



Bollington Neighbourhood Plan Update 2024 Consultation Statement



BOLLINGTON NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

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1 Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Bollington Neighbourhood Plan Update 2024. 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 Bollington Neighbourhood Plan Update 2024 (the Plan);
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons and bodies consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Bollington Neighbourhood Plan.

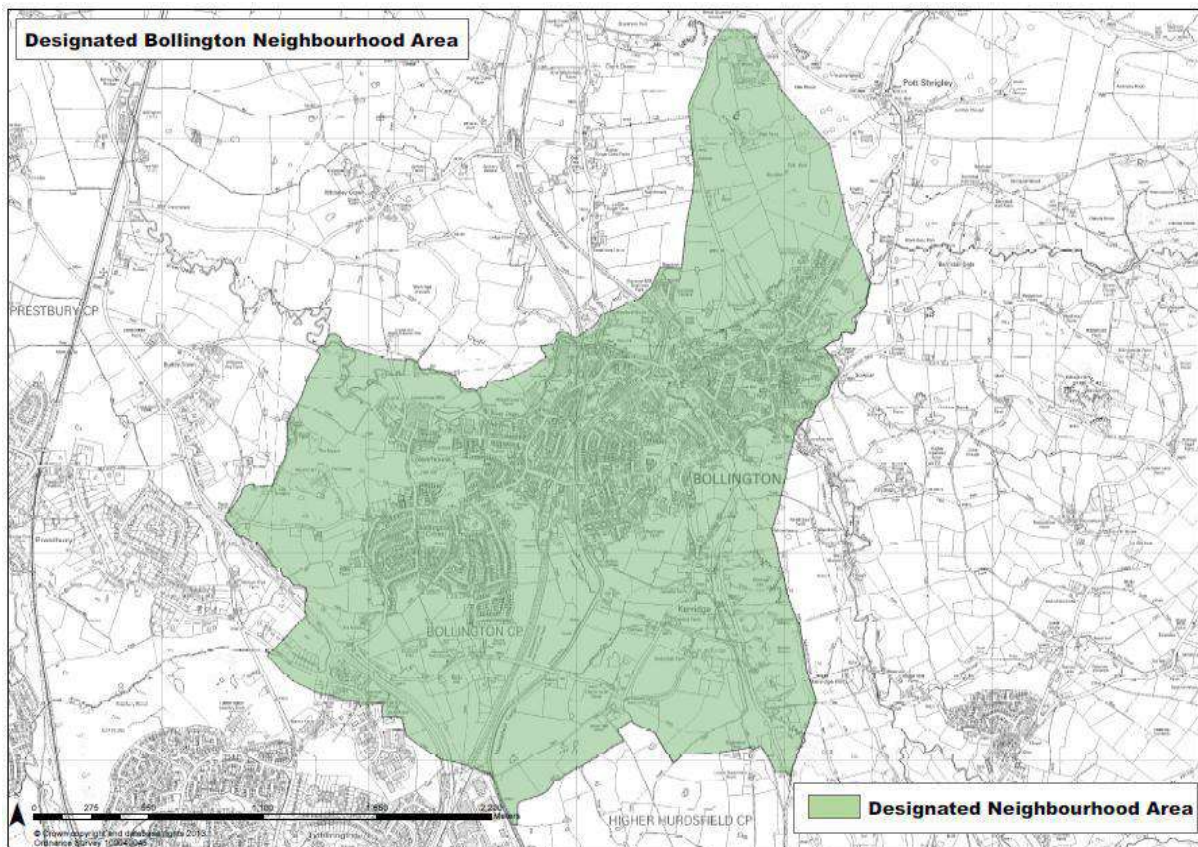
The adopted version of the Bollington Neighbourhood Plan was made on June 1st 2018. In 2023 Bollington Town Council set up a working group to consider whether it was an appropriate time to review the Plan in the light of changes since that time. The working group reported to Council in April 2023 that it was appropriate to review the Plan in the light particularly of changes to the NPPF, the adoption by Cheshire East Council of the second part to its Local Plan (the Site Allocations and Development Policies Document), increased emphasis on effects of climate change, and developments since 2018 and their effect on congestion and infrastructure capacity. A new Steering Committee was established in September 2023, 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.

Bollington is an Historic Town in Cheshire, consisting of 3,840 dwellings, with 7,944 residents at the time of the 2021 census. All members of the community been made aware of the Neighbourhood Plan Update 24 through articles in newsletters delivered to every dwelling and social media, and given the opportunity to contribute to its development through various consultation events and questionnaires. Additionally, Bollington Town Council has a website, where Neighbourhood Plan Update 24 documents and background evidence have been published and made available to view. Cheshire East Council Neighbourhood Planning team have been consulted and have been supportive and helpful from the outset and they have provided advice along the way.

2 Consultation Events

2.1 The Neighbourhood Plan Area Designation

The Neighbourhood Plan Area was designated as the extent of the Parish Boundary for Bollington in January 2015 as part of the preparation for the adopted version of the Plan. A 'Decision Notice' was issued by Cheshire East Council, following a decision by the Portfolio Holder for Housing and Jobs on 13th April 2015 that the boundary of the designated areas should be as shown on the map below. The same Parish Boundary applies to the current Neighbourhood Plan Update 24 area.



2.2 Consultation of Residents - The Questionnaire

An initial consultation of residents about the form and content of the proposed Questionnaire to be issued later to the whole community was held with short Questionnaires at public meetings on 11th and 16th December 2023. The major feedback was that the initial draft was following the right topics and as a result, the Steering Committee produced a full length Questionnaire. This was delivered to all dwellings in Bollington at the beginning of February 2024 and made available on-line with a closing date of March 15th. The content was divided into sections as listed below with an overall total of 43 questions. All questions were designed to avoid any unintended bias, with most giving respondents a choice of four options of the type – disagree strongly, disagree slightly, agree slightly, agree strongly – or the opportunity for free text responses. Each topic section concluded with asking if respondents considered the ‘Objectives’ of that section as in the adopted version of the Plan to be still valid. A number of questions were included giving respondents the opportunity of free text answers on important issues for Bollington. A summary of the Questionnaire content is given below.

Questionnaire Content

1. Introduction – background to the Plan and the decision to review / update.
2. General Questions – Do you agree with the adopted version Vision and General Policy V1.
3. Housing – including questions for Housing Needs Assessment and on size, location and type of housing that might be needed up to 2040.
4. Employment, Business and Retail – including questions on scale and type of business and retail that will be needed in Bollington over next fifteen years.

5. Green Belt and Settlement Area – including questions about when land might be taken out of the Green Belt or Open Space designation for development and about use of the two safeguarded sites.
6. Built Environment, Tourism and Leisure – including questions on the importance of retaining specific features and points of interest in Bollington.
7. Moving Around – including questions on managing parking and improving safety for moving around.

The on-line version of the Questionnaire was mounted using Google Forms software. The availability of the on-line version was stated in the printed version delivered to all houses and publicised on the Bollington Town Council web site. Totals of 410 on-line submissions and 262 paper submissions were received, making an overall total of 672 returns, estimated to be about 16% of the eligible population.

The Google Forms software used for the on-line version enabled the numbers of persons selecting each optional response for each question to be calculated directly. For the completed printed copies, the results were entered into the Google Forms software, using a parallel separate file of the same version used for the on-line returns. Quality control checks on the manual transcription of data from the printed copies were carried out by independent random repeat assessments and found to be satisfactory.

Analysis of the results for presentational purposes was carried out in the same way as had been done for the adopted version of the Plan, by using an Excel spreadsheet specifically written for the purpose. All results for questions with the four graded option responses were presented in the form of stacked bar charts, centred about the middle of the set of results. Examples of these charts are included at various places in the Neighbourhood Plan Update 24 document as part of justifications for policies.

The results of all of these consultations were analysed and considered by the Steering Committee in the formulation of Objectives and Policies as the development of the Plan Update 24 Document proceeded. Where responses to questions were in the form of 'free text' comments, these were all transcribed verbatim into the parallel Google Forms file. For each question, the free text answers were then printed off for consideration by the Steering Committee. There was a particularly strong response to questions in the Questionnaire concerning traffic and parking with over 157 free text comments which had to be analysed. A summary of the results was presented to the Annual Town Assembly on 20th March, an open meeting for the Town Council report to the Community, and a report was included in the Town Council Newsletter. As with the adopted version of the Plan, where the issues raised do not involve land use planning, the Neighbourhood Plan Update 24 has responded with aspirational objectives in Section 11, Community Services and Actions.

2.3 Consultation of Employers and Other Interested Parties

For the adopted version of the Neighbourhood Plan, an extensive consultation of firms based in the Town was carried out in 2016, including those on the East Tytherington Business Park within the Bollington boundary. It was found that the Town was home to about 300 businesses employing an estimated 2,500 people. Almost all of these businesses had been contacted in preparing the adopted version of the Plan. A total of 163 business leaders was interviewed and another 20 completed a questionnaire; an overall coverage of 61%. Detailed information was compiled about the types of business, their number of employees, their views about locating their business in Bollington, and their long-term intentions. Sectors employing more than 100 persons were estimated to be in the medical related area (373),

hospitality/catering area (243), design/printing (175), education (170), business services (148), manufacturing (104) and retail shops (102).

A check on the number of businesses in the Town in 2024 identified about 327 active firms. For the purposes of the Neighbourhood Plan Update 24 it was decided to carry out a sample check on a number of employers to see whether any major changes had occurred and what were now their future intentions. The sample consisted of about fifty firms including a range of different sizes and types of work. It was found that about 30% of businesses are located on three sites, the Adelphi Mill, the Clarence Mill and the East Tytherington Business Park. There is currently some vacant space within these sites to accommodate offices, studios or possibly light industry. The results of these consultations showed that a large proportion of employees at these three sites live outside Bollington and travel in by car, but also that there are a large number of small firms including many working from home. Most businesses interviewed were happy that their clients could be reached easily from Bollington. These results and those from the Questionnaire support the statement in the Overall Vision for Bollington that it is a Working Town.

2.4 Presentations to the Community at Consultation Events

The results from the Questionnaire and other enquiries were considered by the Steering Committee and used as a significant basis to confirm the Objectives for the Plan, within the other relevant parameters and legal requirements. A short presentation was made at the Annual Town Assembly on March 20th 2024, open to the whole community, at which results from the Questionnaire were presented. Again, general support on progress was expressed from those attending with no adverse comments.

The Steering Committee then proceeded with the development of Policies for the Plan. The Cheshire East Council Neighbourhood Planning Department were informed of the results from the Questionnaire and of emerging draft policies on 21st March 2024. An exhibition was held on 6th July 2024 to present the results from the Regulation 14 consultation to the community.

Articles describing progress with the Neighbourhood Plan Update 24 have been written for the news letter of the Town Council and for *Bollington Live* (the magazine organised by volunteers associated with the Civic Society and the Arts Centre), both of which are delivered to every house in the Town.

During the whole period of the development of the Bollington Neighbourhood Plan, the Steering Committee has met at approximately monthly intervals, and more frequently when necessary. The approved minutes of all the Steering Committee meetings have been published and made available on the Bollington Town Council web-site so that members of the general community have been kept informed of progress with development of the Plan.

The pre-submission version of the Plan was mounted on the BNP section of the Town Council web-site as the source for consultees to comment with a link to a consultation response form. Printed copies of the pre-submission version and the response form were made available at the Town Hall and Library.

2.5 Supporting evidence

To provide supporting evidence on housing issues a formal Housing Needs Assessment for Bollington covering the next five years was commissioned from Cheshire Community Action, who had carried out a number of similar assessments for other communities. Additional

evidence on housing needs for the period up to 2040 was obtained from an internal report based on population predictions from the Office for National Statistics up to that time.

For the adopted version of the Bollington Neighbourhood Plan a report on 'Protecting and Enhancing Bollington's Natural Environment had been produced by Cheshire Wild Life Trust (CWT) which was of great importance in considering environmental issues. With increasing importance now being given to climate change it was decided for the Bollington Neighbourhood Plan Update 24 that an independent review should be carried out to ascertain if any significant changes had taken place in this area since 2015 when the CWT report had been completed. This independent review was completed by NLG Ecology Ltd in November 2023 and concluded that the essential findings of the CWT report remained unchanged.

2.6 Consultation with Cheshire East Neighbourhood Planning Department and Further Independent Advice

The Neighbourhood Planning Department of Cheshire East Council (CEC) was informed that Bollington Town Council had decided to go ahead with a review of the Neighbourhood Plan in September 2023 and was consulted on organisations to carry out a Housing Needs Assessment for the Plan Update. They were informed in January 2024 that a full Questionnaire had been prepared and would be issued to all houses in Bollington at the beginning of February and that this would include questions to enable an independent Housing Needs Assessment to be carried out by Cheshire Community Action. On 21st March, the CEC Neighbourhood Planning team were sent the analysed results from the Questionnaire and an initial outline set of proposals for policies for the Plan Update.

In their responses in April the CEC team advised that consideration should be given to any overlap between draft policies in the Bollington Neighbourhood Plan Update 24 document and policies already present in the Cheshire East Local Plan and in the SADPD, and provided a matrix showing where they considered such an overlap to be present. They suggested that the BNP Update 24 should focus attention on issues that are more locally specific and could add value to the portfolio of other planning policies. They also suggested that consideration should be given to having a Design Guide produced for Bollington by Locality. The Steering Committee considered these comments at length but decided that it was important for the people of Bollington to see policies they had considered to be important in their responses to the Questionnaire brought together in a specific document for Bollington. They also decided that the issues for design of developments were already brought together succinctly in the relevant policies of the BNP Update 24.

At the end of May the CEC Neighbourhood Planning Team were told that we had reached the stage of wishing to invoke the Regulation 14 consultation and they were asked to provide information on the list of statutory and other consultees that should be approached for the Regulation 14 consultation. We advised them that we had left in several policies which overlap to some extent existing policies in the CELP or SADP because we believe that it is important for our community to see that their views are explicitly recorded as part of the Neighbourhood Plan and the policies do not conflict with the CELP or SADPD but add a Bollington flavour. Government guidance states that "*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area*" – we consider that for the Community to see that shared vision they must be able to see a complete picture.

When they provided this information on Statutory Consultees in June, CEC also advised that for the formal submission at the Regulation 16 stage it would be necessary to have a

Strategic Environmental Assessment (SEA) carried out and offered to produce this document for Bollington. At the end of July the CEC Neighbourhood Planning Team provided the SEA which concluded that a full Environmental Assessment was not required.

As expected, the CEC Neighbourhood Planning Team comments for the Regulation 14 consultation followed similar lines to their informal advice concerning overlap of policies with those in the CELP and SADPD and the response from the BNP Update 24 group is given in Section 2.7 and Appendix 2 below.

2.7 Regulation 14 Pre-Submission Consultation on the Draft Plan

2.7.1 Who was consulted and how were they consulted?

As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan Update 24 Steering Committee and Bollington Town Council completed a six-week pre-submission consultation on the draft Bollington Neighbourhood Plan Update 2024 between 10th June and 22nd July 2024. Within this period, they:

- Consulted with statutory consultation bodies
- Described where the pre-submission Bollington 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 Bollington Neighbourhood Plan to the Cheshire East Spatial Planning department

A list of consultees was given by Cheshire East Spatial Planning Department and expanded by the Bollington NP Group to include the local Community within the Town by advertisement on the Town Council website. The groups consulted are listed in Appendix 1. Information was sent via e-mail, as well as by post and hand delivery in some cases.

An article was written for the Town Council Newsletter publication summarising key points from the Plan and giving information on the consultation and means to respond and this was delivered to every dwelling in Bollington. Information regarding the pre-submission consultation was publicised on the Bollington Town Council website and the full Draft Plan document (including Appendices) was provided with download links on the website. Hard copies of the Draft Plan document (including Appendices) and of the response form were made available at Bollington Library and at the Town Hall. Additionally, information on the consultation was posted on the Town Council community Facebook page. Information was also given at the Annual Town Assembly, a public meeting open to all members of the Bollington Community.

2.7.2 What issues and concerns were raised?

The results from the consultation are summarised in Appendix 2. The total number of responses was fifteen, including ten statutory consultee responses, one neighbouring Parish Council and four residents.

The main detailed response was from the Cheshire East Neighbourhood Plan group repeating their view about overlap of some policies with those in the CELP and SADPD. They expressed disagreement with Green Belt Policy EGB.P1 with the suggestion that this policy was not appropriate for the Neighbourhood Plan. As a result, the policy has been modified to take out the list of specific conditions for approval of development in the Green Belt in principle but retain these in the justification comments

2.7.3 How have the issues and concerns been resolved?

The responses of the Bollington NP Group are summarised in the right-hand column of Appendix 2. Most of the suggestions from the statutory consultees apart from Cheshire East Council have been accepted and incorporated into the text. In some cases minor wording changes have been made where considered to make improvements.

The issues raised by Cheshire East Council, concerning overlap with CELP and SADPD Policies have been considered carefully and either had small changes made to indicate specific Bollington relevance or regarded as important to retain to give the wider vision of the overall Bollington picture for the benefit of the Community.

3 Conclusion

As a result of comments made in the Regulation 14 consultation exercise, a number of amendments have been made to detailed wording of Policies in the Bollington Neighbourhood Plan Update 2024 to respond to comments from Cheshire East Council and other statutory consultees, to improve clarity and to ensure conformity with Basic Conditions requirements. It is considered that the changes made deal satisfactorily with all of the submissions made and the Bollington Neighbourhood Plan Update 24 can now proceed to the next stages of the formal requirements. It is suggested that the Plan Update should be regarded as a Minor Modification to the adopted version.

Appendix 1

List of Organisations Consulted at Pre-submission Regulation 14 Stage

| Statutory Authorities | Document Response (√Considered) |
|--|--------------------------------------|
| The Coal Authority | Coal AuthorityReg14Response.pdf √ |
| Homes and Communities Authority | No response √ |
| Natural England | NaturalEnglandReg14Response.docx √ |
| The Environment Agency | No response √ |
| Historic Buildings and Monuments Comm. | No response √ |
| Network Rail Infrastructure Ltd | No response √ |
| The Marine Management Organisation | No response √ |
| National Trust | No response √ |
| National Highways | NationalHighwaysReg14Response.docx √ |
| Amec | No response √ |
| Historic England | HistoricEnglandReg14Response.pdf √ |
| Historic Environment Record | No response √ |
| The Garden Trust | No response √ |
| Active Travel England | ActiveTravelReg14Response.docx √ |
| Peak District National Park | peakdistrictReg14Response.docx √ |
| Lancashire and GM Offices NHS | No response √ |
| East Cheshire NHS Clinical Group | No response √ |
| Cheshire and Merseyside NHS | No response √ |
| United Utilities | UUREg14Response √ |
| South Cheshire Chamber | No response √ |
| North Cheshire Chamber | No response √ |
| East Cheshire Chamber | No response √ |
| CEC Neighbourhood Planning | CECPlanningReg14Response.pdf |
| Cheshire and Warrington Growth Hub | No response √ |
| Stoke and Staffs LEP | No response √ |
| Cheshire and Warrington LEP | No response √ |
| NHS Property Services | NHSPropertyServicesResponse.pdf √ |
| Mersey Forest | MerseyForestReg14Response.docx √ |
| Derbyshire Dales | No response √ |
| CheshireWest&Chester Admin | No response √ |
| CheshireWest&Chester Archaeology | No response √ |
| Shropshire Planning | No response √ |
| Warrington LDF | No response √ |
| Adjacent Parish Councils | |
| Malpas | No response √ |
| Trafford | No response √ |
| Tarporley | No response √ |
| Beeston | No response √ |
| Tiverton | No response √ |
| Audley | No response √ |
| Chapel & Hill Chorlton | No response √ |
| Keele | No response √ |
| Kidsgrove | No response √ |
| Loggerheads | No response √ |
| Biddulph | No response √ |
| WhaleyBridge | No response √ |
| NewMills | No response √ |

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| Woodford | No response | √ |
| Stockport | No response | √ |
| High Peak | No response | √ |
| Lymm | No response | √ |
| Appleton | No response | √ |
| Grappenhall | No response | √ |
| Stretton | No response | √ |
| Prestbury | No response | √ |
| Adlington | No response | √ |
| Macclesfield | No response | √ |
| Rainow | RainowReg14Response.docx | √ |
| Hurdsfield | No response | √ |
| Pott Shrigley | No response | √ |
| Grappenhall | No response | √ |
| Stretton | No response | √ |
| Prestbury | No response | √ |
| Adlington | No response | √ |
| Individual Person Responses | | |
| Person A | ResponseA | √ |
| Person B | ResponseB | √ |
| Person C | ResponseC | √ |
| Person D | ResponseD | √ |

APPENDIX 2 – RESPONSES TO REGULATION 14 FORMAL COMMENTS

| Organisation | Policy | Comments: | Existing CEC policies | BNP Response |
|--------------------|---|---|---|---|
| BNPUpdate24 | General | End of each section | | The lists of references have been updated for each section. |
| CEC | General Comments | Under General Comments, the CEC response suggests that the NPUpdate would benefit from interactive links from the index to sections of the document and from simplification of Policy Title nomenclature. The comments suggest that there are multiple examples where policies in the NPUpdate document duplicate existing policies in the CELP or SADPD and that such duplication should not occur. They recommend considering the NPUpdate policies alongside the CELP, SADPD and NPPF 2021 edition. | | Hyperlinks have now been provided from the Index to sections of the document. The Policy nomenclature has been simplified as suggested. Where there is a similarity in NPUpdate policies with CELP or SADPD policies, in many cases the policies are carried forward from the adopted version of the NP and were accepted previously and in all cases they represent views expressed in responses to Questionnaires by the Bollington Community and they bring together a focus of concerns specific to Bollington which are otherwise distributed in an unfocused way in higher level policies. We have considered all our proposed policies alongside the CELP, SADPD and latest version of the NPPF from 2023. |
| Peak Park | Section 2.1 Second para | Comment made: 'The Environment Act (2021) now places a duty on authorities to 'further the purposes' of the National Park compared to the Environment Act (1995) which was to 'have regard to' | | Text added to second paragraph of Section 2.1 as suggested. |
| CEC | General Policy V1 Maintenance of Community Attributes | It is considered that the content of this policy is covered sufficiently through the existing Development Plan, and within the various policies of the BNP. It is suggested this wording be moved to the supporting text of the BNP vision section. | LPS SD1, Sust dev; in Chesh East SD2 Sust dev principles SADPD | 1. LPS Policy SD1 refers specifically to Principal Towns and Key Service Centres. NP Policy V1 summarises the important features of sustainability to Bollington as a |

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| | | | GEN1 Design principles | Local Service Centre by requiring that the overall effect should be a positive contribution with no significantly unacceptable effect on any of the points listed and adds the specific requirement of the target of carbon neutrality by 2045 or sooner. The title has been inserted and this policy is essential to support the overall Vision for the Plan. On page 6, the wording in the first paragraph has been amended as follows: Page 6 – first paragraph – addition to sentence – ‘Furthermore, in order to maintain the character of the Town, <u>and achieve the overall Vision for the Plan</u> , Policy V1 below must be satisfied..... |
| BNPUpdate24 | Page 11 New section 3.2.4 added | It was an omission from the Reg 14 draft not to mention Cheshire Peaks and Plains Housing Trust in the Housing section as they are major owners and operators of social housing in Bollington. They are currently considering significant changes to their portfolio and it is important that this is recognised in the BNP Update 24. | | 3.2.4 Cheshire Peaks and Plains Housing Trust A significant force in providing social housing in Cheshire East is played by the Peaks and Plains Housing Trust. The Trust owns and manages about 5,200 houses across Cheshire and the High Peak area, including about 300 in Bollington. In its vision for 2028, the Trust includes ‘Creating great places to live – the delivery of new homes in communities with significant need for affordable housing’. The Trust is currently considering its future plans for |

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| | | | | housing in Bollington and is exploring redeveloping the properties it owns in the area of Crossfield Road and Kent Avenue because of problems with foundations in some buildings and using another site it owns in Bollington to help with transferring existing tenants during the redevelopment. These plans will clearly have a significant impact on existing provision of social housing in Bollington and it is clear that there will still be an increasing on-going demand for such housing in the future. |
| CEC | HO.P1 changed to H1 New dwellings | The principle of development to bring forward new residential development is addressed within the policies of the existing Development Plan; however, highlighting reference to the Bollington Housing Needs Assessment (2024) (HNA) is a positive inclusion. Could the policy specify what circumstances would deem a mix of employment and residential uses possible and appropriate? | LPS PG3 Green Belt PG4 Safeguarded PG7 Spatial distribut SD1 Sust develop in Cheshire East SD2 Sust dev princip SADPD PG9 Settle Boundary PG3 Green Belt PG11 GB & Safegded land boundaries | The Policy already refers to the Housing Needs Assessment. Add to the end of the policy – “so that the Vision of Bollington as a ‘Working Town’ is retained”. Add to end of Policy – “Large residential developments greater than fifty dwellings, without accompanying employment opportunities and supporting infrastructure will not be supported.” |
| CEC | HO.P2 changed to H2 Housing location | The content within this policy is covered by policies within the existing Development Plan. If retained, it is suggested that reference to policy PG 3 of the LPS be removed, policy PG 3 will apply to any development proposals that fall within designated Green Belt, therefore, its inclusion within the policy is not required and could be moved to the supporting text. Not all development within the Green Belt is inappropriate, exceptions are listed within policy PG 3, and proposals that are inappropriate will only be permitted in very special circumstances. It is recommended the policy should seek to focus on providing further detail on what is | LPS PG3 Green Belt SE1 Design SE13 Flood Risk/Management AppC Parking standards SADPD PG9 Settle Boundary PG11 GB & Safeguarded land boundaries | Remove item 2 referring to CELP Policy PG3 and move to justification. Renumber items 3 and 4 as 2 and 3. Add to item 2(a) – “as exemplified for example by the Housing Needs Assessment 2024 report for Bollington.” Add to 2(c) – “as covered in Policy H5.” In the Justification, add to the end of the first paragraph – “The |

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| | | meant by the criteria a) - e) outlined in point 3., for example, what is intended by ' <i>meeting the needs of Bollington</i> .'? A reference to the Housing Needs Assessment may be appropriate here. | | inappropriateness of development on Green Belt land is covered by CELP policy PG3." Add new clause on flooding from United Utilities as below. |
| United Utilities | HO.P2 changed to H2 Housing location | Comment on need to prevent additional flooding risk. | | Add to final item: ...on flood plains, <u>in locations at any risk of increased flooding</u> , or in locations.. |
| United Utilities | Justification 3.4.2.1 | Comment from UU on need for development to avoid their buried assets. | | Add to second paragraph: ' <u>United Utilities have also drawn attention to the fact that new buildings will not be permitted in close proximity to their water supply and waste assets.[26]</u> ' |
| CEC | HO.P3 moved to H4 Type of housing | The objective of this policy is covered within the policies of the existing Development Plan. It is suggested that the policy draws focus to the aim of supporting housing within the proximity of the identified retail clusters and sharing clarity on how this type of housing is designed, for example, in regard to density, or assistance for the elderly. Reference to the Bollington HNA may be beneficial in this regard. | LPS SC4 Residential Mix SC5 Affordable homes SC6 Rural Exceptions SADPD HOU1Housing Mix HOU2 Specialist Housing HOU8 Space, Acc & wheelchair housing standards | Add to item 1 – “in accordance with recommendations in the Housing Needs Assessment 2024.” See also the Justification. |
| CEC | HO.P4 moved to H5 Design of housing | The production of a locally specific design code would add great value to a policy of this nature. The design guidance would provide an important framework based specifically on the settlement of Bollington for development proposals to aspire to. Most of the content covered within this policy is addressed in the policies of the existing Development Plan, therefore a design code would elevate this policy. | LPS SD 2Sustainable Development Principles SE 1 Design SE 4 Landscape SE 8 Renewable Low CarbEnergy SE 9 Energy Efficient | The key design requirements are summarised within the policy itself. The requirements for carbon neutrality by 2045 or sooner and for reducing carbon emissions are additional to the previous version of the NP and clarify Bollington’s position on climate emergency. Transfer ‘including recharging points for electric vehicles’ to the |

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| | | <p>The organisation 'Locality', can provide technical support on the production of a design code document, please see the following link for more information: https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-design-coding-guidance/. Also, please see the design code produced alongside the modified Weston & Basford neighbourhood plan for a sense of what the document could offer: https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/weston-and-basford-neighbourhood-plan.aspx. The matter of electric vehicle charging is covered within the existing Building Regulations and could be removed from the policy.</p> | <p>CO 1 Sustainable Travel and Transport SADPD PG9 Sett Boundries GEN1 Design Princ ENV3 Lanscape Ch ENV5 Landscaping ENV7 Clim change ENV14 Light Poll HOU14 House Den INF 3 Highway safety & access</p> | <p>end of the paragraph under Policy H5.</p> |
| CEC | HO.P5 moved to be H3 Parking provision for new dwellings | <p>Reference to appendix C of the LPS could be removed from the policy, as the standards will apply to all development proposals where relevant. This policy could seek to concentrate on underground parking provision, and how this matter could be approached positively within development proposals. A design code document could also add further clarity on this topic. Amendments to the policy should reflect issues such as viability with regards to underground parking, however, support for under-croft parking may be more explicit, though recognising that in development scenarios that would incorporate such a design, more leniencies could be awarded to the proposed buildings to allow for the parking to be possible. Outside of underground/under-croft parking, the policy could seek to illustrate how parking provision could achieve better design, for example, by integrating landscaping and the efficient use of space improving biodiversity, and drainage</p> | LPS Appendix C Parking Standards | <p>Amend to read: 1. Any new dwelling must have a minimum parking provision which satisfies the parking standards in the CELPS Appendix C and takes account of the trend for increased vehicle sizes. 2. Underground car parking on any new housing development will be supported where practical in the site topography (see also Policy MA2) and this will be encouraged to integrate landscaping and incorporate biodiversity</p> |
| CEC | EB.P1 Now E1 Regeneration of existing employment land. | <p>Policy EG 3 of the LPS addresses the matters raised in points 3. and 4., their duplication should be avoided if possible. Regarding point 2., it is recommended that reference to a base date should be removed, a net loss should be calculated against existing uses on site. Also, it would be</p> | LPS EG1 Economic prosperity EG3 Existing & All employment sites SADPD | <p>Delete references to employment categories C1, B1 etc. Change base date March 2024 to existing prior use. Delete item 4 but include reference to a two year marketing exercise in item 3 - this is not</p> |

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| | | beneficial to clarify whether the net loss signified applies to one of jobs or employment land. | ENV15 New Dev. RUR10 Emp Dev in open countryside | covered by the CELPS and was accepted for the adopted version of the NP – refer to CELP policy EG3 in justification as follows: <u>'..EG3, which seeks to protect existing employment sites and specifies conditions if alternative use is proposed'</u> |
| Person A | Justification 4.4.4.1 | Proposal for action from Bollington Town Council | | Add to end of first paragraph of Justification: <u>'It is recommended that Bollington Town Council should establish a regular liaison mechanism with local businesses to establish possible mechanisms for mutual support.'</u> |
| CEC | EB.P2 Now E2 Establish Bollington as a centre for business in high-value specialisms | This policy and policy EB.P1 seek to mostly achieve the same goal, so we suggest they could be consolidated to one policy. In terms of tipping a planning judgement to support high-value industry, what would you be willing to compromise on? Would a loss of overall employment land for high value industries be acceptable? For example, change of use from a land hungry enterprise (storage for example) to a land use with high jobs density, may free up land for another use. | LPS EG1 Economic prosperity EG2 Rural Econom EG3 Existing & All employment sites SADPD RUR10 Emp Dev in open countryside | Policy EB.P1 refers to regeneration of employment land – policy EB.P2 refers to high value specialisms and our surveys demonstrate that there is significant employment in these areas. This is covered in the justification. Add to 1, <u>If this increased employment numbers but required less space, alternative uses for the released space will be considered.</u> |
| CEC | EB.P3 Now E3 Encourage the growth of home-based businesses | Is there a specific case or locally specific need or reason within Bollington that justifies the inclusion of this policy within the plan? Much office-based home working is addressed by permitted development rights (outbuildings, extensions etc) however more client based/manufacturing-based homeworking may benefit from this type of policy – a personal trainer running a gym in an outbuilding for example, where parking may become a planning matter for consideration. | LPS CO1 Sustainable Travel&Transport SADPD HOU1 Housing Mix HOU12 Amenity | Comparison of the 2021 and 2011 census figures shows a huge increase in the %ge of people working from home – we wish to support this as it contributes to reducing the pressures on traffic and road use. It encourages flexible working and more efficient use of working time. |
| CEC | R.P1 Now R1 | Bollington does have a local retail centre boundary and neighbourhood parade under the SADPD; therefore, the | LPS PG3 Green Belt | The retail areas of Bollington are distributed without a defined |

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| | Retain and develop retail offerings | relevant policies apply of the local plan apply to these areas. Identifying additional retail areas is helpful. Permitted development has changed since the original plan was made making change of use to retail etc far more permissive (under class 'E'). Therefore, the requirement for marketing exercises would largely be seen as onerous and unnecessary. A design guide/code could explore what good shop frontage looks like in Bollington and assist with part of the policy and the policy could also talk about ancillary types of development that would support retail – opportunities for street furniture, community facilities etc | EG4 Tourism EG5 Promote Town Centre First SADPD RET3 Sequential & impact tests RET4 Shop fronts and security RET7 Supporting vitality of town centres | centre. Delete requirement for marketing exercise from item 3 |
| Mersey Forest | Section 6.1 | Include reference to responsibilities of Mersey Forest as Bollington lies within their area. | | Add to end of second paragraph: 'Bollington lies within the Mersey Forest boundary and the Mersey Forest Plan has a number of policies which are relevant to the objectives of the Bollington Neighbourhood Plan [28].' |
| CEC | EOS.P1 Now OS1 Designation of Open Spaces | This policy replicates the existing SADPD policy REC 1, and duplication of planning policy should be avoided where possible. Therefore, it is recommended this policy be removed from the plan. If retained however, it is suggested the policy be simplified to solely draw reference to the relevant policies of the existing Development Plan. | LPS SD1 Sust Dev in CE SD2 Sust Dev princ SC1 Leisure & Rec SC2 Indoor/Outdoor SC3 Health/Well Be SE6 Green Infrastr SADPD REC1, REC2, REC3 | We prefer to retain this policy because of the specific importance to Bollington with its current underprovision and known proposals to develop on existing Open Space. The addition concerning water and waste water infrastructure is at the request of United Utilities in their Reg 14 response. See below. |
| United Utilities | EOS.P1 Now OS1 Designation of Open Spaces | At request of United Utilities include possibility of Open Space being used for essential water / waste water infrastructure. | | add item (d) in response to United Utilities comments on Reg 14 Consultation – ' <u>(d) The development is for essential water and waste water infrastructure to meet wider environmental objectives.</u> ' |
| CEC | EOS.P2 Now OS2 | The aspiration of this policy is mostly covered by the policies within the existing Development Plan. Duplication of planning policy should be avoided where possible. | LPS SD1, SD2, SC3, SE6 SADPD | This policy was accepted for the adopted version of the Neighbourhood Plan in 2018 |

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| | Maintenance of Open Space allocations | Therefore, it is recommended this policy be removed from the plan. If retained however, it is suggested the policy be simplified to solely draw reference to the relevant policies of the existing Development Plan. | INF1, REC2, REC3 | when the Cheshire East Local Plan was already in place. We think that it is important for the people of Bollington to see the detailed importance of Open Space to the character of the Town. |
| CEC | EOS.P3 Now OS3 Enhancement of Natural Urban Green Spaces | It would be beneficial to add clarity to this policy on how development could specifically achieve the identified enhancements within Bollington. A design code document could help identify specific approaches such as landscaping improvements or the use of street furniture. | | Change policy wording to say: Developments which include proposals to plant native trees, woodland and hedgerows on open green spaces to offset carbon emissions will be supported. |
| Mersey Forest | Justification 6.3.3.1 | Add comment on Policy OS3 from Mersey Forest. | | Add item 4 to Justification: <u>4. This is supported by Mersey Forest Policy 13, Wild Life, Biodiversity and Ecosystems [28].</u> |
| CEC | EOS P4 Now OS4 Local Green Space | It is suggested an updated map be included within the plan to present the Local Green Spaces. We are happy to assist with any GIS mapping requirements for the plan. | LPS PG3, PG6 SADPD REC1 | No change. The Local Green Spaces were included in the adopted version of the NP and shown on Fig GE4 as LGS numbers. |
| CEC | EGB.P1 Now GB1 Development of Green Belt in Principle | The National Planning Policy Framework and the existing Cheshire East Development Plan establish the relevant considerations for development proposals within the Green Belt. NP policies must align to strategic and national Green Belt policy. Permission in principle is an alternative consent route for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. Planning policy must focus on the development and use of land and has no scope to influence consent routes. | LPS PG3 Green Belt PG4 Safeguarded PG6 Open Country PG7 Spatial Dist SC8 Rural Exceptns SADPD PG11 Green belt and Safeguarded Boundaries. | We feel very strongly about the potential for misuse of the 'Development of Green Belt in Principle' and we consider that the specific issues which might well arise with such a proposal in Bollington need to be emphasised. 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 as follows: - <u>It is considered that for such a route to be used in Bollington, account</u> |

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| | | <p>The proposed policy states that development proposals will not be considered unless specific criteria are met. CEC are required to consider all development proposals and test them against local and national policies. Therefore, introducing a set of criteria to enable assessment to begin, is inappropriate.</p> <p>The identified concerns, such as conservation areas and access to amenities, are all planning considerations addressed in other parts of the Development Plan and do not directly relate to the Green Belt or its purposes.</p> <p>Overall, it is suggested that, as this policy appears to focus on the consent route, rather than the use or development of land, it be removed from the plan.</p> <p>From reviewing the supporting text it appears the underlying purpose of the policy may relate to the landscape character of Bollington and the impact of development on this character. If the policy is retained, it is advised it solely to focus on the final point (7.) and clarity to the sensitivities within the landscape and help to better articulate how the traditional landscape views should be develop this further. A design code may be able to add further considered within the context of Bollington.</p> | | <p><u>must be taken of proximity to Conservation Areas, accessibility to shops, medical services and bus routes and for the provision of clearly defined off-street parking for all vehicles associated with it for the following reasons:</u> text continues with existing bullet points but with addition of comment from NHS Property Services from their Reg 14 response as below.</p> |
| NHS Property Services | EGB.P1 Now GB1 Development of Green Belt in Principle / Justification 6.4.3.1 | Comment on need to locate new development accessible to healthcare facilities. | | Add to revised Justification 6.4.3.1 as follows: 'The principle of new housing development being accessible to healthcare facilities is supported by NHS Property Services in their Reg 14 response [27].' |
| CEC | EGB P2 Now GB2 Development of Safeguarded Land | <p>The policies within the existing Development Plan designating the safeguarded land for future housing development, outlines the requirements for development. Safeguarded land is land that may be required to meet longer-term development needs beyond the period of the Local Plan. This provides certainty for future development within the Green Belt.</p> <p>The Development Plan outlines that the safeguarded land sites within Bollington are preserved to meet future housing development needs. Point 2. of the proposed policy seems</p> | LPS PG3, PG4 SADPD PG9, PG11, PG13 | Policy PG4 of the Local Plan 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 |

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| | | <p>to contradict this by stating that the safeguarded land does not need to be for housing development. This is contrary to the adopted Local Plan which identifies the land for the purposes of eventual housing delivery. This paragraph should be removed from the plan.</p> <p>In deciding whether to release safeguarded land for development, via the next version of the Local Plan, the availability of development sites nearby could be a relevant factor to be considered through the Local Plan process, however the availability of other sites does not prevent the release of safeguarded land for development. Multiple factors will be considered in the local plan process, including housing requirements of the borough, local housing need, the availability of sites to meet the need and the suitability of sites (tested on a range of metrics) for development. Therefore, the availability of sites is not the only relevant test in regard to this issue. The limitations presented in the modification are therefore unlikely to succeed. If the policy is retained, reference to 'seeking to meet any localised housing needs identified through the latest HNA' could add value to the policy.</p> <p>Since the allocations are for the delivery of housing, the establishment of a nature reserve here is unlikely, however, the impacts on the natural environment will need to be mitigated and it would therefore be appropriate to require that environmental mitigation is met on site wherever possible, in accordance with BNG requirements.</p> <p>Therefore, it is suggested that the qualifying body carefully consider whether this policy is needed. If the policy is retained, it should be reviewed to ensure no conflict arises between the policy and other national and local policies in regard to this matter.</p> | | <p>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 requirements from other developments.</p> |
| CEC | ENE.P1 Now NE1 Natural Environment Policy | <p>An updated review of the Cheshire Wildlife Trust survey may be beneficial.</p> <p>As written the policy does raise some slight conflict with policy SE 3 of the LPS, which doesn't support development in areas of high value habitat, therefore, it may be useful to review this policy's approach.</p> | LPS SE3 Biodiversity SADPD ENV1 Ecological network ENV2 Ecological implementation | <p>We have had a detailed ecological survey of Bollington carried out by Cheshire Wildlife Trust in 2015 and a review of this carried out by NLG ecology Ltd in 2024. The CELP and SADPD have not provided the level of details of</p> |

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| | | The requirements around applications in or near to high value habitat is set out in policy ENV 2 of the SADPD and it may be that the NP policy can simply identify the land where Local Plan policies should apply, rather than setting out new/different approaches. | | habitats and corridors given in our own reports and these add value to the ecological information. |
| CEC | ENE.P2 Now NE2 Maintenance of views | <p>The NPPF makes no allowance for protection of 'views'. It is a term that describes a field of vision across an undefined distance, potentially incorporating many objects, buildings and features of the landscape and given the unbounded nature of the term, it is deliberately ambiguous requiring qualification to be made meaningful. It is therefore difficult to articulate the value of an entire view without such qualification that would make the policy specific, and following from this difficulty, identifying where harm may arise to that view.</p> <p>However, the proposed policy is based in a recognition that the local landscape is of special significance and valued locally and therefore the policy may benefit from seeking to protect the valued features and characteristics of the local landscape which are more specifically identifiable (the 'receptors'), rather than a more ambiguous and wide-ranging concept of a 'view'. The following words could be used to inform a review of the policy:</p> <p><i>'Development proposals must not significantly harm, individually or cumulatively, characteristic features or important landscape receptors, within the local landscape. The characteristic features within the landscape include but are not limited to...'</i></p> <p>If a design code were to be produced evidence could be provided to justify their status with reference to the Design Code Document.</p> | LPS SE4 Landscape SADPD Landscape character | We have now included the term 'setting' in the policy title and adopted and the words suggested in the CEC response of 'characteristic features or important landscape receptors, within the local landscape ...' and have drawn attention to some specific features of importance to Bollington such as White Nancy, Nab Head and the industrial heritage. A selection of important 'views' was shown in the adopted version of the Plan at Figure BE4 and this is retained in the Update version. |
| CEC | ENE.P3 Now NE3 Provision of Landscape Plan | Landscaping matters are sufficiently covered within the existing Development Plan, therefore, this policy could be removed from the plan | LPS SE4 the Landscape SE5 Trees Hedgerows Wood SADPD ENV5, ENV6 | The existing justification makes clear that these requirements are special to Bollington to preserve the landscape setting of the four communities and were accepted in the adopted version of the NP after adoption of the CELP. |

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| Historic England | Section 7.1 | General comment on advice from Historic England | | Add to end of first paragraph: <u>Advice on protection and enhancement of the historic environment in Neighbourhood is given in the Historic England Advice Note HEAN11 and supporting information sheets - the Objectives and Policies of this Plan are consistent with this advice.</u> |
| CEC | BE.P1 Now BE1 | The content of this policy is mostly raised by the existing Development Plan. This policy may wish to introduce the identification of non-designated heritage assets. | LPS SE1, SE7 SADPD HER1 to HER8 | Item 1 of this Policy is covered by SADPD and has been removed. Items 2 to 5 are Bollington specific and should remain.. We have now combined BE.P1 and BE.P2. |
| CEC | BE.P2 Now merged into BE1 Conservation Areas | This policy is covered by existing Local Plan policy, it could be removed from the modification plan. The production of a design code may be able to provide further design context | LPS PG3, SE4, SE7 SADPD HER1, HER3 | This policy makes specific points about key local landscapes and views and has been merged into Policy BE1. |
| CEC | TAL.P1 Now TL1 Support for development of tourism | Can "modest growth" be clarified? It may be worth reviewing the permitted development rights for the mentioned use classes when modifying this policy. | LPS EG4 Tourism SADPD RUR6 to RUR9 | Covered in Justification |
| CEC | MA.P1 Now MA1 Improve safety and efficiency of moving around | Some of the matters raised in this policy are addressed the existing Development Plan, they could be removed from the policy or moved to the community actions section. | LPS CO1 Sustainable Travel and transport CO2 Enabling Business Growth CO4 Travel Plans / transport assessm's SADPD ENV5 Landscaping INF1 Cycleways ..., | We do not agree. Most of the courtesy crossings in Bollington are ineffective and are ignored by motorists. The CEC Crossing Strategy document states that drivers should allow pedestrians to cross at courtesy crossings. Retain and relate to planning through use of s106 / CIL funds. Re-write point 1 to say: 1. When funds from planning developments become available, |

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| | | | | <p>eg. s106 or CIL funds, a high priority should be given to their use on schemes of the following type:</p> <p>(a) Enhancement of the existing courtesy crossings on the B5090 to improve pedestrian safety by additional markings making them visible to drivers.</p> <p>(b) Providing the infrastructure for the adoption of a 20 mph speed limit in Bollington</p> |
| CEC | MA.P2 Now MA2 Parking provision | Whilst this policy is covered by existing Local Plan policy, and could be removed from the modification plan, setting out some local guidance on size of garages and parking standards etc would potentially add value and could be achieved either through the policy or a design guide. | LPS SD1, SD2, SC7, SE1, CO2, CO4, AppC ParkingStand SADPD GEN1, RUR2, RUR6 to RUR10, RUR14,HOU4,HOU9, HOU11 to HOU13 INF2, REC4 | Parking is a major problem in Bollington – we wish to emphasise this by leaving the policy in and stressing the effect of increasing vehicle sizes and the potential for underground parking provision in Bollington. |
| CEC | IN.P1 Now IN1 To improve safety for pedestrians and cyclists | Strictly this is not a land use policy and therefore belongs with the 'community actions' section. | LPS CO1, CO4, SADPD INF1 | The provision of supporting infrastructure with new housing developments is woefully inadequate We to draw attention to this to by leaving this as Infrastructure policy. |
| CEC | IN.P2 Now IN2 To provide improvements to the infrastructure for the visitor economy in Bollington, in accordance with Policy TAL.P1 | Strictly this is not a land use policy and therefore belongs with the 'community actions' section. | LPS SE1 Design SE7 Historic Env SADPD GEN1 Design principles | We understand that provision of signage in conservation areas does require planning permission. The need is covered in the Justification section in the Tourism section |

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| CEC | IN.P3 Now IN3 To implement National and CEC requirements for Biodiversity Net Gain | We consider our response to this additional policy addressed within the above NP policy regarding the safeguarded land in Bollington. | | We consider that there are important issues that are not clear in CEC policies concerning biodiversity gain requirements if development of safeguarded land or open space for housing is proposed in Bollington |
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