

# Appleton Parish Thorn Ward

## Neighbourhood Development Plan

### Reg. 16 Consultation Responses

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**From:** Tim Bettany-Simmons <Tim.Bettany-Simmons@canalrivertrust.org.uk>  
**Sent:** 12 July 2016 13:42  
**To:** LDF  
**Subject:** RE: Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

Dear Sarah Farrington

Thank you for consultation on the Appleton Parish Thorn Ward Neighbourhood Development Plan. Having reviewed the area to be covered by the document I can confirm that our waterways would not be effected by the document and as such the Canal and River Trust have no comment to make.

Kind regards

**Tim Bettany-Simmons BSc (HONS), MSc, MRTPI**

Area Planner North West & North Wales / Cynlluniwr Ardal Gogledd Orllewin a Gogledd Cymru

**M** 07342 057926

**E** [Tim.Bettany-Simmons@canalrivertrust.org.uk](mailto:Tim.Bettany-Simmons@canalrivertrust.org.uk)

Canal & River Trust / Glandwr Cymru,  
Red Bull Wharf, Congleton Road South, Church Lawton, Stoke-on-Trent, Staffordshire, ST7 3AP

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---

**From:** LDF [mailto:LDF@warrington.gov.uk]  
**Sent:** 20 June 2016 13:13  
**To:** LDF <LDF@warrington.gov.uk>  
**Subject:** Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

Good afternoon,

### **Appleton Parish Thorn Ward Neighbourhood Development Plan**

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The consultation documents can be viewed here:  
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Any representations made may include a request to be notified of Warrington Borough Councils decision on the proposed plan. Representations must provide a contact name and address. Any comments you make will not be confidential and will be made publicly available, however your address and contact details will not be shown online.

Regards

Sarah Farrington  
Planning Technician (Planning Policy)

Planning Policy & Programmes Team  
Economic Regeneration, Growth & Environment  
Warrington Borough Council  
Regeneration & Development  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Tel: 01925 442826  
Email: [sfarrington@warrington.gov.uk](mailto:sfarrington@warrington.gov.uk)  
Web: [www.warrington.gov.uk](http://www.warrington.gov.uk)

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Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB.

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**From:** Woodyatt, Councillor Sheila  
**Sent:** 20 June 2016 14:06  
**To:** LDF  
**Subject:** RE: Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

Thanks I have no comments to make.

SEW.

---

**From:** LDF  
**Sent:** 20 June 2016 13:13  
**To:** LDF  
**Subject:** Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

Good afternoon,

### **Appleton Parish Thorn Ward Neighbourhood Development Plan**

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Regards

Sarah Farrington  
Planning Technician (Planning Policy)

Planning Policy & Programmes Team  
Economic Regeneration, Growth & Environment  
Warrington Borough Council  
Regeneration & Development  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Tel: 01925 442826

Email: [sfarrington@warrington.gov.uk](mailto:sfarrington@warrington.gov.uk)

Web: [www.warrington.gov.uk](http://www.warrington.gov.uk)

---

**From:** Andy Muir <A.Muir@communityhealthpartnerships.co.uk>  
**Sent:** 01 August 2016 11:43  
**To:** LDF  
**Cc:** Bell, Michael  
**Subject:** Fwd: Appleton Thorn Neighbourhood Plan

**Importance:** High

Hi,

I'm contacting you on behalf of Warrington CCG. Can we add a sentence into the neighbourhood plan to reflect the health premises requirements for the area please.

If we could add the following that would be ideal;

The Warrington Strategic Estates Plan identifies an existing deficiency of Primary Care clinical provision in South Warrington. This will be greatly exacerbated by future planned residential developments. It is therefore essential that a new Primary Care Health Facility is provided within South Warrington to meet existing and future patient needs, in particular in the area around Appleton Cross. Warrington Clinical Commission Group (WCCG) and the Homes & Communities Agency (HCA) have identified this as a key requirement for the future Appleton Cross development. This site is located within the Appleton Thorn Neighbourhood Plan area. It is therefore requested that Policy AT-CF2 'Protection and enhancement of local community facilities' of the Neighbourhood Plan acknowledges the need for the provision of additional health facilities in South Warrington and identifies the potential for a new Primary Care facility to be provided as part of the Appleton Cross site.

Any queries or issues, please don't hesitate to contact me,

Kind regards

Andy  
**Andy Muir**  
*Strategic Estates Adviser*  
**Community Health Partnerships**

M: 07572 592974  
E: [a.muir@communityhealthpartnerships.co.uk](mailto:a.muir@communityhealthpartnerships.co.uk)  
Suite 2.01, Peter House, Oxford Street, Manchester, M1 5AN

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[www.communityhealthpartnerships.co.uk](http://www.communityhealthpartnerships.co.uk)



**Andy Muir**  
**Community Health Partnerships**

E: [A.Muir@communityhealthpartnerships.co.uk](mailto:A.Muir@communityhealthpartnerships.co.uk)

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**From:** Abdel Aziz, Muna  
**Sent:** 01 August 2016 14:00  
**To:** LDF  
**Subject:** Appleton Thorn Neighbourhood Development Plan

Thank you for the opportunity to respond to the consultation.

I am writing to request that the neighbourhood development plan consider necessary provision for a new health care facility.

I have been working with the CCG to consider the overall healthcare facilities in Warrington and to identify areas where future developments will outstrip the capacity of primary care services.

In line with the Appleton Thorn Neighbourhood Development Plan objectives for housing:

1. To ensure that new housing in the designated area is provided in developments that are in keeping with the size scale and function of the Ward.
2. To ensure that housing choices are available for all sectors of the community.

And the community facilities and infrastructure objectives:

9. To protect and enhance community facilities within the designated area.
10. To protect and enhance the quality of open spaces

We would wish to ensure that new and existing residents have access to sufficient primary health care services.

The need for this was acknowledged within the Strategic Estates Plan for Warrington as south Warrington will require additional 10.9 whole time equivalent GPs by 2030 and there is an estimated deficit of 13 clinical rooms for primary care.

This will require an additional health care facility in Appleton Cross alongside the new housing developments in the area.

Many thanks

All the best

Muna

Dr Muna I Abdel Aziz  
MBBS, MD, MPH, PhD, CCST, FFPH  
Acting Director of Public Health  
Families and Wellbeing  
Warrington Borough Council  
New Town House, WA1 2NH  
01925 443967

---

**From:** Correspondence <Correspondence@equalityhumanrights.com>  
**Sent:** 21 June 2016 15:23  
**To:** LDF  
**Subject:** EHRC-CU07256 Farrington: RE: Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

EHRC-CU07256 Farrington

Dear Sarah,

Thank you for your email dated 20th June 2016 to the Equality and Human Rights Commission (EHRC) about Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation for which I am writing to acknowledge receipt.

The Commission receives many notices and requests to comment on planning issues. We do not have the resources to respond to all, and it is not our practice to respond to consultations on local planning projects.

As you are no doubt aware, Local Planning Authorities and other public authorities, in the planning process, are subject to the Public Sector Equality Duty (PSED) and are usually better placed than the Commission is to understand the context of planning projects.

We would therefore, request that you do not send us further information on this project, unless there is a clear and specific equality and human rights concern you wish to raise (for example, impact on minority communities such as BME groups, or on accessibility for disabled people) where we may be able to add value or if you are uncertain about how the PSED may apply in the decision-making process. As the regulator for the PSED, we may be able to assist.

Yours sincerely

Kizito Mugara  
Correspondence Officer  
Equality and Human Rights Commission  
Arndale House  
The Arndale Centre  
Manchester  
M4 3AQ

---

**From:** LDF [mailto:LDF@warrington.gov.uk]

**Sent:** 20 June 2016 13:13

**To:** LDF

**Subject:** Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

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Regards

Sarah Farrington  
Planning Technician (Planning Policy)

Planning Policy & Programmes Team  
Economic Regeneration, Growth & Environment  
Warrington Borough Council  
Regeneration & Development  
New Town House  
Buttermarket Street  
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**From:** Clarke, Simon <Simon.Clarke@highwaysengland.co.uk>  
**Sent:** 21 July 2016 14:27  
**To:** LDF  
**Subject:** FW: Warrington Borough Council - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

Dear Sir/Madam

Thank you for consulting with Highways England on the draft Neighbourhood Plan for the Appleton Parish Thorn Ward. We have taken note of what is in the section therein on highways and traffic. Highways England gives support to the emphasis that is being made here in relation to the need for developer contributions, community infrastructure levy payments and highway improvement schemes to promote the safety of pedestrians and cycle users.

Simon Clarke, Assistant Asset Manager | Asset Development Team  
Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD  
**Tel:** +44 (0) 300 4705157 | **Mobile:** + 44 (0) 7909 925488  
**Web:** <http://www.highways.gov.uk>  
**GTN:** 0300 470 5157

---

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**Sent:** 20 June 2016 13:13  
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Regards

Sarah Farrington  
Planning Technician (Planning Policy)

Planning Policy & Programmes Team  
Economic Regeneration, Growth & Environment  
Warrington Borough Council  
Regeneration & Development  
New Town House  
Buttermarket Street  
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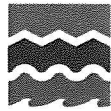


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Historic England

Sarah Farrington  
Planning Policy  
Economic Regeneration, Growth and Environment  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Our ref: PL00014555 & PL00026303  
Your ref: E-mail, 20<sup>th</sup> June 2016  
Telephone: 07500 121974

18<sup>th</sup> July 2016,



Dear Sarah,

Re: Pre Submission Draft, Appleton Parish Thorn Ward Neighbourhood Plan.

Thank you for your E-mail dated 20<sup>th</sup> June.

Further to our correspondence, having considered the proposals we do not consider there is a need for us to be involved in the development of the strategy for this area. We are pleased to note that the historic environment of Appleton has been acknowledged and its significance and role considered during the creation of this plan. We have no further comment to make prior to referendum and submission.

If you require clarification on any of the points raised in this letter please contact me.

Yours Sincerely

Darren Ratcliffe ~~RIBA~~  
Historic Places Adviser



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW  
Telephone 0161 242 1416 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

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Correspondence or information which you send us may therefore become publicly available.



---

**From:** Leigh, Angela (NE) <Angela.Leigh@naturalengland.org.uk>  
**Sent:** 11 July 2016 15:06  
**To:** LDF  
**Subject:** Appleton Parish Thorn Ward Draft Neighbourhood Development Plan - NE Response 188711  
**Attachments:** NE Feedback Form.pdf

Dear Sir or Madam,

Thank you for your consultation regarding the Appleton Parish Thorn Ward Neighbourhood Development Plan.

We have reviewed the submitted plan documents and have no further comments to make on the above mentioned neighbourhood development plan.

Should the proposals be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Regards,

Angela Leigh  
Adviser, Sustainable Development  
Cheshire Local Team  
Natural England  
Electra Way  
Crewe Business Park  
Crewe  
Cheshire  
CW1 6GJ  
Tel: 02080268317

[Consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

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**From:** TownPlanning LNW <TownPlanningLNW@networkrail.co.uk>  
**Sent:** 27 June 2016 14:04  
**To:** LDF  
**Subject:** Warrington - Appleton Parish Thorn Ward Neighbourhood Development Plan

FAO Planning Policy and Programmes  
Warrington - Appleton Parish Thorn Ward Neighbourhood Development Plan Consultation

Thank you for the opportunity to provide feedback to the proposed policy.

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Network Rail has no comments.

Regards

**Diane Clarke TechRTPI**  
Town Planning Technician LNW  
Network Rail  
Town Planning Team LNW  
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**Our Ref: 2013-093-017a**  
**Your Ref:**

Planning Policy and Programmes,  
Warrington Borough Council,  
Economic Regeneration,  
Growth and Environment,  
New Town House,  
Buttermarket Street,  
Warrington,  
WA1 2NH.

**BY EMAIL ONLY**

22<sup>nd</sup> July 2016

Dear Sir/Madam,

**Re: Appleton Parish Thorn Ward Neighbourhood Development Plan to 2027 – Regulation 16  
Consultation on Submitted Plan**

I'm writing to you on behalf of my client, Bloor Homes, as part of the Appleton Parish Thorn Ward Neighbourhood Plan Regulation 16 consultation which is currently underway. We have previously made representations to the Neighbourhood Area consultation carried out by Warrington Borough Council in March 2015 and the Regulation 14 consultation carried out by the Steering Group in April 2016.

Bloor Homes have a long standing interest in the site referred to as "Land at Stretton Road/Pepper Street". The submission version Neighbourhood Plan allocates the site for housing development under Policy AT-H3 which includes a set of criteria against which proposals will be judged. We have held a series of meetings with the Steering Group and Parish Council to discuss the site and the ways in which it can be brought forward to provide housing. In this respect, we have been actively involved in the formation of the Neighbourhood Plan to date and wish to continue this positive working relationship.

We welcome the amendments to the submission version of the plan with regard to my client's site, and in particular the deletion of the area of Protected Local Green Space which we felt was not appropriate and would not result in the optimal residential layout. This was outlined within our April 2016 representation, which also suggested the inclusion of a number of site specific development criteria to replace the Protected Local Green Space allocation. Our initial suggestions for such criteria were as follows:

- Any new development should include a publically accessible area for recreational use.
- The character and setting of the church and village hall will be respected within any future development.

- The setting of the bungalows at Chapel Lane will be acknowledged within the layout of any development proposals.
- Any residential scheme on this site should include a focus on smaller family housing and starter homes

These suggestions have now been included within Policy AT-H3, along with a number of other additional criteria which will assist in facilitating an appropriate layout and positive overall development. The amendments to Policy AT-H3 are therefore welcomed by Bloor Homes.

We also note that the submission version of the Neighbourhood Plan includes a new plan, Map 4a – Community Option, which is described as *'an indicative plan identifying a preferred location of the open space'*.

TPM Landscape have been instructed by Bloor Homes to assist in designing a layout for the site which is still in the preliminary stages of development. A representative from TPM attended a meeting with the Steering Group and is therefore aware of the aims and aspirations of the community for the site. With this in mind, TPM have reviewed the submission version of the Neighbourhood Plan and do have a number of concerns regarding the inclusion of Map 4a.

In the first instance, while the area defined as 'Public Open Space/Village Green' is logical in terms of its location and will provide a tangible community benefit, the area to the south defined as 'Green Space incorporating possible access to site' is not supported by any explanation of the proposed function of the space or reason for the proposed location. If an access is required within this area, the open space will be segregated into two small parcels, neither of which will be efficient or in our view contribute towards a good design. Even if an access is not ultimately required at this part of the site, the swathe of green space from Stretton Road is unlikely to serve any specific purpose in this location and may serve to detract from the function of the Village Green. Defining a prescribed area on a plan in this way may preclude the best design option in terms of responding to the village character and retaining a sense of openness to the village centre.

The areas on Map 4a labelled *'respect setting and views of historic core of village'* and *'respect setting of existing dwellings'* are simply unnecessary; criteria (e) and (k) of Policy AT-H3 clearly set out these principles which must be incorporated into any proposed residential development at the site irrespective of Map 4a.

We remain of the view that an appropriate residential development can be brought forward to meet the aims of the Neighbourhood Plan with the criteria based approach in isolation. Any planning application submitted by Bloor Homes will include detailed technical work defining any key site constraints, and a layout will be worked up to respond to any such constraints alongside the design principles outlined in Policy AT-H3. In this respect, the best design solution for the site may not necessarily mirror that which is indicated at Map 4a.

With this in mind, we would request that Map 4a is deleted from the Neighbourhood Plan. Policy AT-H3, with the inclusion of the additional 6 criteria, will ensure that an appropriate residential development comes forward which respects the objectives of the plan and local community, and hence Map 4a is unnecessary.

Please do not hesitate to contact me if any additional clarification or information is required.

Yours faithfully,

**Justine Entezari**  
**Senior Planning Consultant**  
For and on behalf of **NJL Consulting**





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For the Attention of: Planning Policy and Programmes

Warrington Borough Council

**[By Email: [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk) ]**

12 July 2016

Dear Planning Policy and Programmes

**Appleton Parish Thorn Ward Neighbourhood Development Plan**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

**Rachael A. Bust** *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*  
**Chief Planner / Principal Manager**  
**Planning and Local Authority Liaison**

---

**From:** Pemberton, Rebecca <Rebecca.Pemberton@uuplc.co.uk>  
**Sent:** 28 July 2016 16:18  
**To:** LDF  
**Subject:** Appleton Parish Thorn Ward Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

**Appleton Parish Thorn Ward Neighbourhood Development Plan**

Thank you for your email and links to the draft neighbourhood plan.

You may be aware that we work closely with Warrington Borough Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time.

It is important that United Utilities are kept aware of any additional growth proposed within your neighbourhood plan over and above the Council's allocations. We would encourage further consultation with us at an early stage should you look to allocate additional development sites in this area in the future.

If you wish to discuss this in further detail please feel free to contact me.

Best regards

Becke

**Rebecca Pemberton**  
Planning Analyst  
Developer Services and Planning  
Operational Services  
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EMGateway3.uuplc.co.uk made the following annotations

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**From:** Bell, Michael  
**Sent:** 01 August 2016 14:43  
**To:** LDF  
**Subject:** WBC Response to Appleton Thorn Neighbourhood Plan  
**Attachments:** WBC Response-Basic Conditions.docx

Michael Bell  
Planning Policy and Programmes Manager

Planning Policy and Programmes  
Economic Regeneration, Growth & Environment  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Tel: 01925 442795  
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## Appleton Parish Thorn Ward Neighbourhood Development Plan Warrington Borough Council Representation – 1<sup>st</sup> August 2016

This statement sets out Warrington Borough Council's views regarding the Appleton Thorn Ward Neighbourhood Development Plan, particularly whether it meets the basic conditions and legal requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).

In summary, it is the Council's view that the Neighbourhood Plan, overall, meets the Basic Conditions and other legal requirements.

A table setting out some suggested amendments is appended.

	<b>LPA Comments</b>
<b>Process and legal compliance</b>	<p>The Neighbourhood Plan sets out policies in relation to the development and use of land for the defined neighbourhood area, which accords with the definition of neighbourhood plans in Section 38A of the Town and Country Planning Act 1990.</p> <p>Appleton Parish Council has prepared the Plan and it is a qualifying body.</p> <p>The Appleton Parish Thorn Ward Neighbourhood Area was designated by Warrington Borough Council on 26<sup>th</sup> May 2015. The Neighbourhood Plan relates to the Appleton Parish Thorn Ward Neighbourhood Area and there are no other neighbourhood development plans for that area. This area is within the Appleton Parish boundary.</p> <p>The Neighbourhood Plan does not include policies on 'excluded' development.</p>
<b>Meeting the Basic Conditions</b>	<p><b>1. EU obligations</b></p> <p>The Neighbourhood Plan has been screened for Strategic Environmental Assessment (SEA) and for Habitats Regulations Assessment (HRA) by Appleton Parish. This confirmed that it was not necessary to undertake SEA.</p> <p>The Neighbourhood Plan has been screened by the Borough Council. This confirmed that there are no habitats that would trigger HRA.</p> <p>The Borough Council is satisfied that the Neighbourhood Plan does not breach, and is compatible with, EU Obligations and Convention rights (within the meaning of the Human Rights Act 1998).</p> <p>The Council is satisfied that the Plan meets this Basic Conditions.</p> <p><b>2. Sustainable development</b></p> <p>It is considered that the Plan promotes sustainable development . All the three strands of sustainable development are reflected in the Plan's vision, objectives and policies. These aspects of sustainability are picked up across the thematic chapters. The Plan has been</p>

	<p>positively prepared.</p> <p>It promotes housing growth and further local economic investment and jobs whilst seeking to ensure that the valued environmental qualities of the village and its rural setting are safeguarded, and enhanced where possible.</p> <p>The Plan is looking to improve environmental, social and economic well-being in a mutually supportive way. The Plan brings the Framework's expected approach towards sustainable development into effect at a local level. It is evident that sustainable development runs through the Neighbourhood Plan.</p> <p><b>3. Regard to national policies and advice contained in guidance issued by the Secretary of State</b></p> <p>The Framework states that neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. The Neighbourhood Plan clearly has support in the local community.</p> <p>The Plan supports development and this is seen as important to ensuring that the village remains vital and viable into the future. It marks a change from the very restrictive nature of historic planning policies, underlining that the Plan has been positively prepared. In line with national policy it also places great emphasis on safeguarding the quality of the local environment. As such it promotes managed growth enabling new development to come forward that makes a positive contribution to the village, socially, environmentally and economically.</p> <p><b>4. General conformity with the strategic policies contained in the Development Plan for the area</b></p> <p>This Basic Condition requires an assessment to be made of the Neighbourhood Plan against the Strategic Local Plan policies in the Adopted Warrington Local Plan Core Strategy 2014.</p> <p>The Parish Council and the Borough Council has worked together when possible at various stages when drafting the plan to minimise any conflict between the Neighbourhood Plan and the emerging Local Plan upon adoption.</p> <p>This has included jointly understanding the relationship between the Neighbourhood Plan and the adopted Local Plan within the wider context of national policy and guidance.</p> <p>Following the adoption of the Warrington Local Plan Core Strategy in 2014 and subsequent successful High Court Challenge in 2015 to abolish the housing target contained in the plan, the Neighbourhood Plan is consistent with the overall development strategy to promote and accommodate further housing and employment growth within the urban area of the borough.</p> <p>As set out below, the Council is having to undertake a review of the Local Plan Core Strategy and this may require a future review of the</p>
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	Appleton Thorn Neighbourhood Plan.
<b>Consultation</b>	<p>As required by Regulation 14, prior to submission, the Plan was published for consultation for a six week period between 22<sup>nd</sup> February and 4<sup>th</sup> April 2016.</p> <p>The Consultation Statement submitted is well written and logically set out. It illustrates the very considerable effort that has been made to ensure everyone had the opportunity to influence the Plan's development. It also closes the 'consultation loop', describing the comments received and how they have been taken into account in developing the Plan.</p> <p>Through the Consultation Statement and within the Plan itself it is clear that local views have shaped the content of the Plan. A range of techniques have been used to reach different sectors of the community.</p>
<b>Policy Content</b>	<p>As a general point, the Council feels that the document is easy to read and understand overall.</p> <p>The policies are preceded by an introduction, summarising the key evidence conformity with the Adopted Warrington Local Plan Core Strategy and the headline results of community feedback.</p> <p>This provides a clear justification for the policies that follow, assisting the reader to easily understand why a particular policy approach has been taken.</p>
<b>Housing Policies</b>	<p>The housing policies in Section 6.1 meet the Basic Conditions in the Council's view.</p> <p>The chapter contains a general policy on the scale and type of new housing which should be promoted in Appleton Thorn and two individual policies for specific development sites within the neighbourhood plan area; land at Appleton Cross and land at Stretton Road/Pepper Street.</p> <p>The Neighbourhood Plan acknowledges the position to support and promote new housing development in the borough following the High Court challenge to Warrington's Adopted Local Plan Core Strategy which resulted in the Local Plan housing target being quashed in February 2015.</p> <p>The Council has already published its Strategic Housing Market Assessment in 2016 (prepared jointly with Mid Mersey authorities Halton &amp; St Helens) and its Strategic Housing Land Availability Assessment (2016). Through undertaking this work it is becoming increasingly apparent that the Council is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF). This means that the Council will need to undertake a more fundamental review of the Plan than currently envisaged in the LDS with further work required to enable the Council the assess the options for and implications of meeting its housing need in full.</p>

	<p>It is likely that a more fundamental review of the plan is needed which may require a future review of the Appleton Thorn Neighbourhood Plan.</p> <p>A suggested amendment to paragraph 6.1.3 is included in the schedule below to reflect this situation.</p> <p>The preceding text to policies AT-H2 and AT-H3 make reference to affordable housing and Local Plan Policy SN2. Since the Local Plan was adopted, updates to the NPPG mean the Council is no longer able to secure affordable housing on sites of 10 or fewer homes. The Housing and Planning Act 2016 has also been published following the adoption of the Local Plan Core Strategy. The Act places a duty on the Council to promote the supply of Starter Homes in carrying out its relevant planning functions. Forthcoming regulations will require provision of a proportion of Starter Homes on all sites above a certain threshold.</p> <p>Consequently the Council has prepared a Draft Planning Obligations SPD which is currently subject to public consultation and elaborates on how Policy SN2 will be applied in practice, taking into account this new legislation and guidance.</p> <p>A suggested amendment to paragraph 6.1.9 is included in the schedule below to reflect this situation.</p> <p>Overall, the Neighbourhood Plans approach towards housing growth is fully justified in the Council's view. Appleton Thorn has adopted a reasonable position, bearing in mind that qualifying bodies are not expected to carry out a full, objective assessment of housing needs in the way that local planning authorities are in preparing their local plans. Qualifying bodies have to utilise available data and the evidence that supports Neighbourhood Plans should be proportionate recognising that they are simpler and quicker to prepare and, importantly, led by local communities without extensive planning expertise. Their preparation and examination is very different to a Local Plan process.</p>
<p><b>Design, Natural and Built Environment Policies</b></p>	<p>The Design, Built and Natural Environment policies in section 6.2 meet the Basic Conditions in the Council's view.</p> <p>The design policies are underpinned by a clear objective and reflect the Community's desire to enhance and complement the village character as well sustainable and well designed development.</p> <p>The three policies contained in the Neighbourhood Plan are consistent with policies QE6 and QE7 within the Local Plan.</p> <p>The design policies will ensure the effective management of development and mitigation where appropriate.</p>
<p><b>Traffic &amp; Highways Policies</b></p>	<p>Subject to the suggested amendments below, the traffic and parking policies in section 6.3 meet the Basic Conditions in the Council's view.</p> <p>Policy AT-TH1 includes a reference to Community Infrastructure Levy payments. CIL will now be introduced in parallel with the forthcoming review of the Local Plan. As this will delay the introduction of CIL, the</p>



	<p>Council has prepared a draft Planning Obligations SPD to set out how the Council will negotiate S106 planning obligations in the interim period. The reference to CIL within the policy should remain for when CIL is introduced in the future, however Section 106 contributions will continue to be collected and administered by the Council and not the Parish Council as would be the case with CIL.</p>
<b>Employment Policies</b>	<p>Subject to the minor amendment set out in the schedule below, the employment policies in section 6.4 meet the Basic Conditions in the Council's view. The policy is consistent with Local Plan policies PV1 &amp; SN6.</p>
<b>Community Facilities and Infrastructure Policies</b>	<p>Overall, the Community Facilities and Infrastructure policies in section 6.5 meet the Basic Conditions in the Council's view.</p> <p>The policies will help to ensure facilities are in place to meet the needs of the local community.</p> <p>The Council is however aware that the Housing and Communities Agency is looking to bring forward a local centre with a range of community facilities as part of the Appleton Cross development site. This local centre will need to be proportionate to the residential development proposed and catchment area it will serve, however it is understood that a health facility would be a key component of the scheme given the need for additional GP places in the area.</p> <p>Policy AT-CF3 includes a reference to Community Infrastructure Levy payments. CIL will now be introduced in parallel with the forthcoming review of the Local Plan. As this will delay the introduction of CIL, the Council has prepared a draft Planning Obligations SPD to set out how the Council will negotiate S106 planning obligations in the interim period. The reference to CIL within the policy should remain for when CIL is introduced in the future, however Section 106 contributions will continue to be collected and administered by the Council and not the Parish Council as would be the case with CIL.</p>

## APPLETON THORN WARD PARISH NEIGHBOURHOOD PLAN – SUGGESTED AMENDMENTS

Policy Reference	Comment
Para 6.1.3/6.1.4	<p>These paragraphs will need updating in light of the Council's decision to carry out a more fundamental review of the existing local plan rather than simply re-instate the housing target through a Primary Plan Alteration. The reasons for this are set out above in the housing policy section</p> <p>Suggested wording :</p> <p><i>Warrington Borough Council has updated and published its Strategic Housing Land Availability Assessment (SHLAA) to identify the land available for housing over the next 15 years and undertaken a Strategic Housing Market Assessment (SHMA) to establish the 'Objectively Assessed Need' for housing in Warrington.</i></p> <p><i>Through undertaking this work, the Council are not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF). This means that the Council will need to undertake a more fundamental review of the Plan than currently envisaged in the LDS with further work required to enable the Council the assess the options for and implications of meeting its housing need in full.</i></p>
Para 6.1.9	<p>Additional paragraph to be added following 6.1.9 to reflect recent changes to securing affordable housing on sites of 10 or fewer dwellings as explained in housing policies comment above.</p> <p><i>"Since the Local Plan was adopted, updates to the NPPG mean the Council is no longer able to secure affordable housing on sites of 10 or fewer homes. The Housing and Planning Act 2016 has also been published following the adoption of the Local Plan. The Act places a duty on the Council to promote the supply of Starter Homes in carrying out its relevant planning functions. Forthcoming regulations will require provision of a proportion of Starter Homes on all sites above a certain threshold.</i></p> <p><i>Consequently the Council has prepared a Draft Planning Obligations SPD which is currently subject to public consultation and elaborates on how Policy SN2 will be applied in practice, taking into account this new legislation and guidance.</i></p> <p><i>The threshold will now be 11 residential units with qualifying sites required to provide a minimum of 20% affordable housing on-site. In accordance with Policy SN2 this target increases to 30% on sites of 15 or more dwellings where they are greenfield sites or located outside of inner Warrington.</i></p> <p><i>Planning obligations relating to affordable housing will be sought for residential developments of 11 or more units.</i></p> <p><i>50% of the affordable housing should be for rented and 50% intermediate</i></p>

	<p><i>provision. Starter Homes will be considered as intermediate provision. The level, tenure and mix of affordable housing will be considered on a site by site basis subject to viability, other policy and planning obligation requirements, any vacant building credit and forthcoming regulations under the Housing and Planning Act 2016.</i></p> <p><i>In accordance with Local Plan Core Strategy Policy SN2, affordable housing should normally be provided on-site. Only where exceptional circumstances exist and where the Council is satisfied that it would deliver a better outcome, will off-site provision be accepted.</i></p> <p><i>Where exceptionally, housing cannot be provided on or off-site, a commuted sum will be required in lieu of provision to secure delivery of affordable housing on sites elsewhere in the borough.”</i></p>
Para 6.1.10	Additional Text criteria (n) “.....low cost market homes <u>including starter homes</u> ”.
Policy AT-H2	Remove words “ <del>only be considered acceptable</del> “ to ensure wording is positively prepared.
Policy AT-H2	Additional Text “.....for intermediate housing <u>including starter homes</u> ”.
Policy AT-H3	Remove words “ <del>only be considered acceptable</del> “ to ensure wording is positively prepared.
Policy AT-H3	Criteria (q) should read ‘Starter’ homes.
Policy AT-H3	Additional text criteria (s)“.....low cost market homes <u>including starter homes</u> ”
Policy AT-CF2	<p>The second sentence should re visited. Suggested amendment below:  “The proposed re-use of local community facilities will be prioritised <del>for only be permitted</del> for other health, education or community type uses”</p> <p>Suggest minor amendment to criteria ( c )  The community facility is accessible by walking and cycling and has <u>or provision can be made for appropriate car parking</u>”.</p> <p>The policy should acknowledge the possibility of a new local centre within the Appleton Cross site, including the provision of a new health facility which will be required to address the shortage of primary health care facilities in the area.</p>
Policy AT-TH1	<p>Criteria a and b are beyond planning powers. WBC as highway authority have policies on issues such as traffic calming and speed reduction measures which would take precedence. Criteria a and b to be deleted.</p> <p>It is considered that criteria (d) is too specific (roundabout vs a crossroads at Arley Road) without evidence or reasoning.</p>

Policy AT-E1	Policy title is in bold and inconsistent with formatting of other policies
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