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Over Peover Parish Council

The Over Peover Neighbourhood Plan

Content

- What is driving us to change what we already have?
- What is a Neighbourhood Plan and why do we need one?
- What is the process and how long will it take?
- Who needs to be involved?
- Questions

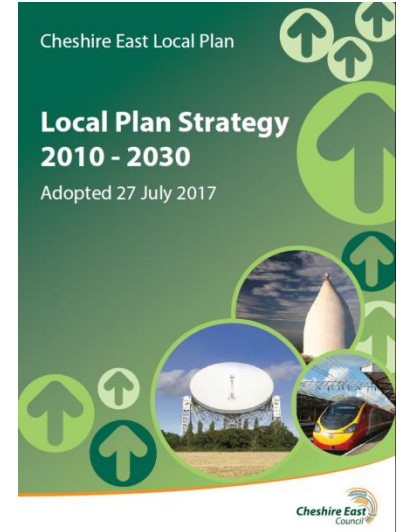
Brief recap of the last 10 years

- 2008 – Parish Plan published
- 2009 – Cheshire East Council formed
- 2010 – Localism Act introduced
- 2011 – Over Peover Supplementary Planning Document published
- 2012 – Neighbourhood Planning Regulations
- 2017 – Cheshire East Local Plan adopted
- 2018? – Cheshire East Site Allocations and Development Policies Document (SADPD) published

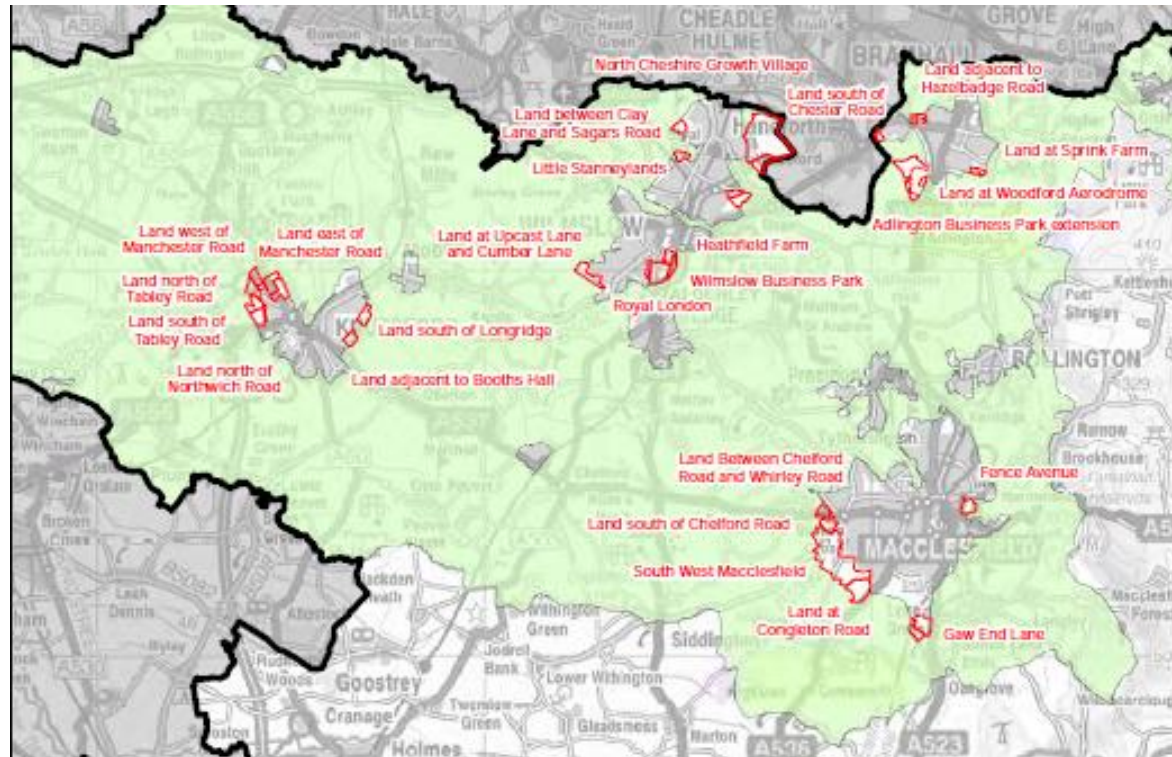


What is the driver to change?

- The Macclesfield Borough Local Plan is now superseded by the new Cheshire East Local Plan
- The forthcoming SADPD will supersede the Parish Supplementary Planning Document
- Cheshire East Council has already made a call for sites and it is believed that some landowners in the parish may have offered their land for development.



Land removed from greenbelt



The Cheshire East Local Plan has removed specific areas for development from the greenbelt. None of these are in Over Peover which is wholly greenbelt.

Choices

- Comment on SADPD and try and ensure that local wishes are taken into account.
- Produce an Area Action Plan led by Cheshire East and incorporated into the CE Local Plan.
- Develop a Neighbourhood Plan which **MUST** be given equal weight in any planning decisions
- Of these choices the Parish Council has decided to develop a Neighbourhood Plan and establish a steering Group

Steering Group

- Phil Welch (chair)
- John Hehir
- Becky Marshall
- Glynn Heselwood
- Ian Hayes

What does a NP address?

- It is about community land use and development



Content is determined locally – there are no prescribed policies

Regulations prescribe how the Plan is put together

Benefits of a NP

- Provides local people with more of a say in how their area develops and protects against inappropriate development
- The Plan becomes a statutory document and must be consulted for any planning applications in the area
- Areas with a Neighbourhood Plan can benefit from a greater contribution from the Community Infrastructure Levy from any development that does take place.

The Plan can contain:

- Neighbourhood (development) Plans
 - Statutory development plans that form part of the Local Development Framework
- Neighbourhood Development Orders
 - Grant planning permission for certain kinds of development within a specified area
- Community Right to Build Orders
 - Grant planning permission for small community facilities

Possible policies

Housing	Community Facilities
Residential use	Protection of local pubs
Sustainable homes	Cycle and pedestrian links
Meeting local housing needs	Improvement of community facilities
Housing for older local people	New community facilities
Conversion of redundant buildings	Broadband provision
Housing on farms	
Limit extensions on properties	

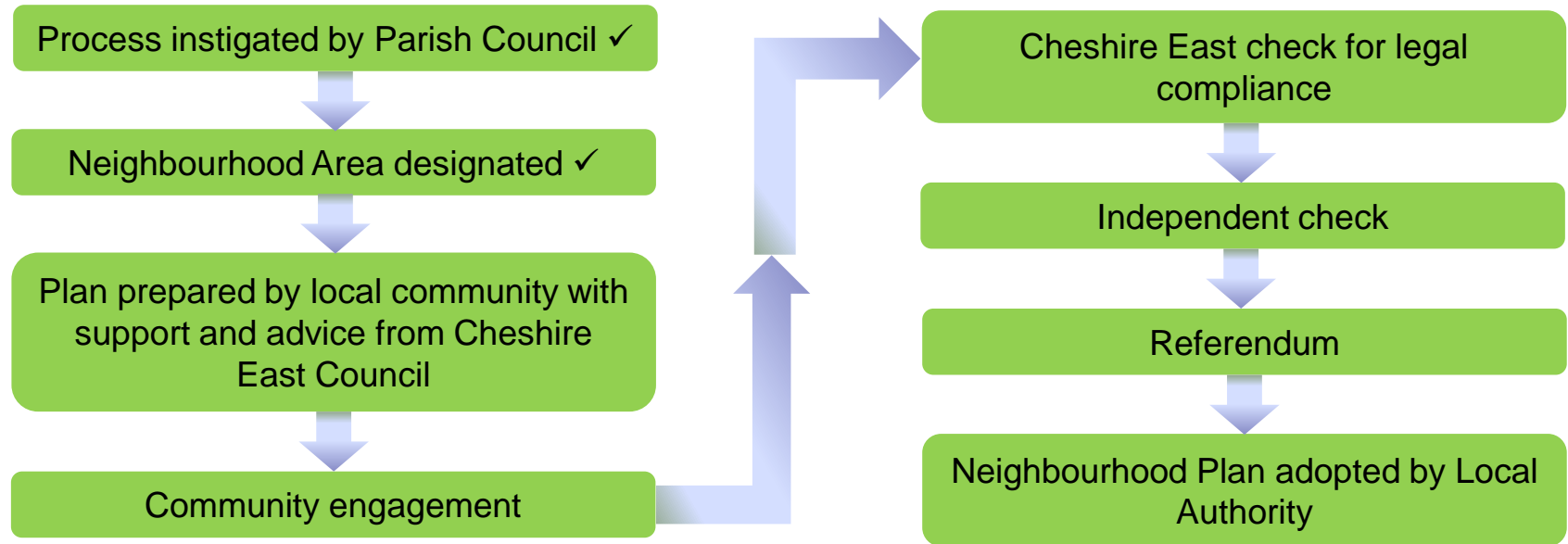
Possible policies

Environment	Economy
Neighbourhood design guide and place specific design policies	Protection and allocation of employment
Protection of local green space	Car parking
Protection of gardens	Development of workshops
Small scale renewable energy	Working from home
Enhancement of biodiversity	New retail

Basic Conditions of the Plan

- Have appropriate regard to national policy
 - NP's cannot be used to stop fracking, HS2 etc.
 - Cannot over-ride greenbelt policy
- Must contribute to sustainable development
- Must be in general conformity with the strategic policies of the Local Plan
- Must be compatible with EU obligations
 - E.g. protection of SSSI & conservation areas

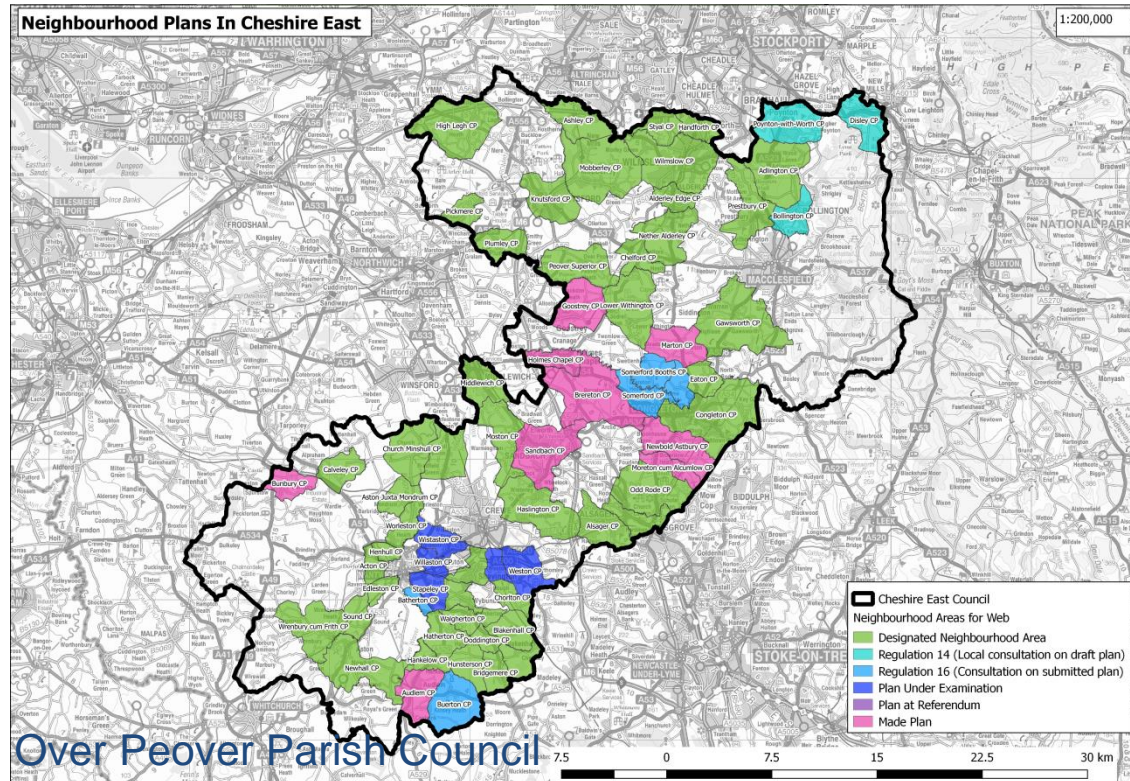
Neighbourhood Plan Process



How long will it take?

- We anticipate the process taking 12-18 months overall so should be ready when the SADPD comes into force
- Costs will be kept to a minimum but there are grants available for this purpose

Current status in Cheshire East



Next steps

- Establish learning from other parishes
- Establish contact with local groups
- Determine with residents, businesses, school and community groups what policies we may want to cover
- Seek out data from existing sources
- Seek views on policy topics via questionnaire

Questions?
