

Eaton Neighbourhood Plan

Key Summary of the Regulation 16 Draft Plan

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Eaton Neighbourhood Plan Summary Document:

The Eaton draft Neighbourhood Plan has successfully been submitted to Cheshire East Council following the steering group's Regulation 14 consultation. Cheshire East Council will now begin a six week long consultation under Regulation 16. Once the consultation ends, the responses received along with the neighbourhood plan documents will be passed to an independent examiner for examination.

This consultation will start on the 29 January 2020, and end on the 11 March 2020. You can find all the information you need to submit your comments through our [consultation portal](#).

This summary document has been produced by Cheshire East Council as means to succinctly view the key points which the plan raises and should only be treated as a 'snap-shot' of the plan itself.

The full version of the Eaton Neighbourhood Plan can be [accessed here](#) and includes far more detail on the issues it addresses, including a variety of important maps which underpin some of the policies summarised here. If a policy outlined below references a map, that map can found in the full version of the neighbourhood plan.

The Vision for Eaton Neighbourhood Plan:

Eaton is a small, historic and socially thriving community that will retain its quiet, rural identity whilst supporting its local economy and benefitting from a 21st Century infrastructure.

Eaton Neighbourhood Plan Objectives:

To protect and enhance the rural setting of Eaton and to establish and maintain a Local Green Gap between the settlement and Congleton

To accept small scale housing development on appropriate infill sites and through conversions

To ensure that any new development is in keeping with local character

To ensure that important views and local green spaces are protected

To protect and enhance heritage assets

To encourage safe and sustainable transport

To ensure improvements to infrastructure

To support and encourage leisure activities and community facilities

To encourage and support a thriving local economy

To continue the good relationship with the sand extraction industry and ensure that restoration plans will complement the parish

Eaton Neighbourhood Plan Policies:

POLICY BNE1 – New Housing

The Infill Boundary for Eaton is defined at figure 5.12 Fig C. 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:

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.
- CEC ‘Settlement and Infill Boundaries Review (2019)’

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:

1. Demonstrate a satisfactory means of access to an existing public highway that has an appropriate relationship with existing residential properties;
2. Do not have unacceptable consequences for the amenity of the residents of existing or proposed properties;
3. Are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and
4. Are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.

Outside the Eaton infill boundary, only new housing development may be permitted that accords with Policy PG6 of the Cheshire East Local Plan (see Appendix 2).

Proposals for agricultural workers dwellings, or residential properties which support a rural business, must be well related to existing buildings and not have a significantly adverse impact on characteristic features of the landscape.

The conversions of farm buildings to residential properties must ensure that any important characteristics and features of the original buildings are retained, that the urbanisation of the development is kept to a minimum, and that the development is kept to the footprint of the original buildings as far as possible.

POLICY BNE2 – LOCAL GREEN GAPS

In order to maintain the established character and identity of Eaton, and to prevent coalescence with Congleton, a local green gap has been identified (5.26 Figure D). Within the Green Gap identified at 5.26 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:

1. Result in the erosion of a physical gap between Eaton and Congleton; or
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.

POLICY BNE3– LOCAL CHARACTER AND DESIGN

To ensure that buildings, characteristic features and materials are representative of the settlement character of Eaton, the design and layout of any new developments should demonstrate consideration of the Cheshire East Design Guide (2016) and the Eaton Landscape and Village Character Assessment (2018) or any updated version.

Any new development should take the following into account, where appropriate:

- a) Development adjoining open countryside should provide a sympathetic transition between the rural and village landscape, through appropriate landscaping, design and boundary treatments.
- b) Boundary treatments in new development should be formed of soft landscaping including trees and hedges
- c) New development should ensure a positive transition between the countryside and built form
- d) Development should create gaps in frontages to enable views to the countryside. e) Views to important local landmarks such as The Cloud and Christ Church should be maintained.
- f) Development should include traditional materials and detailing in new designs, reflective of the high-quality traditional features present in the village.
- g) Development at the gateways to the core village (5.38 Figure E) should be treated sensitively, incorporating a traditional style and vernacular.
- h) Development should not be higher than two storeys.
- i) Development should support features beneficial to wildlife.
- j) The Green Wedges (4.4 Fig B2) 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.
- k) Development should, where appropriate, incorporate Sustainable Drainage Systems (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. See appendix 3.

POLICY BNE4 – HERITAGE

A heritage zone is defined and highlighted on 5.38 Figure E. Development of and within close proximity to the heritage zone should be undertaken sensitively with special regard to views, design, setting, materials and street scene.

Acceptable proposals which conserve and enhance Eaton’s historic assets and their setting will be supported, particularly if the proposals would help retain the assets in active use. Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.

POLICY BNE5 – IMPORTANT VIEWS AND VISTAS

New development should respond positively to opportunities to connect to the wider landscape by incorporating layout and design that:

- 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

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.

POLICY BNE6 – LOCAL GREEN SPACES

The areas listed below are designated as ‘Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space. Acceptable proposals which enhance the local green spaces and their function will be supported.

LGS1 – Millennium Park, Play Area and Sports Pitch

LGS2 - Village Green opposite the Plough Inn

LGS3 – Parish Hall Green Space

LGS4 - Beechwood Drive Green Space

POLICY BNE7 - DARK SKIES

Dark skies are to be preferred over street lights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

POLICY BNE8 – TREES, HEDGEROWS, WATERCOURSES, LAKES AND PONDS

Hedgerows, trees, watercourses, lakes and ponds which make a significant contribution to the amenity, biodiversity and landscape character of Eaton must be preserved, and development which would adversely impact upon them will not normally be permitted. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees, hedgerows and watercourses, development will only be permitted subject to appropriate mitigation. The retention of trees, hedgerows and watercourses in situ will always be preferable.

Any new developments will, where appropriate, be required to include suitable plantings of trees and hedgerows. The planting of hedgerows as boundaries rather than fencing in all properties will be supported.

Applications on sites where hedgerows follow the historic field plans will be expected to include plans to ensure that these field boundaries are retained and enhanced.

Significant trees include the mature oak in the Millennium Park; those by the Community and Church Hall entrance drive; trees along School Lane; the Diamond Jubilee oaks behind the Plough Inn and the oak tree behind the old school house. Watercourses, lakes and ponds which make a significant contribution to the Neighbourhood Area include the River Dane, its banks and riverine surroundings, the quarry lakes and Cranberry Moss.

POLICY TI1 – SUSTAINABLE TRANSPORT

In order to improve sustainable transport and safety and to facilitate cycling and walking, where appropriate, applicants for any new development must demonstrate:

- a. Safe walking and cycling routes in the immediate area of the proposed site, with consideration of access to local facilities;
- b. The provision of safe cycle storage facilities;
- c. How any adverse impacts of traffic from the proposed development will be mitigated;
- d. That the most up to date parking standards required by Cheshire East Council will be met and on-site parking must be provided for any new developments.
- e. That any proposed site is located in an acceptable place in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint;
- f. That the needs of children, horse riders, those with disabilities and the elderly have been positively considered;
- g. That any vehicular access arrangements will not be detrimental to the character of village lanes maintaining verges, trees and hedgerows wherever possible.

Where appropriate, development contributions from S106 and CIL will be used to improve traffic safety.

POLICY TI2– FOOTPATHS AND ACCESS TO THE COUNTRYSIDE

- a) Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way network (see 6.14 Figure J - map of existing Public Rights of Way), its enhancement where possible, and the safety of users of rural roads and lanes.
- b) Any development that leads to the loss or degradation of any Public Right of Way will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert Public Rights of Way should provide clear and demonstrable benefits for the wider Eaton community.
- c) Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to open spaces, facilities and nearby countryside. The provision of any such additional routes will be supported.
- d) The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

POLICY TI3– COMMUNICATIONS INFRASTRUCTURE

The development of advanced high-quality communications infrastructure, including high speed broadband and improved mobile phone network coverage, will be supported, subject to:

- a) Development being kept to a minimum consistent with the efficient operation of the network.
b) Any development being sympathetic to its surroundings and camouflaged where appropriate.

Where appropriate, any new housing development should ensure that residential properties have high speed broadband connectivity capability.

POLICY C1 – LEISURE AND COUNTRYSIDE PURSUITS

The enhancement, protection and development of leisure and countryside pursuits in Eaton will be supported in appropriate locations where there is no significantly harmful impact on the surrounding landscape. In particular, the enhancement of waterways, lakes and ponds for angling and bird watching and the development of bridlepaths and cycleways will be supported. Development which would lead to their loss or degradation will not be supported.

POLICY C2 – COMMUNITY FACILITIES

Appropriate proposals for the refurbishment and improvement of community facilities will be permitted, subject to other policies within the Neighbourhood Plan. Changes of use of community facilities to non-community facilities which require planning permission will not normally be permitted, unless any replacement use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.

Proposals for appropriate new community and recreational facilities will be supported, subject to other policies within the Neighbourhood Plan.

POLICY LE1 – RURAL ECONOMY

Subject to respecting Eaton's built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be supported –

- a) The development of new small businesses and the expansion to an appropriate local scale of existing businesses, particularly on brownfield sites
- b) Proposals that promote or provide facilities for home working and businesses operating from home
- c) The sympathetic conversion of existing buildings for business and enterprise
- d) The diversification of farms and rural businesses
- e) Agricultural and Horticultural enterprises

POLICY LE2 – EXTRACTIVE INDUSTRIES AFTER-USE

In accordance with Cheshire Minerals Local Plan Policy, 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.