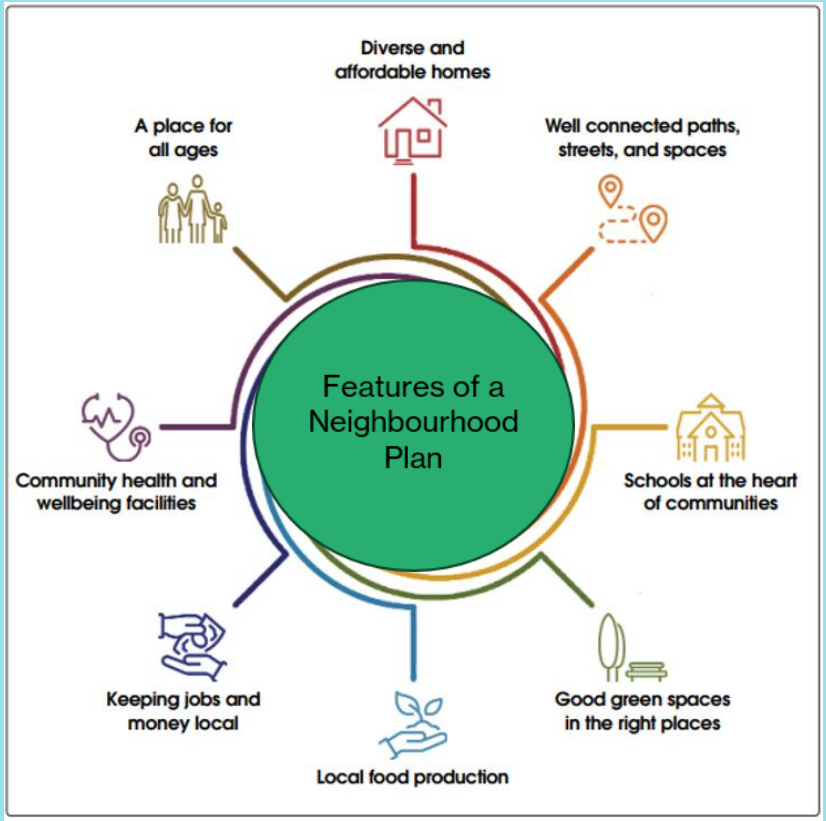
NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION AND EXPLANATION

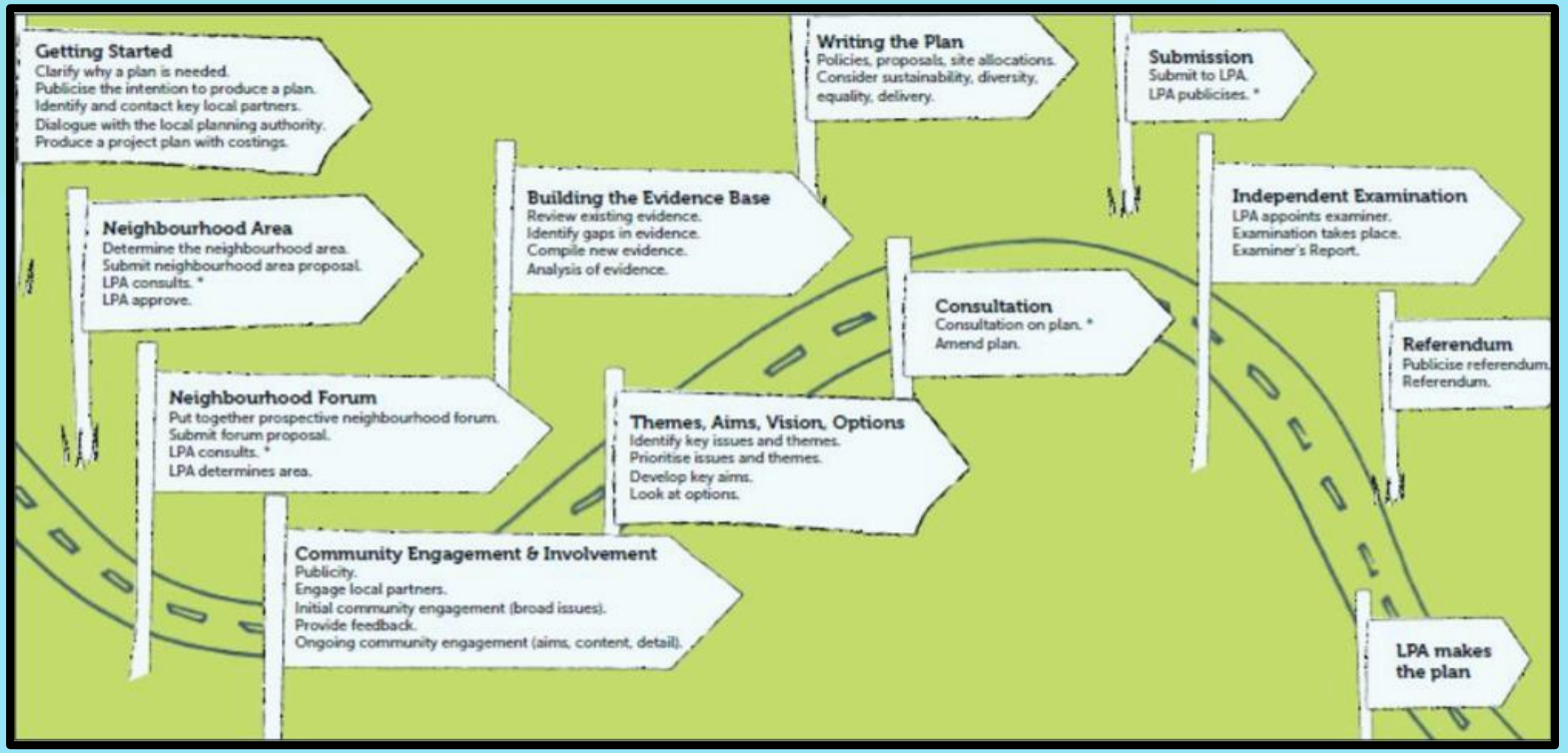


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What a Neighbourhood Development Plan ***Is***

- A Neighbourhood Development Plan (NDP) is a community-led planning document that allows residents to shape the future development of their area.

- It carries legal weight once adopted and becomes part of the statutory development plan for Cheshire East and Cheshire West and Chester Unitary Authorities.



2. What an NDP Can Influence

These are the powers that a NDP gives to Lower Peover:

- Local planning policies — It creates planning rules that developers must follow when submitting applications in the parish.
- Influences where development goes — It can identify preferred areas for growth and areas to protect.
- Protects local character — It can define design codes, heritage features, landscape priorities, and rural character requirements.
- Safeguards green spaces — It can designate Local Green Spaces with strong protection similar to Green Belt.
- Guides housing type and mix — It can specify the kind of homes needed (e.g., smaller homes, accessible homes, affordable homes).
- Supports infrastructure priorities — It can highlight community priorities such as footpaths, traffic calming, or biodiversity.
- Strengthens community voice — It ensures planning decisions reflect local evidence, not just developer proposals.
- Carries legal status — Once adopted, it must be used/considered by Cheshire East and Cheshire West and Chester when deciding planning applications.

3. What an NDP *Does* ***Not*** Do



It's equally important to be clear about the limits:

- **It cannot block all development** — National planning policy requires every area to take some growth.
- **It cannot override national or Cheshire East and Cheshire West and Chesters policy** — It must align with the new **(August 2026)** Local Plan and National Planning Policy Framework (NPPF).
- **It cannot change Green Belt boundaries** — Only the Local Plan can do this.
- **It cannot control issues outside planning** — Speed limits, school admissions, bus routes, and policing are outside its scope.
- **It cannot force development to happen** — It guides and shapes development; it does not deliver it.
- **It cannot set tax or funding levels** — It can influence priorities but not raise or allocate budgets.
- **It cannot stop permitted development rights** — Some types of building work do not require planning permission.

4. Why Would Lower Peover Benefit from an NDP?

For a rural parish like Lower Peover, an NDP provides:

- Protection of rural identity
- Stronger influence over speculative development
- Clear design expectations for future building
- Evidence-based policies tailored to the parish
- A unified community vision

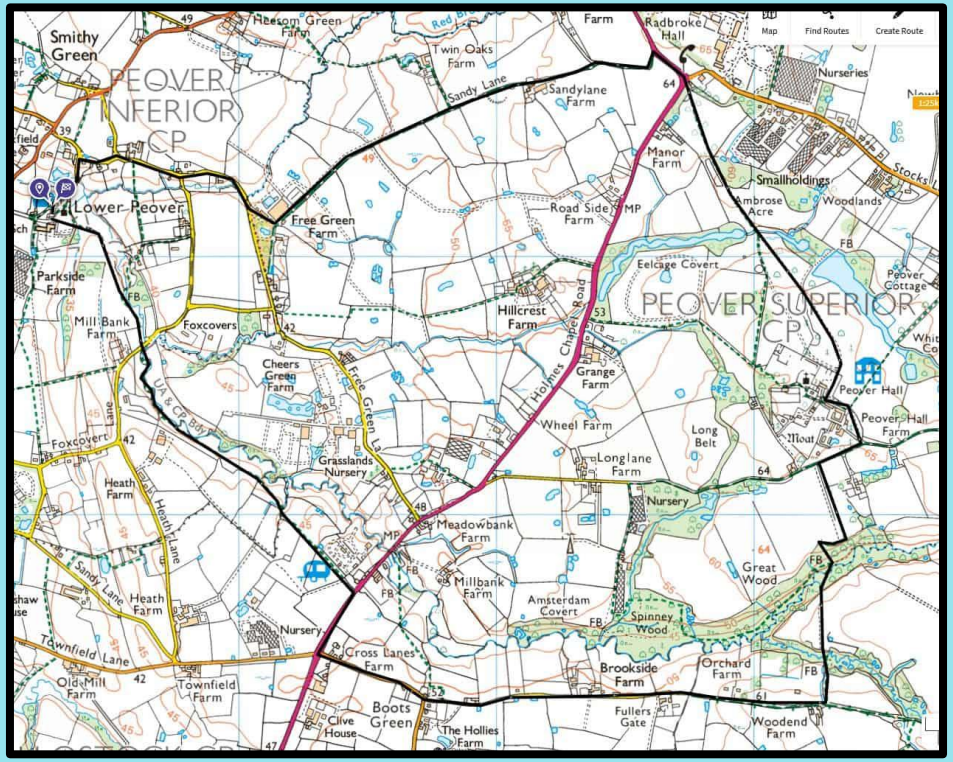




5. What Happens Next

A typical NDP process includes:

- Community engagement
- Evidence gathering
- Consultation
- Independent examination
- Local referendum
- Adoption by Cheshire East/Cheshire West and Chester Unitary Authorities



Once adopted, the NDP becomes a **guide to** shaping planning decisions.



7. **What This Means for Residents**

Residents can:

•Attend events and workshops

•Share views on areas such as housing, green spaces, and village character

•Respond to surveys

•Join working groups

•Help shape the future of Lower Peover







