



Over Peover Village Newsletter

Peover Superior Parish Council

Volume 7, Issue 2

The Over Peover Neighbourhood Plan

Over Peover Parish Council have agreed that a Neighbourhood Plan should be produced for the Parish. This is because the existing Supplementary Planning Document, which was produced as a result of a recommendation in the Parish Plan, will be superseded by the Cheshire East Local Plan - Site Allocations and Development Policies Document when it is published sometime in 2018.

What is a Neighbourhood Plan?

Neighbourhood Plans were introduced as part of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 under the Coalition Government to give people more power over development in their area. A Neighbourhood Plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) or it may focus on one or two issues only.

To produce a Neighbourhood Plan there needs to be robust evidence, an audit and examination by Cheshire East Planning. Once the final Plan has passed scrutiny by the local authority, a referendum of residents in the Parish must be held. Providing more than 50% of those voting in the referendum vote "yes" then the Plan will be brought into force and will become an integral part of the planning process for devel-

opments in Over Peover. We anticipate this process taking 12 – 18 months.

Why develop a Neighbourhood Plan?

A Neighbourhood Plan will enable the Parish residents to play a much stronger role in shaping the area in which they live and work. This is because unlike the Parish Plan, a Neighbourhood Plan forms part of the development plan and sits alongside the Local Plan prepared by Cheshire East Council. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations such as Greenbelt status or national infrastructure needs.

A Neighbourhood Plan provides an opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see (if any) or refuse permission that is not aligned with the Plan. Recently, the Marton Neighbourhood Plan was fundamental to refusing a Planning Application for 27 houses that was not aligned with their Plan.

What does a Neighbourhood Plan address?

A Neighbourhood Plan can only address the development and use of land but includes the environment and infrastructure that goes with it such as transport and services. This is because if successful at examination and referendum, the Neighbourhood Plan will become part of the statutory develop-

ment plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

What evidence is needed to support a Neighbourhood Plan?

While there are prescribed documents that must be submitted with a Neighbourhood Plan there is no 'tick box' list of evidence required. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan.

Neighbourhood Plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

To obtain this evidence, the Parish Council will be distributing questionnaires to seek your views on what you want. When you receive this, please ensure that it is completed and returned as the bigger the response the more representative the Plan will be of the residents of the Village.

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**Free to a
good home:
Upright
Piano
Contact Liz
McGrath**



Your Rural PCSO Is Gary Foulton.

Dumping of Garden Waste

There have been a few reports of garden waste being dumped in neighbouring fields or even behind the bus shelter.

Please be aware this is an offence and you could be prosecuted or fined for fly tipping.

Please be considerate and think before you dump your waste for others to

clear up.

Farmers and Landowners are not responsible for taking your grass clippings that won't go in your full wheelie bin.



Selecta DNA

Selecta DNA is a property marking system that has micro dots of a unique DNA in that unique to a household, thus making recovery of stolen property quicker and acts as a very strong deterrent to anyone thinking of stealing property from a household.

The Police have been delivering Selecta

DNA packs to our neighbouring parishes and they will then have signs put up to denote that the parish is covered by Selecta DNA. The Police evidence is that these areas are less likely to be targeted as the risk of detection is higher.

We as a Parish Council have highlighted this service to the parish on three occa-

sions and uptake was very poor. The Parish Council are more than willing to purchase the kits but this scheme only works if the area is well covered. Therefore if you are interested, email the clerk at council@overpeover.com or call her on 01565 722762 and register your interest.

Your Councillors

John Caulfield **07946 650135**

Dave Clarke **01625 861627**

Kathy Doyle
Vice Chair **01625 861691**

John Hehir **07870 555789**

Chris Hurst
Chairman **01565 723065**

David Irlam **077871 03300**

HOME WATCH, RURAL WATCH, HORSE WATCH and CHESHIRE ALERT

Cheshire Police have an 'ALERT' system for neighbourhoods. This sends an email, text or voice message out to registered users of any local incidents.

You can register at

<https://www.cheshirepolicealert.co.uk/>

And you can then choose what types of incident and in what area you want to be notified of.

Cheshire Police also have Schemes such as Rural Watch and Horse Watch which have proved very successful in preventing and solving crime. Details of both schemes can be found via the Police alerts system.

Home watch in Over Peover has been somewhat superseded by the new Alert system. However if there is enough interest it may

be something that needs to be restarted. Would you be interested in coordinating a home watch scheme?

If so get in touch with one of the Parish Councillors.

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Becki Marshall **079461 81696**

Susan Mills **07702 231647**

Sheila Read **01625 860385**

Jayne Rudd **01565 722621**

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