



Time to Vote for your Sandbach Neighbourhood Development Plan

**Vote on
Thursday 24th March
7am to 10pm**
at your local Polling
Station



Time to Vote

Sandbach Neighbourhood Plan has reached its final phase after 100,000's of volunteer hours. This final part -The Referendum Stage - is the third consultation phase in the production of our Neighbourhood Plan.

The Referendum gives the people of Sandbach the opportunity to adopt the proposed Sandbach Neighbourhood Plan, so that it becomes a legal reference document for planning decisions within Sandbach Parish up to 2030.

Final Phase

The Adoption Referendum

On Thursday 24th March all registered voters will have the opportunity to vote Yes or No to the referendum Question:

“ **Do you want Cheshire East Council to use the Neighbourhood Plan for Sandbach to help it decide planning applications in the neighbourhood area?** ”

This is your opportunity to guide the future development of Sandbach. Please cast your vote, so that the result of the referendum is a convincing decision from the people of Sandbach.

Find out how to vote on the back page.

Sandbach

Neighbourhood Development Plan

Commenced in July 2014, the development of Sandbach Neighbourhood Plan has moved through various stages -

- **Confirmation of boundary for plan**
- **1st Phase questionnaire and analysis**
- **2nd Phase questionnaire and analysis**
- **Production of objectives and policies**
- **Period of public consultation**
- **Pre-examination by planning professionals**
- **Period of public consultation**
- **Examination by official examiner**
- **Analysis of examiner's responses**
- **Adjustments to plan and submission to Cheshire East Council**

Final Phase

The Adoption Referendum

This final part -The Referendum Stage- is the third consultation phase in the production of our Neighbourhood plan.

The first consultation took place in September 2014 when the 1st Phase Questionnaire found out what you liked/disliked about Sandbach and how you wanted to protect or change it.

The second consultation occurred in January 2015 with another household questionnaire. This questionnaire focussed on how you wanted to protect or change Sandbach and its environment.

The policies contained within the final Sandbach Neighbourhood Plan have been produced as a result of the second phase questionnaire and subsequent public consultations. They are based on your responses and aim to protect the good things about Sandbach and improve the not so good things.

The referendum gives you the opportunity to confirm that you agree with the Sandbach Neighbourhood Plan policies. Full details of the policies can be found at

http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/sandbach-neighbourhood-plan.aspx

Paper copies are available for viewing at Sandbach Library, Sandbach Town Council offices in the Literary Institution and Cheshire East Council offices, Westfields.

The Policies in a Nutshell

Protecting the Countryside

POLICY PC1 – AREAS OF SEPARATION

Objective 1: To maintain the green spaces and Areas of Separation between the distinctive village settlements.

POLICY PC2 – LANDSCAPE CHARACTER

Objective 2: To protect the identity of Sandbach as an historic market town within its open countryside and farmland setting and ensure that new developments respect the landscape character.

POLICY PC3 – POLICY BOUNDARY FOR SANDBACH

POLICY PC4 – BIODIVERSITY AND GEODIVERSITY

Objective 3: To protect and enhance areas of local ecological value and wildlife corridors.

Objective 4: To ensure that development in all areas of Sandbach results in no net loss in biodiversity and geodiversity.

POLICY PC5 – FOOTPATHS AND CYCLEWAYS

Objective 5: To maintain and enhance the existing network of footpaths, cycleways and public rights of way to provide access to the surrounding countryside.

Preserving Heritage and Character

POLICY HC1 – HISTORIC ENVIRONMENT

Objective 1: To preserve and protect the historic environment of Sandbach, including its listed buildings and features, conservation areas, ancient monuments, buildings of specific interest and archaeological sites.

POLICY HC3 – PROTECTION AND ENHANCEMENT OF THE TOWN CENTRE

Objective 2: To ensure that future developments or change of use enhance the existing character of the town centre.

POLICY HC3 – SHOP FRONTS AND ADVERTISING

Objective 3: To ensure that shop frontages and directional signs are in keeping with and enhance the character of the town.

POLICY HC4 – MARKETS

Objective 4: To preserve, protect and promote the heritage, character and traditions of Sandbach as a small rural market town.

Objective 5: To support the development and expansion of the outdoor market to ensure its sustainability and commercial viability and to ensure that the market retains its unique place within the community.

Managing Housing Supply

POLICY H1 – HOUSING GROWTH

Objective 1: To ensure that all future housing developments provide a mix of homes to meet identified needs.

Objective 2: To ensure that small scale sites are developed to meet planned organic growth.

POLICY H2 – DESIGN & LAYOUT

Objective 3: To ensure that all future housing developments are well designed and that they respect the scale, style and setting of the existing environment.

POLICY H3 – HOUSING TYPE & MIX

Objective 4: To ensure that all housing infill development and the conversion of existing buildings to residential use is supported only where it contributes positively to local character and helps to meet identified housing need.

Objective 5: To ensure that all future housing developments provide a mix of homes to meet identified local housing needs including an appropriate element of affordable housing to meet identified needs.

POLICY H4 – HOUSING AND AN AGEING POPULATION

Objective 6: To ensure that future housing developments provide homes suitable for older people to meet a housing need identified in an independent survey.

POLICY H5 – REFERRED LOCATIONS

Objective 7: To ensure that all proposed future housing or mixed use developments protect, respect and enhance the existing natural environment, including existing Sandbach Areas of Separation and Open Countryside.

Objective 8: To ensure that future housing developments do not diminish the Sandbach Areas of Separation between the settlements of Sandbach Town, Sandbach Heath, Elworth, Ettiley Heath and Wheelock (This reinforces Policies PC1, PC3 and PC4).

Objective 9: To ensure that future housing developments should identify and protect all underground utility infrastructure assets.

Promoting Jobs and the Local Economy

POLICY JLE1 – FUTURE EMPLOYMENT AND RETAIL PROVISION

Objective 1: To ensure that future land allocations and planning permission for employment purposes are retained solely for the provision of business and long term employment opportunities in Sandbach. Future proposals for employment sites must demonstrate that development does not negatively impact on the existing highways network; local wildlife and natural assets; and Sandbach Town Centre.

POLICY JLE2 – TOURISM AND VISITORS

Objective 2: To support the development and enhancement of tourist and visitor amenities, events and accommodation facilities, whilst ensuring appropriate scale and use, in keeping with the heritage and character of the town.

POLICY JLE3 – THE MARKET HALL

Objective 3: To support the enhancement and improvement of the Market Hall to ensure its source of employment whilst respecting its character and heritage.

Improving the Infrastructure

POLICY IFT1 – SUSTAINABLE TRANSPORT, SAFETY AND ACCESSIBILITY

Objective 1: To support the development of an integrated transport system designed to meet the current and future needs of the community and manage levels of congestion whilst supporting planned growth.

Objective 2: To promote schemes and projects which improve highway safety.

Objective 3: To promote the use of ecologically sustainable methods of transport such as walking, cycling and public transport, whilst maintaining a safe environment for residents and also meeting the needs of those with disabilities.

Objective 4: To promote safe and efficient local, regional and national transport links into and out of Sandbach, enabling reliable and efficient journey times.

Objective 5: To promote improvements to public and private transport services, especially rail and bus, resulting in a better integrated service.

Objective 6: To address congestion issues created by through traffic at peak times and from increased housing numbers.

POLICY IFT2 – PARKING

Objective 7: To maintain and enhance the 'Town Centre' experience by effective management of the parking supply, ensuring that local businesses and shops are serviced by adequate short stay parking spaces.

Objective 8: To support the provision of adequate parking facilities that meet the needs of residents, local businesses and visitors, by providing adequate levels of car parking in line with Council's published car parking standards.

Objective 9: To ensure that residential areas have adequate parking facilities to avoid or minimise 'on street' parking of vehicles.

Community Infrastructure Levy

POLICY IFC1 – COMMUNITY INFRASTRUCTURE LEVY

Objective 10: To ensure that appropriate community infrastructure is funded through appropriate charging schedules.

Community and Well-Being

POLICY CW1 – AMENITY, PLAY, RECREATION AND OUTDOOR SPORTS FACILITIES

Objective 1: To ensure that areas for amenity, play, recreation and outdoor sports fields are appropriately developed for the health and well-being of all.

POLICY CW2 – SPORTS AND LEISURE FACILITIES

Objective 2: To encourage the provision and improvement of sports, leisure and recreation facilities in Sandbach to meet the needs of all age groups.

POLICY CW3 – HEALTH

Objective 3: To provide reasonable access to health services for all residents and to provide the infrastructure such as pedestrian and cycle links between different parts of town that would enable people to undertake physical activity and access the natural environment.

Adapting to Climate Change

POLICY CC1 – ADAPTING TO CLIMATE CHANGE

Objective 1: To ensure that new developments, designs and conversions reflect the need to reduce harmful environmental emissions and adapt to climate change.

What The Examiner Said About Our Plan

- ✓ *“I consider the Neighbourhood Plan meets the relevant legal requirements.”*
- ✓ *“...requirements for consultation have been met and in some cases exceeded.”*
- ✓ *About the policies “...providing a framework for managing future development proposals and protecting and enhancing the local environment.”*

The Referendum Question

will be:-

Do you want Cheshire East Council to use the Neighbourhood Plan for Sandbach to help it decide planning applications in the neighbourhood area?



And you can choose to vote YES or NO.

If at least 50% of referendum voters vote YES, then the Sandbach Neighbourhood Plan becomes a legal reference document which will have to be referred to alongside Cheshire East Council's Local Plan as part of the local planning process.

If less than 50% of referendum voters vote YES, or a higher % vote NO, then planning decisions in Sandbach will be based solely on Cheshire East Council's Local Plan.

Time To Have Your Say

Sandbach Neighbourhood Development Plan Adoption Referendum

What?

This is a Referendum for the people of Sandbach to decide if they wish to adopt the proposed Sandbach Neighbourhood Plan. A neighbourhood plan is a legal reference document for the local planning process and if adopted for Sandbach will influence planning decisions up to 2030.

Why?

This is your opportunity to guide the future development of Sandbach. Please cast your vote, so that the result of the referendum is a convincing decision from the people of Sandbach.

How?

Vote at your usual polling station, as detailed on your polling card.

Or use your postal vote. (You can register for a postal vote for this referendum prior to 5pm on Wednesday 9th March)

When?

Vote on Thursday 24th March 7am to 10pm

The Referendum Question will be:-

Do you want Cheshire East Council to use the Neighbourhood Plan for Sandbach to help it decide planning applications in the neighbourhood area?



And you can choose to vote YES or NO.

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Neighbourhood Development Plan



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