



Bollington
Neighbourhood Plan
Update 2024
Modification
Statement



CONTENTS

1. Introduction.....	1
2. Section 2 - The Vision for Bollington.....	1
3. Section 3 - Housing.....	1
4 Section 4 – Employment and Business.....	2
5. Section 5 – Retail.....	3
6. Section 6 - The Green Environment.....	3
7. Section 7 - The Built Environment and our Heritage.....	4
8. Section 8 – Tourism and Leisure	4
9. Section 9 – Moving Around.....	4
10. Section 10 - Infrastructure.....	4
11. Section 11 – Community Services and Community Actions.....	5
Conclusions.....	5
Appendix – Changes following Regulation 14 Consultation.....	5

1 Introduction

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.

The content of the adopted Plan has been reviewed by a new Steering Committee and a series of consultations have taken place with the local community as described in the Consultation Statement. The present Modification Statement Report is submitted with the proposed Updated Plan to summarise the main modifications to policies from the adopted Plan. In accordance with the 2012 Neighbourhood Plan Regulations, the Modification Statement is required to set out “*whether the Qualifying Body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion*”. Where modifications to a Neighbourhood Plan are made they are normally assessed in one of three categories as follows:

1. Minor non-material modifications
2. More substantive modifications in which the nature of the Plan has not changed.
3. Substantial modifications in which the nature of the Plan has changed.

The main changes in the Updated Plan are proposed to take account of changes since 2018 in the National Planning Policy Framework, the publication of the second part of the Cheshire East Local Plan in 2022 (the Site Allocations and Development Policy Document, SADPD) and its associated Bollington Settlement Report, data from the 2021 census, the results from a comprehensive Questionnaire issued to all residents and increased emphasis on effects of climate change. In addition, account has been taken of recommendations from two independent reports commissioned as part of the Update Review, namely a Housing Needs Assessment by Cheshire Community Action (CCA) and a review of the Cheshire Wildlife Trust Report from 2014 to check on any changes in the Natural Environment by NLG Ecology Ltd. The present Statement summarises the main changes in the policies for the Updated Plan compared to the adopted version of the Plan for each section of the Plan. An Appendix is provided giving details of the changes to the draft Update Plan as a result of the Regulation 14 Consultation responses.

Section 2 – the Vision for Bollington

The overall Vision for Bollington remains as in the adopted Plan with the addition of the word ‘infrastructure’ to the list of items that must be retained.

General Policy V1 remains the same as in the adopted Plan with the addition of a fifth bullet point – ‘the target of carbon neutrality by 2045 or sooner’.

Section 3 – Housing

This section contains an Update on statistical information for Bollington from the 2021 census and a summary of the findings from the CCA Housing Needs

Assessment and from an internal assessment of the longer term housing needs. The order of the five policies has been changed but the topics remain the same. The resulting changes are as follows:

Housing Policy H1 – Numbers of Dwellings - the Update version is basically the same as in the adopted Plan with the addition of the requirement to take note of the CCA Housing Needs Assessment and that proposals for large residential developments greater than 50 dwellings will not be supported (see Questionnaire results).

Housing Policy H2 - Housing Location – Item 2 of this policy in the adopted Plan has been deleted as it is covered by Cheshire East Plan policies. The Update version refers to the results of the Housing Needs Assessment and specific references to site areas have been made more general.

Housing Policy H3 – Parking provision – basically retains the same requirements as the adopted Plan.

Housing Policy H4 – Type of Housing – the Updated version refers specifically to the results of the Housing Needs Assessment and to the needs of an ageing population and the needs of the elderly, infirm and disabled, and to requirements for affordable housing.

Housing Policy H5 – Design of Housing – the requirements of this policy in the adopted Plan have been expanded to give more detail of design requirements that will be necessary for support to be given to proposals in the Update Plan. The additional requirements include consistency with General Policy V1 and meeting the need to contribute to reduced emissions.

Section 4 – Employment and Business

Employment Policy E1 – Regeneration of existing employment land. The policy in the Updated Plan has been simplified by deleting references to different employment land category types and by moving the requirement for a realistic marketing exercise to the justification,

Employment Policy E2 – Establish Bollington as a centre for high value specialisms. This policy remains basically the same apart from removal of reference to categories of employment sites.

Employment Policy E3 – Encourage the growth of home based businesses.

Policy is unchanged.

Section 5 - Retail

Retail Policy R1 – Retain and develop retail offerings. The Update policy has been simplified with respect to change of use by replacing the requirement for a two year marketing exercise by a demonstration that no alternative user can be found.

Section 6 – The Green Environment

As in the adopted Plan this section of the Update Plan is divided into three parts, covering Open Spaces, Green Belt and Natural Environment.

Open Space Policy OS1 – Designation of Open Spaces. The policy has been re-written in the Update version but the thrust of the requirements is the same as previously. An additional clause has been included at the request of United Utilities in their response to the Regulation 14 consultation allowing consideration of

development on Open Space for essential water and wastewater infrastructure requirements.

Open Space Policy OS2 – Maintenance of Open Space allocations. Policy is unchanged.

Open Space Policy OS3 – Enhancement of Natural Urban Green Spaces. A second clause has been added in the Update version to encourage planting of trees to offset carbon emissions.

Open Space Policy OS4 – Local Green Space – Policy is unchanged.

Green Belt Policies – The three Green Belt policies in the adopted Plan have been replaced by two new policies. Bollington is embedded in the Green Belt and the whole question of use of Green Belt land is of great concern to the Bollington community. There is also great concern about possible development of the two pieces of land taken out of the Green Belt in the SADPD and designated as safeguarded.

Green Belt Policy GB1 – Development of Green Belt in Principle. The local community is greatly concerned that if a proposal is made under this National Policy for release of Green Belt land for development, specific exceptional circumstances for Bollington must be demonstrated. This policy is introduced to spell out some of the specific detailed points which must be satisfied for this to apply in Bollington. The policy has been substantially amended following comments from Cheshire East Council at the Regulation 14 consultation stage.

Green Belt Policy GB2 – This policy seeks to ensure that if any development is proposed on the two pieces of safeguarded land in Bollington it must satisfy the strategic needs of Bollington. Furthermore, it points out that safeguarded land does not necessarily have to be used for housing but could be used for other types of development such as the need for meeting biodiversity offset requirements. In the view of Bollington people there are other sites more suitable for housing than the safeguarded sites which have been designated as of medium habitat importance in ecological studies.

Natural Environment Policies – the number of policies in this group has been reduced from four to three on the basis that the previous policy ENE.P4 on Footpaths, Quiet Lanes and Bridlepaths is fully covered in the Cheshire East Local Plan documents.

Natural Environment Policy NE1 – this policy is basically the same in the Update as in the adopted Plan version, but has been strengthened by including reference to the independent report by NLG Ecology. This report and the previous report by Cheshire Wildlife Trust give considerably more detail on the biodiversity of Bollington, including areas and importance of wildlife habitats and wildlife corridors than is given in the Cheshire East Local Plan documents.

Natural Environment Policy NE2 – Maintenance of views – the wording of this policy has been strengthened to refer to characteristic features and landscape receptors as interpretations of sacrosanct views in Bollington which must be maintained.

Natural Environment Policy NE3 – Provision of landscape plan – the wording of this policy has been strengthened to include reference to native trees, hedges and wildflower grassland.

Section 7 – The Built Environment and our Heritage

Built Environment Policy BE1 – Historic Town and Conservation Areas - The two policies from the adopted version of the Plan have been merged into a single policy in the Updated version to remove an element of overlap and duplication. Item 6 of policy BE1 has been added to provide support for energy efficient measures provided they do not harm conservation.

Section 8 – Tourism and Leisure

Tourism and Leisure Policy TL1 – the second part of this policy has been updated to refer more generally to regeneration of brownfield sites and remove references to more specific types of site.

Section 9 – Moving Around

The speed of traffic, lack of sufficient safe crossings and lack of sufficient parking are matters of great concern to Bollington residents.

Moving Around Policy MA1 – Improve safety and efficiency of moving around - This policy has been updated to bring it within the realm of planning matters by adding a new first requirement referring to use of s106 or CIL funds from planning applications to fund enhancement of existing courtesy crossings and introduction of a 20 mph speed limit when such funds become available.

Moving Around Policy MA2 – Parking provision – This policy has been updated to refer to the need for parking spaces in new developments to reflect the trend for increased vehicle sizes and to be set back from the street frontage to reduce congestion on the streets of Bollington.

A new section 9.4 has been added emphasising the impact of moving around on Climate Change effects as further justification of the requirements of the two policies.

Section 10 Infrastructure

A third policy has been added to this section compared to the adopted Plan to cover implementation of biodiversity net gain requirements.

Infrastructure Policy IN1 – To improve safety for pedestrians and cyclists – This policy reinforces the requirements of Policy MA1 including more details of positions for safe crossing improvements as being part of the infrastructure requirements needed in Bollington to be funded from planning development funds when they become available.

Infrastructure Policy IN2 – To provide improvements to the infrastructure for the visitor economy in Bollington – This policy reinforces the requirements of Policy TL1 and has added reference to the Canal and Middlewood Way as potential locations for improved signage and storyboards.

Infrastructure Policy IN3 – To implement National and CEC requirements for biodiversity net gain – This is a new policy which emphasises that biodiversity net gain requirements must be applied to any proposed development of safeguarded land or Open Space in Bollington and recommends that the safeguarded land should be considered as potential biodiversity reservoirs for any other developments in Bollington.

Section 11 Community Services and Community Actions

There are nine aspirational proposals for improvements in activities and services in the Town. The topics are basically the same in the Update version as for the adopted version except in the subject area of Built Environment where the aspiration of extending the Bollington Cross Conservation Area to include Lowerhouse in the adopted Plan BE.CA1 has now been achieved. This Community Action is amended to merge the previous BE.CA1 and BE.CA2 to refer to Bollington Civic Society assisting in monitoring the Conservation Areas. A new Community Action IN.CA3 has been added to promote recycling and waste disposal in Bollington.

Conclusions

A summary has been given of the changes made in the Bollington Neighbourhood Plan Update 2024 compared to the adopted version of the Plan from 2018. The modifications made arise primarily from historical events which have occurred since 2018, including the 2021 census, from some content in the publication of the Cheshire East Local Plan SADPD and from independent reports on a Housing Needs Assessment and on Ecology studies for Bollington.

The general topic areas covered in the Update version remain the same as in the adopted version. In most cases the modifications are made to update and strengthen the policies in the adopted version on the basis of results from a general Questionnaire issued to the whole community, with some changes made to remove unnecessary overlap with higher level Plan policies.

It is considered that the modifications made between the adopted version of the Plan and the Update 2024 version do not change the nature of the Neighbourhood Plan to any significant extent.

For the sake of completeness the following Appendix summarises changes made to the Update 2024 Version of the Plan after consideration of responses received to the Regulation 14 stage of consultation.



APPENDIX

BOLLINGTON NEIGHBOURHOOD PLAN UPDATE 2024

SUMMARY OF CHANGES TO PLAN FOLLOWING REGULATION 14 STAGE

As a result of comments received in the Regulation 14 consultation the following changes have been made to the pre-submission version of the Bollington Neighbourhood Plan Document.

1. Hyperlink connections made between index, policies and sections of the document.
2. Policy reference numbers have been revised to be shorter.
3. Paragraph numbers have been added.
4. Policy H1 – title changed to New dwellings.

5. End of last paragraph of Section 1.3.1 – sentence added: ‘It is understood that the new Government elected in July 2024 intends to produce a further revised version of the NPPF.’
6. End of Section 1.3.2 – sentence added: ‘CEC has started consultations on a proposed revision to its Local Plan in 2024 to extend the period beyond 2030.’
7. Section 2.1 – second paragraph – sentence added to respond to Reg 14 comments from Peak Park – ‘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’
8. Page 6 – first paragraph – addition to sentence – ‘Furthermore, in order to maintain the character of the Town, and achieve the overall Vision for the Plan, Policy V1 below must be satisfied.....
9. Title added in box for ‘General Policy V1 – Maintenance of Community Attributes’
Section 3 - Housing
10. Page 15 – New section added – ‘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 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.’
11. Section 3.4 – Order of Housing Policies changed to facilitate lay out of document. Policy H3 now ‘Parking provision for new dwellings’, Policy H4 now ‘Type of Housing’, Policy H5 now ‘Design of Housing’.
12. Housing Police H1 – addition at end of Policy – ‘Large residential developments greater than fifty dwellings, without accompanying employment opportunities and supporting infrastructure will not be supported’.
13. Housing Policy H2 – Item 2 – Inappropriateness of development on Green Belt deleted as covered by existing CELP policies – items 3 and 4 moved up to become items 2 and 3.
14. Clause added to revised item 3 of Policy H2 – ‘...flood plains, in locations at any risk of increased flooding, or in locations....
15. Sentence added to end of first paragraph in Justification 3.4.2.1 ‘The inappropriateness of development on Green Belt land is covered in CELP Policy PG3. Support for prioritising any future development to use infill sites and to protect the Green Belt is given by neighbouring Rainow Parish Council in their response to the Regulation 14 consultation [29].
16. Section 3.4.2.1 - Sentence added to second paragraph to cover Reg 14 Consultation response from United Utilities – ‘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]’
17. Section 3.4.3 – now Parking provision for new buildings, including re-numbered Police H3 and associated Justification.

18. Section 3.4.4 – now Type of Housing, including re-numbered Policy H4 and associated Justification.
19. Section 3.4.5 – now Design of Housing, including renumbered Policy H5 and associated Justification.
20. Justification 3.4.5.1 – add to end of first paragraph – ‘Requirements for providing electric vehicle charging points are covered in the Building Regulations.’
21. Section 3.5 – List of supporting documents updated.

Section 4 - Employment and Business

22. Policy E1 – item 2 – reference date for no nett loss of employment changed from 31st March 2024 to that for prior use.
23. Policy E1 – item 3 – wording changed to – ‘.....will not be supported unless it can be demonstrated that no alternative user can be found and the applicant has undertaken an appropriate and realistic marketing exercise for at least two years.’
24. Policy E1 – item 4 deleted.
25. Justification 4.4.1.1 add to end of first paragraph – ‘It is recommended that Bollington Town Council should establish a regular liaison mechanism with local businesses to establish possible mechanisms for mutual support.’
26. Justification 4.4.1.1 – add to first sentence of second paragraph – ‘.EG3, which seeks to protect existing employment sites and specifies conditions if alternative use is proposed’
27. Policy E2 – add to item 1 of the Policy – ‘If this increased employment numbers but required less space, alternative uses for the released space will be considered.’
28. Section 4.5 – List of supporting documents updated.

Section 5 – Retail

29. Policy R1 – delete ‘through an appropriate and realistic marketing exercise.’
30. Justification 5.3.1.1 – delete references to active and realistic marketing exercise
31. Section 5.5 – List of supporting documents updated.

Section 6 – Green Environment

32. Add to end of second paragraph to respond to Mersey Forest Reg 14 Consultation comments - ‘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].’
33. Open Space Policy OS1 – add item (d) in response to United Utilities comments on Reg 14 Consultation – ‘(d) The development is for essential water and wastewater infrastructure to meet wider environmental objectives.’
34. Justification 6.3.3.1 - Add item 4 to respond to Mersey Forest Reg 14 Consultation comments - 4. This is supported by Mersey Forest Policy 13, Wild Life, Biodiversity and Ecosystems [28].
35. Green Belt Policy GB1 – Following advice from CEC Planning in response to the Reg 14 Consultation, this Policy has been revised to leave only item 7 of the previous version as item 1 in the revised version with the following statement added to the end of the first paragraph of the Justification: - It is considered that for such a route to be used in Bollington, account 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.
36. Policy NE2 – In response to comments from CEC Planning to the Reg 14 Consultation, the wording of item 2 of this policy have been amended to read: ‘Development proposals must not significantly harm, individually or cumulatively,

characteristic features or important landscape receptors, within the local landscape such as White Nancy, Nab Head and the industrial heritage. See also Figure BE4.'

37. Section 6.6 – List of supporting documents updated.

Section 7 – Built Environment and our Heritage

38. Section 7.1 – In response to comment from Historic England to the Reg 14 consultation add at the end of the first paragraph – 'Advice on protection and enhancement of the historic environment in Neighbourhood Plans 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.'

39. Policies BE1 and BE2 – In response to comments from CEC Planning to the Reg 14 Consultation, these two policies and their justifications have been merged. Item 1 of the previous P1 has been deleted as covered by existing CEC policies.

40. Section 7.4 – List of supporting documents updated.

Section 8 – Tourism and Leisure

41. Section 8.4 – List of supporting documents updated.

Section 9 – Moving Around

42. Policy MA1 – Add to end of item 1(a) – '...by additional markings'

43. End of paragraph under Figure MA3 add: 'A simple solution to making crossings more visible would be to mark them with additional markings.'

44. Policy MA2 – item 2 - insert at end – 'reflect the trend for increased vehicle sizes and....'

45. Section 9.4 – List of supporting documents updated.

Community Actions

46. Community Action EB.CA1 – Justification 11.2.1.1. Add to the end of Justification response to Reg 14 Consultation from NHS Property Services. 'The co-location of compatible uses, including health care services, is also supported by NHS Property Services in their response to the Regulation 14 consultation.[27]'

47. Section 11.2.2.2 - List of supporting documents updated.

48. Section 11.5.2 – IN.CA2- Improved recreational facilities for young people - Item 4 added - 4. The provision of indoor youth club type facilities should be supported.

49. Justification Section 11.5.2.2 – add to end - Whilst there is an impressive list of youth organisations shown on the Bollington Town Council web site, there does appear to be a gap for youth club type activities.

50. List of References – addition of numbers 26 to 30.