

Alderley Edge NDP – Regulation 14 Public Consultation - 27th January - 9th March 2020

Consideration of Responses and Proposed Amendments to the Regulation 14 Draft NDP

Table 2 - Comments from Consultation Bodies and Other Organisations

Organisation Name and Reference No.	NDP Page / Paragraph / Vision / Objective / Policy Reference	Comments	Steering Group and Subgroup Consideration	Agreed Changes to the NDP
1. The Coal Authority				
1.1	All	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted.	No change.
2. Sport England				
2.1	All	Government planning policy, within the National Planning Policy Framework (NPPF) , identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become	Noted. The NDP has a strong emphasis on encouraging healthy communities and physical activity. The NDP protects existing open	No change.

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		<p>more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document. http://www.sportengland.org/playingfieldspolicy</p>	<p>spaces and recreation facilities In Policy AE19 and these are identified on a map.</p> <p>Policy AE20 supports appropriate proposals for improvements in facilities at Chorley Hall playing fields which provides football facilities.</p> <p>Policy AE16 could lead to the loss of part of a public park for car parking but this is subject to re-provision.</p> <p>The AENDP also includes a range of policies and proposals which encourage walking and cycling in the Access and Infrastructure section.</p>	

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		<p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence.</p>		

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		<p>It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p>		

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		http://www.sportengland.org/planningtoolsandguidance#		
2.2	AE19: Protecting and enhancing local community facilities	<p>It is noted that Cheshire East have an up to date Playing Pitch Strategy which was updated in June 2019. As such, any recommendations therefore regarding playing fields should be informed by the councils adopted Playing Pitch Strategy. It is noted that Draft Policy AE19: Protecting and Enhancing Local Community facilities sets out the approach to community and recreation facilities.</p> <p>Sport England would prefer to see a separate sport policy that includes indoor and outdoor sport. It would ensure better definition of the role of sport (formal) and recreation (informal physical activity) and ensure sport related policies are appropriately implemented. Historically sport protection and provision has been encompassed within a generic open space/green infrastructure policy. However, it is Sport England's experience that separate sport policies</p>	<p>Accepted.</p> <p>Policy AE19 should be re-drafted to show clear differentiation between community and sports and recreation facilities.</p>	<p>Amend NDP Policy AE19.</p> <p>Amend title to:</p> <p><u>Policy AE19: Protecting and Enhancing Local Community and Sports and Recreation Facilities</u></p> <p>Retain the existing policy wording but amend so that this applies only to community facilities:</p> <p>1. Amend to:</p> <p>1. Protecting Existing <u>Community</u> Facilities</p> <p>Delete "and recreation" in first line under 1.</p> <p>Move current 2. to end to provide a new 3:</p> <p>3. Improvements to Existing <u>Community and Sports and Recreation</u> Facilities and Provision of New Facilities</p>

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		<p>have delivered more sustainable facilities where required and led to the protection of facilities that might otherwise have been lost.</p> <p>It is noted that policy AE19 as drafted sets out that the change of use of existing facilities to other uses will be resisted unless an application can demonstrate:</p> <ul style="list-style-type: none"> • The proposal includes alternative provision, on a site within the locality, of equivalent or enhances facilities. Such sites should be accessible by various means of transport including walking and cycling and have adequate car parking, or • There is no longer a need for the facility, and this can be robustly demonstrated by the developer through public consultation. 		<p>Insert a new 2:</p> <p><u>2. Protecting Indoor and Outdoor Sports and Recreation Facilities</u></p> <p><u>Indoor and outdoor sports and recreation facilities as identified on Map 16 should not be built on unless:</u></p> <p><u>A. It is clearly demonstrated through a robust assessment that the provision is surplus to requirements; or</u></p> <p><u>B. There would be replacement by equivalent or better provision in terms of quantity and quality in a suitable location; or</u></p> <p><u>C. The development is for alternative sports and recreational provision, and the benefits clearly outweigh the loss of the current or former use.</u></p> <p>Amend old Map 15 (new Map 16): Change title to "<u>Alderley Edge Community and Sports and Recreation Facilities</u>" Change 'Outdoor Sports Facilities in the key to just read 'Sports Facilities' "Community Facilities" (blue circles)</p>

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		Sport England would strongly suggest that the policy is reworded to ensure consistency with paragraph 97 of the NPPF and Sport England's Playing Field Policy with specific reference to where there is no longer a need for a facility, it is clearly demonstrated through a robust assessment that clearly shows the provision to be surplus to requirements. Sport England would therefore not support the existing wording that sets out that where there is no longer a need for a facility, and this can be robustly demonstrated by the developer through public consultation.		need adding to the key
2.3	AE20 Chorley Hall Lane Playing Fields	It is noted that the drafted policy AE20 sets out a number of improvements to Chorley Hall Playing Fields. The list of improvements should be informed by the latest evidence available (Playing Pitch Strategy and the associated Action Plan). Sport England therefore suggest amending the policy to take into account the latest evidence base i.e. Playing Pitch Strategy. A reference should also be added to ensure that the policy doesn't limit the improvements	Accepted. Amend Policy AE20 to refer to the Playing Pitch Strategy and Action Plan.	Amend NDP Policy AE20. Insert new sentence at the start of the Policy: <u>'Investment in improved facilities at Chorley Hall Playing Fields will be supported to bring the site back into use, in line with the latest Playing Pitch Strategy and Action Plan.'</u> Delete the sentence starting " proposals

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		to those listed.		<p>for the improvement..." and replace with: <u>'Such improvements could include, but are not limited to, the following:'</u></p> <p>Amend supporting text. Add to the end of 10.7: <u>'Chorley Hall is identified as ID Site 30 in the Cheshire East Playing Pitch Strategy & Action Plan, June 2019 (insert reference</u> https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/playing-pitch-strategy/cheshire-east-playing-pitch-strategy.pdf). The Wilmslow Analysis Area – Action Plan (p109) sets out that the current status is: <u>'A standard quality youth 9v9 pitch that is currently unused by the community and unavailable for lettings due to waterlogging issues. Demand exists for access so the Council are exploring options. Serviced by a basic pavilion and a small car park.'</u> The Recommended Action is <u>'To support the Council in its aspirations to bring the site back into use and seek to utilise spare capacity through the transfer of demand from</u></p>

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2.4	AE19 AE3	<p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority</p>	<p>Accepted.</p> <p>Amend Policy AE19 to refer to guidance and advice and include additional clause relating to housing development and associated increased need.</p> <p>Policy AE3 already addresses walking, cycling and public realm improvements. However it could be strengthened slightly by specific reference to active design.</p>	<p><i>overplayed sites.'</i></p> <p>Amend NDP Policy AE19.</p> <p>Insert new paragraph 2:</p> <p><u>'Where appropriate, developer contributions from new housing development will be sought towards the provision of new sports facilities, or improvements to existing sports facilities, in line with the latest assessment of need, or as identified in the most up to date playing pitch or other indoor and/or outdoor sports facility strategy.'</u></p> <p>Existing para 2 becomes 3 and insert following new point E:</p> <p><u>'E. Are fit for purpose and designed in accordance with Sport England 's design guidance notes (insert reference as footnote</u> http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/)'</p>

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		<p>has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area</p>		<p>Amend Policy AE3.</p> <p>Insert new 2 and renumber others:</p> <p><u>'2. Developments should incorporate principles of Active Design (insert footnote with reference Sport England's Active Design Guidance: https://www.sportengland.org/activedesign) to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.'</u></p>

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		<p>currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>		

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3. Homes England				
3.1	All	I would firstly like to thank you for the opportunity to comment on the Alderley Edge Draft Neighbourhood Development Plan. Homes England is the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities. Homes England does not have any land holdings affected by the consultation and therefore we do not propose to make at representations at this point. We will however continue to engage with you as appropriate.	Noted.	No change.
4.				

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The Edge Association				
4.1	All	<p>The Edge Association welcomes the plan which will give guidance and direction in the future planning of the village. We look forward to the next stages of its approval process, however in the meantime we have some observations, comments and proposals that we trust are worth considering in subsequent revisions.</p> <p>(1) It is highly regrettable that Green Belt land will be used for new housing development and although this has been considered very carefully in order to accommodate housing needs in the area this could set a dangerous precedent. The Edge Association does not object to this decision, on this occasion, but we would be very concerned if this example were used in future to justify further development needs.</p> <p>In our opinion, use of brownfield sites (e.g. the County Hotel site) should always be prioritised and use of Green belt sites should be an absolute last</p>	<p>Noted.</p> <p>Decisions about removing sites from the Green Belt are being taken by Cheshire East Council through the SADPD.</p> <p>The NDP has to be in general conformity with the local plan and it cannot be used to undermine or object to CEC's strategic policies and proposals.</p> <p>Objections to proposed housing sites should therefore be forwarded to CEC.</p> <p>Policy AE1 supports proposals which are on brownfield (previously developed) sites or re-use existing buildings wherever possible.</p>	No change.

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		resort. We would like to see some legally binding assurances, in writing, that the use of Green Belt land will be on this occasion only and restricted to the sites already identified in the plan.		
4.2	All / General	(2) We are disappointed to learn that, after all the work that has been put into the Neighbourhood Plan, it now falls to Cheshire East Council to determine the location of the sites for development. This already seems to be a moving feast with a site at Beech Road replacing Horseshoe Lane in the current version of the plan. The Neighbourhood Plan should have precedence over all past parish plans so that it is fully recognised and adhered to by developers and the relevant authorities especially Cheshire East Planning Department.	Noted. The Parish Council has made the decision that the NDP will not include site allocations, and these will be determined through the SADPD process.	No change.
4.3	Para 8.31 and Appendix 3	(3) Over the past few years we have seen extensive development in the area and planning applications have been approved that have led to properties of character that are on the “2007 List of Important Buildings” being demolished or seriously changed in character. We would like to propose that this list is included in the final publication of the	Accepted. NDP will be amended to include a local list of non designated heritage assets.	Amend NDP - add new Appendix 4 <u>Cheshire East Council Local List of Historic Buildings</u> <u>Supplementary Planning Document, Adopted October 2010</u> (insert footnote with reference https://www.cheshireeast.gov.uk/environment/heritage_natural_environment)

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		plan alongside the Appendix 3 in the report that covers “Listed Buildings in Alderley Edge Parish”		<p>/conservation_listed_buildings/conservation_listed_buildings.aspx)</p> <p><u>Alderley Edge</u></p> <p><u>The Quinta Beechfield Road SK9 7AU 'Arts and Crafts' villa of the early years of the twentieth century, designed by Frank Mee of Manchester. Brick and roughcast under a Kerridge stone slate roof.</u></p> <p><u>Eastleigh & Greenside Brook Lane SK9 7QQ</u> A large Italianate villa of the mid-nineteenth century. Buff brick under a Welsh slate roof.</p> <p><u>Northleigh Brook Lane SK9 7QJ</u> Imposing Gothic villa of the mid-nineteenth century. Prominent from the road with strong street scene presence</p> <p><u>De Trafford Arms Congleton Road SK9 7AA</u> The first recording of the De Trafford is</p>

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				<p><u>1802, named after the De Trafford family; the public house is a reminder of the extensive land holdings the family owned in Cheshire. The De Trafford pub retains the name of one of the oldest families in England.</u></p> <p><u>Summerhill Cottage Macclesfield Road SK9 7BG</u> <u>Summerhill Cottage is reputed to date back 400 years, consisting of a character thatched porch. Internal features include a 17th century fireplace.</u> <u>The property creates a positive aspect along Macclesfield Road.</u></p> <p><u>Sorting Office / Postmasters House Macclesfield Road SK9 7BG</u> <u>Alderley Edge Sorting Office closed in 2007, constructed circa 1900.</u> <u>Postmasters house of 19th century origins. Creates a positive aspect along Macclesfield Road.</u></p> <p><u>The Meadows Ryleys Lane SK9 7BN</u> <u>The Meadows appears on the 1870s Ordnance Survey map. Other than a</u></p>

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				<p><u>double garage added in 1978 the building remains largely unchanged.</u></p> <p><u>1 & 2 Brookside Ryleys Lane SK9 7UU</u> <u>A pair of semi-detached Italianate villas of the mid nineteenth century. Buff brick under a Welsh slate roof.</u></p> <p><u>War Memorial Ryleys Lane SK9 7QD</u> <u>Designed by Sir Hubert Worthington, the memorial is roughly semi-circular in shape and opens face to the road. In the centre is an octagonal plinth surmounted by a column, on top of which is an angel with a sword, under a sculpted canopy. The memorial was unveiled in 1921 and publicly handed over to the people of Alderley Edge by Colonel W. Bromley Davenport. It contains the names of all those from Alderley Edge who fell in the First and Second World Wars.</u></p> <p><u>Festival Hall Talbot Road SK9 7HR</u> <u>'The Regal' as the building was originally known was constructed in 1928 for the</u></p>

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				<p><u>Alderley Edge Musical Festival. Later, Festival Hall became the Regal Cinema and Dance Hall in 1938.</u></p> <p><u>Whitebarn Lodge Whitebarn Road SK9 7AW</u> <u>Whitebarn Lodge features two date stones. One shows the original construction date of 1926, and the other shows the extension date of 2002.</u> <u>It is a handsome house in the Arts and Crafts style.</u></p> <p><u>Windy Howe Whitebarn Road SK9 7AW A fine Arts and Crafts House of the early 20th century.</u></p> <p>Amend supporting text.</p> <p>P65 at bottom. Change 'Appendix 4' to 'Appendix 3.'</p> <p>Add further text:</p> <p><u>'The Local List of Historic Buildings in Alderley Edge is provided in Appendix 4. These are identified on Map 7.'</u></p>

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				Change title top of p65 - add <u>and Locally Listed Buildings</u>
4.4	AE2 Design, Scale & Type of new Housing	<p>(4) There is reference in AE2 to <i>“proposals for further provisions of houses of 5 or more bedrooms will be resisted”</i>.</p> <p>We would like to express some caution on this issue as historically, and to this day, Alderley Edge is a very desirable location to settle for families. It is an aspirational goal to live here for many people dating back to the Victorian era and is still so today. This has been so because elegant, sizeable properties in generous plots close to the countryside are available. Putting artificial restrictions on the size of houses to be built could take the “Edge” away from Alderley Edge and its distinctive character and attractiveness could be lost forever. In conclusion, we believe that this proposal is a blunt instrument and as such should be reconsidered. This proposal in AE4B is contradictory as on the one hand houses of 4 bedrooms and above are allocated as 5% of the</p>	<p>Noted.</p> <p>The proposed house sizes in Policy AE2 are recommended in the housing needs assessment which was commissioned as part of the NDP process.</p> <p>There is a need for more smaller dwellings to meet the needs of smaller households and there are already a large number of larger houses in the village.</p> <p>It is accepted that the text requires clarification. It is suggested that "or more" is deleted from bullet point 3 in <u>3. Type</u>.</p>	<p>Amend NDP Policy AE2.</p> <p>Delete "or more" from 3rd bullet point in 3. Type and amend to read: <u>'5% 4+ bedrooms'</u></p>

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		total but those of 5 bedrooms are to be resisted!		
4.5	All	(5) Alderley Edge is proud to have 4 conservation areas within its boundary as well as parts being in green belt land. If the building programme proceeds we would like to give thought to the impact that this would have environmentally on our community. We suggest that for every new home built, trees should be planted in identified areas that contribute towards maintaining an environmental balance in air quality etc. by using Section 106 funds.	<p>Noted.</p> <p>Policy AE3 requires developments to protect and enhance wildlife and to use local species in landscaping schemes. The Policy also seeks to protect mature trees and hedgerows and use mitigation planning in part 13.</p> <p>Policy AE9 also refers to local characteristic features including mature trees.</p> <p>If the group would like to suggest areas where tree planting would be appropriate, the Parish Council could consider these and perhaps promote them to CEC as part of negotiations with developers.</p>	No change.
4.6	AE18 The Station Gateway / AE20 Chorley Hall Lane Playing Fields	(6) The proposals in the plan to refurbish the approach to the station and enhance the usage of the sports field on Chorley Hall Lane are	Noted.	No change.

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		welcomed.		
4.7	AE5 Encouraging Entrepreneurship	Maintaining a selection of independent retailers in the high street is crucial for the long term prosperity of the village	Noted.	No change.
4.8	AE9 Landscape Character & Access	Maintaining the green belt gap between Alderley Edge and Wilmslow is also a top priority.	Noted.	No change.
4.9	AE17 Car Parking	(7) We would also like to see a clear proposal about the number of parking spaces approved for every newly approved development as well as precision on their location and accessibility.	Noted. Car and cycle parking standards are set out in CEC's policies (see AE3 Part 4 and AE 17 Part 2 B).	No change.
4.10	AE2 Design, Scale & Type of new Housing	It should also be clearer about the housing density on every individual plot as this is often abused in many planning applications. An existing and planned building footprint on the same scale for every planning application should be mandatory.	Noted. Density is addressed in AE11 and AE12 and is covered in more detail in the Design Codes.	No change.
5. Highways				

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England				
5.1	All	Highways England have no comments to make on this at this time.	Noted.	No change.
6. Historic England				
6.1	All	<p>Historic England is the Government’s statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England’s historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.</p> <p>Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.</p>	Noted.	No change.
7.				

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National Grid				
7.1	All	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p>	<p>Noted.</p> <p>This would be addressed through the development management process.</p>	No change.

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		<p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed by or in close proximity to National Grid assets</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/lan 		

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		<p>d-and- development/planning-authority/shape-files/</p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below:</p> <p>www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting:</p> <p>plantprotection@cadentgas.com</p>		
8. United Utilities				
8.1	AE3 Sustainable Housing Design	With regards to policies within the Neighbourhood Plan, United Utilities is	Noted.	No change.

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		pleased to see the inclusion of surface water comments in Draft Policy AE3: Sustainable Housing Design and point 6.30 of the Sustainability and Design section.		
9. Natural England				
9.1	All	<p>Thank you for your consultation on the above dated 27 January 2020</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Noted.	No change.

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		<p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>		