic policies to include the requirement for planning to perform an economic role for sustainable development. Paragraph 90 of the NPPF is concerned with ensuring the vitality of Town Centres and states that meeting anticipated needs for retail use over the Plan period should not be compromised by limited site availability. Paragraph 127 states that planning policies should support use of retail and employment land for homes in areas of high housing demand provided this would not undermine vitality and viability of Town Centres.
OS1 – Designation of Open Spaces OS2 – Maintenance of Open Space allocations OS3 – Enhancement of Natural Urban Green Spaces	8, 88, 97, 102, 103, 104, 105, 106, 127	Open Space is an important part of the social objectives of sustainable development set out in NPPF paragraph 8. Paragraph 88 includes the requirement for the retention of Open Space. Paragraph 97 includes the requirement to plan positively for the provision of Open Space. Policies OS1, OS2 and OS3 are in accordance with all of these requirements and with NPPF paragraphs 102 to 106 concerning the importance and protection of existing Open Space and sporting facilities. The present formal allocation of Open Space in Bollington is less than the CELP standards in 3 of the 5 categories based on the 2021 census population figures. It is essential that Open Space allocations keep pace with any increase in population and that access, quality and facilities are improved.
OS4 – Local Green Space	105, 106, 107	The designation of 7 small areas as Local Green Space in Policy OS4 complies with the requirements of paragraphs 105 - 107 of the NPPF. These areas are all special to the local Community and meet the requirements of paragraph 106 for the reasons set out in the Justification section 6.3.4.1 of the Plan document.

<p>GB1 – Development of Green Belt in Principle</p>	<p>Section 13, 152, 153, 154</p>	<p>Section 13 of the NPPF is concerned with protecting the Green Belt.. Paragraphs 152 and 153 state that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances, and that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Paragraph 154 states that ‘A local planning authority should regard the construction of new buildings as inappropriate in Green Belt’ with a list of 7 potential exceptions. However, a planning authority has recently used a two stage process in which it has given approval in principle that a Green Belt site could be considered as suitable for development without having the actual details of the proposal which are left to a second stage. BNUpdate24 Policy GB1 will protect against misuse of this procedure with the wide range of other planning issues to be considered and remains in accordance with the NPPF.</p>
<p>GB2 – Use of Safeguarded Land</p>	<p>148</p>	<p>Paragraph 148 defines safeguarded land as land between the settlement area and the Green Belt to meet longer term needs well beyond the Plan period. It does not specify the type of development to be considered. BNUpdate24 allows for the possibility of development involving biodiversity compensation being considered as part of future development of safeguarded land.</p>
<p>NE1 – Natural Environment Policy NE2 – Maintenance of views NE3 – Provision of Landscape Plan</p>	<p>8, 20, 180,</p>	<p>Enhancing the built and natural environment is mentioned as part of the environmental role for sustainable development in paragraph 8 of the NPPF. Paragraph 20 includes a requirement to set out planning strategies to ensure outcomes to support beauty and placemaking including landscapes and green infrastructure. Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Paragraph 180 gives a list of six requirements to contribute to and enhance the natural and local environment. A survey of the Natural Environment in Bollington was commissioned from Cheshire Wildlife Trust as part of the collection of evidence for the BNP and this identified significant areas of high value habitat distinctiveness and local wildlife sites. With its location partly within the Peak Park Fringe and its embedment in the Green Belt, Policies NE1, NE2 and NE3 are essential to implement the spirit of the NPPF requirements on the Natural Environment.</p>

BE1 – Historic Town and Conservation Areas	8, 20, 28, 196	Enhancing the built and natural environment is mentioned as part of the environmental role for sustainable development in paragraph 8 of the NPPF. Paragraph 20 includes a requirement to set out planning strategies to ensure outcomes to support beauty and placemaking including landscapes and historic environment. Paragraph 28 states that non strategic policies should be used for conserving and enhancing the natural and historic environment. Section 16 of the NPPF is devoted specifically to Conserving and Enhancing the Historic Environment. Paragraph 196 requires a positive strategy for the conservation and enjoyment of the historic environment. Bollington has four existing Conservation Areas including the extension of one of these to include the historic area of Lowerhouse – as part of the adopted Neighbourhood Plan proposals. It is included in the Cheshire County Council Historic Towns survey. Policy BE1 is entirely consistent with these NPPF requirements.
TL1 – Support for development of tourism	20, 88	Paragraph 20 includes a requirement to set out planning strategies to ensure outcomes to support beauty and placemaking including leisure. Paragraph 88 includes the requirement that to promote a strong rural economy, planning policies should support sustainable rural tourism and leisure developments which respect the character of the countryside. Policy TAL.P1 provides for this support.
MA1 – Improve safety and efficiency of moving around	Section 9 108,114.	Section 9 of the NPPF is concerned with promoting sustainable transport. Paragraph 108 of the NPPF requires that transport issues should be considered from the earliest stages of plan making and that opportunities to promote walking, cycling and public transport should be pursued. It also requires consideration of environmental issues and states that patterns of movement, streets, parking and other transport issues are integral to creating high quality places. Paragraph 114 requires that in assessing sites for development it should be ensured that any significant impacts on the transport network or on highway safety should be cost effectively mitigated to an acceptable degree. Policy MA1 seeks to achieve this.
MA2 – Parking provision	110, 111, 112, 114	The first part of Policy MA.P2 seeks to implement this. The second part of policy MA.P2 restates the requirements of Policy H3 in the context of the 'Moving Around' section of the Neighbourhood Plan.



IN1 – To improve safety for pedestrians and cyclists.	108,114	Policy IN1 provides the mechanism to deliver the infrastructure requirements for pedestrian enhanced safety schemes associated with Policy MA1 and is therefore in accord with NPPF Section 9 and paragraphs 108 and 114.
IN2 – To provide improvements to the infrastructure for the visitor economy in Bollington.	20,88	Policy IN2 provides the mechanism to deliver the infrastructure requirements for improvements to the visitor economy associated with Policy TL1 and is therefore in accord with NPPF paragraphs 20 and 88.
IN3 – To implement measures for biodiversity net gain.	Section14, 158,	Policy IN3 Section 14 of the NPPF deals with effects of climate change and includes requirements for protecting biodiversity.
Community Services and Community Actions		The conformity of the various component parts of Section 11 of the BNP with the NPPF is set out in the text for each of these parts.

### Appendix 3

#### Neighbourhood Plan and General Conformity to Cheshire East Local Plan

(In this Appendix, CELP is the Cheshire East Local Plan, SADPD is the CEC Site Allocations and Development Plan Document and BNP is the Bollington Neighbourhood Plan Update 2024)

Policy Title	CELP / SADPD paragraph number	Commentary
V1. Maintenance of Community attributes	<p><b>CELP</b> 1.23, 1.25, Policy MP1, Policy PG2, Policies SD1, SD2 Sustainable Development</p> <p><b>SADPD</b> GEN 1 Design Principles</p>	<p>Paragraph 1.23 sets out the vision that vibrant and historic market towns located throughout the Borough, with their attractive and varied townscapes and concentrations of listed buildings, provide high quality living and working environments, and are a key part of the Borough’s visitor economy. Paragraph 1.25 gives the objective that the future for Cheshire East is: <i>“Sustainable, Jobs-led Growth and Sustainable, Vibrant Communities”</i> CELP Policy MP1 sets out the presumption in favour of sustainable development. Policy SD1 sets out that sustainable development in Cheshire East should (item 13) <i>“Support the achievement of vibrant and prosperous town and village centres”</i>; and (item 14) <i>“Contribute to protecting and enhancing the natural, built, historic and cultural environment”</i>. Policy SD2 sets out sustainable development principles that all development will be expected to meet. Policy GEN1 from the SADPD essentially repeats SD2 from the CELP.</p>

		BNP General Policy V1 is entirely compatible with the strategic requirements of the CELP, SADPD and the NPPF for sustainable development appropriate for a Local Service Centre and specific to Bollington.
<p>H1 Numbers of dwellings  H2 Housing location  H4 Type of housing  H5 Design of housing</p>	<p><b>CELP</b> Strategic Priority 3 1.29, 8.12, 8.30, 8.72, 8.73, 11.13, 12.42, 13.140, 13.141, 13.142, 13.144, 13.145, 13.146, 13.154, 15.130 Policies PG3, PG4, PG7, SC4, SC5, SC6, SD1, SD2, SE1, SE3, SE\$, SE8, SE9, SE13, SE15,  <b>SADPD</b>  PG9, PG11, GEN1, HOU1, HOU2, HOU8, HOU14, ENV3, ENV5, ENV7, ENV14, ENV16, REC3, INF3.</p>	<p>CELP Strategic Priority 3 is concerned with protecting and enhancing environmental quality. This states that it will be delivered by a list of nine items, the first of which is: <i>“Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development.”</i></p> <p>Paragraph 1.29 of the CELP sets out policy principles underpinning the vision of the Local Plan Strategy. The first bullet point is: <i>“Develop brownfield sites, where possible, to minimise the use of greenfield, Green Gap, open countryside or Green Belt sites.”</i></p> <p>Paragraph 8.12 sets out the background to Affordable Housing needs. Paragraph 8.30 of the CELP gives the vision for Local Service Centres as follows: <i>“In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs, to reduce the level of out-commuting and to secure their continuing vitality. This may require small-scale alterations to the Green Belt in some circumstances.”</i></p> <p>Paragraphs 8.72 and 8.73 of the CELP give indicative levels of development by settlement which are intended as a guide and are neither a ceiling nor a target. Policy.</p>

		<p>Paragraph 11.13 sets out six points to deliver economic growth which include making best use of existing employment sites and brownfield development, and ensuring a housing offer of the highest quality providing a major incentive for a highly qualified workforce to live and locate in the area. Paragraph 12.42 sets out the case for affordable housing, and the paragraphs between 13.140 and 13.154 are concerned with dealing with risks of flooding. Policy PG3 sets out restrictions on development in the Green Belt. Item 3 of Policy PG7 states that “<i>The Local Service Centres are expected to accommodate in the order of 7 hectares of employment land and 3,500 new homes.</i>” Policy SC4 sets out requirements for residential mix and Policy SC5 requirements on Affordable Homes. Policy SE1 gives the CELP requirements for design and Policy SE3 gives requirements on biodiversity. Policies SE8 and SE9 give CELP requirements for renewable and low carbon energy and energy efficiency. Policy SE13 gives requirements on flood risk and management whilst Policy SE15 gives requirements related to the Peak District National Park Fringe in which Bollington is partly located.</p> <p>The SADPD policies listed give similar requirements to those in the CELP.</p> <p>The BNUpdate housing policies H1, H2, H4, and H5 are in general conformity with all of these requirements of the CELP and SADPD and add a Bollington specific flavour</p>
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		to them. Policy H5 is consistent with the Cheshire East Council Design Guide.
H3 Parking provision for new buildings	<b>CELP</b> Appendix C para C4[2] <b>SADPD</b>	Appendix C of the CELP deals with parking standards and states that the figures given for residential housing are minimum standards. The Neighbourhood Plan Update 2024 Policy H3 includes the requirement to consider increased vehicle sizes and the possibility of underground parking. This is of high importance to Bollington because of the high proportion of existing housing without parking provision and the need to ensure that existing congestion and potential safety concerns are not aggravated further by new developments.
E1 Regeneration of existing employment land	<b>CELP</b> Policies SD1, SD2, EG1, EG3, <b>SADPD</b> ENV15, RUR10	CELP Policy SD1(5) requires that sustainable development should, wherever possible, provide access to local jobs, services and facilities, reflecting the community's needs. Policy SD2(1.i) requires that all development will be expected to provide or contribute towards identified infrastructure, services or facilities. Policy EG3 states that existing employment sites will be protected for employment use unless the site is no longer suitable or viable for employment use; and (a) There is no potential for modernisation or alternate employment uses; and (b) No other occupiers can be found. SADPD Policy ENV15 requires new development to integrate with existing businesses and RUR10 sets out conditions

		<p>where employment development may be appropriate for a rural area. BNP Policy E1 is entirely consistent with these policies with specific points to Bollington circumstances.</p>
<p>E2 Establish Bollington as a centre for business in high-value specialisms</p>	<p><b>CELP</b> Policy EG1, EG2, EG3 <b>SADPD</b> RUR10</p>	<p>CELP Policy EG3 states that allocated employment sites will be protected for employment use in order to maintain an adequate and flexible supply of employment land to attract new and innovative businesses, to enable existing businesses to grow and to create new and retain existing jobs. SADPD Policy RUR10 sets out conditions where employment development may be appropriate for a rural area. BNP Update 2024 Policy E2 builds on the position that there are is significant employment in high value industries in the Town and wishes to support this which is compatible with the CELP and SADPD policies.</p>

<p>E3 Encourage the growth of home-based businesses</p>	<p><b>CELP</b> Policies EG3, CO1 <b>SADPD</b> HOU1, HOU12</p>	<p>CELP Policy EG3 states that all opportunities must be explored to incorporate an element of employment development as part of a mixed-use scheme. Policy CO1 (1.iii) states that development will be expected to reduce the need to travel by encouraging more flexible working patterns and home working. BNP SADPD Policies HOU1 is concerned with housing mix and the need to respond to local housing needs. HOU12 sets out that developments must not cause unacceptable harm to the amenities of nearby properties. Policy E3 is consistent with these requirements.</p>
<p>R1 Retain and develop retail offerings</p>	<p><b>CELP</b> Policies EG3, EG4, EG5, PG3 <b>SADPD</b> RET3, RET4, RET7</p>	<p>CELP policy EG3 requires protection of employment sites and this is taken to include retail businesses. Policy EG4 is concerned with promotion of tourist development and this in turn requires adequate retail facilities to support the visitor economy. Policy EG5 states that for development promoting retail and commerce in the Local Service Centres, there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community. The SADPD policies RET3, RET4 and RET7 give conditions for development proposals for retail, shop fronts and for supporting the vitality of Town Centres.</p>

		BNP Policy R1 is entirely consistent with all these requirements.
OS1 – Designation of Open Spaces OS2 – Maintenance of Open Space allocations	<b>CELP</b> Section 5 Vision Policies SC2, SC3, SD1, SD2, SE6 Para 13.48 Table 13.1 <b>SADPD</b> REC1, REC2, REC3,	CELP Policy SC2 is concerned with protecting existing sports facilities and Policy SC3(3) requires that new developments provide opportunities for healthy living and improve health and well-being through access to services, sufficient Open Space and other green infrastructure, and sports facilities and opportunity for recreation. Policy SD1 includes the requirement to provide appropriate infrastructure to meet the needs of the local community including (inter alia): landscaping and Open Space; sport and leisure; community facilities. CELP Policy SD2 requires residential development to provide Open Space of an extent, quality, design and location appropriate to the development and the local community. CELP Policy SE6 is concerned with Green Infrastructure generally and aims to deliver a good quality, and accessible network of green spaces for people to enjoy. The CELP Open Space vision in paragraph 13.48 is to provide ' <i>a network of clean, green, sustainable, attractive, well maintained, safe areas for all ages, for formal and informal recreational activities, more formal outdoor sports or for sitting and relaxing, which are easily accessible and are well designed to avoid conflict and build community cohesion, whilst enhancing our day to day environment.</i> ' Table 13.1 gives CELP Open Space Standards.



		SADPD Policies REC1, REC2 and REC3 are concerned with protection of Open Space, use for recreation purposes and implementation of Open Space requirements..The BNPUdate2024 Policies OS1 and OS2 implement all of these objectives specifically for Bollington.
OS3 – Enhancement of Natural Urban Green Spaces	<b>CELP</b> Policies SE3, SE 6 <b>SADPD</b>	CELP policies SE3 and SE6 are concerned with Biodiversity and Green Infrastructure generally and aim to deliver a good quality, and accessible network of green spaces for people to enjoy. The BNPUdate24 policy OS3 is entirely consistent with these objectives.
OS4 – Local Green Space	<b>CELP</b> Paragraph 13.54, PG3, PG6 <b>SADPD</b> REC1	CELP paragraph 13.54 sets out conditions for identifying land as Local Green Space in accordance with CELP guidance. SADPD Policy REC1 deals with protection of Open Space. BNPUdate2024 Policy OS4 meets these requirements.
GB1 – Development of Green Belt in Principle	<b>CELP</b> Policy PG3, PG6, PG7, SC6 <b>SADPD</b> PG9, PG11, P13	CELP Policy PG3 states that within the Green Belt planning permission will not be granted for inappropriate development except in very special circumstances and includes details where exceptions might be considered. Policy PG6 defines restrictions on development in Open Countryside. However, in 2017 the Government introduced a two stage procedure of ‘Permission in Principle’ and recently this process has been used to give approval for a Green Belt site to be considered as suitable for development without having the actual details of the proposal which are left to a second stage. BNPUdate24 Policy

		<p>GB1 will protect against misuse of this procedure with the wide range of other planning issues to be considered in Bollington. We have accepted the comments from CEC concerning the planning status requirements and have therefore transferred our concerns about criteria that need to be considered to the Justification. Hence we consider that this policy conforms to the requirements of the CELP and SADPD but gives additional protection for Bollington.</p>
<p>GB.2 – Development of Safeguarded Land</p>	<p><b>CELP</b> PG3, PG4 <b>SADPD</b> PG9, PG11, PG13</p>	<p>Policy PG4 of the Local Plan defines safeguarded land and its purposes but does not state that safeguarded land is reserved specifically for the delivery of housing, it simply refers to it as being land that may be needed to meet longer term development needs. Similarly, Policy PG11 of the SADPD refers only to Policy PG4 of the Local Plan and to possible future development if required without specifying the type of development. In Bollington future development must include all aspects covered in the Neighbourhood Plan and environmental, climate change and biodiversity elements are essential to the future of the Town. In our view there are other sites which could be more suitable for delivery of housing if a need for such type of development in the Town was demonstrated. Safeguarded site BOL1 is much more suited for development as an environmental nature reserve to compensate for biodiversity improvement</p>

		requirements from other developments. These views are reflected by BNPUupdate24Police GB2.
NE1 – Natural Environment Policy	<b>CELP</b> Strategic Priority 3 Policy SE3 <b>SADPD</b> ENV1, ENV2	CELP Strategic Priority 3 is concerned with protecting and enhancing environmental quality. This states that it will be delivered by a list of nine items, the second of which is: “Maintaining and enhancing the character and separate identities of the Borough’s towns and villages.” Policy SE3 states that areas of high biodiversity and geodiversity value will be protected and enhanced and enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create 'ecological stepping stone sites', 'wildlife corridors' and 'Nature Improvements Areas'. Paragraph (4) of Policy SE3 specifically refers to local wildlife sites and corridors. SADPD Policies ENV1 and ENV2 are concerned with ecological issues but more detailed information is available from the Cheshire Wildlife and NLG Ecology reports for Bollington. BNP Policy NE1 provides specific implementation of this in Bollington.
NE2 – Maintenance of views NE3 – Provision of Landscape Plan	<b>CELP</b> Policy SE4, SE5 <b>SADPD</b> ENV3, ENV5, ENV6	CELP policy SE4 is concerned with the landscape and includes requirements that all development should conserve the landscape character and quality, and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. Policy SE5 is concerned with

		trees, hedgerows and woodland. BNP Policies ENE.P2 and ENE.P3 implement these requirements specifically for Bollington. Note the inclusion of Figure BE4 in the BNPUdate24 which gives examples of noteworthy views and landmarks for Bollington.
NE4 – Footpaths, Quiet Lanes and Bridlepaths	<b>CELP</b> Policy SE6 Para 13.44 <b>SADPD</b>	CELP policy SE6 on Green Infrastructure identifies Strategic Assets to be supported as including Public Rights of Way, cycle routes, greenways and the Peak Park Fringe. Paragraph 13.44 expresses support for footpaths and bridleways. BNPUdate24 Policy NE4 implements this for Bollington.
BE1 – Historic Town and Conservation Areas	<b>CELP</b> Strategic Priority 3 Policy PG3, SE1, SE4, SE7 Para 13.57 <b>SADPD</b> HER1, HER2, HER3, HER4, HER5, HER7,	The fifth item of CELP Strategic Priority 3 is “Conserving and enhancing the natural and historic environment ensuring appropriate protection is given to designated and non-designated assets, including their wider settings.” Policy SE7 sets out requirements for the Historic Environment and includes the following: “The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East’s historic and built environment, including the setting of assets and where appropriate, the wider historic environment.” Paragraph 13.57 states that the Council is committed to conserving the historic significance of the borough’s heritage assets, their setting and the wider historic environment. Policies HER1 to HER7 of the

		SADPD deal with protection of Heritage assets, conservation areas, listed buildings . parks and gardens and non designated assets. BNPUupdate24 Policy BE1 is entirely consistent with the CELP and SADPD requirements.
TL1 – Support for Development of Tourism	<b>CELP</b> Policy EG4 <b>SADPD</b> RUR6, RUR8, RUR9	CELP policy EG4 states that: “The Local Plan Strategy will protect and enhance the unique features of Cheshire East that attract visitors to the area, including their settings, whilst encouraging investment.” Paragraph 3(i) of this policy states that proposals for tourist development will be supported where they are located within a Local Service Centre. SADPD Policies RUR6 and RUR8 deal with sport and visitor accommodation outside settlement boundaries. These requirements are clearly supportive of appropriate development of a tourist economy and entirely consistent with BNP Policy TL1.
MA1 – Improve safety and efficiency of moving around.	<b>CELP</b> Policies CO1, CO2, CO4 <b>SADPD</b> ENV5, INF1	CELP Policies CO1 and CO2 show that Cheshire East Council seeks to deliver the objectives of delivering a safe, sustainable, high quality, integrated transport system including ensuring development gives priority to walking, cycling and public transport within its design and supporting the priority of pedestrians at the top of the road-user hierarchy and making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority. However, there is excessive speeding of vehicles in Bollington and courtesy crossings are largely ineffective.

		SADPD Policy ENV5 deals with sympathetic landscaping and Policy INF1 with cycleways, bridleways and footpaths. These are entirely consistent with the objectives of BNPUUpdate24 Policy MA1.
MA2 – Parking provision	<p><b>CELP</b> SD1, SD2, SE1, CO2, CO4, Appendix C Para C4 [2]</p> <p><b>SADPD</b> GEN1, HOU4, HOU9, HOU11, HOU12, HOU13, INF2,</p>	CELP Policies SD1 SD2 and SE1 are general policies concerned with sustainable development and conditions to achieve this. Policies CO2 and CO4 are concerned with transport infrastructure. Detailed parking requirements are given in Appendix C but these do not recognise the trend for increased vehicle sizes or the specific topography of Bollington. Reference is made in the SADPD HOU group of policies to parking in specific building situations – Policy HOU13 does refer to conditions for parking spaces in front of a building. Policy INF2 requires retention of existing public car parks. The support for improved public parking provision in Policy MA2 is in line with improving safety in transport and providing support for the visitor economy because of the high proportion of existing housing without parking provision and the need to ensure that existing congestion and potential safety concerns are not aggravated further by new developments.
IN1 – To improve safety for pedestrians and cyclists.	<p><b>CELP</b> Policies SD1, SD2, IN1, CO1, CO4</p> <p><b>SADPD</b> INF1</p>	CELP Policies SD1 and SD2 are general policies concerned with sustainable development and conditions to achieve this. CELP Policy IN1 sets out possible means by which infrastructure will be delivered in a coordinated manner. SADPD Policy INF1 deals with cycleways, bridleways and

		footpaths BNPUpdate24 Policy IN1 provides the vehicle for delivering improved safety for pedestrians and cyclists and this is entirely consistent with the CELP and SADPD Policies.
IN2 – To provide improvements to the infrastructure for the visitor economy in Bollington.	<b>CELP</b> Policies IN1, EG4 SE1, SE7 <b>SADPD</b> GEN1	CELP Policy IN1 sets out possible means by which infrastructure will be delivered in a coordinated manner. Policy EG4 is concerned with protecting and enhancing the unique features of Cheshire East that attract visitors to the area and Policy SE7 sets out requirements for the Historic Environment. SADPD Policy GEN1 is concerned with general sustainable design principles. BNP Policy IN2 is the vehicle for providing support for improvements to infrastructure for the visitor economy in Bollington as prescribed in Policy TL1 and is entirely consistent with the CELP and SADPD policies.
Community Services and Community Actions	The conformity of the various component parts of Section 11 of the BNP with the CELP and SADPD is set out in the text for each of these parts.	