

Appleton Parish Thorn Ward Submission Neighbourhood Development Plan
Paragraph 8 of Schedule 4b
'Basic Conditions' Statement

Appleton Parish Council



1.0 LEGAL REQUIREMENTS

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Appleton Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2027 (the same period as the Warrington Local Plan Core Strategy).

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Appleton Thorn Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 BASIC CONDITIONS

Have Appropriate Regard to National Policy

The Appleton Parish Thorn Ward Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Warrington Borough, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Appleton Parish Thorn Ward Neighbourhood Plan does not undermine the strategic policies of the Borough Council; the Plan aims to support these policies by protecting community facilities and local employment opportunities, supporting walking and cycling, supporting new housing in line with Appleton Thorn’s role as an inset village in the Green Belt under Policy CC1 of the adopted Local Plan Core Strategy, promoting improvements in transport and managing traffic, protecting the character of the neighbourhood plan area and locally important views and designating local green spaces.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Appleton Parish Thorn Ward Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Appleton Parish Thorn Ward Neighbourhood Development Plan has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in

NPPF Core Planning Principle	Regard that the Appleton Parish Thorn Ward Neighbourhood Development Plan has to guidance
<p>of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2027. The Neighbourhood Plan sets out a concise and practical suite of policies (12 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Appleton Thorn in a creative way, ensuring that the quality and distinctiveness of these places is enhanced by protecting important local green spaces, promoting new small scale employment opportunities, protecting community facilities, whilst at the same time supporting housing growth.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for</p>	<p>This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the Warrington Local Plan Core Strategy. The Submission Neighbourhood Plan supports the development of new local employment opportunities, including homeworking. (Policy AT-E1). Policy AT-H1 supports new housing within Appleton Thorn village while Policies AT-H2 and AT-H3 identify sites for housing and set out priorities for a range of housing types, sizes, tenures and styles to meet the needs of all sectors of the community.</p>

NPPF Core Planning Principle	Regard that the Appleton Parish Thorn Ward Neighbourhood Development Plan has to guidance
development in their area, taking account of the needs of the residential and business communities.	
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	The Submission Neighbourhood Plan protects the character, form and setting of the village through the identification of a settlement boundary in Policy AT-H1. Policy AT –D1 indicates that proposals for new development should make a positive contribution to the distinctive local character of the designated area by being of a size, density, layout and scale that is sympathetic to local character and through the use and re-use of local and traditional materials.
Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	The Appleton Parish Thorn Ward Neighbourhood Development Plan seeks to protect the surrounding countryside by identifying a settlement boundary and aims to protect and enhance services and facilities vital to supporting a thriving rural community.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, through improved traffic management, including traffic calming measures and pedestrian priority schemes on routes through the village centre (Policy AT-TH1). Policy AT-TH2 promotes sustainable transport measures including improvements to the local footpath/cycle network.

NPPF Core Planning Principle	Regard that the Appleton Parish Thorn Ward Neighbourhood Development Plan has to guidance
	<p>The conversion of existing buildings is encouraged (Policy AT-D2)</p> <p>New development is required to maximise the retention of surface water within the development site and minimise run-off. The sustainable design of buildings that support rainwater harvesting is supported (Policy AT-D3)</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting local green spaces (Policy AT-CF1) and, wherever possible, maintains existing trees and hedgerows (Policy AT-CF2). This should have a beneficial impact on the natural environment.</p> <p>Proposals for increasing opportunities for walking and cycling have the potential to reduce traffic flow through the area, thereby reducing carbon emissions and, with their concomitant environmental improvements, are likely to have a positive impact on air quality.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Plan seeks to safeguard locally important open spaces from new development Policies AT-H1, AT-E1 and AT-CF1) and encourages new housing within the settlement boundary.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many</p>	<p>The Submission Plan recognises that the open countryside that comprises much of Thorn Ward can perform multiple functions (paragraph 6.5.1).</p>

NPPF Core Planning Principle	Regard that the Appleton Parish Thorn Ward Neighbourhood Development Plan has to guidance
functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	<p>Policy AT-D1 seeks to protect the local character and distinctiveness of Appleton Parish Thorn ward.</p> <p>The designated area includes a number of heritage assets and all new development will be expected to respect the character and setting of any heritage asset. Traditional farm buildings and local landscape features, such as hedgerows and trees should be conserved and enhanced (Policy AT-D2).</p>
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting development within the settlement boundary and will help to facilitate sustainable patterns of transport, by improving local connectivity through improved routes for walking and cycling. (Policy AT-TH2)
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (Policy AT-CF1) and protect and improve local community facilities (Policies AT-CF2 and AT-CF3).

Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The Submission Neighbourhood Plan includes a complete list of the Listed Buildings in the Parish in an Appendix (Appendix B). Policy AT-D1 protects the designated area's unique local character and distinctiveness.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

There is no Conservation Area in the Neighbourhood Plan Area.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination. A screening report was prepared by Kirkwells Town Planning Consultants to determine whether or not the content of the draft Appleton Parish Thorn Ward Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). The draft screening report was subsequently sent to the relevant statutory bodies; Natural England, Historic England and the Environment Agency to clarify whether they agreed with Kirkwells findings as to whether the plan requires a full SEA and/or HRA assessment. The responses from the statutory bodies are set out in Appendix 1 of the Screening Report.

Requirement for HRA / legislative Background

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. There are no Natura 2000 sites in Appleton Parish Thorn Ward. However, there are a number of such sites that could potentially be affected by Warrington's Local Plan Core Strategy and this has been subject to a Stage 2 and 3 Appropriate Assessment¹. The Appropriate Assessment considered the potential effects of the policies and proposals in the Draft Core Strategy on the integrity of a number of Natura 2000 sites. It included an assessment of the strategic locations for housing growth such as Appleton Cross, which along with other strategic locations identified in the Local Plan Core Strategy, was considered to have potential effects on Natura 2000 sites. The site at Appleton Cross is included as a housing site in the Appleton Parish Thorn Ward Neighbourhood Plan and is subject to a specific detailed design policy (Policy AT-H2).

Screening Determination

Strategic Environmental Assessment (SEA)

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 5 of Kirkwells Screening Report. The assessment finds that it is unlikely that significant environmental effects will occur as a result of the implementation of the Appleton Parish Thorn Ward Neighbourhood Plan. The assessment also finds that the neighbourhood plan supports the implementation of policies in the adopted Warrington Local Plan Core Strategy which have already been subject to SEA through the Sustainability Appraisal and assessed as having no significant environmental effects. Consequently, from the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the Appleton Parish Thorn Ward Neighbourhood Plan. This was confirmed by the responses from Historic England, Natural England and The Environment Agency set out in Appendix 1 of the report.

¹ https://www.warrington.gov.uk/info/200564/planning_policy/1903/local_plan/5

HRA

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Section 6 of the Screening Report. It found that the policies in the neighbourhood plan are in conformity with the policies of the Warrington Local Plan Core Strategy which was subject to Appropriate Assessment and concluded that no further work was required in order to comply with the Habitats Regulations. This was confirmed by the responses from Historic England, Natural England and The Environment Agency set out in Appendix 1 of the Screening Report.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Appleton Parish Thorn Ward Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to improve accessibility to local employment opportunities and supports homeworking (Policy AT-E1).
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting green spaces, encouraging investment in new facilities and by enhancing and improving the local footpath/cycleway network in order to maximise accessibility to residents. (Policies AT-TH2, AT-CF1, AT-CF2 and AT-CF3)
Environmental	The Submission Neighbourhood Plan includes a number of policies (Policies AT-D1, AT-D2, AT-H1, AT-H2 and AT-H3 that seek to protect and enhance the character and local distinctiveness of Appleton Parish Thorn Ward. Local green spaces are identified for protection from development

Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Warrington Local Plan Core Strategy 2014.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies set out in the Warrington Local Plan Core Strategy.

Table 3 Conformity with Local Strategic Planning Policy

<i>Appleton Parish Thorn Ward Neighbourhood Development Plan</i>	<i>Warrington Local Plan Core Strategy 2014</i>
<p>POLICY AT-H1 - SCALE AND TYPE OF NEW HOUSING WITHIN APPLETON THORN.</p> <p>In order to retain the rural character of the designated area, proposals for new housing within the Appleton Thorn village as defined on Map 2 will only be permitted when it is in accordance with the following criteria:</p> <ul style="list-style-type: none"> (a) Does not involve the loss of a local green space designated within this Neighbourhood Plan as indicated on Map 6; (b) Is not detrimental to the open rural character of the village; (c) Maintains an appropriate density in context with the immediate surrounding area; (d) Ensures appropriate and safe access can be achieved; (e) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities); 	<p>Policy CS1 - Overall Spatial Strategy - Delivering Sustainable Development</p> <p>Throughout the borough, development proposals that are sustainable will be welcomed and approved without delay.</p> <p>To be sustainable, development must accord with national and local planning policy frameworks, taking into account other material considerations, and must, in no particular order, have regard to:</p> <ul style="list-style-type: none"> • the planned provision made for economic and housing growth; • the requirement to provide for recognised and identified development needs; • the priority afforded to the protection of the Green Belt and the character of the countryside; • the priority afforded to accommodating growth in Inner Warrington through the use of previously developed land; • the importance of sustaining and enhancing the vitality and viability of the Town Centre and other designated centres that act as community hubs; • the need to develop sites, services and facilities in appropriate locations accessible by public transport, walking and cycling; • the need to make the best use of existing transport, utility, social and environmental infrastructure within existing settlements, and ensure additional provision where needed to support development;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(f) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;</p> <p>(g) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;</p> <p>(h) Reflects the scale and function of the settlement; and</p> <p>(i) Includes adequate off-street parking², garaging and private and public amenity space for future residents;</p> <p>(j) The proposal would not have any adverse effect on neighbouring residential amenity; and</p> <p>(k) Is in accordance with all other relevant policies.</p>	<ul style="list-style-type: none"> • the need to address the causes of and be resilient to the effects of climate change; • the need to sustain and enhance the borough’s built heritage, biodiversity and geodiversity; • the importance of prudently using resources and maximising re-use, recovery and recycling where possible; • the need to safeguard environmental standards, public safety, and residential amenity; • the delivery of high standards of design and construction, that have regard to local distinctiveness and energy efficiency; and • the need to improve equality of access and opportunity. <p>Policy SN1 - Distribution and Nature of New Housing</p> <p>In accordance with Policy CS2, 80% of new homes to be delivered within the borough will be focused on previously developed land. In terms of distribution, 60% of new homes will be delivered within Inner Warrington inclusive of the Town Centre, where development will be welcomed as a catalyst to secure physical, environmental, social and economic regeneration in accordance with Local Plan Core Strategy Policy CS9. The remaining 40% of new homes will be achieved primarily through development within the suburban areas of the town of Warrington and development within the Borough’s defined outlying settlements.</p>

² In accordance with Warrington BC Standards for Parking in New Development (March 2015) (SPD) and subsequent updates

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<p>Outside of Inner Warrington, within the suburban areas of the town of Warrington, the Council will support proposals which:</p> <ol style="list-style-type: none"> 1. provide a solution to environmental or social problems associated with a site; or 2. present an opportunity to widen the type, size and affordability of available housing, through reference to need evidenced by the Council, in sustainable locations which are well served by existing infrastructure; or 3. support the delivery of or help create the density of population to support the operation of neighbourhood hubs and local shops and services. <p>Within all of the borough's defined settlements, the Council will support proposals which;</p> <ol style="list-style-type: none"> 1. relate entirely to the delivery of affordable or social housing which is proven to meet identified needs; or 2. meet identified specialist needs including units specifically provided to meet the needs of the elderly or infirm; or 3. relate to mixed use schemes where the inclusion of an element of housing will make the development as a whole more sustainable and viable; or 4. constitute small-scale, low-impact infill development.

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014										
	<p>Within the Green Belt, outside any of the borough's defined settlements, new housing will only be approved where the proposal accords with relevant national policy.</p> <p>Policy CC1 - Inset and Green Belt Settlements</p> <p>The following settlements are Inset (that is excluded) from the Green Belt:</p> <table data-bbox="1099 580 2045 874"> <tr> <td>Appleton Thorn</td> <td>Grappenhall Heys</td> </tr> <tr> <td>Burtonwood</td> <td>Hollins Green</td> </tr> <tr> <td>Croft</td> <td>Lymm</td> </tr> <tr> <td>Culcheth</td> <td>Oughtrington</td> </tr> <tr> <td>Glazebury</td> <td>Winwick</td> </tr> </table> <p>Within these settlements new build development, conversions and redevelopment proposals will be allowed providing they comply with national planning policy and are sustainable in terms of Policy CS1.</p>	Appleton Thorn	Grappenhall Heys	Burtonwood	Hollins Green	Croft	Lymm	Culcheth	Oughtrington	Glazebury	Winwick
Appleton Thorn	Grappenhall Heys										
Burtonwood	Hollins Green										
Croft	Lymm										
Culcheth	Oughtrington										
Glazebury	Winwick										
<p>POLICY AT-H2 - DESIGN PRINCIPLES – LAND AT APPLETON CROSS</p> <p>Development of the site identified in Map 3 will only be considered acceptable subject to the following design principles and in accordance with all relevant policies in the Appleton Parish Thorn Ward Neighbourhood Plan:</p> <p>Traffic</p>	<p>Policy CS1 - Overall Spatial Strategy - Delivering Sustainable Development</p> <p>(SEE ABOVE)</p> <p>Policy SN2 - Securing Mixed and Inclusive Neighbourhoods</p>										

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>a. Traffic implications must be carefully considered and mitigated.</p> <p>b. Design of roads will be expected to prioritise traffic and pedestrian safety. i.e. maximise driver and pedestrian visibility, minimise on-road parking, and use of pedestrian crossings where appropriate, planting and other traffic calming measures.</p> <p>Layout</p> <p>c. Establish a well-connected internal street environment, including existing public rights of way.</p> <p>d. Establish pedestrian and cycleway linkages between existing housing and the site.</p> <p>e. Provide new footpath connections linking existing rights of way, where practicable.</p> <p>f. Includes adequate off-street parking for each dwelling in accordance with Warrington Parking Standards</p> <p>Design</p>	<p>A mixture of housing types and tenures will be provided through the delivery of new homes in order to help secure mixed and inclusive neighbourhoods. This will be achieved by;</p> <ul style="list-style-type: none"> • requiring development proposals to deliver a mix of dwellings which seek to better balance the housing market by matching supply to identified needs; • requiring development proposals to give specific consideration to meeting the needs of the elderly and enabling a greater degree of self independent living; and • ensuring that all developments which incorporate open market housing and with a capacity of 5 or more dwellings make provision for affordable housing on the following basis: <ul style="list-style-type: none"> ○ 20% on a previously developed or greenfield site between 5 and 14 dwellings regardless of its location within the borough ○ 20% on a previously developed site of 15 or more dwellings within Inner Warrington inclusive of the Town Centre ○ 30% on a previously developed site of 15 or more dwellings where that site is located outside of Town Centre and Inner Warrington ○ 30% on a greenfield site of 15 or more dwellings regardless of its location within the borough <p>50% of the required affordable provision should be for social rent and 50% for intermediate housing.</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>g. Proposals for the development of this site should include a proper and detailed site appraisal or survey which identifies the attributes of the site and its immediate surroundings.</p> <p>h. Design is in accordance with Design Policy AT-D1.</p> <p>i. Boundary treatments and layouts should respect the rural environment.</p> <p>j. Wherever possible, maintain existing trees and hedgerows.</p> <p>k. Houses will be generally one and two storey in keeping with the surrounding developments.</p> <p>l. A mix of house tenures, types and sizes will be required across the site, wherever possible.</p> <p>Affordable Housing</p> <p>m. Affordable housing should be provided at 30% in accordance with Policy SN2 of the Warrington Local Plan Core Strategy.</p>	<p>In each case the provision to be made will be based on negotiation and agreement on a site by site basis. A lower proportion and/or a different tenure split may be permitted where it can clearly be demonstrated to the satisfaction of the Council that development would otherwise not be financially viable, and affordable housing provision is nevertheless being maximised.</p> <p>The presumption will be for affordable housing to be provided on the application site unless the type of housing proposed does not accord with priority needs, or the nature of the site is deemed unsuitable for affordable housing, in which case a commuted sum in lieu of on-site provision will be required.</p> <p>Policy QE7 - Ensuring a High Quality Place</p> <p>The Council will look positively upon proposals that are designed to;</p> <ul style="list-style-type: none"> • be sustainable, durable, adaptable and energy efficient; • create inclusive, accessible and safe environments; • function well in relation to existing patterns of movement and activity; • reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape; • harmonise with the scale, proportions and materials of adjacent and / or existing buildings;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>n. Although a full range of affordable local housing will be needed, the mix of tenure types should include a proportion of intermediate housing, in particular shared equity and low cost market homes. (The exact balance will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area.)</p> <p>o. Affordable homes will be integrated with open market homes where both are represented on the site, wherever possible.</p> <p>Self-Build</p> <p>p. Proposals for custom-built dwellings will be supported and encouraged. The Parish Council will work with developers and/or landowners to utilise 'Community Right to Build' provisions where a partnership approach between landowners, developers and the community are agreed to have mutual benefits.</p>	<ul style="list-style-type: none"> • maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside; • use the density and mix of development to optimise the potential of the site without damaging the character of the area; and • be visually attractive as a result of good architecture and the inclusion of appropriate public space. <p>Developers will be encouraged to engage with neighbourhoods and communities in developing design solutions. Where appropriate, developments should harness the imagination and creative skills of artists and urban designers in the design process to create distinctive urban environments.</p> <p>The Council will promote design excellence in new housing developments and will use accepted environmental standards such as Building for Life and the Code for Sustainable Homes to evaluate the design quality of all proposals for major residential development within the borough.</p> <p>Additional guidance to support the implementation of this policy is provided in the Design and Construction Supplementary Planning Document.</p> <p>Policy QE8 - Historic Environment</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<p>The Council will ensure that the fabric and setting of heritage assets, as set out below, are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.</p> <ul style="list-style-type: none"> • Scheduled Monuments • Listed Buildings • Conservation Areas • Areas of known or potential Archaeological Interest • Locally Listed Heritage Assets <p>The Council and its partners will aim to recognise the significance and value of historic assets by identifying their positive influence on the character of the environment and an area's sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration; and their ability to inspire the design of new development.</p> <p>Heritage Assets such as buildings, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings, structures and sites included on this list are detailed in Appendix 4.</p> <p>To be included on the local list, an asset should be substantially unaltered and retain the majority of its original features and either:</p> <ol style="list-style-type: none"> 1. be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<p>2. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events</p> <p>Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset which;</p> <ul style="list-style-type: none"> • adopts a strong vision of what could be achieved which is rooted in an understanding of the asset's significance and value, including its setting; • avoids the unnecessary loss of and any decay to the historic fabric which once lost cannot be restored; • recognises and enhances the asset's contribution to the special qualities, local distinctiveness and unique physical aspects of the area; • fully accords with the design principles outlined elsewhere within the Local Planning Framework; • includes suitable mitigation measures, including an appropriate desk-based assessment and where necessary field evaluation and publication, for areas with known or potential archaeological interest. • ensures the knowledge and understanding of the historic environment is available for this and future generations. The evidence arising from any investigations should be publicly accessible through the Historic Environment Record and the local museum.

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	Applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of the borough's broader historic environment.
<p>POLICY AT-H3 - DESIGN PRINCIPLES – LAND AT STRETTON ROAD/PEPPER STREET</p> <p>Development of the site identified in Map 4 will only be considered acceptable subject to the following design principles and in accordance with all relevant policies in the Appleton Parish Thorn Ward Neighbourhood Plan:</p> <p>Public Open Space</p> <p>(a) Any new development should maximise public open space for recreational use by the community. (Map 4a is an indicative plan identifying a preferred location of the open space, and Map 4b is an option put forward by a developer).</p> <p>Traffic</p> <p>(b) Traffic implications must be carefully considered and mitigated.</p>	<p>Policy CS1 - Overall Spatial Strategy - Delivering Sustainable Development</p> <p>(SEE ABOVE)</p> <p>Policy SN2 - Securing Mixed and Inclusive Neighbourhoods</p> <p>A mixture of housing types and tenures will be provided through the delivery of new homes in order to help secure mixed and inclusive neighbourhoods. This will be achieved by;</p> <ul style="list-style-type: none"> • requiring development proposals to deliver a mix of dwellings which seek to better balance the housing market by matching supply to identified needs; • requiring development proposals to give specific consideration to meeting the needs of the elderly and enabling a greater degree of self independent living; and • ensuring that all developments which incorporate open market housing and with a capacity of 5 or more dwellings make provision for affordable housing on the following basis: <ul style="list-style-type: none"> ○ 20% on a previously developed or greenfield site between 5 and 14 dwellings regardless of its location within the borough

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(c) Design of roads to prioritise traffic and pedestrian safety. i.e. maximise driver and pedestrian visibility, minimise on-road parking, and use of planting and other traffic calming measures, where appropriate.</p> <p>(d) Location of access to minimise the impact on visual amenity.</p> <p>Layout</p> <p>(e) The character and setting of the Church and Village Hall (Village Core) will be respected in any future development.</p> <p>(f) Green Space will be incorporated fronting Stretton Road to retain the open character of the central village core.</p> <p>(g) Establish a well-connected internal street environment, including existing public rights of way.</p> <p>(h) Establish pedestrian and cycleway linkages between existing housing and the site.</p> <p>(i) Provide new footpath connections linking existing rights of way</p> <p>(j) Include adequate off-street parking for each dwelling</p>	<ul style="list-style-type: none"> ○ 20% on a previously developed site of 15 or more dwellings within Inner Warrington inclusive of the Town Centre ○ 30% on a previously developed site of 15 or more dwellings where that site is located outside of Town Centre and Inner Warrington ○ 30% on a greenfield site of 15 or more dwellings regardless of its location within the borough <p>50% of the required affordable provision should be for social rent and 50% for intermediate housing.</p> <p>In each case the provision to be made will be based on negotiation and agreement on a site by site basis. A lower proportion and/or a different tenure split may be permitted where it can clearly be demonstrated to the satisfaction of the Council that development would otherwise not be financially viable, and affordable housing provision is nevertheless being maximised.</p> <p>The presumption will be for affordable housing to be provided on the application site unless the type of housing proposed does not accord with priority needs, or the nature of the site is deemed unsuitable for affordable housing, in which case a commuted sum in lieu of on-site provision will be required.</p> <p>Policy QE7 - Ensuring a High Quality Place</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(k) The setting of existing dwellings adjacent to any proposed development will be acknowledged and respected within the layout of any development proposals.</p> <p>Design</p> <p>(l) Proposals for the development of this site should include a proper and detailed site appraisal or survey which identifies the attributes of the site and its immediate surroundings.</p> <p>(m) Design should reflect features of the immediate surrounding area, and should be in accordance with Design Policy AT-D1.</p> <p>(n) Wherever possible, maintain existing trees and hedgerows.</p> <p>(o) Houses will be generally one and two storey in keeping with the surrounding developments.</p> <p>(p) A mix of house tenures, types and sizes will be required across the site.</p> <p>(q) Any residential scheme on this site should include smaller family housing and start homes</p>	<p>The Council will look positively upon proposals that are designed to;</p> <ul style="list-style-type: none"> • be sustainable, durable, adaptable and energy efficient; • create inclusive, accessible and safe environments; • function well in relation to existing patterns of movement and activity; • reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape; • harmonise with the scale, proportions and materials of adjacent and / or existing buildings; • maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside; • use the density and mix of development to optimise the potential of the site without damaging the character of the area; and • be visually attractive as a result of good architecture and the inclusion of appropriate public space. <p>Developers will be encouraged to engage with neighbourhoods and communities in developing design solutions. Where appropriate, developments should harness the imagination and creative skills of artists and urban designers in the design process to create distinctive urban environments.</p> <p>The Council will promote design excellence in new housing developments and will use accepted environmental standards such as Building for Life and the Code for Sustainable Homes to evaluate the</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>Affordable Housing</p> <p>(r) Affordable housing should be provided at 30% in accordance with Policy SN2 of the Warrington Local Plan Core Strategy.</p> <p>(s) Although a full range of affordable local housing will be needed, the mix of tenure types should include a proportion of intermediate housing, in particular shared equity and low cost market homes. (The exact balance will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area.)</p> <p>(t) Affordable homes will be integrated with open market homes where both are represented on the site, wherever possible.</p>	<p>design quality of all proposals for major residential development within the borough.</p> <p>Additional guidance to support the implementation of this policy is provided in the Design and Construction Supplementary Planning Document.</p> <p>Policy QE8 - Historic Environment</p> <p>The Council will ensure that the fabric and setting of heritage assets, as set out below, are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.</p> <ul style="list-style-type: none"> • Scheduled Monuments • Listed Buildings • Conservation Areas • Areas of known or potential Archaeological Interest • Locally Listed Heritage Assets <p>The Council and its partners will aim to recognise the significance and value of historic assets by identifying their positive influence on the character of the environment and an area's sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration; and their ability to inspire the design of new development.</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<p>Heritage Assets such as buildings, structures and sites which are valued as good examples of local architectural styles or for their historic associations, are included on a local list produced by the Council. The buildings, structures and sites included on this list are detailed in Appendix 4.</p> <p>To be included on the local list, an asset should be substantially unaltered and retain the majority of its original features and either:</p> <ol style="list-style-type: none"> 3. be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or 4. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events <p>Development proposals which affect the character and setting of all heritage assets will be required to provide supporting information proportionate to the designation of the asset which;</p> <ul style="list-style-type: none"> • adopts a strong vision of what could be achieved which is rooted in an understanding of the asset's significance and value, including its setting; • avoids the unnecessary loss of and any decay to the historic fabric which once lost cannot be restored; • recognises and enhances the asset's contribution to the special qualities, local distinctiveness and unique physical aspects of the area;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<ul style="list-style-type: none"> • fully accords with the design principles outlined elsewhere within the Local Planning Framework; • includes suitable mitigation measures, including an appropriate desk-based assessment and where necessary field evaluation and publication, for areas with known or potential archaeological interest. • ensures the knowledge and understanding of the historic environment is available for this and future generations. The evidence arising from any investigations should be publicly accessible through the Historic Environment Record and the local museum. <p>Applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of the borough’s broader historic environment.</p>
<p>POLICY AT- D1 - DESIGN OF DEVELOPMENT IN APPLETON PARISH THORN WARD.</p> <p>The designated area has a unique local character and distinctiveness. All new development within the area will be permitted where it makes a positive contribution to that distinctive character and be of good quality design. In seeking to protect and enhance the unique identity of the area, all development will be expected to take account of the following:</p>	<p>Policy QE7 - Ensuring a High Quality Place</p> <p>The Council will look positively upon proposals that are designed to;</p> <ul style="list-style-type: none"> • be sustainable, durable, adaptable and energy efficient; • create inclusive, accessible and safe environments; • function well in relation to existing patterns of movement and activity; • reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<ul style="list-style-type: none"> (a) The contribution it makes to maintaining and enhancing local identity, and sense of place; (b) Respects the character and setting of any heritage asset; (c) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene; (d) uses, and where appropriate re-uses, local and traditional materials or suitable artificial alternatives; (e) Does not result in backland development which has a detrimental impact on the character of the area. (f) Includes adequate parking, garaging and private and public amenity space for future residents. (g) Ensures the use of space and landscape design is appropriate; (h) Protects key views as identified in Policy AT-D2 (i) Relates well to the street and has an active frontage; (j) Respects local settings and garden forms/landscaping; (k) Ensures movement to, within, around, and through the development is acceptable; (l) Encourages originality, innovation and initiative; (m) Includes appropriate energy efficiency and conservation measures; (n) Uses Sustainable Drainage Systems; (o) Uses appropriate lighting for the location. 	<ul style="list-style-type: none"> • harmonise with the scale, proportions and materials of adjacent and / or existing buildings; • maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside; • use the density and mix of development to optimise the potential of the site without damaging the character of the area; and • be visually attractive as a result of good architecture and the inclusion of appropriate public space. <p>Developers will be encouraged to engage with neighbourhoods and communities in developing design solutions. Where appropriate, developments should harness the imagination and creative skills of artists and urban designers in the design process to create distinctive urban environments.</p> <p>The Council will promote design excellence in new housing developments and will use accepted environmental standards such as Building for Life and the Code for Sustainable Homes to evaluate the design quality of all proposals for major residential development within the borough.</p> <p>Additional guidance to support the implementation of this policy is provided in the Design and Construction Supplementary Planning Document.</p>

<i>Appleton Parish Thorn Ward Neighbourhood Development Plan</i>	<i>Warrington Local Plan Core Strategy 2014</i>
<p>Policy AT – D2 Protecting and enhancing local landscape character and views</p> <p>Development proposals will be required to incorporate the following landscape design principles. They should:</p> <p>(a) Seek to preserve and enhance the character of the village and surrounding scattered rural settlements and farmsteads. Development will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials;</p> <p>(b) Preserve and enhance local habitats and wildlife corridors. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained and the establishment of new native hedges is encouraged to support and protect wildlife;</p> <p>(c) Conserve and enhance important local landscape features wherever possible. Mature and established</p>	<p>Policy QE3 - Green Infrastructure</p> <p>The Council will work with partners to develop and adopt an integrated approach to the provision, care and management of the borough's Green Infrastructure. Joint working and the assessment of applications will be focussed on:</p> <ul style="list-style-type: none"> • protecting existing provision and the functions this performs; • increasing the functionality of existing and planned provision especially where this helps to mitigate the causes of and addresses the impacts of climate change; • improving the quality of existing provision, including local networks and corridors, specifically to increase its attractiveness as a sport, leisure and recreation opportunity and its value as a habitat for biodiversity; • protecting and improving access to and connectivity between existing and planned provision to develop a continuous right of way and greenway network and integrated ecological system; • securing new provision in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies assessed against standards set by the Council. <p>Policy QE5 - Biodiversity and Geodiversity</p> <p>The Council will work with partners to protect and where possible enhance sites of recognised nature and geological value. These efforts will be guided by the principles set out in National Planning Policy and</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>trees should be retained and incorporated into landscaping schemes wherever possible;</p> <p>(d) Those parts of the locally significant views identified on Map 5 that are visible from locations that are freely accessible to members of the general public should be preserved and not significantly detracted from. Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Protected Views with accompanying photographs are shown on Map 5;</p> <p>(e) Protect the area’s historic settlement pattern, through small scale developments within the settlement boundary;</p> <p>(f) Conserve traditional farm buildings through continued and appropriate new uses. Repairs and alterations should use local materials and techniques wherever possible;</p> <p>(g) Sustainable construction methods, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting, and reedbeds for sewerage and opportunities for local food production.</p>	<p>those which underpin the strategic approach to the care and management of the borough’s Green Infrastructure in its widest sense.</p> <p>Sites and areas recognised for their nature and geological value are shown on the Policies Map and include:</p> <ul style="list-style-type: none"> • European Sites of International Importance • Sites of Special Scientific Interest • Regionally Important Geological Sites • Local Nature Reserves • Local Wildlife Sites • Wildlife Corridors <p>Policy QE7 - Ensuring a High Quality Place</p> <p>The Council will look positively upon proposals that are designed to;</p> <ul style="list-style-type: none"> • be sustainable, durable, adaptable and energy efficient; • create inclusive, accessible and safe environments; • function well in relation to existing patterns of movement and activity; • reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape; • harmonise with the scale, proportions and materials of adjacent and / or existing buildings; • maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<ul style="list-style-type: none"> • use the density and mix of development to optimise the potential of the site without damaging the character of the area; and • be visually attractive as a result of good architecture and the inclusion of appropriate public space. <p>Developers will be encouraged to engage with neighbourhoods and communities in developing design solutions. Where appropriate, developments should harness the imagination and creative skills of artists and urban designers in the design process to create distinctive urban environments.</p> <p>Policy CC2 - Protecting the Countryside</p> <p>Development proposals in the countryside which accord with Green Belt policies set out in national planning policy will be supported provided that;</p> <ul style="list-style-type: none"> • the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of its scale, layout and use of materials; • they respect local landscape character, both in terms of immediate impact, or from distant views; • unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage; • they relate to local enterprise and farm diversification; and

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<ul style="list-style-type: none"> • it can be demonstrated that there would be no detrimental impact on agricultural interests.
<p>POLICY AT-D3 - FLOOD RISK, WATER MANAGEMENT AND SURFACE WATER RUN-OFF</p> <p>(a) All new residential development should be directed away from areas at highest risk of flooding in accordance with the approach to national policy.</p> <p>(b) New development should be designed to maximise the retention of surface water within the development site and to minimise run-off. Sustainable drainage systems (SuDS) should be implemented wherever possible.</p> <p>(c) The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities, where possible.</p> <p>(d) Where necessary, water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</p> <p>(e) Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p>	<p>Policy QE6 - Environment and Amenity Protection</p> <p>The Council, in consultation with other Agencies, will only support development which would not lead to an adverse impact on the environment or amenity of future occupiers or those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area. The Council will take into consideration the following:</p> <ul style="list-style-type: none"> • The integrity and continuity of tidal and fluvial flood defences; • The quality of water bodies, including canals, rivers, ponds and lakes; • Groundwater resources in terms of their quantity, quality and the ecological features they support; • Land quality; • Air quality; • Noise and vibration levels and times when such disturbances are likely to occur; • Levels of light pollution and impacts on the night sky; • Levels of odours, fumes, dust, litter accumulation and refuse collection / storage. • The need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(f) Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.</p> <p>(g) Opportunities, where appropriate, should help to conserve and enhance watercourses and habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site</p> <p>Opportunities, where appropriate, should help to conserve and enhance watercourses and habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.</p>	<ul style="list-style-type: none"> • The effect and timing of traffic movement to, from and within the site and car parking including impacts on highway safety; • The ability and the effect of using permitted development rights to change use within the same Use Class (as set out in the in the Town and Country Planning (General Permitted Development Order) without the need to obtain planning consent. <p>Proposals may be required to submit detailed assessments in relation to any of the above criteria to the Council for approval.</p> <p>Where development is permitted which may have an impact on such considerations, the Council will consider the use of conditions or planning obligations to ensure any appropriate mitigation or compensatory measures are secured.</p> <p>Development proposals on land that is (or is suspected to be) affected by contamination or ground instability or has a sensitive end use must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.</p> <p>Additional guidance to support the implementation of this policy is provided in the Design and Construction and Environmental Protection Supplementary Planning Documents.</p>

<i>Appleton Parish Thorn Ward Neighbourhood Development Plan</i>	<i>Warrington Local Plan Core Strategy 2014</i>
<p>Policy AT-TH1 Traffic Management and Transport Improvements</p> <p>Proposals for improvements in road safety and traffic management will be fully supported including:</p> <ul style="list-style-type: none"> (a) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centre; (b) Continuous pavements on Stretton Road to Stretton (appropriate to rural location); Lumb Brook Road to Wrights Green and Grappenhall Lane to junction with Barleycastle Lane. (c) Appropriately located pedestrian crossings; (d) Highway improvements, including investigation of potential for a roundabout at Arley Road crossroads. (e) Public transport improvements. (f) Measures to alleviate adverse parking issues in three areas of the village i.e. the school, the playing fields, and the prison. <p>Developer contributions, and Community Infrastructure Levy payments, where appropriate, will be sought towards the following:</p>	<p>Policy MP1 - General Transport Principles</p> <p>To secure sustainable development the Council and its partners will support proposals where they:</p> <ul style="list-style-type: none"> • reduce the need for private car use through its location, travel planning and marketing (smarter choices) and any other measures to change travel behaviour. • consider demand management measures including the effective reallocation of road space in favour of public transport, pedestrians and cyclists. • adhere to locally determined car and cycle parking standards. • mitigate the impact of development or improve the performance of Warrington's Transport Network, including the Strategic Road Network, by delivering site specific infrastructure which will support the proposed level of development.

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(g) Highway improvement schemes to promote the safety of pedestrians and cycle users;</p> <p>(h) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centre; and</p> <p>(i) Increasing public and community transport to and from the designated area.</p>	
<p>Policy AT-TH2 Sustainable Transport measures</p> <p>Proposals should, where appropriate, make provision for sustainable transport measures, through:</p> <p>(a) providing and/or enhancing existing pavements, cycle paths and crossings enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village services and facilities;</p> <p>(b) providing where possible, and where funding and developer contributions allow, new pedestrian footpaths and cycle routes or improving existing village networks, both within the village and beyond in the wider countryside;</p>	<p>Policy MP3 - Active Travel</p> <p>The Council will expect that a high priority will be given to the needs and safety of pedestrians and cyclists in new development.</p> <p>New development should not compromise and should contribute to enhancing and developing integrated networks of continuous, attractive and safe routes for walking and cycling including improvements to roads, Rights of Way and the Greenway Network (as shown on the Policies Map). This should include appropriate segregation of users and appropriate priority should be given to users at junctions. Where appropriate the Council will consider the use of conditions or planning obligations to secure such improvements.</p> <p>Enhancements and improvements should look to increase accessibility and make the most of potential environmental, social and health benefits.</p> <p>Particular priority will be given to routes linking residential areas (especially those in recognised areas of deprivation) with employment</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(c) providing linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.</p>	<p>areas, transport interchanges, schools, Warrington hospital and other local services and facilities</p>
<p>Policy AT-E1 New local employment opportunities.</p> <p>The development of new small scale local employment opportunities and homeworking will be permitted within the Neighbourhood Plan area providing that they:</p> <ul style="list-style-type: none"> (a) Give priority to the re-use of a brownfield site, or the conversion of an existing building. (b) Are of a scale appropriate to the area; (c) Do not have a detrimental impact on surrounding residential character and amenity; (d) Do not lead to the loss of open space or green infrastructure; (e) Are located close to existing highways and do not have an unacceptable impact on traffic. 	<p>Policy PV1 - Development in Existing Employment Areas</p> <p>The Council will support development, redevelopment and changes of use proposals within existing employment areas as defined on the Policies Map, provided that the proposed use falls within Use Classes B1, B2, or B8, or is a sui-generis employment use.</p> <p>Proposals for office B1(a) development will need to be justified by reference to sequential testing and market appraisal to determine that the development could not be appropriately located on a more accessible central site within or close to the Town Centre in accordance with the Overall Spatial Strategy.</p> <p>Development within existing employment areas for purposes other than those listed above will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> • the development relates to ancillary services which will support the employment area by making it more sustainable, viable and/or attractive or; • the site is no longer suitable or viable for employment uses and;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<ul style="list-style-type: none"> • the proposal will not undermine the viability of existing employment uses in close proximity to the site and; • the alternative use is in accordance with or does not undermine the Overall Spatial Strategy. <p>Where possible, the ability to retain an element of employment development within the site will be encouraged.</p> <p>Subject to assessment of local transport impacts, major warehousing and distribution developments will be primarily directed towards preferred locations at:</p> <ul style="list-style-type: none"> • Appleton & Stretton Trading Estates • Omega • Woolston Grange <p>Where major warehousing and distribution developments are proposed outside of these areas, proposals should seek to locate development:</p> <ul style="list-style-type: none"> • away from areas sensitive to heavy vehicle movement and; • with direct access to the Primary Road Network and; • with access to rail or the Ship Canal where possible. <p>Sustainable development creating employment in other areas of the borough will also be supported.</p>

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<p>Policy SN6 - Sustaining the Local Economy and Services</p> <p>The Council will seek to assist the continued viability and growth of the local economy and support the sustainability of local communities by ensuring development proposals;</p> <ul style="list-style-type: none"> • do not lead to the loss of viable, accessible sites and buildings used for industrial/commercial purposes or other employment generating uses in local communities including the countryside and its settlements; • avoid the loss or change of use of viable convenience shops, cultural facilities, post offices and public houses where the loss would impact on the diversity of local services in communities; • support the retention of viable local health and community facilities; • support the diversification of farm enterprises; • support the sustainable growth of existing businesses.
<p>Policy AT-CF1 Protection of local green spaces</p> <p>The following local green space(s) as shown on Map 6 are designated in accordance with paragraphs 76 and 77 of the NPPF:</p> <p>Land to rear of Appleton Thorn Village Hall</p> <p>New development which impacts adversely on the openness of these sites will not be permitted, unless in very special circumstances.</p>	<p>Policy QE3 - Green Infrastructure</p> <p>The Council will work with partners to develop and adopt an integrated approach to the provision, care and management of the borough's Green Infrastructure. Joint working and the assessment of applications will be focussed on:</p> <ul style="list-style-type: none"> • protecting existing provision and the functions this performs; • increasing the functionality of existing and planned provision especially where this helps to mitigate the causes of and addresses the impacts of climate change;

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
	<ul style="list-style-type: none"> • improving the quality of existing provision, including local networks and corridors, specifically to increase its attractiveness as a sport, leisure and recreation opportunity and its value as a habitat for biodiversity; • protecting and improving access to and connectivity between existing and planned provision to develop a continuous right of way and greenway network and integrated ecological system; • securing new provision in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies assessed against standards set by the Council.
<p>Policy AT-CF2 Protection and enhancement of local community facilities</p> <p>There will be a presumption in favour of the protection of existing facilities. The proposed re-use of local community facilities will be prioritised for only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children’s day nurseries).</p> <p>The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:</p> <p style="padding-left: 40px;">(a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p>	<p>Policy SN7 - Enhancing Health and Well-being</p> <p>The Council and its partners will seek to reduce health inequalities within the borough by supporting the development of new, or the co-location and co-ordination of existing, health, social, cultural and community facilities. Where possible such facilities should be located in defined centres or neighbourhood hubs.</p> <p>The Council and its partners will seek to ensure that planning helps to promote healthy lifestyles across all of the borough's communities. Within the Town Centre, Inner Warrington and North Warrington, where health and well-being inequalities are at their greatest, the Council will require all development proposals to give full and proper consideration to;</p> <ul style="list-style-type: none"> • ensuring good and convenient access to employment and training opportunities as well as essential social and community services and facilities

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(b) Satisfactory evidence is produced that there is no longer a need for the facility</p> <p>New community facilities should, wherever possible, be located in or adjacent to the settlement boundary, close by existing community facilities and ensure that:</p> <p>(c) The community facility is accessible by walking and cycling and has appropriate car parking;</p> <p>(d) There are opportunities to integrate services;</p> <p>(e) Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and</p> <p>(f) The proposal would not have any adverse effect on neighbouring residential amenity.</p>	<ul style="list-style-type: none"> • maximising opportunities for contact with nature, cultural activities, exercise and active travel • improving access to and promoting opportunities for 'grow your own' food • delivering a mixture of dwelling types and tenures designed to enable a greater degree of self independent living • securing environments which deter crime and are resilient to the impacts of climate change • maximising opportunities for renewable and decentralised energy
<p>POLICY AT-CF3 - COMMUNITY FACILITIES AND COMMUNITY INFRASTRUCTURE LEVY</p> <p>Development should support proposals for improved community facilities and infrastructure in the parish. Funding received from developer contributions and Community Infrastructure Levy (where appropriate) will be prioritised for the following proposals:</p> <p>(a) Provision of adequate recreational green space in the centre of the village.</p> <p>(b) Contribution to designing and constructing appropriate rural pathways for recreational purposes.</p>	<p>Policy MP10 - Infrastructure</p> <p>The Council and its partners will ensure that Warrington's future growth is supported and enhanced through the timely delivery of necessary transport, utility, social and environmental infrastructure required to support strategic and site specific proposals as set out in the Infrastructure Delivery Plan in accordance with the Overall Spatial Strategy by;</p> <ul style="list-style-type: none"> • ensuring that development maximises the benefits of existing infrastructure and minimises the need for new provision. • supporting the delivery and enhancement of strategic infrastructure in the borough through the introduction of the Community Infrastructure Levy by building on the

Appleton Parish Thorn Ward Neighbourhood Development Plan	Warrington Local Plan Core Strategy 2014
<p>(c) Expansion of the Village Hall to meet increased demand for community facilities and storage space.</p> <p>(d) Provision for changing rooms and adequate parking at the sports field to avoid congestion and on-road parking.</p> <p>(e) Provision of community facilities e.g. medical centre, shop</p>	<p>Infrastructure Delivery Plan to understand the wider strategic infrastructure requirements.</p> <ul style="list-style-type: none"> • where appropriate, negotiating with developers to secure Section 106 Agreements to meet the infrastructure needs directly arising from development, where viable to do so. • supporting the delivery of carbon reduction priorities set out in the Council's Carbon Management Plan and Climate Change Strategy through allowable solutions.

Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission

Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Prepared on behalf of Appleton Parish Council and the Appleton Parish Thorn Ward Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants www.kirkwells.co.uk