

EATON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

JANUARY 2020

1. INTRODUCTION

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Eaton Neighbourhood Plan. 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 Eaton Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Eaton Neighbourhood Plan.

1.2 Eaton is a small rural village which lies in Cheshire East, inside, and at the southern edge of, the rural Ward of Gawsorth (formerly the Macclesfield Rural District). Eaton is some 2 miles north of Congleton town centre. The parish covers roughly 480 hectares, and according to the 2011 census, the population of the parish was 375, in 145 households. The designated Neighbourhood Plan area does not include a small part of the parish which is more closely aligned with Congleton. There are therefore approximately 103 households in 107 dwellings in the designated area, and a population of 231. The small number of residents has meant that consultation with members of the community has been a real possibility at a manageable scale, which has helped to allow the community to become aware of the Neighbourhood Plan, and to contribute to its development through various consultation events and questionnaires.

1.3 Additionally, the Parish Council has published information on the village <http://www.eatoncheshire.co.uk/index.php/neighbourhood-plan/> which has pages dedicated to the Neighbourhood Plan, where Neighbourhood Plan documents and background evidence have been published and available to view. Minutes from all meetings have been placed on the website, along with information about Neighbourhood Planning and the volunteers working on the Plan. Additionally, a dedicated email address plan.eaton@gmail.com was created so that members of the community could contact the team easily and directly.

2 BACKGROUND

2.1 The Eaton Neighbourhood Plan is a community plan and must derive its vision, objectives and policies from the community. From the outset the Parish Council was determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms, have played a major role in formulating the Neighbourhood Plan.

2.2 Throughout the process, the neighbourhood planning steering group has engaged in consultations with the community, using a variety of methods in order to gain as many views as possible.

2.3 It was considered essential to:

- Promote a high degree of awareness of the project;
- Form a steering group that contained both Parish Council members and volunteers from the local community;
- Encourage everyone to contribute to the development of the Neighbourhood Plan;
- Promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development.

2.4 Key to this programme was publicity to gain residents' engagement. This was gained via public meetings, newsletters, questionnaires, and electronic media via the Parish website. Consultation versions of the Neighbourhood Plan were available to view on the Parish website, along with other documents and reports. <http://www.eatoncheshire.co.uk/index.php/neighbourhood-plan/>

2.5 Every effort has been made to ensure that the vision, objectives and policies of the Eaton Neighbourhood Plan reflect the views of the majority of the local residents, whilst having regard to local and national policies.

2.6 The Neighbourhood Plan has been developed through regular consultation with the residents of Eaton. Cheshire East Council Planning department has also been consulted throughout the process and has provided invaluable information and advice.

3 THE EARLY STAGES

3.1 **Who was consulted and how were they consulted?** In order to gauge interest in developing a Neighbourhood Plan, provide information on the process, ask for volunteers, and determine the most suitable area for designation, a number of documents were sent out to each household in the Parish.

3.2 A flyer was designed in July 2016. This flyer explained that a Neighbourhood Plan was going to be developed, and asked for volunteers, and explained what issues may be covered. The flyer gave details for the website, and the dedicated email address. Members of the steering group attended the village garden party, where they had a stall, distributed flyers, and discussed issues with members of the community.

3.3 A two page newsletter detailing the rationale was delivered to each household in July 2016. This explained the purpose and the need for a Neighbourhood Plan, provided information about Neighbourhood Planning, explained how people could get involved, and clarified the next steps in the preparation of the Neighbourhood Plan.

3.4 A short and simple questionnaire was also delivered to each household in the Parish, with a pre-paid envelope for returns. The questionnaire made residents aware that their property fell within the parish boundary of Eaton and as such would be considered within this plan. The questionnaire asked residents to feedback if they felt that their needs may be better met by being part of another plan. The questionnaire again provided information as to how residents could get involved.

EATON PARISH NEIGHBOURHOOD PLAN

*...defining the future
of your village*

It's **your** village, have **your** say on key issues like:

- › Housing Developments
- › Road safety
- › Recreational Facilities
- › Utilities
- › Transport links
- › The Quarry
- › Broadband
- › Greenbelt status

A neighbourhood Plan is being developed in Eaton Parish and we need everyone to help contribute and support it.

All the latest information is on the website eatoncheshire.co.uk or you can email us at plan.eaton@gmail.com to get involved.



3.5 What issues and concerns were raised? The response from residents highlighted that there was much support for preparing a Neighbourhood Plan, and that people would be interested in being kept informed of its development. At the garden party, residents put forward suggestions and comments relating to the proposed Plan and the future of the village. These included:

What do you like about the Parish? – the main responses were: village life, the community, the pub, the nearness to road networks, the church, the quietness, and the people.

Do you have any concerns about the Parish? – the main responses were: potential housing development, ring road, and the diminishing green belt.

Is there anything you would like to be added to help improve the local Parish? – the main responses were: speed limits, broadband improvement, telephone signal.

3.6 How have the issues and concerns been considered? The steering group considered that there was plenty of support to fully begin preparing a Neighbourhood Plan for Eaton, and indeed happily a further volunteer came on board. The responses given to the group gave ideas for the main issues to include in the Neighbourhood Plan, and the group felt that there was enough support to prepare an application to Cheshire East Council to designate the Neighbourhood Plan area, and so begin the Neighbourhood Plan process.

4 THE NEIGHBOURHOOD PLAN AREA DESIGNATION

4.1 **Who was consulted and how were they consulted?** The Consultation on the Neighbourhood Plan Area ran from 2nd September 2016 – 26th October 2016. The proposed area was consulted upon for an eight week period, and was available to view on Cheshire East Council's website.

4.2 Cheshire East sent an email to a list of statutory consultees and other interested groups and parties to inform them of the proposed designation and where it could be viewed. Information was also provided on the dedicated Neighbourhood Planning web pages on Cheshire East Council's website. Comments could be made online, by email or by post.

4.3 **What issues and concerns were raised?** 4 comments were received, 3 of which were general comments only. The fourth was from Eaton Parish Council. Originally, the extent of the neighbourhood area was proposed to reflect the extent of the Parish boundary for Eaton. During consultation the Parish Council reconsidered the boundary and proposed a reduced area of land, excluding areas more functionally related to Congleton.

4.4 **How have the issues and concerns been considered?** Cheshire East considered that the proposed amendments were acceptable, as the redrawn boundary followed the existing political and administrative boundary for the Parish of Eaton, except to the south and west where the Parish Council proposed to exclude land more closely related to Congleton, along the physical boundary of the River Dane and the site boundary of a strategic site allocated in the Cheshire East Local Plan Strategy.

4.5 The amended proposed area was therefore considered appropriate and desirable for the purposes of preparing a neighbourhood plan. The Neighbourhood Plan area was officially designated by Cheshire East Council on 28th October 2016. The Cheshire East designation report can be viewed at <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/eaton-neighbourhood-area-report.pdf>

5. RESIDENTS' QUESTIONNAIRE

5.1 **Who was consulted and how were they consulted?** A very thorough questionnaire with over 70 questions was delivered by the steering group to every household in the designated area in November 2016 to be completed during December. A covering letter explaining the purpose of the questionnaire was also delivered. (The questionnaire results and analysis can be viewed at <http://www.eatoncheshire.co.uk/index.php/neighbourhood-plan/>) The completed questionnaires were entered into a prize drawer to receive some vouchers, in an attempt to gain as many responses as possible.

5.2 The delivery of the questionnaires was split between the Neighbourhood Plan team, who hand delivered them, and tried to speak to as many householders as possible in order to explain the purpose of the questionnaire and provide information on the Neighbourhood Plan, as well as being able to answer any questions. The questionnaires were then picked up from residents by each volunteer.

5.3 It was explained that priorities were being sought in order to understand what issues were important to the community and should be covered in the Neighbourhood Plan. The questionnaire was split into 11 sections, covering likes and dislikes; planning and development; environment; safety and security; leisure activities in Eaton; economic development and enterprise; external services; transport; roads and highways; any other comments; and finally demographics.

Residents' Questionnaire for Eaton Neighbourhood Plan 2017 - 2030

If possible, we would like a separate questionnaire to be completed by everyone aged 18 or over who lives in the Eaton parish, as each of you will later be asked by Cheshire East Council to vote for or against the Eaton Neighbourhood Plan which will be based on the answers to these questionnaires.

If you have no opinion on any question below, just leave it blank.

A) Introduction

A1. What do you like about Eaton?

(You may tick several items below)

	High Importance	Medium Importance	Low Importance	No Importance
Peace & quiet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Relatively secure & crime free	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green spaces around village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpaths & rights of way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nearness to the Pennines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hedgerows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The residents I know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Plough Inn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Waggon & Horses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaton's history	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good main road connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other - please list below, with importance

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A2. What do you dislike about Eaton?

Please list below, with importance:

	High Importance	Medium Importance	Low Importance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5.4 **What issues and concerns were raised?** 206 questionnaires were delivered to each resident in the designated area, rather than simply just one to each household, and 150 responses were received, an excellent response rate of 72.5%. The results showed what the main priorities and areas of concern to the residents were.

5.5 When asked what residents like about Eaton, overwhelmingly the answer was the rural character of the village, its safety and peace and quiet and community spirit. When asked what they didn't like about Eaton, the largest response was speeding, the busyness and pollution of the A536. Residents were also concerned about there being no village shop, poor broadband and the quarry.

5.6 The majority of residents favoured little or no new development, wishing to retain the rural character of Eaton, and were concerned about retaining a green gap between the village and the new strategic housing sites to the north of Congleton.

5.7 The most popular requested additional leisure facilities were more rural footpaths, with a large number of residents using the village footpaths on a daily basis. The Millennium Park was seen as being popular with younger families in the village.

5.8 When considering the after use of the quarry, the majority of residents wished to see public walkways constructed around the lakes, and/or the lakes to be used for quiet recreational activities like fishing or sailing.

5.9 Over 30% of residents responded that there were factors that prevented them from being able to work from home, including poor broadband speed and a poor mobile signal.

5.10 **How have the issues and concerns been considered?** The results highlighted the issues which were important for local people to see included in the Neighbourhood Plan, formed the basis of the Neighbourhood Plan's vision, objectives and policies, and helped to determine what evidence needed to be gathered to inform the policies.

5.11 Policies were specifically drawn up to cover the after use of the quarry, local green spaces, footpaths and access to the countryside, a local green gap, and communications infrastructure.

5.12 Additionally, the recommendations led to the decision by the steering group to commission further reports to help provide background evidence and justification for the Neighbourhood Plan policies, on topics which had been seen as important by the community. As such, a Landscape and Character Assessment Design for Eaton was commissioned, and a housing advice note was prepared by Cheshire East Council. The reports can be viewed at <http://www.eatoncheshire.co.uk/index.php/neighbourhood-plan/>

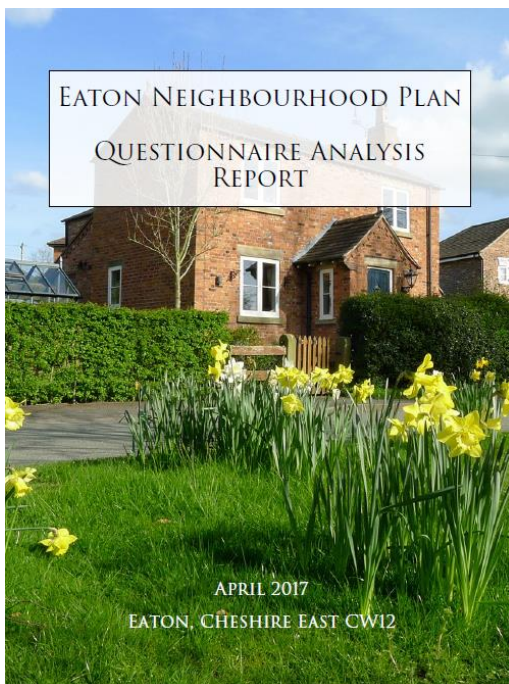
6. VILLAGE MEETING AND PRESENTATION – APRIL 2017

6.1 **Who was consulted and how were they consulted?** A comprehensive analysis of the results was undertaken and documented, and the results of the questionnaire were fed back to the community on the website, and also through a well-attended open meeting and presentation held in the village pub, the Plough, in April 2016. The meeting was advertised through a flyer which was hand delivered to every household on 10th April. This gave the opportunity for residents to hear the results of the questionnaire, the suggested recommendations for future work, the context of the Neighbourhood Plan within the policy framework, and the proposed policy themes and ideas. It also enabled the community to ask questions as to the content and process of preparing the Neighbourhood Plan, along with raising any other issues that they had. The presentation and the analysis report can be viewed at <http://www.eatoncheshire.co.uk/index.php/neighbourhood-plan/neighbourhood-plan-progress-reports/>



6.2 What issues and concerns were raised? A good turnout of over 40 people attended the meeting. A number of further concerns and issues were raised. These included where should houses be built within the Plan boundary if development has to happen? What is the timescale for using specialists for any research work for the Plan? Is the Neighbourhood Plan set in stone once published, can it be reviewed if circumstances arise or change? Are there any plans to review the level of air pollution within the village? How can the residents help with the Neighbourhood Plan? How can communication be improved with the residents of the village?

6.3 How have the issues and concerns been considered? The comments received were used to draft the policies further. It was recognised that residents were concerned about traffic and also community facilities for example, and therefore a sustainable transport policy and a community facilities policy were drafted. The specific questions raised were considered by the parish council and answered or passed on to the Parish Council, and the results placed on the website.

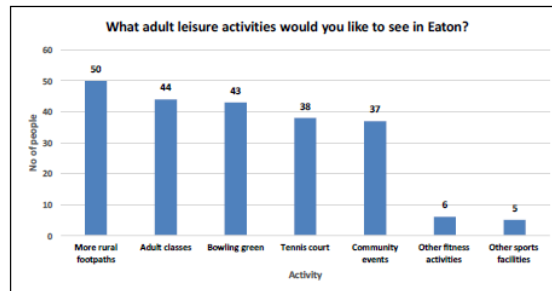


SECTION E: Leisure activities in Eaton

Section E asks the residents to name any additional facilities to be considered within the village and asks for their views on the current facilities.

E1. What adult leisure activities would you like to see in Eaton?

The most popular requested additional leisure facilities were more rural footpaths, adult classes and a bowling green. A tennis court and more community events were also popular requests.



Popular comments:	
Football ground	Historical Society
Running track	Secure dog-exercising area
More bridal paths	Gym/studios for Zumba, dance, etc.
Outdoor gym	Multi-exercise equipment in park
BBQ	Space for small rugby/football pitch
There are excellent facilities in Congleton and Macc, and frequent community events in Eaton	

7. REGULATION 14 CONSULTATION

7.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan Steering Group completed a six week pre-submission consultation on the draft Eaton Neighbourhood Plan between 28th September 2019 and 11th November 2019. Within this period the following was undertaken -

- Consultation with statutory consultation bodies
- Notification as to where the pre-submission Eaton Neighbourhood Plan could be inspected
- Information on how to make representations, and the date by which these should be received
- A copy of the pre-submission Eaton Neighbourhood Plan was sent to the Cheshire East Spatial Planning department

7.2 Cheshire East Council supplied approximately 100 e-mail addresses of interested parties which were all sent the Regulation 14 information letter and links to the Neighbourhood Plan website where they could view the Neighbourhood Plan and accompanying documents. This was supplemented with contacts for local organisations and individuals which it was considered might have opinions on the Plan. All households in the Parish were notified of the consultation process and a further meeting and presentation, via a hand delivered flyer. A copy of the Plan was available for viewing at The Plough Inn, at the Wagon and Horses, and at Congleton Library, as well as at the public meeting and presentation held on 10th October 2019 at Eaton Community Hall at 7pm. An online version could be viewed on the village website at <http://www.eatoncheshire.co.uk>

7.3 Comments on the Plan could be submitted from downloading response forms from the website, or from collecting forms at the venues mentioned above. Response forms and letters could be sent by post to the Parish Clerk, by email to the clerk, or by hand at the drop in events.

7.4 The meeting and presentation which was held at the village hall also enabled people to attend, ask questions, view the draft Neighbourhood Plan and background documents, and give their comments.

7.5 At the public meeting on 10th October members of the Neighbourhood Plan steering group were in attendance to explain the Neighbourhood Plan and answer questions, and give residents the chance to make comments on the draft plan. The presentation covered - The Eaton Plan so far; Summary of the Draft Plan; What Happens Next? And any questions. The presentation can be viewed at <http://www.eatoncheshire.co.uk> Residents listened to the presentation, read through the plan and discussed various aspects with the Steering Group. Residents were encouraged to respond to the regulation 14 consultation, and it was explained to them the process for doing this, along with the next steps for the plan, following Regulation 14.



7.6 Along with local residents, the following people and groups were consulted as part of the Regulation 14 consultation:-

Halton Council	Neighbourhood Planning – Cheshire East Council
Lancashire County Council	Greater Manchester Councils
Manchester City Council	Cheshire West and Chester Council
Newcastle - Staffs Council	Derbyshire Dales Council
Shropshire Council	Derbyshire County Council
Staffordshire Moorlands Council	Peak District National Park
Stockport Council	Chapel and Hill Chorlton Parish Council
Stoke Council	Audley Parish Council
Trafford Council	Keele Parish Council
Transport for Greater Manchester	Kisgrove Town Council
Natural Resources Wales	Loggerheads parish Council
South Derbyshire Council	Madeley Parish Council
Warrington Council	Biddulph Parish Council
Malpas Parish Council	Whaley Bridge Parish Council
Tarporley parish Council	New Mills Town Council
Beeston parish Council	Woodford Parish Council
Tiverton Parish Council	High Peak Council
Natural England	Lymm Parish Council
The Environment Agency	Appleton Parish Council
Historic England	Grappenhall and Thellwall Parish Council
English Heritage	Stretton Parish Council
Network Rail	The Coal Authority
The Highways Agency	The Homes and Communities Agency
The Marine Management Organisation	United Utilities
National Trust	Welsh Water
Highways England	Cheshire and Warrington Local Enterprise Partnership
Amec	Stoke/Staffordshire Local Enterprise Partnership
National Grid	Cheshire and Warrington Growth Hub
O2	East Cheshire Chamber of Commerce and Industry
Scottish Power	North Cheshire Chamber of Commerce and Industry
Electricity North West	South Cheshire Chamber of Commerce and Industry
NHS – Lancashire and Greater Manchester	West Cheshire Chamber of Commerce and Industry
NHS- Eastern Cheshire	Tarmac
NHS – Cheshire and Merseyside	Plough Inn
Antrobus Estate	Marton Parish Council
Mr P Smith	Hulme Walfield and Somerford Booths Parish Council
Adrian and Angela	PGA Associates.
Shufflebotham	
Mrs S Dutton	
Eaton Cottage	
Wagon and Horses	
Christ Church	
North Rode Parish Council	
Congleton Town Council	
Escape	
Cheshire Community Action	

7.7 **What issues and concerns were raised?** A total of 62 comments were received at the Regulation 14 stage, from 48 consultees. These were from 41 residents, 4 statutory bodies, 1 developer, Tarmac, and Cheshire East Council. The issues raised included comments about wording to strengthen and give clarity to policies and ensure conformity, the desire to allocate housing sites, comments regarding the local green gap, comments on design, and comments on traffic.

7.8 **How have the issues and concerns been considered?** The issues and concerns have been given full consideration, and changes have been made to the Neighbourhood Plan accordingly, in preparation for formal submission. Various wording in the text and policies have been amended, as per suggestions, to add clarity to the Neighbourhood Plan. Changes were made to policies BNE1 – New Housing; BNE2 – Local Green Gap; BNE3 – Local Character and Design; BNE5 – Important Views and Vistas; and LE2 – Extractive industries After Use. Additionally, a new map detailing Tree Preservation Orders was included, and an improved spatial policy map was included. A total of 16 changes were made to the draft plan following Regulation 14.

7.9 A summary of the representations made, along with the Steering Groups response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 1.

8. CONCLUSION

8.1 The publicity, engagement and consultation completed throughout the production of the Eaton Neighbourhood Plan has been open and transparent, with opportunities provided for both statutory consultees and those that live and work within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns for consideration.

8.2 All statutory requirements have been met and consultation, engagement and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

APPENDIX 1: REPRESENTATIONS FROM REGULATION 14 PRE-SUBMISSION CONSULTATION

Ref	Consultee	Comment	Neighbourhood Plan Steering Group response
1	Cheshire East Council	The vision and objectives of the plan are clear and provide a natural link between the overall objectives of the plan and the policies chosen. Including the objectives ahead of the policies is helpful to demonstrate that link. Bullet point 1 of the objectives is unnecessarily restrictive and does not recognise that the strategic approach in the borough is that the housing requirement should be considered as a minimum but is not a target as such. The housing numbers continued in the HNAR cannot constitute a target for the parish to achieve or a definitive figure that should not be exceeded. Rather the role of the HNAR is to form part of the evidence base informing a policy approach which could include the allocation of development sites. Where a local need for development is identified within evidence such as a HNAR, one option within the plan making process is to further investigate the feasibility of allocating development sites to fulfil this need. Whilst this is not a requirement of any neighbourhood plan, the role of the HNAR is to help inform an approach on such matters.	Agree – bullet point 1 will be amended to read ‘To accept small scale housing development on appropriate infill sites and through conversions’. Amend the objective in para 5.1 to reflect the change.
2	Cheshire East Council	It should be noted that the Borough Council has recently consulted on its publication version of the Site Allocations and Development Policies Document (part two of the local plan) which does cover some similar detailed issues addressed by the Eaton Neighbourhood Plan. The full SADPD document can be accessed here and to ensure policies are not unnecessarily duplicated, it is advised to review the approach in the Council’s plan ahead of the final submission of the neighbourhood plan.	The Neighbourhood Plan policies have been checked for duplication. No further amends to the plan required.
3	Cheshire East Council	Policy BNE1 – New Housing The SADPD is not yet adopted, and remains to be subject to examination by the Secretary of State. The neighbourhood plan need not defer it’s policy status to the SADPD and to ensure neighbourhood plan policy is fully enforceable, regardless of the status of the SADPD an alteration is	Agree. Amend Policy BNE1 paragraph 1 as suggested. Add the following to the start of paragraph 5.6 to read ‘The Cheshire East Council Settlement and Infill Boundaries review 2019 recommended that the SADPD

		<p>recommended to replace the first paragraph of the policy with the following and cite the CEC 'Settlement and Infill Boundaries Review (2019)' in the supporting text.</p> <p>The Infill Boundary for Eaton is defined at figure 5.12. Within this boundary limited infilling will be supported. Limited infilling is defined as the development of a relatively small gap between existing buildings. Limited infilling will only be permitted where it is:</p> <ol style="list-style-type: none"> 1. In keeping with the scale, character and appearance of its surroundings and the local area; 2. Does not give rise to unacceptable impacts; and 3. Does not involve the loss of undeveloped land that makes a positive contribution to the character of the area. 	<p>identified certain villages as villages where limited infill development may be appropriate. It was recognised that the settlement of Eaton, although relatively small, is a clear cluster of development with a critical mass and a coherent spatial form. As such, the draft.....'</p>
3b	Cheshire East Council	<p>Policy BNE1 – New Housing</p> <p>The settlement boundary / infill issue is arising in quite a few appeals and decisions at the moment. Defining the boundary of a village is very useful to understand where infill policies definitely do apply but it's proving difficult to rely on defined settlement boundaries in infill cases where sites adjoin the edge of a village and within the open countryside, usually where backland development is concerned or where a village edge disperses into more ribbon-style, linear development along a highway and there's a debate to be had over what the village boundary is on the ground (functionally and visually) vs how it is defined on a map. Therefore I suggest it would be useful to introduce something in regard to backland development. The following addition to Policy BNE1 is suggested –</p> <p>Beyond the Eaton infill boundary, but adjoining the settlement, infill development will only be supported where it can be clearly demonstrated that the site is functionally and visually part of the village and that the above criteria can be met. Where applicable, Backland and Tandem developments will only be supported where they:</p> <ol style="list-style-type: none"> 1. demonstrate a satisfactory means of access to an existing public highway that has 	<p>Agree – amend policy BNE1 as suggested.</p>

		<p>an appropriate relationship with existing residential properties;</p> <p>2. do not have unacceptable consequences for the amenity of the residents of existing or proposed properties;</p> <p>3. are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and</p> <p>4. are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.</p>	
4	Cheshire East Council	<p>Policy BNE1 – New Housing</p> <p>Reference to ‘openness’ is normally a test associated with the green belt and would be unnecessarily restrictive within the open countryside. It is recommended that the following words are used as a replacement:</p> <p>‘...and not have a significantly adverse impact on characteristic features of the landscape.’</p>	Agree – amend policy BNE1 as suggested.
5	Cheshire East Council	<p>Policy BNE2 – Local Green Gaps</p> <p>The policy could be expanded to add further clarity on how development should be treated within the defined green gaps. Drawing on draft text in the publication version of the SADPD, the following is recommended:</p> <p>Within the Green Gap identified at Figure D, PG ‘Open Countryside’ will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:</p> <ol style="list-style-type: none"> 1. Result in the erosion of a physical gap between Eaton and Congleton 2. Adversely affect the visual character of the landscape; or 3. Significantly affect the undeveloped character of the local green gap, or lead to coalescence between or Eaton and Congleton <p>In addition the policy could include any exceptions to the policy identifying the</p>	<p>Agree. Amend Policy BNE2 – Local Green Gaps to read ‘In order to maintain the established character and identity of Eaton, and to prevent coalescence with Congleton, a local green gap has been identified (Figure D). Within the Green Gap identified at Figure D, Policy PG6 ‘Open Countryside’ of the Cheshire East Local Plan will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:</p> <ol style="list-style-type: none"> 1. Result in the erosion of a physical gap between Eaton and Congleton 2. Adversely affect the visual character of the landscape; or 3. Significantly affect the undeveloped character of the local green gap, or lead to coalescence between or Eaton and Congleton

		circumstances under which new development could be supported.	
6	Cheshire East Council	<p>Policy BNE3 – Local Character and Design - To improve the clarity of the policy and aid its application in development management considerations a number of alternative form of word are recommended:</p> <p>b) Boundary treatments in new development should be formed of soft landscaping including trees and hedges</p> <p>c) New development should ensure a positive transition between the countryside and built form</p> <p>h) there may be instances where three storey development is not harmful, for example if a building is set within a hillside – the following is recommended: ‘Development should not normally be higher than two storeys’</p> <p>j) It is not explicitly clear why the green wedges identified should justify a more restrictive planning designation than that of open countryside. If they perform a function related to the character of the village, then policy should be revised to reflect this. The following is recommended: The Green Wedges contribute to the rural character of the village. Within the Green Wedges, policy PG6 Open Countryside applies and only development that does not harm the character of the village will be supported.</p>	<p>Agree – amend policy BNE3 b) c) and j) as suggested.</p> <p>ENP team did not agree with this suggestion (h) and at this stage will not amend the Plan accordingly</p>
7	Cheshire East Council	<p>Figure E - The term settlement boundary has a specific meaning within the development plan. Development within a settlement boundary is permitted and not subject to the same restriction as in locations with an infill boundary. If the boundary is renamed to become ‘infill’ boundary, it is recommended that this boundary reflects the infill boundary referenced in BNE1. Alternatively the boundary could be renamed to clarify that it has no planning status but rather, is descriptive only (village edge for example).</p>	<p>Agree - an amended infill boundary map and spatial policy map have been included in the Plan’</p>
8	Cheshire East Council	<p>Policy BNE5 – Important Views and Vistas The national planning policy framework makes no allowance to protect ‘views’ or ‘vistas’ however the policy is based in a recognition that the local landscape is of special significance. The terms ‘views’ and ‘vista’s are too imprecise to meaningfully</p>	<p>Agree. Amend Policy BNE5 to read ‘New development should respond positively to opportunities to connect to the wider landscape by incorporating layout and design that:</p>

		<p>apply in development management and therefore the first two sentences of the policy are recommended to be deleted and replaced with the following:</p> <p>New development should respond positively to opportunities to connect to the wider landscape by incorporating layout and design that:</p>	<ul style="list-style-type: none"> • Reinforce and/or maintain relevant key views identified on Figure 5.38 Figure E • Retain and frame views of the wider countryside, landscape features and distant landforms <p>In particular, the visual prominence of Christ Church Tower, and views across the Dane Valley to Mow cop, Bosley Cloud and Bosley Min should not be compromised by any new development.</p>
9	Cheshire East Council	<p>Figure I - For simplicity, the features that hold policy status and held within the various figures within the plan should be consolidated into a single policies map. The Council can assist with this exercise.</p>	<p>Thank you. A new single policy map would be welcomed and will be included in the Neighbourhood Plan.</p>
S10	United Utilities	<p>Policy BNE3 – Local Character and Design We recommend the following is added as a separate point to policy BNE3 – Local Character and Design: Any new development should take the following into account, where appropriate: k) Development should, where appropriate, incorporate SUDS which avoids all non-permeable surfaces, or delivers a water management system which minimises surface water run-off and ensure that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy. We suggest the following text is added as part of the justification for policy BNE3, point k: Surface water should be discharged in the following order of priority: 1. An adequate soakaway or some other form of infiltration system. 2. An attenuated discharge to surface water body. 3. An attenuated discharge to public surface water sewer, highway drain or another drainage system. 4. An attenuated discharge to public combined sewer.</p>	<p>Agree – add new k) as suggested to Policy BNE3.</p> <p>Add the suggested text as a new Appendix 3 – Surface Water Hierarchy</p>

		Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.	
11	Homes England	I would like to thank you for the opportunity to comment on the Eaton Neighbourhood Plan (Pre-Submission Version). Homes England does not have any land holdings affected by the consultation and therefore we do not propose to make any representations at this point.	Noted. No further amends to the plan required.
12	The Coal Authority	Thank you for consulting The Coal Authority. Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted. No further amends to the plan required.
13	National Grid	No specific comments to make.	Noted. No further amends to the plan required.
14	Heatons – on behalf of Tarmac	<p>Draft Policy BNE1 – New Housing – Plus site submission</p> <p>Tarmac is keen to promote a 1 hectare parcel of land situated on the eastern periphery of its landholding to the south of Eaton village and immediately adjacent west to the A536 (Macclesfield Road). It is anticipated that the site could provide up to 15 new dwellings as a low density, small scale expansion to the village.</p> <p>Once made, the Neighbourhood Plan will sit alongside the adopted Local Plan Strategy (LPS, 2017) as part of the Local Development Plan for Cheshire East. The emerging Site Allocations Development Plan Document (SADPD) indicates that from the Other Settlements and Rural Villages (OSRV), which includes Eaton, there is now no requirement for any more new houses before the end of the plan period 2030. As such, the SADPD proposes not to allocate new housing development sites in OSRV's whereby sustainable development should be confined to proportionate development at a scale commensurate with the function and character of the settlement in the interests of sustainable development and the maintenance of local services, growth and investment. The Pre-Submission Draft Neighbourhood Plan is proposed to adopt the same approach in Draft Policy BNE1 New Housing which limits new housing to infill development within the Eaton village</p>	<p>Disagree. The draft Cheshire East Local Plan SADPD has designated Eaton as an 'infill village'. The Neighbourhood Plan fully aligns with Cheshire East's strategic policy direction. Limited infilling is supported within the village infill boundaries and defined as the development of a relatively small gap between existing buildings. The Neighbourhood Plan makes it clear that housing infill development will be supported within the Eaton village infill boundary. The parish is designated as 'open countryside', and outside of the Eaton infill boundary, new housing will be permitted that accords with Policy PG6 (Open Countryside) of the Cheshire East Local Plan. The approach of the Neighbourhood Plan is in conformity with the Local Plan.</p> <p>No strategic need has been identified in the Cheshire East Local Plan Strategy to deliver housing in Eaton beyond any local need. It is not considered necessary to allocate any housing sites in the open countryside. No further amends to the plan required.</p>

		<p>boundary. Heatons have previously submitted representations to the Cheshire East Pre Submission Local Plan to support the general aims of SADPD Policy PG10 which provides an opportunity to allocate sites for development within Neighbourhood Plans and in turn revise settlement boundaries and/or infill boundaries. The Housing Needs Advice Report (October 2018) is the underlying study to support and evidence the wording of draft Policy BNE1. The report makes key recommendations which includes:</p> <ul style="list-style-type: none">• Smaller, more affordable, market housing to provide more housing opportunities for younger residents including first time buyers as well as some downsizing opportunities for residents in larger properties.• The identification of opportunities to deliver development which will address key trends emerging in the local population – these may be related to housing development locally or to being better connected to nearby settlements and the services there. <p>Paragraph 68 of the NPPF continues to explain that small and medium sized sites can make an important contribution to meeting the housing required of an area. Furthermore, the NPPF encourages neighbourhood planning groups to also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.</p> <p>Cheshire East Council have acknowledged that the 23 settlements within the top three tiers of the settlement hierarchy each have an individual housing and employment land figures that are neither targets nor ceilings and this approach should apply to lower tier settlements (i.e. OSRA tier) regardless of the remaining residual housing requirement.</p> <p>Policy BNE1 in its current form is restrictive and should at least be re-worded to allow for the inclusion of ‘sensitive development’, outside, yet well related to, the existing defined settlement boundary. Based upon the growth of the village to date, it is considered that there should be an emphasis for new residential development to be placed to the southern boundary of Eaton, so long as it is appropriate to the scale</p>	
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		<p>of the village, the proximity of its community resources, and respects its landscape character and historic setting (including intended historic views).</p> <p>Such development would ensure that the residential density within the north of the village is not increased and provides an opportunity to counter the disproportionate northward growth that Eaton has seen over time, re-focussing the village on its intended centre, 'heart' and community resources (e.g. the village green, Christ Church, the Plough Inn and Millennium Park etc.)</p> <p>Dispersed green spaces are a key characteristic of the village morphology and setting which protect and maintain its internal vernacular, character and sense of place. It is considered that future growth should replicate the existing pattern and integrating it to the south and west of the village. Infilling, as proposed within the village, would result in harm, erosion and loss of the defined special characteristics as defined the Eaton Parish Landscape and Village Character Assessment.</p> <p>It is considered that the now pastoral, former parkland landscape to the south and west of Eaton, in particular that to the north west of the A536 Macclesfield Road has the capacity to take on change in the form of sensitive residential development without detriment to local landscape character.</p> <p>Opportunities also exist through new appropriately integrated residential development to the south and west of Eaton, for a protective structural landscape buffer / green infrastructure to be formalised to further reduce the potential visual encroachment of Congleton on Eaton. This could see the replication and reintroduction of parkland landscape elements and features, reflective of the former Eaton Hall, much of which is now lost. This approach has the ability to strengthen the visual detachment, and therefore diminish the potential for coalescence, between Eaton and Congleton.</p> <p>As noted above, the site subject of these representations is immediately adjacent to Eaton Millennium Park and its modest development would be an opportunity to</p>	
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		<p>enhance the setting of this community asset and provide new homes to support the village, in line with adopted Local Strategy Plan Policy PG2. Other pertinent draft policies, including Policy PG10 (Infill Villages), Policy GEN1 (Design Principles) and Policy HOU14 (Small and Medium-Sized Sites), are all supportive of this concept. As such, we would encourage the Neighbourhood Plan group to revisit the above approach and work in a positive manner to secure a sustainable site for housing development which would exceed the 'zero to five' requirement up to 2030, as encouraged by the Planning Practice Guidance.</p> <p>Furthermore, it is of concern that the current policy as worded would not attract the scale of development required to deliver affordable housing in the neighbourhood plan area.</p>	
15	Heatons – on behalf of Tarmac	<p>Policy BNE2 – Local Green Gaps</p> <p>With regards to draft plan policy BNE2 Local Green Gaps, it is first relevant to note that Cheshire East District Council is not proposing to designate the land to the south of Eaton village as a Local Green Gap, nor designated it for any type of environmental or ecological protection within their emerging SADPD.</p> <p>While it is accepted that a clear divide between Congleton and Eaton is important and should be protected to prevent coalescence, it is considered that the limits and extent of the proposed local green gap should be reviewed.</p> <p>It is considered that disproportionate growth of the village northwards should be countered in the future and that the southern and western landscape, in particular that associated with the former Eaton Hall parkland, has the capacity through a landscape led masterplan approach, to take on a degree of change, including that associated with sensitive residential development. It is considered that this can be achieved while respecting the scale, rural character and setting of the village, the proximity of important heritage features and resources, and while</p>	<p>Disagree – The Local Green Gaps have been designated following guidance prepared by Cheshire East Council for Neighbourhood Plan groups and are considered to fully align to the approach underpinning Cheshire East's green gap policy in Part One of the Local Plan Strategy, and the emerging local green gap policy in Part Two of the Local Plan which allows for the identification of local green gaps in Neighbourhood Plans. They will:-</p> <ul style="list-style-type: none"> • Provide long term protection against coalescence • Protect the setting and separate identity of the settlement • Retain the existing settlement pattern by maintaining the openness of land. Additionally, Cheshire East, in their response to regulation 14, have not objected to the proposed local green gap. <p>As detailed in the response to comment 14, It is not considered necessary to allocate any housing sites in the open countryside. No further amends to the plan required.</p>

		<p>assimilating successfully into the local landscape character.</p> <p>Policy BNE2 Local Green Gaps should relate both internally to the existing village, to ensure the protection of its internal character, density and sense of place, as well as in externally, ensuring the distance between settlement forms between Eaton and Congleton avoid the risk of coalescence. Additional development to the south and west of the village, utilising the natural landform and topography, could not only be accommodated but could also be used to permanently strengthen this separation whilst re-introducing parkland structure and new and associated opportunities for biodiversity and enhanced visual amenity. This approach would aid in preventing intervisibility of built form within Congleton, whilst also allowing visual connection into the countryside.</p> <p>The replication of lost parkland elements and features along with the retention and strengthening of existing boundaries and features has the potential to further enhance the green backdrop of Eaton as observed and defined within the Eaton Parish Landscape and Village Character Assessment.</p> <p>It is noted that much of the land to the south and west falls under a single ownership which provides opportunities for meaningful change and a comprehensive design approach and associated long term management, delivering the long-term protection of the green gap.</p> <p>The recommendations outlined within the Eaton Parish Landscape and Village Character Assessment are limited to the following:</p> <p>The landscape, as it is, is a highly valued local resource, and the character of the parish should be retained. Key aspects of the character across all areas relate to the open and rural nature of the park. The views to and from the parish are of importance, with most significant features being the church, the various listed buildings, the rural landscape and trees and hedgerows.</p> <p>It is not considered that the recommendations above, when addressed alongside the landscape and visual</p>	
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16	Heatons – on behalf of Tarmac	<p>POLICY LE2 – Extractive Industries After-Use</p> <p>With regards to draft plan policy LE2 it is considered that in its current wording, the policy is too restrictive in realising the potential community, social and economic benefits of the Eaton Hall Quarry site upon restoration.</p> <p>The adopted Cheshire Minerals Local Plan (saved 2017) Policy 41 Restoration sets out clear requirements for the restoration of future mineral exploration, a restoration scheme must provide for a high standard of conservation and where appropriate, enhancement of the site and provide for the highest practicable standards so as to be suitable for an agreed beneficial after use such as:</p> <ul style="list-style-type: none"> • Agriculture • Forestry • Amenity • Nature conservation • Recreational use <p>The Minerals Plan does not stipulate specific after use activity which would be considered acceptable at any given mineral working site. Other policies, including Policy 15 Landscape and Policy 33 Public Rights of Way, requires restoration schemes to not have an unacceptable impact on the landscape and make a positive contribution to the landscape whilst avoiding a ‘net loss’ of Public Rights of Way. With this policy approach in mind, it is judged that through successful master planning, Eaton Hall</p>	<p>Partly agree. Amend Policy LE2 to reflect Cheshire Minerals Local Plan policy 41, to read</p> <p>‘When extraction works at the quarry cease, restoration plans must be well related to the landscape character and appropriate to the open countryside. High quality restoration proposals which lead to suitable development such as agriculture, forestry, amenity, nature conservation or recreational use will be supported, subject to having no detrimental effect on residential amenity, noise pollution or the local road network. In particular, proposals which lead to the creation of informal footpaths and walkways and provide for countryside leisure pursuits such as bird watching, angling and sailing will be supported.’</p> <p>At the end of paragraph 8.11 add</p> <p>‘Furthermore, the adopted Cheshire Minerals Local Plan (saved 2017) Policy 41 Restoration sets out clear requirements for the restoration of future mineral exploration, stating that a</p>

		<p>Quarry has the capacity to accommodate a number of potential after uses without detriment to the rural character and setting of Eaton village, and without adverse impacts on its highways infrastructure and/or environmental factors (e.g. noise and residential amenity).</p> <p>The quarry is well screened with limited potential external visibility which results from both landform and the existing vegetation structure. Opportunities exist for a restoration after use scheme which is complimentary to the village and its rural curtilage, while also offering wider social and economic benefits to the local area.</p> <p>The scale of the quarry workings provides an opportunity for a number of development after uses (including leisure/recreation). Access to the quarry is good in highway terms, and it is considered that through successful transport planning that vehicular access to the quarry (once restored) should not cause a strain on local rural roadways (including School Lane).</p> <p>It is considered that the current wording should be amended to read as follows: “When extraction works at the quarry cease, restoration plans must be well related to the landscape character and appropriate to the open countryside. High quality restoration proposals which lead to the creation of suitable development will be considered subject to having no significant adverse effect on residential amenity, noise pollution or the local road network”.</p>	<p>restoration scheme must provide for a high standard of conservation and where appropriate, enhancement of the site and provide for the highest practicable standards so as to be suitable for an agreed beneficial after use such as: • Agriculture • Forestry • Amenity • Nature conservation • Recreational use.</p>
17	Gladman Developments Limited	<p>Policy BNE1 – New Housing</p> <p>This Policy identifies a settlement boundary for Eaton and states that land outside of this defined area will be treated as countryside, where development will be carefully controlled to those essential for agricultural operations. Gladman object to the use of settlement boundaries if these preclude otherwise sustainable development from coming forward. The Framework is clear that sustainable development should proceed. Use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth</p>	<p>Disagree. The draft Cheshire East Local Plan SADPD has designated Eaton as an ‘infill village’. The Neighbourhood Plan fully aligns with Cheshire East’s strategic policy direction. ‘Infill villages’ do not in fact have a settlement boundary, have no allocated sites and are within the ‘open countryside. Limited infilling is supported within the village infill boundaries and defined as the development of a relatively small gap between existing buildings. The Neighbourhood Plan makes it clear</p>

		<p>required by the Framework and is contrary to basic condition (a) and (d).</p> <p>As currently drafted, this is considered to be an overly restrictive approach and provides no flexibility to reflect the circumstances upon which the ENP is being prepared. Greater flexibility is required in this policy and Gladman suggest that additional sites adjacent to the settlement boundary should be considered as appropriate.</p> <p>Equally, as the Designated Neighbourhood Area (DNA) of the ENP is adjacent to what has now become the urban edge of Congleton, the policy is also overly restrictive on the sustainable growth potential of Congleton, which is one of the main settlements in the Borough and the third largest in Cheshire East after Crewe and Macclesfield.</p> <p>In addition, that part of the DNA adjoining the settlement edge of Congleton sits alongside land where a significant proportion of Congleton's growth already has permission for housing and / or is under construction, where it would make sense to allocate further development, especially within the line of the Link Road. Clearly, this area of land could accommodate a significant share of Eaton's growth, without impacting upon views from the settlement itself, especially given that the broad sweep of the Link Road and its associated landscaping will form a substantial barrier separating Eaton from its larger neighbour to the south.</p> <p>Gladman recommend that the above policy is modified so that it allows for a degree of flexibility. The following wording is put forward for consideration:</p> <p>"When considering development proposals, the Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development</p>	<p>that housing infill development will be supported within the Eaton village infill boundary. The parish is designated as 'open countryside', and outside of the Eaton infill boundary, new housing will be permitted that accords with Policy PG6 (Open Countryside) of the Cheshire East Local Plan. The approach of the Neighbourhood Plan is in conformity with the Local Plan, which defines infill boundaries and settlement boundaries where appropriate.</p> <p>It is, perhaps, a stretch to compare the policy context of Eaton (population 231) a proposed infill village in the rural area, in a borough with a recently adopted Local Plan, with Godmanchester in Huntingdonshire, which has 6800 residents, is defined as a key service centre, and at the time of the Examiner's report (2017) had an emerging local plan, and which is due to grow to 8600 residents by 2040.</p> <p>It might be more pertinent for Gladman to quote the recently published Examiners Report (October 2019) for Acton, Edleston and Henhull, a rural parish also in Cheshire East which includes the proposed infill boundary for Acton village, and where the designated neighbourhood area abuts the urban edge of Nantwich, another of the main settlements in the borough.</p> <p>Para 4.25 of the Acton Edleston and Henhull Examiner's Report states 'The Local Plan indicates that settlement boundaries may be established through the neighbourhood planning process and therefore I consider that the proposed 'settlement and infill boundary' for Acton, as shown upon</p>
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18	Gladman Developments Limited	<p>Policy BNE2 – Local Green Gaps</p> <p>Whilst Gladman acknowledge that preventing coalescence can assist in maintaining unique and separate identities of existing settlements, the policy is ambiguous and appears to be an attempt to preclude any development whatsoever from coming forward in the gap between the built up areas of Eaton and Congleton. In this regard there appears to be no supporting evidence to support this element of the policy. As such, the policy as currently presented is in conflict with paragraph 16(d) of the Framework which requires policies to be clearly written and unambiguous, so it is</p>	<p>Disagree – The Local Green Gaps have been designated following guidance prepared by Cheshire East Council for Neighbourhood Plan groups and are considered to fully align to the approach underpinning Cheshire East’s green gap policy in Part One of the Local Plan Strategy, and the emerging local green gap policy in Part Two of the Local Plan which allows for the identification of local green gaps in Neighbourhood Plans. They will:-</p> <ul style="list-style-type: none"> • Provide long term protection against coalescence

		<p>evident how a decision maker should react to development proposals. Equally, there is no policy support within the NPPF for green gaps.</p> <p>There is also no justification within the ENP for additional protection of land between the neighbouring settlements of Eaton and Congleton and, equally no matching policy in the Cheshire East Local Plan Strategy, nor the emerging SADPD, which specifically defines this gap. There is no substantive evidence base to inform the extent of the Green Gap proposed and no assessment of individual land parcels surrounding Eaton and Congleton, nor an evaluation of their relative performance in preventing coalescence. The proposed Local green Gap comprises land associated with Yewtree Farm, Tanhouse Farm and potential future extensions of Eaton Hall Quarry so, implementation of Policy BNE2 could prevent the inherent economic growth and development potential in these remaining locations.</p> <p>Furthermore, part of the proposed green gap policy is also identified in the ENP as Local Green Space (The Millennium Park). In this regard, the ENP must comply with paragraph 16 of the NPPF:</p> <p>16. Plans should:</p> <p>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). Accordingly, the ENP will need to take into account guidance issued by the Secretary of State so that it can be found in compliance with basic condition (a), (d) and (e).</p> <p>If any green gap were justified, it should take account of strong defensible boundaries in the vicinity. Evidently the Congleton Link Road when complete, will form a substantial and wide corridor, comprising significant planting on both sides. As such, if the evidence can demonstrate its suitability, it could form an adjunct to the perceived landscape setting of Eaton and, Gladman</p>	<ul style="list-style-type: none"> •Protect the setting and separate identity of the settlement •Retain the existing settlement pattern by maintaining the openness of land <p>Additionally, Cheshire East, in their response to regulation 14, have not objected to the proposed local green gap.</p> <p>The Eaton Parish Landscape and Village Character Assessment undertaken by eEscape highlighted the local green gaps that will help prevent the coalescence of Eaton with neighbouring Congleton, and ensure that the village retains its identity and does not become a suburb of Congleton town. It is considered that the proposed green gaps are fully justified.</p> <p>Defining the local green gaps is considered essential to maintain the character and identity of Eaton in the face of significant development pressure. Maintaining and enhancing the character and separate identities of the borough's towns and villages is a key priority of the Local Plan Strategy. The NPPF may make no direct reference to green gaps, but its core principles recognise the importance of the countryside, the natural environment and the character of different areas, which are supported by the application of green gap policy, which is a planning designation supported in the adopted Local Plan Part One and emerging Local plan Part Two.</p> <p>No further amends to the plan required.</p>
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		<p>believe, form a less inappropriate southern extent of any green gap policy.</p> <p>Nonetheless, any development proposed between the two settlements should be assessed on its own merits, depending on landscape impact. The imposition of Policy BNE2 would effectively create a lesser form of Green Belt by the back door. Cheshire East found no justification for protecting the gap between the settlements proposed in the ENP and therefore, this component of the policy is in conflict with basic conditions (a), (d) and (e).</p>	
19	Gladman Developments Limited	<p>Policy BNE3 – Local Character and Design</p> <p>Policy BNE3 sets out a list of design principles that all proposals for residential and commercial development are expected to adhere to. Whilst Gladman recognise the importance of high-quality design planning policies, and the documents sitting behind them, should not be overly prescriptive and need flexibility in order for schemes to respond to site specifics and the character of the local area. There will not be a ‘one size fits all’ solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p> <p>Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 126 of the Framework which states that:</p> <p>"To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should</p>	<p>Noted. The NPPF is very clear that design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics, and that Neighbourhood Plans can play an important role in identifying the special qualities of each area and how they should be reflected in development. The Policy is not considered to be overly prescriptive nor inflexible, detailing that development should meet certain criterion ‘where appropriate’. The Policy is drafted specifically to ensure that there is not a ‘one size fits all solution’ to development, but rather that local character, the Eaton Landscape and Village Character Assessment, and the Cheshire East design guide are taken into account. No further amends to the plan required.</p>

		allow a suitable degree of variety where this would be justified.”	
20	Gladman Developments Limited	<p>Policy BNE5 – Important Views and Vistas</p> <p>This policy identifies 6 short and long range views which the plan makers consider are important for the setting and character of Eaton and goes onto state that development should consider and safeguard these views.</p> <p>Identified views must be supported by evidence and ensure that they demonstrate a physical attribute elevating a view’s importance beyond simply being a nice view of open countryside. The evidence base to support the policy does little to indicate why these views are important and why they should be protected, other than providing a view of the surrounding fields and woodland. It therefore lacks the proportionate and robust evidence required by the PPG3. Gladman consider that to be an important view that should be protected, it must have some form of additional quality that would ‘take it out of the ordinary’ rather than selecting views which may not have any landscape significance and are based solely on community support. Gladman therefore suggests this element of the policy is deleted as it does not provide clarity and support for a decision maker to apply the policy predictably and with confidence. It is therefore contrary to paragraph 16(d) of the Framework.</p>	<p>Disagree. It is considered that the views are important and not just nice views of the countryside. The Eaton Landscape and Village Character Assessment highlighted that views to and from the parish are of importance to Eaton’s character, with the most significant features being the church, the listed buildings, the rural landscape and trees and hedgerows. The views that can be seen from the village to the surrounding countryside strengthen the relationship of the village to its rural hinterland, forming an intrinsic part of the village’s character. It is considered that the views are justified, and the policy has been amended following the response from Cheshire East Council (see comment 8). No further amends to the plan required.</p>
21	Gladman Developments Limited	<p>SITE SUBMISSION Macclesfield Road, Eaton</p> <p>Gladman is a privately funded, family run business with over 30 years’ experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK’s largest and most successful land promoter.</p> <p>Gladman wishes to promote land at Macclesfield Road, Eaton, for residential development. The land falls inside the line of the Congleton Link Road, currently under construction. The site offers a good opportunity to ensure the delivery of</p>	<p>Disagree –No strategic need has been identified in the Cheshire East Local Plan Strategy to deliver housing in Eaton beyond any local need. It is not considered necessary to allocate any housing sites in the open countryside. The proposed site would bring 250 dwellings online which is more than twice the size of the Neighbourhood Plan area in total. Furthermore, an application for 150 units on the site has been considered previously and was recommended for refusal because it would cause harm to the Open Countryside, contrary to Policies PG2 and PG6 of the Cheshire East</p>

		<p>sustainable, distinctive residential development in an attractive market location. Gladman consider this site to be suitable for allocation through the ENP to assist the Parish in achieving sustainable growth and affordable housing, alongside infrastructure improvements which are considered desirable in the locality.</p> <p>The site</p> <ul style="list-style-type: none"> • Site Size: 6.72 ha • Number of Units: 250 dwellings (including 30% affordable housing) • Designation: Open Countryside 	<p>Local Plan Strategy and the National Planning Policy Framework. It was considered that any benefits provided in the form of additional housing did not outweigh the harm caused to interests of acknowledged importance. No further amends to the plan required.</p>
22	Resident 1	I am generally in favour of the Neighbourhood Plan. Well done – continue to prioritise the green gap!	Noted, with thanks, Policy BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.
23	Resident 2	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
24	Resident 3	I am generally in favour of the Neighbourhood Plan. I agree completely with everything on and in the plan and would like to pass on my huge thanks.	Noted, with thanks, No further amends to the plan required.
25	Resident 4	I am generally in favour of the Neighbourhood Plan. I agree in total after looking at the website. Fantastic piece of work by all and thank you.	Noted, with thanks, No further amends to the plan required.
26	Resident 5	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
27	Resident 6	I am generally in favour of the Neighbourhood Plan. Thanks you to all the NP team. Hope we are successful in retaining our village identity and borders.	Noted with thanks. Policy BNE1 outlines the approach to protecting the village identity and BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.
28	Resident 7	I am generally in favour of the Neighbourhood Plan. Priority is to keep a green field barrier between Moss Lane, Congleton and Eaton village. Essential trees and drainage and fields in order to keep Eaton a village.	Noted, with thanks, Policy BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.
29	Resident 8	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
30	Resident 9	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
31	Resident 10	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
32	Resident 11	I am generally in favour of the Neighbourhood Plan. A concise document very well put together and presented. Many	Noted, with thanks, No further amends to the plan required.

		thanks to the Eaton NP team for giving up their free time and their hard work.	
33	Resident 12	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
34	Resident 13	I am generally in favour of the Neighbourhood Plan. The plan is very well produced and professional. The points in the plan are relevant to the future preservation of the village community.	Noted, with thanks, No further amends to the plan required.
35	Resident 14	I am generally in favour of the Neighbourhood Plan. I think the vision included within the plan clearly reflects the views of the residents, including myself.	Noted, with thanks, No further amends to the plan required.
36	Resident 15	I am generally in favour of the Neighbourhood Plan. Excellent plan. The priority must be to retain our green spaces from urban expansion from Congleton and the ever expanding quarry, and the plan deals with both these issues really well.	Noted with thanks. Policy BNE2 looks to address the role of Local Green Gaps and Policy LE2 considers extractive industries after use. No further amends to the plan required.
37	Resident 16	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
38	Resident 17	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
39	Resident 18	I am generally in favour of the Neighbourhood Plan. Many thanks to everyone who has worked hard at putting the plan together for the interests of the community of Eaton. Excellent plan.	Noted, with thanks, No further amends to the plan required.
40	Resident 19	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
41	Resident 20	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
42	Resident 21	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
43	Resident 22	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
44	Resident 23	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
45	Resident 24	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
46	Resident 25	I am generally in favour of the Neighbourhood Plan. I fully support the contents of the plan which is well thought out and articulate. The main theme for me is to move with the times but protect the Eaton village from any further encroachment and keep the green barrier around the area.	Noted, with thanks, Policy BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.
47	Resident 26	I am generally in favour of the Neighbourhood Plan. An excellent comprehensive plan. Well done to all concerned.	Noted, with thanks, No further amends to the plan required.

48	Resident 27	I am generally in favour of the Neighbourhood Plan. Splendid presentation.	Noted, with thanks, No further amends to the plan required.
49	Resident 28	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
50	Resident 29	I am generally in favour of the Neighbourhood Plan.	Noted, with thanks, No further amends to the plan required.
51	Resident 30	I am generally in favour of the Neighbourhood Plan. It is not really a plan, more a consensus of opinion. Make it a definite plan of action. Would like a village store, better phone signal, improvements to School Lane road surface.	Noted with thanks. These issues raised are matters for the Parish Council to consider and have been forwarded to them for discussion. No further amends to the plan required.
52	Resident 31	I am generally in favour of the Neighbourhood Plan. The plan covered good fundamental issues raised, however I feel like it needs to be far more specific as to what is actually being requested for change. I very much agree with consensus that no new builds are allowed and roads and footpaths need improvement. Plan to outline clear actions for change/ development rather than just opinions and numbers of residents would like to see a pelican crossing at The Plough as my son struggles every day when walking to school; yoga introduced at the community centre and a village shop would be great.	Noted with thanks. These issues raised are matters for the Parish Council to consider and have been forwarded to them for discussion. No further amends to the plan required.
53	Resident 32	I am generally in favour of the Neighbourhood Plan. 100% agree with no more development. We need to strive towards keeping our little hamlet as peaceful as possible. Pelican crossing is needed as a matter of urgency near The Plough. The volume and speed of traffic there is extremely dangerous for anyone trying to cross!!! Would like to see far more activities at the community centre.	Noted with thanks. These issues raised are matters for the Parish Council to consider and have been forwarded to them for discussion. No further amends to the plan required.
54	Resident 33	I am generally in favour of the Neighbourhood Plan. Very good keep up the good work.	Noted, with thanks, No further amends to the plan required.
55	Resident 34	I am generally in favour of the Neighbourhood Plan. I believe this plan requirement and pragmatic approach to retaining the character of Eaton whilst looking in the future.	Noted, with thanks, No further amends to the plan required.
56	Resident 35	I am generally in favour of the Neighbourhood Plan. I appreciate the effort taken to produce this plan. I agree that it endeavours to keep the identity of the village and am in favour of the plan.	Noted, with thanks, No further amends to the plan required.

57	Resident 36	<p>I am generally in favour of the Neighbourhood Plan.</p> <ol style="list-style-type: none"> 1) There should be no more house building alongside the Link Road. 2) No building on the land to the east of Moss Lane. 3) Traffic pollution along the A536 should be addressed and a noise reducing road surface installed. 4) Closure of School Lane by sand quarry operations would be welcome as this would stop the 'rat run' menace. 5) An additional 17 dwellings in the village could be too many so a reduction to 12 would be more sensible due to the limitation of the drainage system. 5a) Any connection to the drainage system along School Lane north of Caudford Road would cause problems due to the deterioration detailed in the survey. 6) Land between Beechwood Drive and The Plough is agricultural and should remain so. 7) Speed humps should not be installed along School Lane as this would cause increased noise due to vehicles slowing and accelerating, plus rattles from such vehicles as cattle trailers and trucks. A sunken excavation opposite 5 School Lane already causes a problem. 8) Development in the village should be limited to old peoples bungalows off Crauford Road. 9) Coalescence of Eaton with Congleton should be opposed at all cost. 	<p>Noted with thanks. 1. Policy BNE2 looks to address the role of Local Green Gaps, which does not allow for building on these green field sites. 2. Policy BNE2 looks to address the role of Local Green Gaps, which does not allow for building on these green field sites. 3. This is an issue for the Parish Council to consider and has been forwarded to them for discussion. 4. The plan does not seek to address the closure of any roads within the village and as such is out of scope of this piece of work. 5. Policy BNE1 looks to address the types and volume of housing within the village, it does not look to allocate development sites and as such specific residential drainage issues are outside of the scope of this piece of work. 6. Within the Local Character and Design Policy BNE3 j green wedges such as this are addressed. 7. The Neighbourhood Plan does not look to address specific traffic calming measures within the village and as such this matter is out of scope of this piece of work. 8. The Neighbourhood Plan does not look to restrict the type of housing needed within the village nor does it look to assign development sites for any future housing. 9. Policy BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.</p>
58	Resident 37	<p>I am generally in favour of the Neighbourhood Plan. Really important piece of work. The village needs to maintain its independence from Congleton. There is no need for speculative planning and I want the Green Belt gap maintained from the bypass to the village.</p>	<p>Noted with thanks. Policy BNE1 addresses the permitted type of development within the village. Policy BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.</p>
59	Resident 38	<p>I am generally in favour of the Neighbourhood Plan. Critical work looking at the actual housing needs of the area. Green gaps and prevention of coalescence is critical.</p>	<p>Noted with thanks. Policy BNE1 addresses the permitted type of development within the village. Policy BNE2 looks to address the role of Local Green Gaps. No further amends to the plan required.</p>

60	Resident 39	<p>I am generally in favour of the Neighbourhood Plan. I feel the plan is very comprehensive and covers many important points, both positive and negative for Eaton. I would like to see some mention of the southern part of Eaton, including Moss Lane. I live on Moss Lane and recently the road has been used by heavy construction traffic. The road surface is already in a bad state of repair and these vehicles are making it worse. Mud is being dropped and the side of my property is becoming dirtied to a point where it will soon not be recoverable by cleaning. Smithy Lane has a sign stating no access to construction traffic and Moss Lane should have the same sign. It would also help if the surface of Moss Lane was repaired.</p>	<p>Noted with thanks. The matter of the construction traffic should be addressed by the Parish Council and has been passed to them for further discussion. No further amends to the plan required.</p>
61	Resident 40	<p>I am generally in favour of the Neighbourhood Plan. This is a comprehensive and thoughtful plan and I wholeheartedly agree with the majority of it especially the designated neighbourhood area, maintaining the rural character of Eaton, and the green gap between Congleton and Eaton. I would like the view preserved between from the rear gardens on the left side of Beechwood Drive up to and beyond the Millennium Park and to the North of Beechwood Drive. I would like the row of trees running west from the rear of The Plough upwards along what was a stream bed, especially the largest tree. I am unsure if these trees have TPOs on them and would like to have seen a separate map or plan of the trees in the village and any protected status plus additions of protected wildlife in the area. As a walker I strongly support traffic calming measures around the lanes and plans to make it safer to cross the road to the church side. I would also like to see something on the extension and maintenance of public footpaths and permitted paths in the village. It would be great if they could be made into a circular walk. The current plan is not completely clear, i.e. does the new route disappear when the old route is re-opened in the permitted path. I would hope that any new development would be of an appropriate scale for the village, maintain the closeness</p>	<p>Noted with thanks. Policy BNE1 addresses the permitted type of development within the village. Policy BNE2 looks to address the role of Local Green Gaps. Within the Local Character and Design Policy BNE3 j green wedges such as this are addressed. The issue of the future of re-opened footpaths is one for the Parish Council and has been passed to them for further discussion. A map detailing the tree preservation orders will be included in the Neighbourhood Plan to accompany Policy BNE8 – Trees, Hedgerows, Watercourses, Lakes and Ponds.</p>

		<p>of the village structure, be on brownfield land and particularly have a large proportion of small bungalows, something that is lacking in the village, for when people wish to downsize without leaving the village. Any such bungalows should have a covenant attached that precludes the said properties from being converted into houses. Could I also take this opportunity to offer my thanks to all the people involved in the production of this plan. It is obvious that it has involved a lot of effort.</p>	
62	Resident 41	<p>I am generally in favour of the Neighbourhood Plan. Good job well done team thank you.</p>	<p>Noted, with thanks, No further amends to the plan required.</p>