

The Neighbourhood
Planning (General)
Regulations 2012)
Referendum Plan

Wybunbury Combined Parishes Neighbourhood Plan



Plan Period
2010 -2030

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WYBUNBURY COMBINED PARISHES NEIGHBOURHOOD PLAN

1. Background and Introduction

This Plan has been produced by the Wybunbury Combined Parishes Neighbourhood Plan Steering Group on behalf of Wybunbury, Hough, Chorlton, Lea, Walgherton, Blakenhall, Hatherton, Doddington, Hunsterson, Checkley Cum Wrinehill and Bridgemere Parish Councils after 36 months of study, research and consultation with the local community. We have also worked closely with Cheshire East Council.

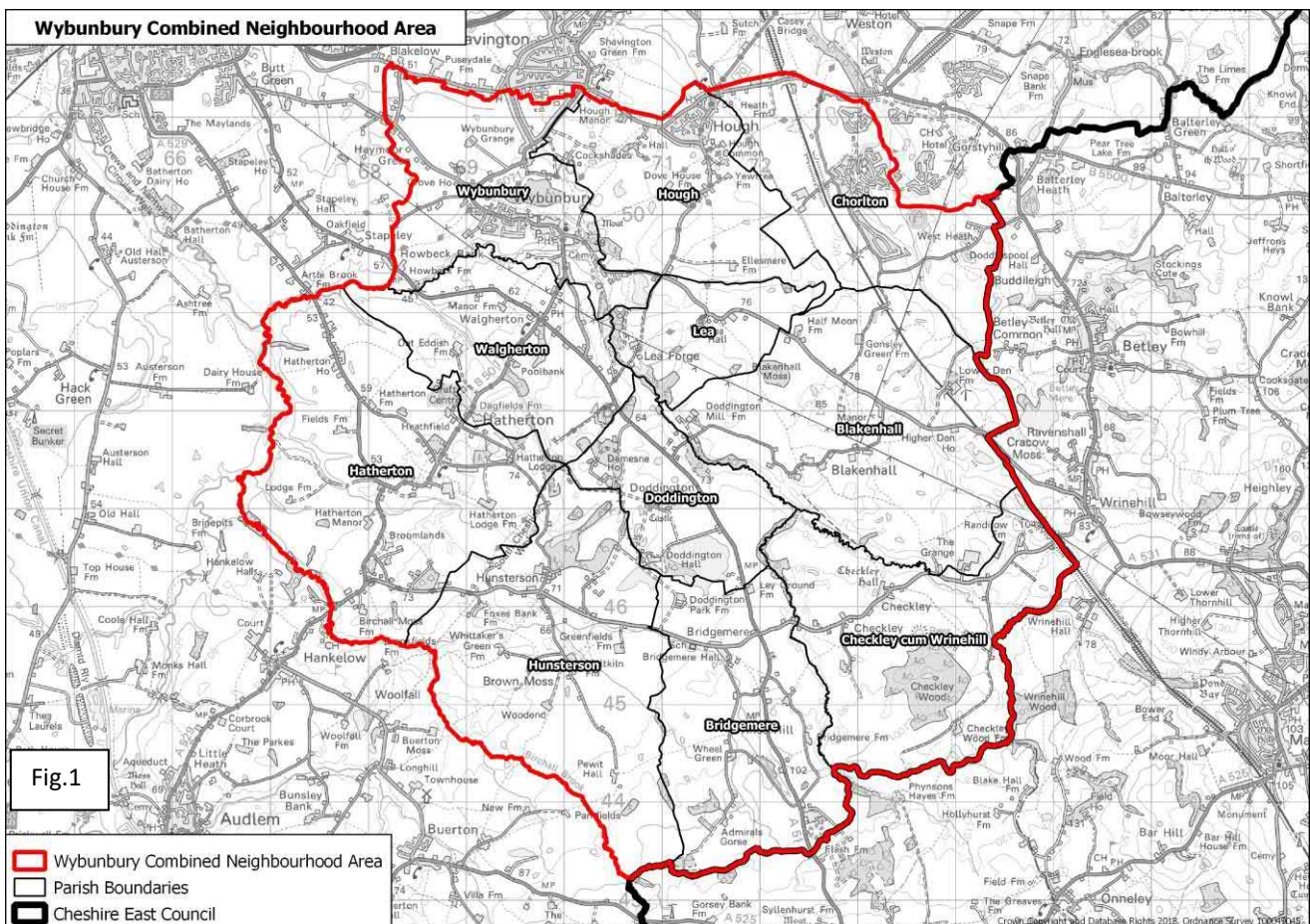
We have consulted with the community through open days, interest group meetings, at community events, through regular newsletters, social media and surveys and we believe that this Plan reflects the views of our community. A strong message emerging from the consultation process was that the local people are proud of the unique and individual character of the Combined Parishes and have a very strong desire to retain this in the future. This was key to developing the overarching Vision of the Plan which is set out on Page 14 of the plan.

The aims and policies of the community have all been derived from the Vision and are detailed in this Plan. We strongly believe that this Plan is robust and when formally adopted will provide the necessary guidance for the Combined Parishes Area until 2030.

The Neighbourhood Plan area for the Combined Parishes, was designated on the 1st December 2015 and is shown on the map below.

John Dwyer

(Chair of the Neighbourhood Plan Steering Group)





2. Scope of the Plan

The Combined Parishes were granted Neighbourhood Plan status in December 2015. The Neighbourhood Plan sets out a series of policies which, once made, will be used to guide development and the preparation of planning applications. The policies will be used by Cheshire East Council in determining planning applications for all development proposals in the Parishes.

The Neighbourhood Plan has been prepared in general conformity with the strategic policies of the Cheshire East Local Plan 2010-2030 adopted in July 2017 as well as the saved policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011, (adopted February 2005)

The Neighbourhood Plan is to run for the same period as the Cheshire East Local Plan, expiring in 2030 and the starting point for any development proposals in the Combined Parishes will be the Cheshire East Local Plan.

Where development is compliant with the Cheshire East Local Plan, the Neighbourhood Plan will provide more detailed policy applicable to proposals within the Parishes. Once adopted, the Neighbourhood Plan will have the status of a Development Plan Document.

At the same time as this Neighbourhood Plan was being developed, Cheshire East Council issued a Consultation 'Sites Allocation Development Plan Document' (SADPD). The Combined Parishes responded to that consultation draft (September 2018) and a copy of that response is attached in **Appendix A**.

It is unlikely that the second SADPD Consultation Draft will be published before the Regulation 15 version of the Neighbourhood Plan has been submitted, however the Steering group will continue to work closely with Cheshire East and, should the 'made' plan need to be modified once the SADPD is adopted, (probably in early 2020); the Steering group will then review and modify the 'made' plan.

A number of projects have been identified during the Neighbourhood Planning process and these have been detailed in a separate Delivery Plan Document for the Parish Councils. This will be provided to Parish Councils separately.

This Neighbourhood Plan aims to deliver the Vision for The Combined Parishes to 2030, to reflect the issues set out above and many others raised by the local community.

The consultation processes leading up to the preparation of this Plan have been considerable and a Statement of Consultation has been included with the Regulation 15 submission.

On 15th November 2016, Safeguarding Directions for development affecting the route and associated works for the High Speed Two Rail Project, Phase 2a Birmingham to Crewe, were made by the Secretary of State and further revised on 27th September 2017.

As required by the Safeguarding Directions, Cheshire East Council are consulting with High Speed Two (HS2) Limited before determining any planning applications falling within paragraph 2 of the Safeguarding Directions.

The Combined Parishes made representations to the House of Commons Select Committee in June 2018 regarding the impact of HS2a upon the Neighbourhood Plan Area (**see Appendices U, V and W**) and we have included Policy TI6 HS2a which seeks to address issues raised by the Neighbourhood Plan consultation.



The area safeguarded by the Safeguarding Direction has been considered in this plan as it is currently proposed that the connection into Crewe will be implemented by 2027. It should be noted that the Cheshire East Local Plan Strategy, in its current format, does not address any of the issues raised by HS2a.

3. Wybunbury Combined Parishes Character Area: Context, History and Evolution

3.1 Location

The Wybunbury Parishes lie to the south and east of the market town of Nantwich on the road to Woore, four and a half miles south of Crewe and lie adjacent to the boundaries of Staffordshire and Shropshire to the east.

All are historically located in “The Hundred of Nantwich in the County Palatine of Chester”.

3.2 Geology

In geological terms, the area was formed as part of a sedimentary basin formed of red sandstone and Mercia mudstone rocks that covered large parts of south Cheshire. The Mercia Mudstone rocks accumulated on what were coastal plains and salt flats giving rise to the Wilkesley Salt formation and later identifying south Cheshire as an important area for salt extraction.

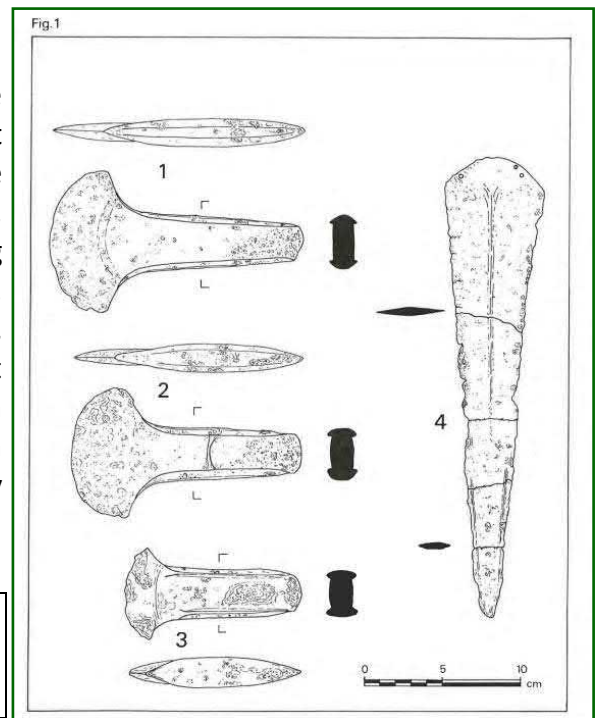
The on-going physical processes of erosion and deposition approximately 15Ma ago, resulted in the formation of what is recognised as the Cheshire Plain. It is however, the impact of glacial action during the last ice-age 100,000 years ago that have most affected local soils and sand deposits in the neighbourhood plan area, creating a gently undulating landscape of mounds and hollows formed by terminal moraines, the deposits left by receding ice-flows.

Peat accumulated in the hollows giving rise to the ‘**Meres and Mosses**’ that characterise the landscape and whose unique flora and fauna have resulted in its’ national designation as a ‘**Nature Improvement Area**’. In addition, both before and after this period, the area has been further affected by the dissolution of the underlying Wilkesley Salt Formation causing elliptical collapses such as that beneath the Wybunbury Moss or subsidence as evidenced by the ‘lean’ or tilt of the Wybunbury Church Tower.

3.3 Archaeology

Earliest archaeological artefacts found across the neighbourhood plan area have been relatively few but include a collection of four bronze-age weapons (three axe-heads and a dagger), found at Bridgemere in 1984, with other associated items suggesting an early smelting operation – the earliest of its kind yet found in Britain. Despite the strong Roman presence in parts of Cheshire, there have been very few indications of Roman interest in the Wybunbury Parishes area. Artefacts have been limited to two finds of Denarii coins and a dolphin brooch at Wybunbury and an example of Roman pottery found at Doddington during fieldwork.

‘The Bridgemere Hoard’: Bronze Age Weapons discovered in fields in Bridgemere in 1984. (Cheshire Archaeological Bulletin 1984.85 (ISSN 0307 6628))





3.4 The Anglo-Saxon Period

It is during the 'Anglo-Saxon' period (or Dark Ages) that the Wybunbury Parishes became of greater importance. Despite the victory of the Northumbrians over the Welsh in 616AD at the Battle of Chester, it was another 50 years before Cheshire became English. During this period, Mercia was highly influenced by Celtic Christianity and several churches, including Wybunbury were dedicated to St Chad. The Anglo-Saxon suffix "burh" (bury) was usually applied to fortified places and it is believed that this suffix, combined with Wybunbury's



elevated position in the landscape, the eighteen 'townships' associated with Wybunbury and the Church dedication are indications that Wybunbury may have been of greater importance in the latter years of the Mercian Kingdom.

*'Moated Settlement', (Medieval)
Listed Ancient Monument, east
of the current Wybunbury
Tower site*

3.5 The Middle Ages

The Anglo-Saxon period was brought to an abrupt end in 1066 when William the Conqueror imposed the new regime of the Normans by force. In 1068 he put down rebellions in the north including Mercia and Cheshire. The Domesday Book (1086) describes Wybunbury and its parishes as a wild, wooded area averaging two people to the square mile and reliant on an agricultural estate model. The ancient parish of Wybunbury originally comprised the townships of Basford, Batherton, Blakenhall, Bridgemere, Checkley cum Wrinehill, Chorlton, Doddington, Hatherton, Hough, Hunsterson, Lea, Rope, Shavington cum Gresty, Stapeley, Walgherton, Weston, Willaston (part) and Wybunbury.

Ecclesiastical links were certainly still important. The Bishop of Lichfield retained an interest in the township and in 1240 Pope Gregory authorised him to retain the church of Wybunbury for his own use as a safe resting place on his travels and visitations as *"...around Stafford and Chester there are woody tracts infested by sons of perdition who without the fear of God molest travelers"*.

3.6 The Delves Family

It is during the Middle Ages that the Delves family were first connected to the townships of Wybunbury. It is recorded in family records that the Delves family (of Delves Hall, Uttoxeter) purchased Doddington from John de Brassey in 1352 following the knighthood of John Delves in 1347. It was at the battle of Poitiers in 1356 that Lord James Audley was rewarded by the Black Prince for his bravery in battle, who in turn passed on the reward to his four squires. One of these was John Delves who proceeded to erect a 'goodly mansion' in 1364 and as a knight, he was given the right to fortify the house at Doddington.



During this period the estate was extended to include the manor at Blakenhall and the townships of Bridgemere, Checkley and Hunsterson.

3.7 The Civil War Years

The parishes next came to prominence during the Civil War where Nantwich was in support of Parliament and Chester was for the King. In 1642 the 'Cheshire Remonstrance' was signed by nearly eight thousand names from the townships including Sir Thomas Delves of Doddington, Sir Thomas Smythe of Hatherton and fifty other members of the gentry.

Sir Thomas Delves and his son, Henry were arrested by the King and imprisoned at Crewe Hall in September 1642. The following year, Doddington Hall was attacked by parliamentarian forces from Nantwich who were then quartered across the Wybunbury townships until September when they moved south into Shrewsbury.

Royalist forces promptly reclaimed Nantwich and the surrounding townships in December 1643, following which, the surrender of the halls of Doddington, Crewe and Cholmondeley, marked the cessation of fighting in the vicinity of Nantwich. The Civil War did not penalise local landowners unduly and by 1654 most of the 'Remonstrance Delinquents' were once again able to enjoy their estates.



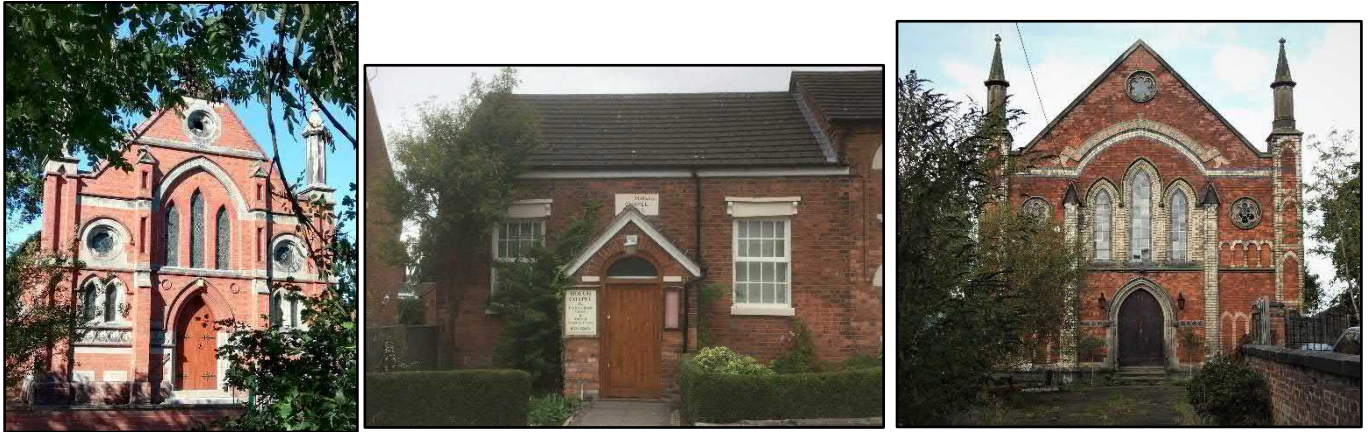
Delves Tower
*(Doddington Estate,
Grade 1 Listed)*

3.8 The Nineteenth Century: The Railways

In the 1830's, the development of Crewe to the North of the Wybunbury Townships started to exert an influence primarily as the result of the Railway Works and the development of the railway through Cheshire. Nantwich also burgeoned offering new forms of employment in shoe and glove-making followed later by clothes manufacturing. Whilst the population of the Wybunbury Parish expanded (from 3,174 in 1801 to 5,905 in 1871), the populations in the smaller townships of Bridgemere, Blakenhall and Checkley fell.

3.9 The Nineteenth Century: Methodism

Over the same period the influence of 'Primitive Methodism' left its mark on the Wybunbury townships. This non-conformist branch of Methodism was based on the preachings of Hugh Bourne and William Clowes from Mow Cop (visible from parts of Hough and Chorlton). Based on the 'Tunstall Revival', a large camp meeting took place at Wrinehill in 1818 which led to considerable success in the Wybunbury Parishes. Whilst initially many meetings took place in private houses, by the early twentieth century Methodist Chapels had been built in Wybunbury, Hough, Chorlton, Blakenhall, Bridgemere and Hatherton.



Chorlton, Hough & Wybunbury Methodist Chapels.



Outside the Swan Inn, Main Road, Wybunbury circa 1880 and 1935

3.10 The Twentieth Century

As the new century unfolded, the Wybunbury Parishes continued to change. Traditional trades such as millers, blacksmiths, wheelwrights and butchers waned as the motor car, in addition to the railways, began to take over from the horse. By the mid 1930's nearly all inhabitants were described as farmers, although most worked smallholdings of 10 to 50 acres.

3.11 The First World War

The First World War (1914 -18) saw local men enlist. Permission was required for those employed in the railways and the County War Agricultural Committee was responsible for releasing those employed in local food production.

Despite early restrictions on women, by 1917 local women were working in the Crewe Works, manufacturing shells and over two thousand were deployed on Cheshire Farms. Eighty German prisoners of war were based at Hatherton and worked the land. Whilst the end of hostilities brought great rejoicing, of those that served in the forces, 160 men from the Wybunbury Parishes never returned.



3.12 The Inter-War Years

The 1920's and 1930's saw little real change across the Parishes that had settled back into pre-war patterns of agriculture and accessing employment in Nantwich and Crewe. The greatest changes occurred as a result in the declining fortunes of the Delves-Broughton family and the break-up of the estate at sales in 1917 and during the 1920's. Many of the local farms and small-holdings were actually purchased by their farmer tenants and those family names still persist today in the more rural parishes of Blakenhall, Checkley, Bridgemere and Doddington.

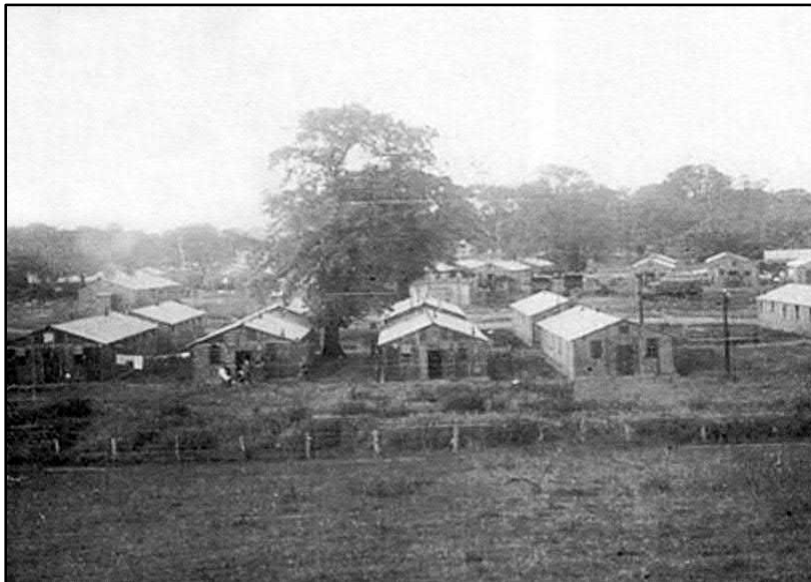
3.13 The Second World War

By 1938, war was again imminent and the Wybunbury Parishes became the temporary home of child evacuees arriving at Crewe Station. For example, the owners of "The Cliffe" on Wrinehill Road in Wybunbury, took two girls from Liverpool. During the Second World War, the Doddington Parkland surrounding the Hall was host to British, American and Belgian troops and then finally to Polish refugees.



The Cliffe, Wrinehill Road, Wybunbury.

At one stage over 200 Polish families (upward of one thousand individuals) resided in 109 Barracks within the Park. The Polish interns played a valuable role in helping maintain the



farms and local food production whilst the children attended school either within the barracks or the local schools at Wybunbury Delves School in Wybunbury and Bridgemere.

In 1960 twelve families still remained at Doddington and were rehoused by Cheshire County Council.

The Polish Camp, Doddington Park 1945

Once again local men in the services were lost in action, although fewer than in the First World War. In 1944 during a heavy thunderstorm, a Wellington bomber crashed in Bridgemere at Princes Hill whilst on a training flight and six of the seven airmen were killed. In 2003 permission was given to erect a memorial at Princes Hill in memory of these RAF airmen which



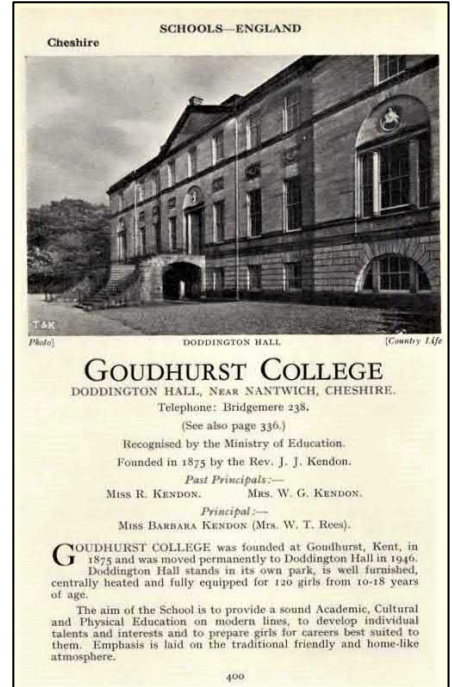
was completed in 2004. During the period 2014-18, a ‘First World War Memorial Group’ was established in Wybunbury which has repaired and relocated the War Memorial to St Chad’s (new) Church and up-dated the memorial stones to ensure that the names of all local people lost as a result of warfare are included.

3.14 Doddington Hall

From 1946 until 1984 Doddington Hall itself was host to Goudhurst College; a girl’s college (based originally in Kent until its premises were requisitioned by the Army).

Following its closure, Doddington Hall has remained empty and is in a deteriorating state. In 2004 a grant from English Heritage ensured that the roof was watertight and damaged timbers (wet rot) were removed.

The long-term future of the building is yet to be determined.



**Goudhurst College at
Doddington Hall**

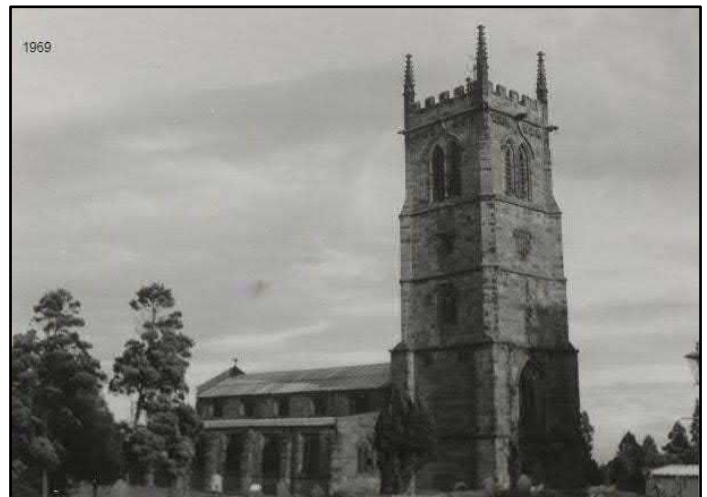
← Doddington Hall 1906

3.15 St Chad’s Church and Tower

In 1972 the subsidence issues beneath St Chad’s Church once again caused the building to be deemed unsafe and in 1976 the main body of the Church had to be demolished.

A new St Chad’s Church was built on Main Road, Wybunbury, however the fifteenth century tower was left standing and in 1983 the Wybunbury Tower Preservation Trust was formed. In 1989 the ‘Leaning Tower’ was carefully straightened in a project called ‘The Big Lift’, using hydraulic jacks beneath the tower and bringing it to ‘rest’ on a base of reinforced concrete.

This same method was later used in the 1990’s on the Leaning Tower of Pisa in Italy.





2018: Wybunbury Tower still commands its elevated position on Main Road and from vistas across the Wybunbury Combined Parishes.



3.16 Agriculture and Diversification in the 20th & 21st Centuries.

In the latter half of the twentieth century, agriculture experienced significant shifts in terms of animal husbandry, mechanisation and fluctuating land values in the 1960's. By 1963 large farms were selling at £100 per acre and small holdings were fetching between £150 and £200. The Co-operative Wholesale Society Ltd purchased land in and around the Wybunbury Parishes including estate lands from the Delves-Broughton family where the 'Co-Op' farms focused on arable and dairy-farming.

Unfortunately, during the winter of 1967-8 many farms were affected by a serious outbreak of 'foot and mouth' disease resulting in many farms each having to slaughter over 100 beasts. Local Farming and land values gradually recovered over the 1970's but began to fall again in the 1990's where the advice to farmers was to diversify.



Wychwood Park: The 'Concept Village' (2018)



The Co-Op sold off its holdings in Chorlton to developers to build the Wychwood Park Golf Course, Hotel and 'concept' village of 390 dwellings in a gated community.

This remains the largest and most significant single development in the neighbourhood plan area in its history. The Co-Op also sold Ellesmere Farm (Hough), Gonsley Green Farm (Blakenhall) and their dairy

farms on Checkley Lane. Other forms of diversification have included the conversion of traditional farm buildings into residential accommodation and small industrial units, the development of equestrian facilities or food processing. In short, many farmers have effectively redefined their products, services and production methods.

In 2001 another national foot and mouth outbreak was the final straw for many local farmers. Some smaller farms were broken up with the acreage sold to larger neighbours and the farmhouse either kept or sold and the farm buildings re-developed. The future remains equally uncertain for remaining dairy farmers as Bovine TB has now extended northwards across the Wybunbury Parishes area.

Nonetheless, many local farmers have used these set-backs as entrepreneurial opportunities. Examples include Heler's dairy farm (Hatherton), which was devastated by foot and mouth in 1967 yet is now a leading cheese producer having adopted innovative marketing techniques and investment in new technology to diversify into supplying cheese to European and International markets. Dagfields Farm (Walgherton) is now a thriving Craft centre providing small business units that provide over 300 jobs and is a tourist destination for visitors from across the North-West.



Cockshades Farm on Stock Lane Wybunbury has converted its buildings into offices, workshops and storage facilities for small businesses, whilst The Grange Farm (Blakenhall) has diversified from pig and cattle husbandry to large-scale egg production – again investing in technological solutions to provide humane systems for egg production whilst also maintaining high hygiene standards to minimise the risk of injury or disease.



3.17 Looking Forward

In summary, the Wybunbury Parishes share a long, rich history and whilst they retain an intrinsically rural and agricultural character, they have also had to periodically ‘bend’ under wider economic and political, national and international pressures.



WYBUNBURY WARD: COMBINED PARISHES

High Speed Rail (West Midlands – Crewe) Bill Phase 2a
Presentation to the Select Committee

Cllr Janet Clowes

Petition No. HS2-P2A-000083



HS2-P2A-000083 PAGE 1

Local residents value the rich ecological and rural characteristics of this area and whilst they recognise that pressures (old and new) will continue to exert themselves, (for example the arrival of HS2a), they

have clearly identified the vision they have for the future of the Wybunbury Combined Parishes, and how the gradual evolution of development, centred around local need, will unfold. The Wybunbury Combined Parishes Neighbourhood Plan will help to provide this direction.





4. Vision of the Neighbourhood Plan

4.1: By 2030 the Wybunbury Combined Parishes, which together make up the neighbourhood plan area, will continue to be a rural area with a number of strongly linked local communities set within and surrounded by open countryside, attractive to both residents and visitors alike.

The area's valued and special ecology will be preserved, protected and enhanced, including the local Meres and Mosses as well as the many wildlife corridors. Any new development in the area will meet local needs and be well designed, suitably located and small in scale reflecting the rural character of the settlements in the plan area.

4.2 Objectives

- To protect the natural environment from harm, preserve special habitats and seek opportunities to increase biodiversity;
- To improve access to and enjoyment of the countryside for residents and visitors alike;
- To deliver high quality sustainable development to meet the needs of the local communities in the plan area;
- To protect those characteristics of the landscape and built environment that are most important and special to the local communities and which positively contribute to the quality of the local area;
- To successfully accommodate small scale new development that integrates positively with the rural character of the area;
- To support and grow the local economy;
- To deliver improvements to local infrastructure for the benefit of existing and future residents who choose to live and work in the area.



5. Housing and Design

5.1: The Wybunbury Combined Parishes Neighbourhood Plan has the following objectives;

‘To deliver high quality sustainable development to meet the needs of the local communities in the plan area’.

‘To protect those characteristics of the landscape and built environment that are most special to the local communities and positively contribute to the local area’.

5.2: Policy HI – Location of new houses.

Development in the Wybunbury Combined Parishes Neighbourhood Plan Area will focus on sites within the built-up area of the settlements named in this policy. This is with the aim of enhancing their role as sustainable settlements whilst protecting the surrounding countryside.

All housing developments across the designated area shall be well-designed, meet local housing needs, be of a scale appropriate to the rural character of the area, avoid encroachment into existing gaps between settlements and have access to services.

Within the Settlement Boundary of that part of Shavington that falls within the designated area (See Fig 2i), housing proposals will be supported where they are in keeping with the scale, role and function of that settlement and of the neighbourhood plan area as a whole.

Within the village in-fill boundaries for Hough and Wybunbury (See Figs 2ii and 2iii), limited infilling (see Glossary) will be supported where it is in keeping with the scale, character and appearance of its surroundings and the local area; does not give rise to unacceptable impacts; and does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.

Across the designated area, proposals for small-scale (see Glossary) development will be supported where:

1. They fill a small gap, up to 2 dwellings, (infill development) in an otherwise built up frontage;
2. They are conversions of an existing, permanent building which does not require extensive alteration, rebuilding or extension;
Or
3. They utilise the redevelopment of brownfield sites that are no longer suitable for employment use.

In addition, affordable housing will be supported on rural exception sites as provided for under Policy H3.



5.2.1 Justification and Evidence

Development within the combined parishes has historically been at a slow and steady rate. The rural aspect and open countryside are greatly valued by the local community, and any major development in any one of the settlements would be out of character.

It should be noted that between the last 2 census periods, the Combined Parishes experienced an unusual rate of change which was solely attributable to that part of the housing development known as Wychwood Park that falls within the plan area.

The combined parishes are a predominantly rural area and no strategic need has been identified to deliver housing beyond the local needs in the Cheshire East Local Plan Strategy (CELPS).

The Neighbourhood Plan for the area recognises that in order to maintain the flourishing and vibrant local communities some housing will be appropriate to meet any local needs housing. However, one of the responses from the consultation was that local people value the open countryside and the rural setting of the settlements across the plan area.

It is therefore important that any new housing development remains small in scale and in locations that are appropriate to the rural character of the area.

(WCP 5-Year Housing Survey: Appendix Fi)

In the CELPS the majority of the neighbourhood plan area is in Open Countryside (Policy PG6), where new housing is only permitted through conversions or replacement dwellings; limited infilling and limited affordable housing through rural exception sites.

The protection of the open countryside from large scale urbanising development is a principal objective of the Local Plan Strategy.

Cheshire East Council have produced the Wybunbury Combined Parishes Neighbourhood Plan Housing Needs Advice Report (January 2019), **(Appendix Fii)** for the Neighbourhood Plan area which looks at evidence such as household projections, census data, dwelling completion rates and the emerging CELPS to assess the likely quantum of new housing required in the plan area up to 2030. This report concludes that the plan should consider policies on;

- 1) A plan-led approach including development choices exercised by the local community; given the large geography of the plan area it is likely that small scale development will need to be accommodated over the plan period.
- 2) Provision of older person accommodation;
- 3) Provision of smaller more affordable market housing;
- 4) Development of a housing offer to meet the vision and aspirations of the neighbourhood plan;
- 5) The redevelopment of existing sites and farmsteads, and the housing mix that should be achieved at these locations
- 6) Appropriate, sustainable, small scale, enabling development and any locally acceptable criteria to facilitate the restoration of heritage assets.

The CEC Housing Needs Advice Report further identifies that there is no need for any large-scale residential development across the plan area to satisfy the identified local housing need.



The Housing Needs Advice Report indicates a requirement for around 236 dwellings up to the year-end of 2030 in the Neighbourhood Plan area, around 20 houses a year over the next 12 years, which can be accommodated under Policy H1 and CELP Policy PG6.

It is not therefore considered necessary to allocate further sites for residential development. Policy H1 will allow for appropriate small-scale developments or rural exception sites to meet any identified need.

It is important that any new housing development in the plan area should be limited in scale in order to remain in keeping with the rural character and to preserve the separation and local distinctiveness of the existing settlements.

When assessing the potential of a building for conversion the works proposed to convert the building for residential use should respect the character of the surrounding buildings and area and in each case, an assessment made of the potential for conversion which ideally should not involve the wholesale clearance of the site and/or of the existing building(s) upon it.

Any large-scale proposals for residential development of 10 or more houses would be out of character with the area, contrary to the policies in the Local Plan and contrary to Policy H1 as set out above.

The Wybunbury Combined Parishes Local Character Assessment Report (January 2019), (**see Appendix G**) describes the development pattern and urban form of the plan area as denser in the north, gradually dispersing to the south transitioning from predominantly ribbon development to isolated dwellings and farmsteads.

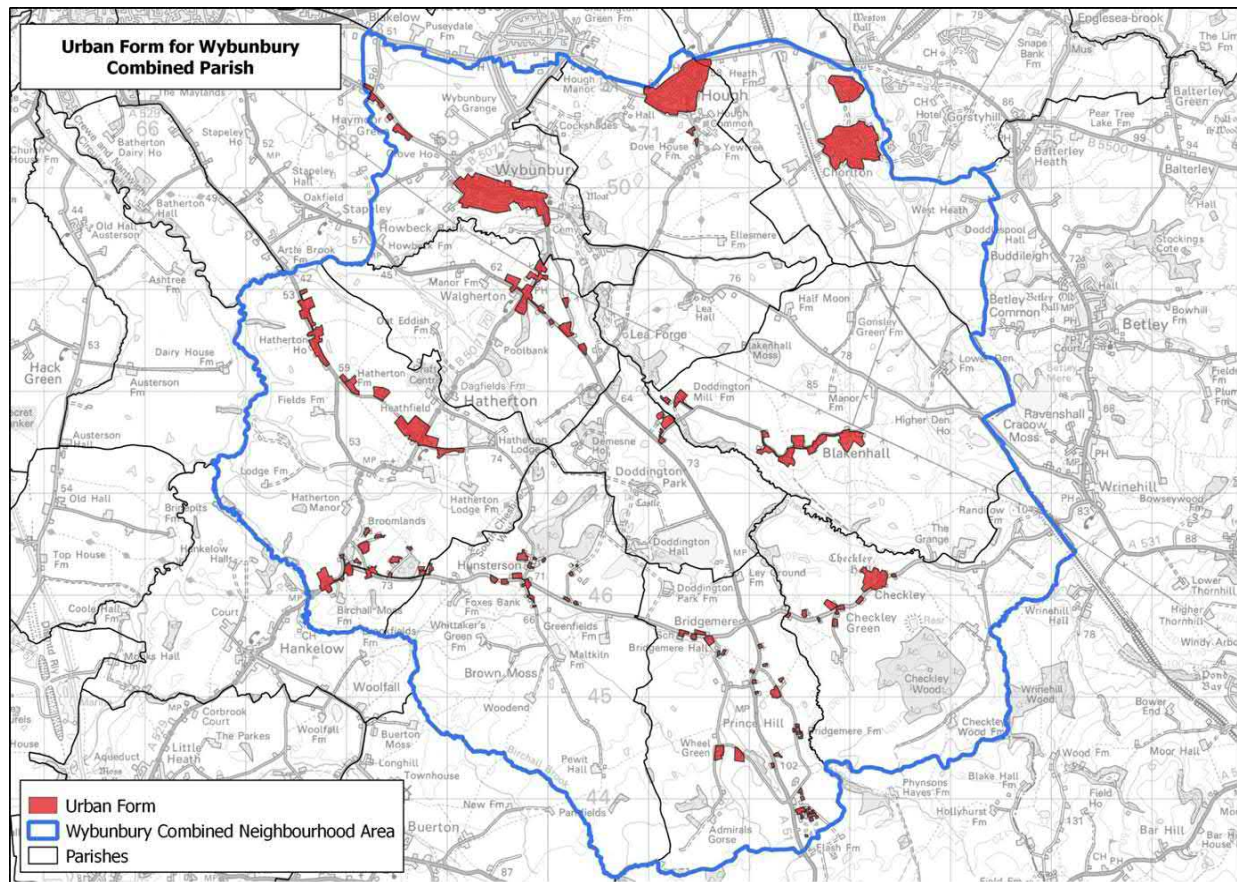


Fig 2: Urban Form of the Plan Area (Source: CEC 2018)



The development pattern of the area is focussed around the highway network and outside the villages of Hough, Wybunbury and Chorlton there are a significant number of houses on scattered plots in the open countryside where the majority of development is single-plot depth against the road frontage. (See Fig. 2 above).

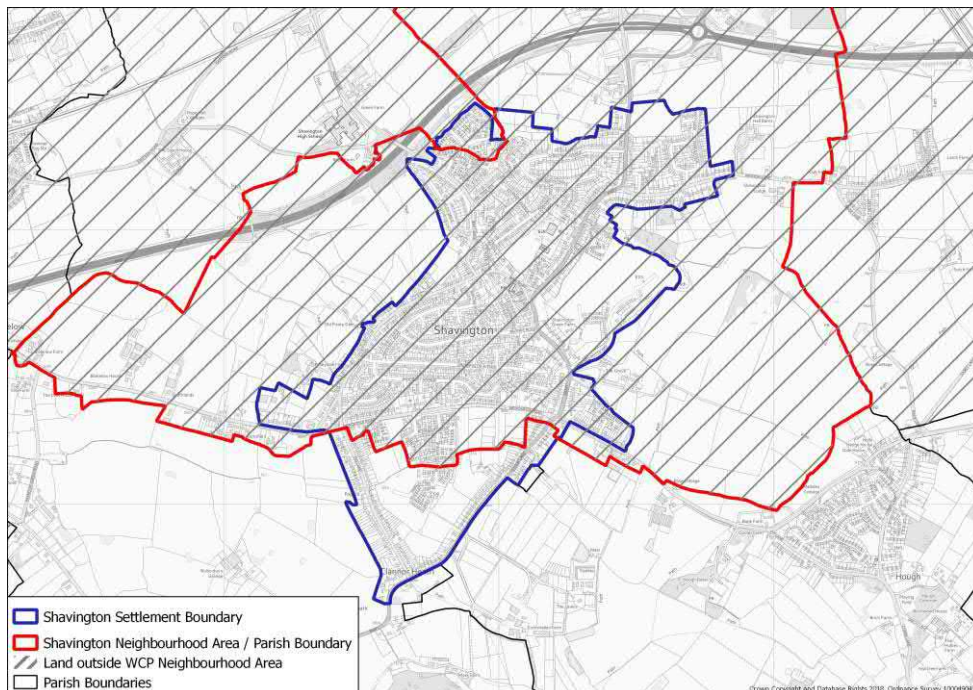
The Cheshire East Local Character Assessment Report makes a number of recommendations to protect and improve the character of the plan area and suggests a number of policy areas which have been set out in the various topic areas of this neighbourhood plan.

In terms of the settlement hierarchy, draft Policy PG 9 of the emerging Cheshire East Draft Site Allocations and Development Policies Document (SADPD) proposes settlement boundaries for principal towns, key service centres and local service centres to assist in directing built development towards the most sustainable locations across the Borough. This directly corresponds with Local Plan Policy PG2 (Settlement Hierarchy) and defines the intended relationship between settlements and the countryside beyond.

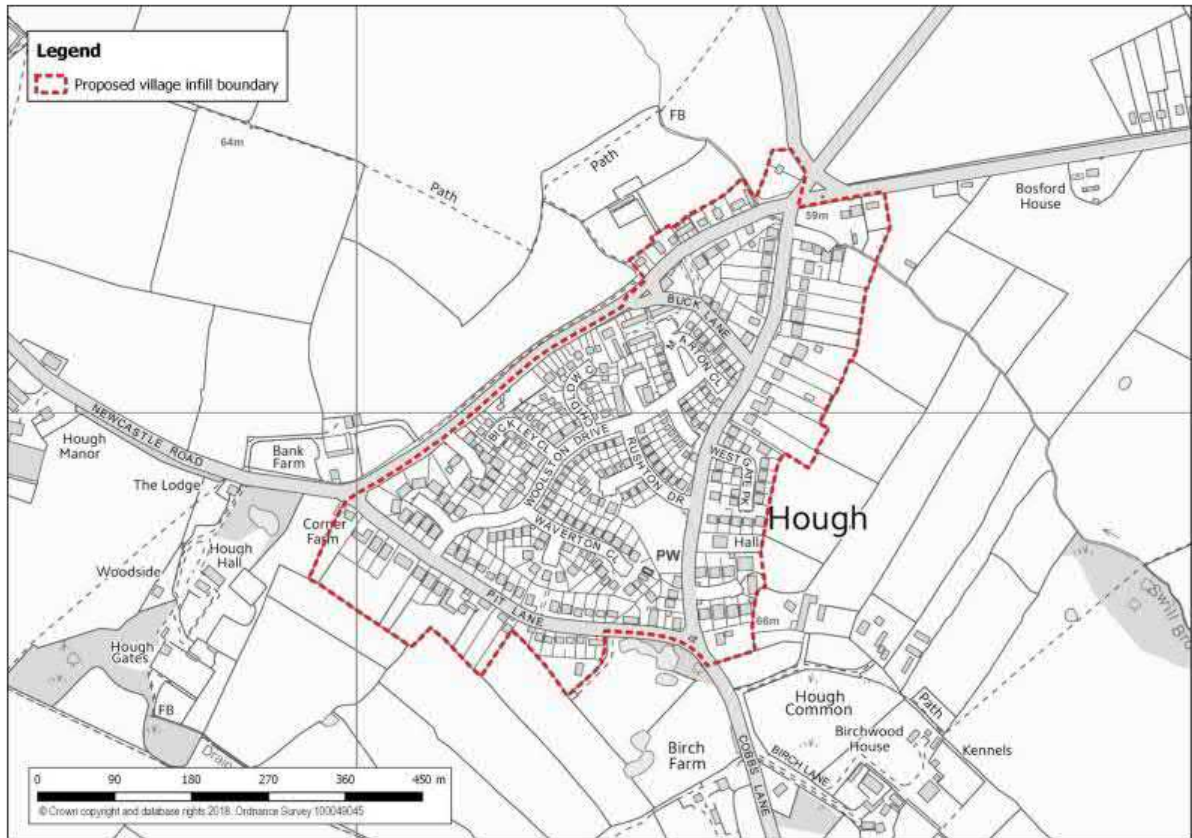
The only relevant 'Local Service Centre' in and around the area of the combined parishes is Shavington. The settlement boundary for that part of Shavington that extends into the designated area is shown on Fig 2i below.

In addition to the above, Policy PG10 of the emerging SADPD identifies infill villages in the Open Countryside. The infill villages within the designated area are Hough and Wybunbury. In due course it is to be expected that provision for housing in these villages, and their boundaries, will be formalised through the SADPD. Until such time, the provisions of the Neighbourhood Plan Policy H1 will apply.

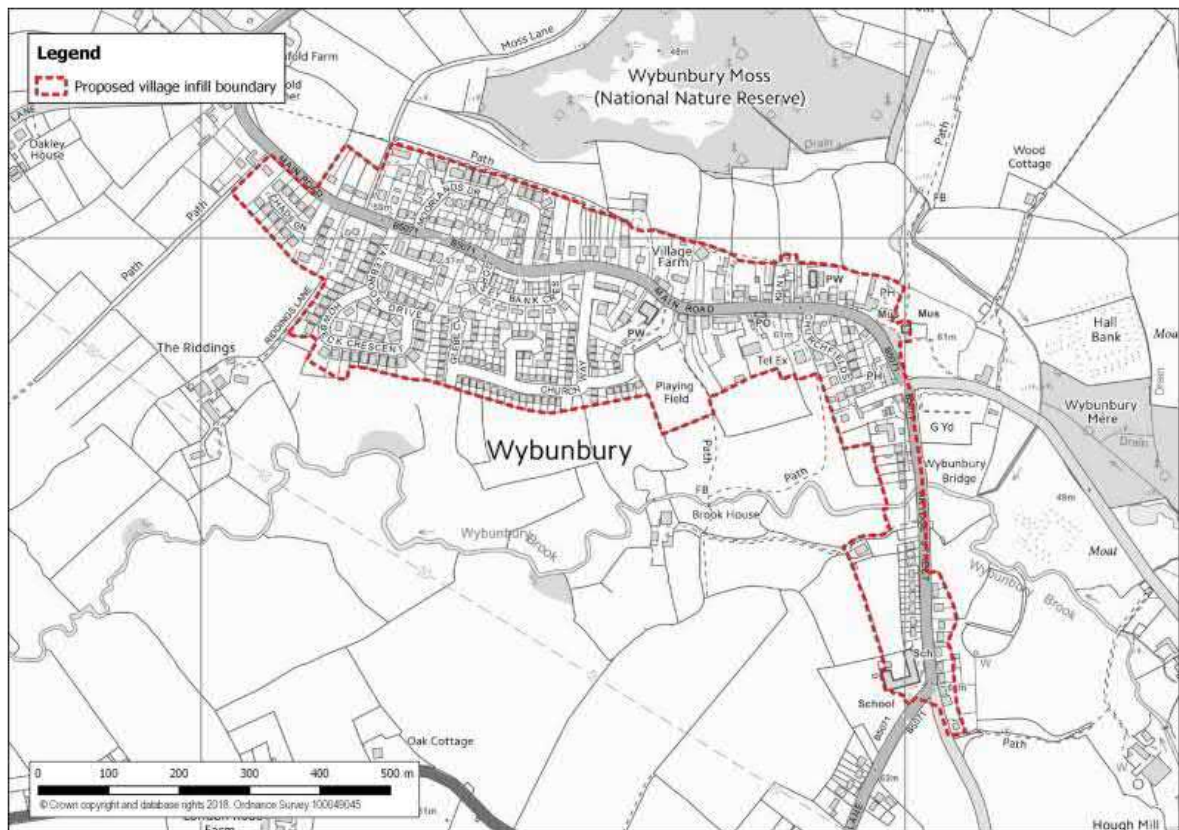
These reflect the emerging SADPD and its evidence base, including the "Settlement and Infill Boundaries Review", August 2019 upon which the village infill boundaries (Figs 2ii and 2iii) are based.



(Fig.2i)
Map showing that part of the Shavington settlement boundary that extends into the Wybunbury Combined Parishes Neighbourhood Plan Designated Area and into Wybunbury Parish.



(Fig. 2ii) Village Infill Boundary: Hough



(Fig. 2 iii) Village Infill Boundary: Wybunbury.



5.3: Policy H2 – Housing Mix

In order to meet the local housing needs in the plan area and to redress the imbalance in the existing housing stock, new homes should favour smaller dwellings, particularly those suitable for first time buyers or those wishing to downsize including single-storey dwellings, bungalows, terraced or semi-detached 2/3 bedroom houses, unless viability or other material considerations demonstrate a robust justification for a different mix of house size and type.

5.3.1 Justification and Evidence

The Housing Needs Advice Note clearly indicates that the current housing stock across the plan area is limited to larger family sized dwellings. There is limited provision of smaller properties for first time buyers or properties suitable for a predominantly ageing and elderly population.

This policy reflects the findings of the recent Housing Advice Note and the revisions to the NPPF (2018) which encourages residential developments to have a mix of tenures, types and sizes which reflect local housing demand (as well as emphasising the importance of good design). It also reflects Policy SC4 (Residential Mix) in the CELPS.

5.4: Policy H3 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes of up to ten (10) dwellings will be supported on rural exception sites on the edge of existing settlements where the scale, mass, form and design reflect the character and built form of the existing settlement on sites where housing would not normally be permitted.

5.4.1: Justification and Evidence

The CELPS Policy SC6 provides for rural exception sites for affordable housing where the development meets an identified local need and is supported or initiated by the relevant Parish Council. Subject to proven local need, a limited amount of affordable housing could be provided within the plan area on small rural exception sites, adjacent to the edge of the built areas of the settlements in the plan area, where proposals for housing would not normally be permitted. In appropriate circumstances a Section 106 agreement should be used to secure the transfer of the affordable housing from the developer to a Registered Housing Provider.

The Housing Needs Report identifies an affordable housing need in the wider Wybunbury and Shavington sub-area largely consistent with other rural areas in this part of the Borough. The highest need is for 2-bedroom properties. Current social housing stock in the plan area consists of 31 properties.



5.5: Policy H4 – Design

All new housing proposals within the plan area must demonstrate good quality design. This means responding to and integrating with local surroundings, adjoining development and landscape context as well as the wider built environment.

In the plan area good design means complementing and enhancing where appropriate the size, height, scale, mass, local skyline, materials, layout, access and density of existing development including where appropriate the provision of chimneys.

In addition, all new development should;

- a) Demonstrate that there would be no significant adverse effect on the amenities of neighbouring dwellings through overlooking, loss of light or outlook, over-dominance or general disturbance.
- b) When introducing lighting into any scheme, care should be taken not to compromise the rural setting in terms of light pollution.
- c) Provide an appropriate level of landscaping which complements and enhances the rural character of the local area.
- d) Provide garden space commensurate with the size of the dwelling proposed, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers.
- e) Provide for the changing needs and lifestyles of an ageing population and will be encouraged to build a proportion of new homes to Lifetime Homes standard in accordance with current national guidance, Building for Life 12 or the current Government standards recommended at the time.
- f) To respond positively to the local character of its immediate environment, particularly the conservation area in the plan, by showing an understanding of the qualities which make up this character. Where a Design and Access Statement is required, the Statement shall demonstrate a high quality of design and a good standard of amenity for existing and future occupiers of the proposed development, whilst at the same time ensuring that the amenities of neighbouring properties will not be adversely affected.
- g) Make use of good quality local materials such as red Cheshire brick as well as more locally acceptable innovative materials. This will be encouraged provided they are sympathetic to the context in which they are proposed and maintain the local vernacular and enhanced sense of place.
- h) The achievement of low carbon sustainable design such as the BREEAM Quality Mark Standard, (see Glossary) will be encouraged;
- i) Provide sufficient external amenity space, refuse and recycling storage, car and bicycle parking and on all new housing developments, to ensure a high quality and well managed street scape;
- k) Ensure that existing landscape features such as trees, hedges and historic field boundaries, water courses, ditches and ponds should be retained and incorporated into the overall design of any scheme to enhance local biodiversity and preserve the landscape character of the area;
- l) Ensure that hard and soft landscaping must not disturb or encroach on existing wildlife habitats, (both flora and fauna) and new developments should incorporate features beneficial to wildlife;



m) Boundary treatments facing the street should be low rise, consistent with the immediate character of the area and seek to create a sense of enclosure within the street scene. Boundary hedges should normally be retained and incorporated in any new development.

Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of the plan area and the way it functions.

All new development should seek to use local materials and architectural features particular to the plan area such as red Cheshire brick, Cheshire Arched Windows, Cheshire Railings, black and white timber and render and in appropriate circumstances, thatch in order to create a collective sense of coherence between the new and existing developments.

5.5.1: Justification and Evidence

To avoid over-development and to set high quality standards, all future new developments should make good use of the available sites and locations.

The emphasis should be on considering the impact that the new development will have on its surroundings and on any neighbouring properties.

It should also aim to positively exploit opportunities the site may present including its position and outlook.

Where possible (and subject to the particular style of development), plots with generous gardens should be considered to provide diversity. This is not aimed at managing the density of new development but at preserving the rural character of the area.

Households should have access (preferably on a private basis but otherwise on a shared/communal basis) to allow for some or all of the following;

a safe play area for children; a shed or other structure to securely store bicycles; an area sufficient for rotary clothes dryer and; where possible a vegetable patch.

There is no dominant vernacular style across the plan area other than its rural nature and character which is borne out of diversity and so the aim of the design policy should be to encourage different architectural styles and active frontages.

In Section 12 of the Local Character Assessment Report prepared by Cheshire East Council in March 2018 (together with the 'Spirit of Place' report prepared by the NPSG in October 2018 – **see Appendix H**), there are a number of 'character area design cues' which should be noted together with some key negative design impacts that detract from the rural area and should be avoided.

Negative impacts include mixes of property types and styles that create a lack of cohesion, so too the use of stone and gravel together with metal boundary treatments without any greenery on private properties, detract from the rural area.

There are limited landmarks and character buildings in the plan area and the winding nature of the lanes together with sharp bends and tight junctions can make the local roads unsafe.



5.6: Policy H5 Adapting to climate change

All new development within the plan area should seek to achieve high standards of sustainable development and in particular, proposals must demonstrate how design, construction and operation have sought to use appropriate technologies to secure energy efficiency.

For example, favourable consideration will be given on both existing and new developments to the installation of grey water systems, ground source heat pumps and solar panels provided that the installation does not detract from the character of the area or (in particular) detract from any heritage assets.

Where appropriate, in all new development, sustainable drainage schemes should be used to provide new wildlife areas. These may include features such as ponds, swales, permeable driveways and paving areas designed as part of the development and to reflect the rural character of the area.

5.6.1: Justification and Evidence

The plan area is predominantly a nationally designated 'Nature Improvement Area' which includes both SSSI's and Ramsar sites. To avoid over-development and to set standards of quality, all future new developments should make good use of the available site and location. The emphasis should be on considering the impact the development will have on its surroundings and neighbouring properties.

It is also essential that any new developments meet the highest possible standards of environmental and energy efficiency. This could include systems that minimise the wastage of water, heat and light, as well as energy self-generation through various technologies. Integrating the different systems to manage the energy consumption of a development is preferable to using products fitted after construction. This will provide greater levels of system integration, achieve better design standards and be more attractive to the home or business owner. The technology in this area is improving and changing all the time and there are many types of products including:

- a) Photovoltaic/solar panels.
- b) Energy efficient glazing.
- c) Biomass and heat recovery systems.
- d) Efficient water usage and grey water harvesting.
- e) Insulation.
- f) Electric car charging points.

Design features such as storm porches to further insulate and protect properties from heat loss and adverse weather should also be considered.



6. Environment

6.1: The Wybunbury Combined Parishes Neighbourhood Plan has the following objectives;

- 1) To protect the natural environment from harm, preserve special habitats and seek opportunities to increase biodiversity
- 2) To protect those characteristics of the landscape and built environment that are most important and special to the local communities and positively contribute to the quality of place;

6.2: Policy E1 – Woodland, Trees, Hedgerows and Boundary Fencing (see also Policy TI6 HS2a)

(i) Any new development that involves the loss of or damage to local woodland trees, hedgerows, historic hedgerow boundary bunds or wide verges and Cheshire Fencing that contribute to the character and amenity of the plan area, must provide for appropriate replacement planting of native species or replacement Cheshire Fencing on the site, together with a method statement for the ongoing care and maintenance of the planting.

(ii) All new development close to existing mature trees will be expected to have in place an arboricultural method statement to BS5837 or the equivalent standard in force at the time before any development commences. This will detail tree protection policies to be employed during construction.

(iii) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will not be supported unless there are wholly exceptional reasons, (see footnote 58 to paragraph 175 in the NPPF) and a suitable compensation strategy exists.

6.3: Policy E2 – Wildlife Corridors

(i) The existing woodlands, wildlife sites, drainage ditches, brooks, culverts and Meres and Mosses will be maintained and enhanced.

(ii) Where appropriate, new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.

(iii) The Neighbourhood Plan designates the wildlife corridors on Fig 3 (Overleaf).

The quality of these areas should be protected and enhanced, whilst appreciating that mitigation measures may be used, where appropriate, to outweigh significant adverse effects on wildlife.

(iv) Where development proposals are identified to have a negative impact on the wildlife corridor network or other notable habitats, appropriate mitigation and avoidance measures to lessen any impact on wildlife and provide net gains for biodiversity will be required. (Figs 4, 5 and 6 overleaf)

(v) The neighbourhood plan area is within a wider area which is part of a regional wetland Nature Recovery Network and the maintenance and enhancement of this network is essential to allow the movement of priority species within this network and, to provide a wide range of natural capital benefits.

These wetland habitats and associated terrestrial habitats should be protected as they perform range of functions including improved flood risk management, provision of accessible green space, climate change adaption and biodiversity enhancement.



6.4: Policy E3 – Biodiversity

(i) Proposals for development which affect areas of high or medium habitat distinctiveness identified on Figs 4, 5 and 6 (overleaf) will require the submission of comprehensive surveys to assess the importance of the area to fully identify and evaluate the biodiversity present on the site.

(ii) Mitigation measures will then need to be agreed to reduce any negative ecological impacts.

Net gains in biodiversity may need to be used to facilitate enhancement of wildlife corridors in addition to providing onsite enhancements. There should be no net loss of biodiversity.

Biodiversity net gain should not only be applied to areas of high or medium habitat distinctiveness.

Within the plan area the key biodiversity designations include Wybunbury Moss SSSI/Midlands Meres and Mosses (Phase1) and Ramsar/West Midlands Mosses SAC



Fig 3: Indicative Wildlife Corridor Network (CWT 2018)

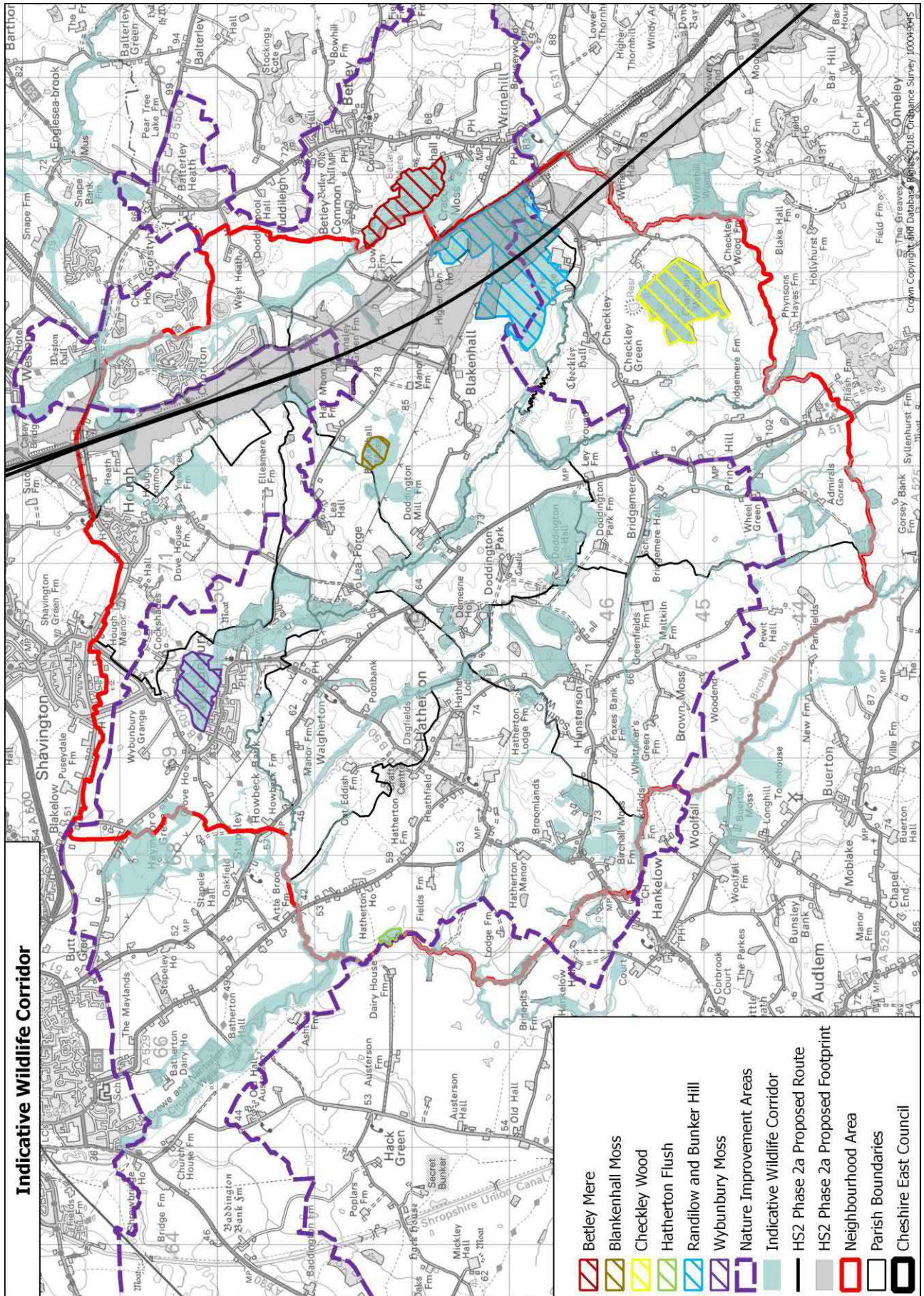




Fig 4: Medium Value Habitat Region (CWT 2018)

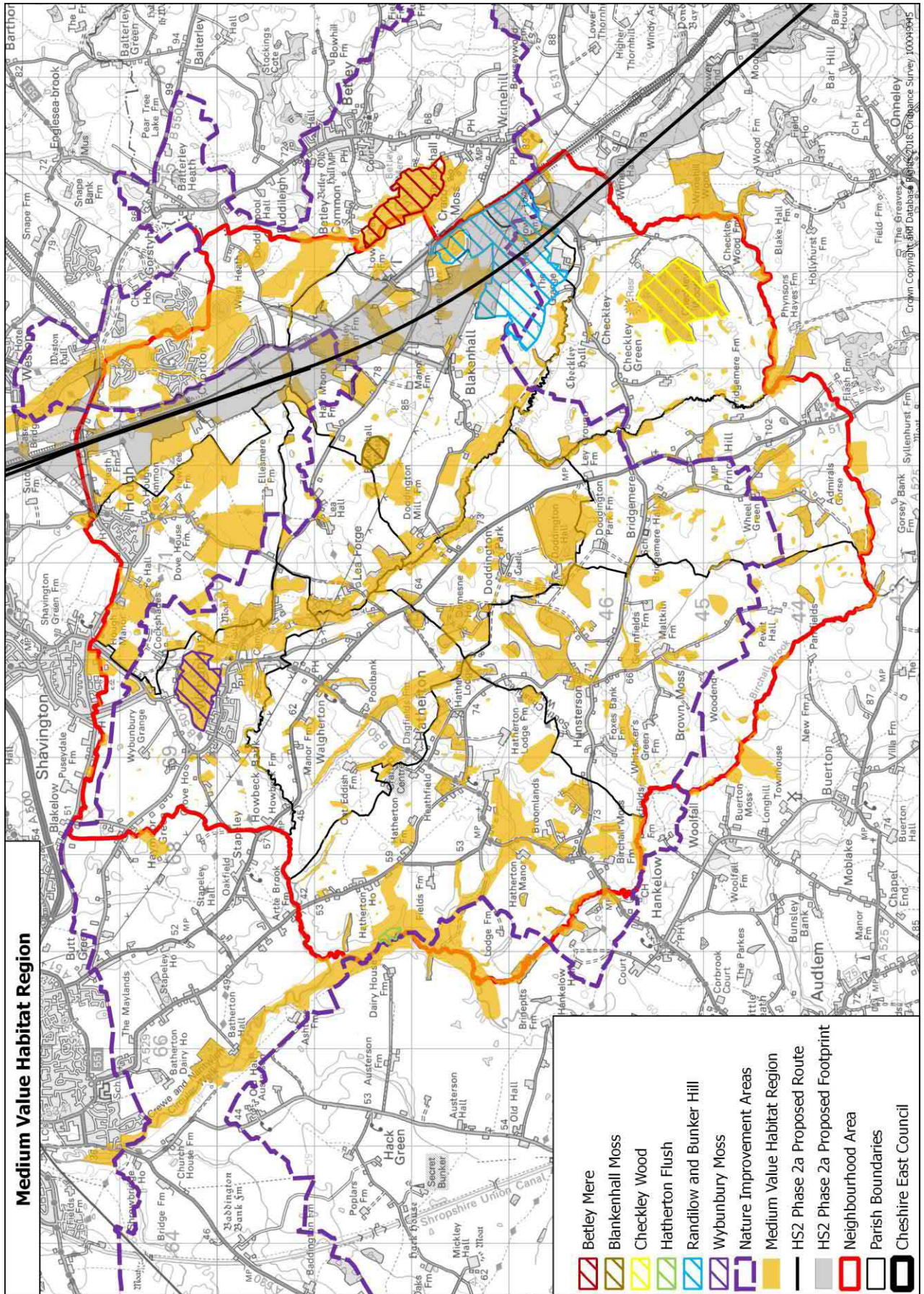




Fig 5: High Value Habitat Region (CWT 2018)

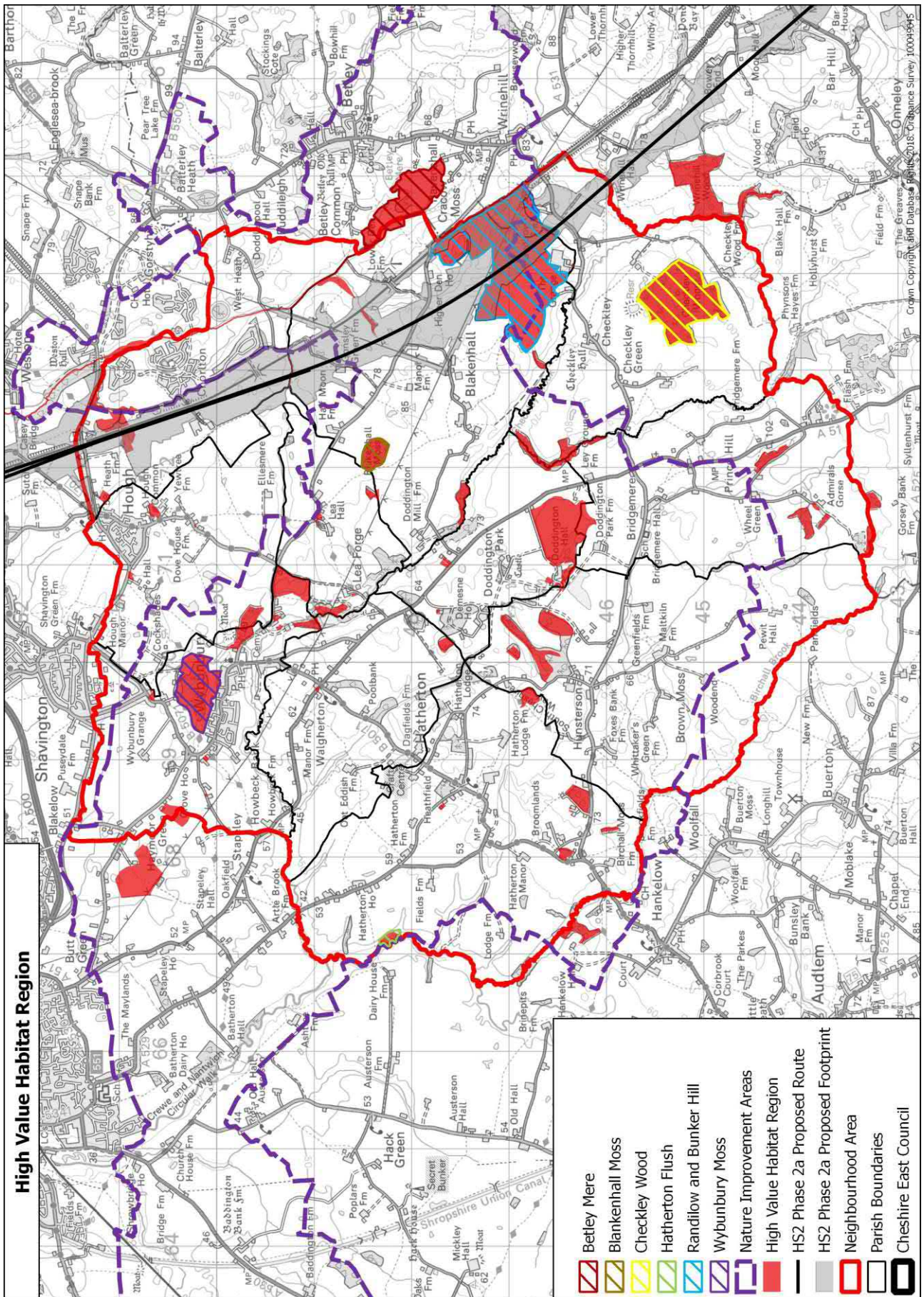
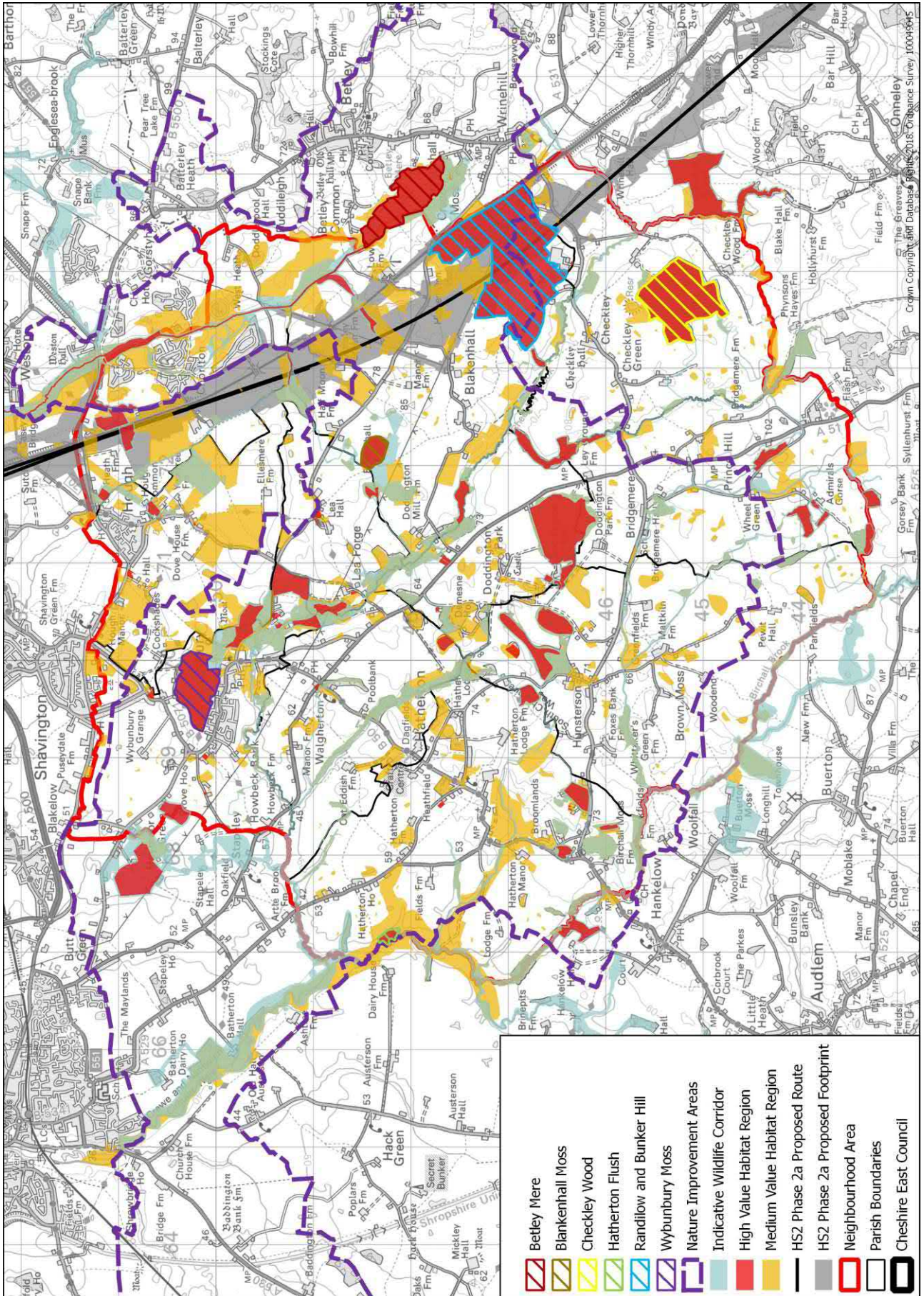




Fig 6: Wybunbury Combined Parishes – All Significant Habitat Regions (Layered)





6.5: Policy E4 – Intensive Livestock Units

Planning permission will not be supported for new intensive livestock units within the plan area which is a Nature Improvement Area.

Alterations, adaptations and extensions to existing intensive livestock units within the Nature Improvement Area will only be supported if;

(i) It can be demonstrated that there is no adverse impact on the air and water quality of the Meres and Mosses and the Nature Improvement Area; (see the information summary for Wybunbury Moss Water Quality Meeting April 2017 from Natural England and the Environment Agency in **Appendix J**)

(ii) There is no loss of amenity to adjoining land uses;

Provision is made for the satisfactory storage, treatment and disposal of all effluents generated by the development; and

(iii) Infrastructure is or will be made available to serve the development.

6.6: Policy E5 - Landscape Quality, Countryside and Open Views

Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area as described in the Cheshire East Landscape Character Assessment (2018) or subsequent update, considering any cumulative effects alongside any existing, planned or committed development.

All new development will be expected to respect and enhance the setting of the existing settlements and the surrounding countryside, maintaining, and where possible, enhancing locally important open spaces, significant local views and vistas. (**see Appendix K**)

6.7: Justification and Evidence for the Environment Policies (E1, E2, E3, E4, E5)

The Neighbourhood Plan Steering Group commissioned a report from Cheshire Wildlife Trust and a copy is available in the evidence base. (**Appendix L**)

This report published in April 2018 provides important evidence about the ecology and biodiversity of the plan area, particularly the Meres and Mosses and the wider status of the plan area as a nationally designated Nature Improvement Area.

In that report CWT concludes;

“This study has highlighted that the important wildlife habitat in Wybunbury and the neighbouring parishes is mainly associated with the woodlands, peatlands, woodlands on peat, semi-natural grasslands, ponds and lakes and the riparian habitat along Checkley Brook/Forge Brook/Wybunbury Brook, Basford Brook/Wistaston Brook and other tributaries of the River Weaver.

By attributing habitat distinctiveness values to all land parcels in the Neighbourhood Plan area the study has provided important evidence that should be taken into consideration when planning decisions are made. However, we strongly recommend that further (phase 1) habitat survey work is undertaken at the appropriate time of year, in particular to verify that ‘medium value’ habitats have not been over or under-valued.



Most notably the study has highlighted a ‘wildlife corridor network’, which sits partly within the nationally recognised Nature Improvement Area and provides ecological connectivity between habitats of high and medium distinctiveness within and beyond the Neighbourhood Planning area.

The wildlife corridor network supports a wide range of species including numerous birds, mammals, plants and invertebrates that are in decline both locally and nationally.

Notable, red listed birds are associated with the less intensively farmed landscape and include corn bunting, yellowhammer, linnets, sparrows, thrushes, skylark and lapwing.

Also notable are the spotted flycatcher, which relies on good numbers of insects and wooded habitats and grey wagtail, which nests along running water. Doddington Pool is a valuable area for birds associated with water including yellow wagtail, oystercatcher and greylag goose. It is a valuable overwintering site and particularly important as a winter roost for a high number of gulls, including black headed, common, black backed and herring gull. The assemblage of bat species which utilise the network of rivers, hedgerows and woodlands in the Neighbourhood Planning area is of county importance (7 species) and includes rare species including Nathusius’ pipistrelle, serotine, Leisler’s and the noctule bat. The neighbourhood planning area is also one of the few remaining areas in the county for the internationally endangered white-clawed crayfish and the protected species/species of principal importance, the water vole. Hedgehog (species of principal importance) is also present within the corridor network.

Since Wybunbury Moss is included within the network, the corridor supports the nationally rare and scarce invertebrate species found within this National Nature Reserve.

All of these species depend on the semi-natural habitats highlighted in the report. Many of the species are associated with the habitats that are disappearing the fastest such as species rich grasslands and mosslands.” (CWT, April 2018)

Policy SE3 Biodiversity and Geodiversity in the CELPS sets out the strategic policies for the protection of the important biodiversity resources across the Borough.

Biodiversity net gain is referenced strongly in terms of planning policy making and development decision taking in NPPF 2018.

The environmental test of sustainable development requires planning policy and planning decisions to help to ‘*improve biodiversity*’ (paragraph 8c). References to biodiversity net gain elsewhere in the Revised NPPF 2018 (such as paragraph 175d) suggest that the delivery of biodiversity net gain should facilitate sustainable development (and, by implication, not hinder it by causing unnecessary delays). Net gain for biodiversity is far more prominent than in previous policy, and closely tied to sustainable development. The NPPF should therefore help deliver net gain.

A report was prepared by WSP and Parsons Brinckerhoff together with Natural England in 2016 advising on the adoption of the principle of ‘biodiversity net gain’ as a key opportunity in any development process. These principles have been included in the Revised NPPF and a copy of this report will be available in the evidence base in **Appendix M**.

On the 13th March 2019 in the Chancellor’s Spring statement he said, ‘Following consultation, the government will use the forthcoming Environment Bill to mandate biodiversity net gain for development in England, ensuring that the delivery of much needed infrastructure and housing is not at the expense of vital biodiversity.’



The Neighbourhood Plan will adopt a positive approach to existing intensive livestock units in the plan area which are designed, or are necessary to comply with current environmental, hygiene and animal welfare legislation. However, the development of new intensive livestock units will be discouraged because of the serious negative adverse effects they may have on the Nature Improvement Area.

Cheshire East's Local Character Assessment Report March 2017 (and reviewed by the NPSG **Appendix G**), notes that the plan area is dominated by a single landscape character area, east lowland plain, a medium scale landscape of mixed arable and pastoral farmland mostly with low density development comprising of clusters of dispersed settlements. Most of the area is predominantly agricultural with green, gently rolling and open terrain across a landform punctured by meres and mosses. The landscape base is host to some limited areas of elevated land, which, at points, afford long range views to the hills to the west at Peckforton, to Mow Cop in the north east and over shallow river valleys, small scale plantations, quarry works and formally managed estates such as the Doddington Estate.

Although the area is largely open agricultural land there are many features such as blocks of woodland and field boundary hedgerows which create texture and rhythm, restricting opportunities to experience uninterrupted views across the plan area.

There are 352 ponds and lakes, 55 defined areas of woodland and 33 streams and water courses across the plan area.

Attention is also drawn to the extracts from the Cheshire East Landscape Assessment Report (May 2018) in **Appendix N** prepared by Land Use Consultants (LUC) which looks in Section 9 at Mosslands and the Wvbunbury Moss in particular. The Report examines their key characteristics, physical and natural influences, visual and perceptual character, valued landscape features, overall vision and landscape strategy.

There are a number of Environmental Policies in the Consultation Draft of the SADPD and the responses of the NPSG are summarized in **Appendix A**.

It is important to note that the Report commissioned from the Cheshire Wildlife Trust (by the NPSG) looks in detail at the ecology and biodiversity across the plan area and this evidence should be included in the policies contained in the SADPD.



6.8. Local Green Gap

6.9: Objective

To protect those characteristics of the landscape and built environment that are most important and special to the local communities and which positively contribute to the quality of the local area.

6.10: Gap Policy GG1

Except for development supported under Policy H1, proposals for housing development, the construction of new buildings or the change of use of existing buildings or land within the proposed Green Gap in the Neighbourhood Plan area will not be permitted where the development proposed will:

1. Result in the degradation or erosion of the physical area of the existing green gap as shown on Fig 7 and Fig 8 (overleaf).
2. Adversely affect the visual character of the landscape and local wildlife habitats and corridors within the green gap, unless the adverse effects on wildlife could be overcome by mitigation.
3. Result in the loss of hedgerows, hedgerow trees and areas of woodland where they make a significant contribution to the character and appearance of the area.
4. Diminish the visual gaps between existing settlements.
5. Result in the physical and or visual coalescence of settlements.
6. Adversely affect the visual character of the landscape and local wildlife habitats and corridors unless the adverse effects on wildlife could be overcome by mitigation.
7. Impact upon the biodiversity of the green gap area.
8. Significantly affect the undeveloped character of the locally important green gap. (see also Local Plan Policy PG14 in **Appendix Bii**)



Fig 7: Local Green Gap Area (outlined in green)

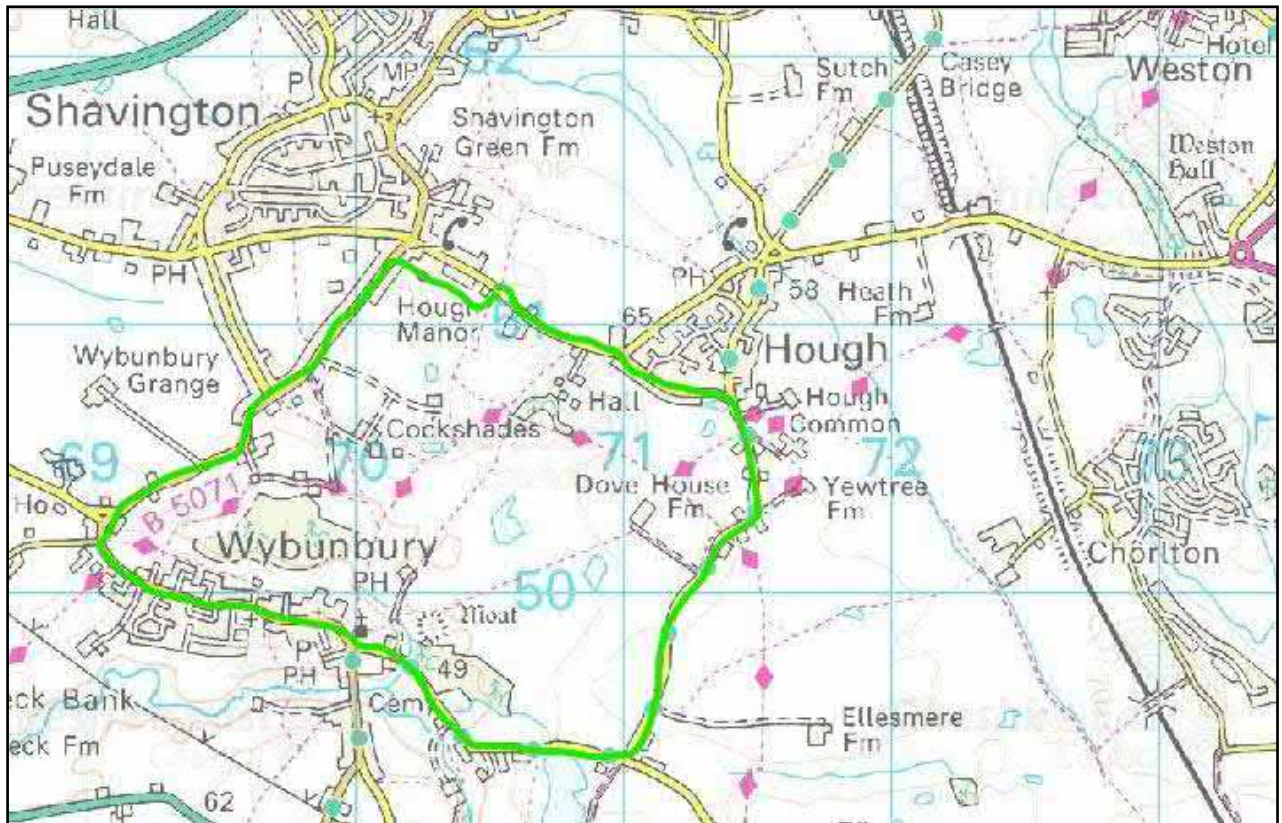
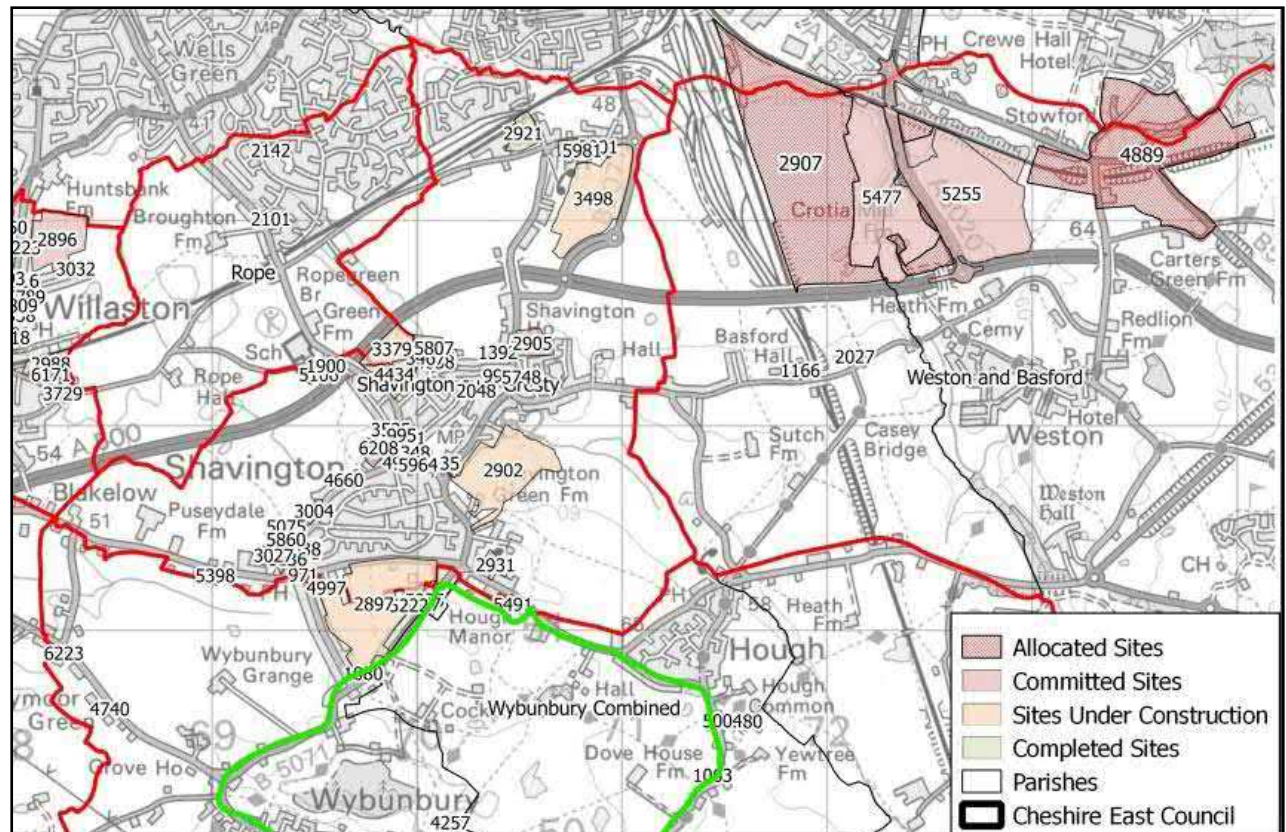


Fig 8: Southern Crewe Commitments & Completions (CELPs: March 2018):

Demonstrates potential for coalescence & development creep between semi-urban Shavington & rural Wybunbury. (Local Green Gap is outlined in green).





6.10.1: Justification and Evidence

Strategic Green Gaps are defined in CELPS Policy PG13 and prevent the coalescence of neighbouring settlements. The Shavington and Wybunbury Local Green Gap is important in terms of separating physical locations and identities of the individual settlements and for the protection of Wynbunbury Moss. This Local Green Gap forms an important visual, recreational, ecological and rural landscape corridor for the residents of the Parish and an amenity for residents of the settlements in the surrounding area.

Local residents wish to halt any further encroachment into and deterioration of the ecological and environmental quality of this area and wish to enhance its rural character.

In the Crewe and Nantwich Replacement Local Plan 2011 Policy NE4: Green Gaps, seeks to introduce additional protection to the areas between settlements around Crewe in order to maintain the definition and separation of existing communities and to indicate support for the longer-term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington, Weston and Basford from merging into one another.

In the Cheshire East Local Plan 2017 a new Strategic Green Gaps policy PG5 is proposed which will supersede NE4 with the aims of:

- a) Providing long-term protection against coalescence.
- b) Protecting the setting and separate identity of settlements.
- c) Retaining the existing settlement pattern by maintaining the openness of the land.

At the Examination in Public of the Cheshire East Local Plan in September 2016, it was agreed by all parties that until Part Two of the Local Plan is published, in mid-2018, the existing NE4 boundaries of the Green Gap will be adopted for development management purposes, taking account of any developments within the green gap which have been granted planning permission.

The report by Cheshire Wildlife Trust published in April 2018 provides important evidence about the ecology and biodiversity of the Wybunbury Combined Parishes Plan Area, particularly the Meres and Mosses and the wider status of the plan area as a Nature Improvement Area. The proposed local green gap will protect the identity of Wybunbury and provide a buffer to the rapidly growing development associated with the planned expansion of Crewe.

The Neighbourhood Plan defines the Green Gap area which is bounded by existing definable boundaries:

- Stock Lane (B5071 to the west),
- Main Road, Wybunbury (B5071 to the south),
- Cobbs Lane (to the east) and
- Newcastle Road (to the north)

The Plan also shows the role of the proposed Green Gap in the context of the wider area, strategic site allocations and permissions granted for development. (Fig. 8))

Across the Local Plan area there is pressure on the Green Gaps for development which will undoubtedly increase and which will have the following landscape implications:

- a) Loss of productive farmland.
- b) Fragmentation of land holdings.



- c) Perception of decline and neglect around settlement fringes.
- d) Degradation of boundary features with the loss of hedgerows, hedgerow trees, shelterbelts, important single mature trees and linear woodlands.
- e) Loss of quiet rural character and views.
- f) Loss of footpaths.
- g) Loss of and/or severing of local wildlife corridors.
- h) Disruption of local wildlife habitats.
- i) Coalescence of settlements and loss of identity.
- j) Pressure on already congested local roads and junctions from new traffic associated with development together with the associated increase in noise and pollution.
- k) Loss of amenity to those properties which back onto or overlook the green gap particularly overlooking and intrusion of privacy.
- l) Loss and disruption to the rural character and existing flora and fauna by the HS2(a) proposals in the plan area.

The Draft Sites Allocation Development Plan Document (February 2017) consulted on the option for Local Green Gaps to be defined through the Neighbourhood Plan process, something that the Combined Parishes will support.

This gives the opportunity to review the existing boundaries of the Green Gap and to establish future boundaries going forward that reflect the strategic allocations in the individual Neighbourhood Plan areas and Strategic Policy PG4a in the Local Plan. This will further protect the individual identities of the eleven communities which make up the Wybunbury Combined Parishes Neighbourhood Plan area.

In addition, the SADPD published on the 20th August 2018, includes draft Policy, PG14: Local Green Gaps, which has been subject to a period of public consultation. (See **Appendix Bi** for a copy of the representations submitted on behalf of the Wybunbury Combined Parishes NPSG).

Early consultation on the emerging Neighbourhood Plan revealed the following key issues:

- 1) The importance of maintaining the physical separation and character of each of the communities in the plan area, from both each other and from other settlements adjacent to the Neighbourhood Plan area.
- 2) Open spaces should be protected from development.
- 3) Any new development should safeguard existing trees and hedgerows.
- 4) Open vistas should be protected and maintained.
- 5) Areas of environmental and ecological diversity should be protected and enhanced.



7. Footpaths and PROWs

7.1: Objective

To improve and promote access to the countryside throughout the Plan area and to improve rural road safety for pedestrians and cyclists.

The eleven parishes in the Plan area are rural and the desire for good access to the countryside is strongly supported by the community as demonstrated by the first consultation results.

A multi-user sub-committee was established and all 75km of the Plan Area's 136 Public Footpaths, Permissive Path, Access Areas and Bridleways were walked and inspected (see Fig. 9 and **Appendices C, D and E**)

This has enabled a comprehensive assessment and detailed policies and development plans to be drawn up.

7.2: POLICY F1-PROW

Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network, its enhancement where possible, considering the safety of users of rural roads and access to especially valued local rural features and places. (**See Appendix K**) We note that this has an important role in supporting our visitor economy.

Any development which leads to the loss or degradation of any PROW, or any cycleway, shall not be supported.

The provision of additional footpaths (PROW) shall be strongly supported in order to provide sufficient links to existing public footpaths and allow easy access into the countryside.

Any development on the land related to our footpath network (**see Appendices C, D and E**), shall allow for the provision of these footpaths within their design, and forthcoming developer contributions as a result of new development, shall be sought to help finance their provision.

Any contribution to a safe circular walking/cycling route, which would encourage walking for the benefit of the health and well-being of the community, shall be supported.

Any new development shall provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to open spaces and nearby countryside.

7.2.1 Justification and Evidence

These policies are strongly supported by the community as established by consultation exercise WNP Main Questionnaire May 2017. They are also aims of the CEC Rights of Way Improvement Plan, the CEC Draft Cycling Strategy and the CEC Local Air Quality Strategy.



Paragraph 35 of the NPPF [1] indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and create safe and secure layouts, which minimise conflicts between traffic and cyclists or pedestrians.

CEC Local Plan Policy CO1– Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, improving cycling facilities and walking facilities and creating safe and pleasant links for cyclists.

The National Institute for Clinical Excellence (“Walking and cycling: local measures to promote walking and cycling as forms of travel or recreation” -2012) the Department of Health (“Be active, be healthy: a plan for getting the nation moving” 2009) and the Chief Medical Officer for England (Report, 2004) emphasise the value of walking and cycling in health promotion. Cheshire East Local Plan (Sustainable Community Strategy) refers to “driving out the causes of poor health.” Access to the countryside makes an important contribution to these objectives, by encouraging sustainable means of transport and active leisure.

As part of the emerging SADPD, Cheshire East have produced a Green Space Strategy update (2018) pointing out that Green Open Spaces or Green Infrastructure provide a range of social, environmental, economic and health benefits.

The NPPF (July 2018) defines ‘green infrastructure’ as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.” Cheshire East Council’s Green Space Strategy encourages access to green space and the countryside whilst the Council’s Sustainable Community Strategy states in relation to PROW and access to the countryside that;

- Our highways, footpaths and cycleways will be well maintained;
- We will invest in our walking and cycling network, so that active travel becomes an attractive option for many shorter journeys; and
- We will continue to have an outstanding range of leisure facilities, nature conservation habitats, country parks, accessible countryside and green spaces for people to enjoy.

Cheshire East Council’s vision for Rights of Way is;

“The PROW network in Cheshire East should be correctly recorded on the Definitive Map and Statement, available and easy to use, and free from obstructions, in order to fulfil statutory duties and deliver health and wellbeing, social, economic and environmental benefits”.

Paragraph 96 of the NPPF 2018 states that “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Planning policies should support economic growth in rural areas by measures which include supporting “sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside”. Cheshire East’s Visitor Economy Strategy (April 2016) has as one of its key priorities “developing a distinctive rural tourism offer” and notes that “the visitor economy is an important contributor to the prosperity of communities....”



Developments should include creating “safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.”

Cheshire East’s Local Plan (Policy EG4 Tourism) includes “improving access to our natural and historic landscapes through enhancing our vital public rights of way network”, and its Local Transport Plan and Rights of Way Improvement Plan 2011-2016 refers to a policy to “Protect and advance our public rights of way and green infrastructure and endeavour to create new links beneficial for health, safety or access to greenspaces: leisure routes for cyclists, horse riders and walkers.”

It should be noted that there will be significant future disruption to the PROW network across the plan area due to HS2a and attention is drawn to Policy TI6 HS2a and **Appendix C**.

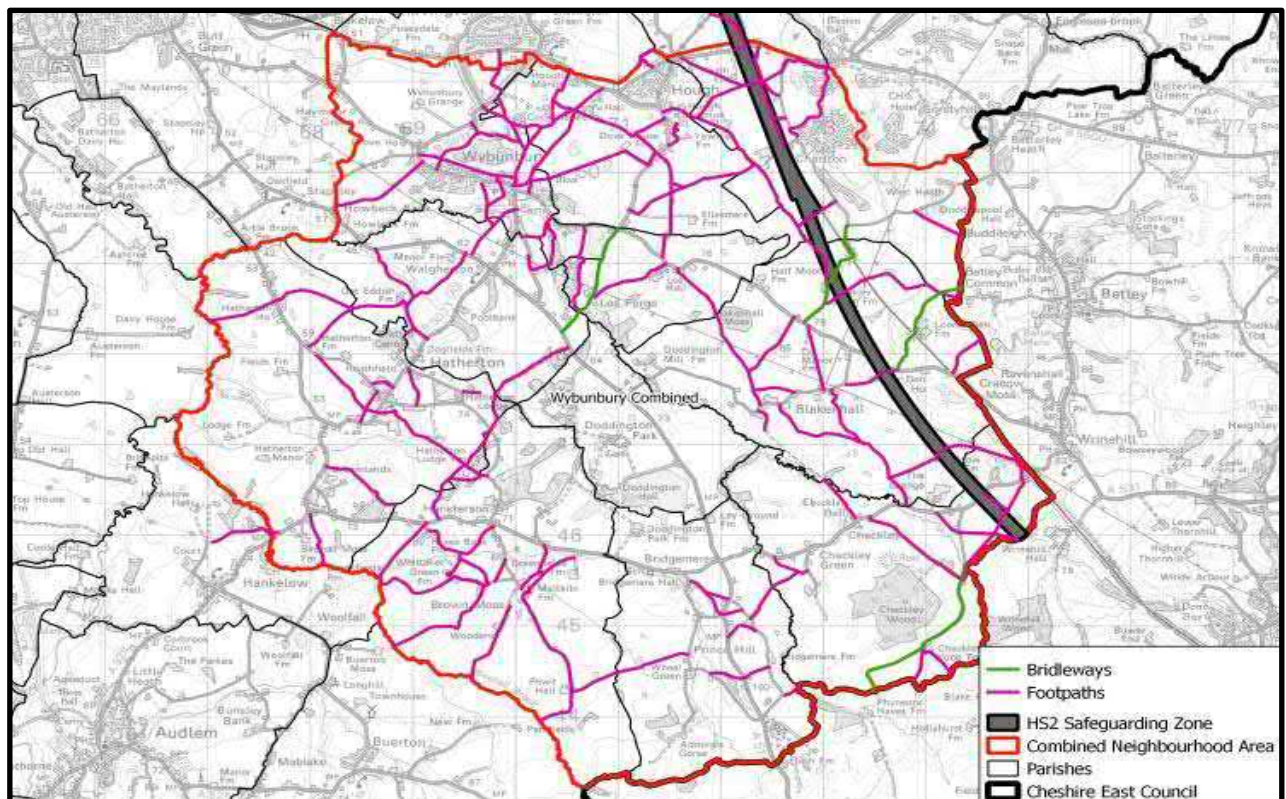


Fig 9: The Public Rights of Way and Bridleways Network (with HS2a safeguarded land corridor) (source CEC June 2018)



8. Local Economy

8.1: Objective

To support and grow the local economy.

8.2: POLICY LE1 - New and Existing Business

Proposals which extend existing, or promote new, appropriate rural employment and tourism sites and opportunities, within the plan area will be supported where it can be demonstrated that the development will positively benefit the local economy and provides the opportunity for local employment and (except in the case of home working), for training, subject to the following;

- a) Having no adverse impact on the amenity of local residents
- b) The local Highway Network being capable of accommodating the additional traffic generated particularly on unclassified rural roads.
- c) No environmental impacts on the local area such as contamination of soil and ground conditions; air quality and light pollution; the impact of noise in the immediate vicinity of adjacent dwellings and in the context of maintaining features of 'rural tranquility' and 'dark skies' in the open countryside.

8.3: POLICY LE2 - Loss of Employment Sites and Community Facilities

Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that: -

- a) the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 2 years at an appropriate market price.
- b) Subject to no impact on the amenity of the local area.

8.4: POLICY LE3 - Use of Rural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, farm diversification, recreation or tourism will be supported subject to:

- a) The proposed use being appropriate to a rural location.
- b) The conversion and/or adaptation works proposed respect the local character of the surrounding buildings and local area.
- c) The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site.
- d) Compliance with other relevant policies in the plan.



8.5: POLICY LE4 - Tourism and Visitors

Improvements to services and facilities associated with existing or new tourist attractions will be supported.

Subject to the following:

- a) They comply with policies for the countryside and conservation/heritage
- b) Be appropriate to scale, character and location for the development
- c) They create no harm to the existing character of the local area
- d) They offer appropriate new tourist attractions well related to cultural and historic assets of the plan area
- e) They have no adverse impact on any adjoining residential amenities
- f) They do not conflict with matters of highway safety or on the existing PROW network.

The plan will look to use existing tourism facilities like Bridgemere Garden Centre, Dagfields Craft Centre, Wybunbury Moss and The Wybunbury Tower to promote other tourism opportunities in the plan area.

8.6: POLICY LE5 – Enabling Development

Enabling development that secures the conservation and re-use of a heritage asset will only be supported where;

- a) it secures the sustainable future of the heritage asset
- b) it represents the minimum necessary to secure the future of the heritage asset and
- c) in all other matters, the proposed Enabling Development meets the criteria set out in the English Heritage Guidance Enabling Development and the Conservation of Significant Places (Revised 2012).

(See Appendix O for the criteria set out in the English Heritage Guidance).

8.7: Justification and Evidence (Policies LE1, LE2, LE3, LE4, LE5)

There are a number of established businesses in the plan area as evidenced in the CEC Business Rates records (2018/19) including livestock and arable farming, horticulture and equestrian uses and a number of 'hidden businesses' and sole traders primarily working from home.

The Neighbourhood Plan sets out to maintain and encourage the local economy and to support the local community. It will support the expansion of small businesses and enterprises in the plan area as well as rural tourism and local facilities that will benefit the local economy and the wider community whilst respecting the rural character of the area.

Consultation on the emerging Neighbourhood Plan revealed the following issues in relation to the Local Economy that the policies seek to address:

- a) To promote and support existing businesses and the continued prosperity of the parishes.
- b) To retain the existing shops and other facilities within the plan area.

The NPSG undertook a more detailed survey of local businesses across the plan area in July 2018 and a summary of responses is included in **Appendix P**.



c) The majority of local businesses employed between 1 and 10 people, they indicated that they intend to stay in the area and concerns included the impact of HS2a, Broadband speed and the poor local road network.

The Combined Parishes have a range of buildings that serve the community as a whole.

A list of these is included in **Appendix Q**.

The Plan Area also accommodates a range of heritage assets in various states of repair.

The success of any proposed enabling development will be dependent on striking an appropriate balance between the conservation of the asset and the proposed enabling development that may conflict with existing policies in this plan.

9. Transport and Infrastructure

9.1: Objective

To deliver improvements to local infrastructure for the benefit of existing and future residents who choose to live and work in the area

9.2: POLICY TI1 - Traffic Management

The Neighbourhood Plan supports proposals for traffic calming where appropriate. Where existing or proposed development adds to congestion, increased vehicle speeds or brings inappropriate or heavier traffic onto rural lanes in the plan area, proposals should be brought forward to mitigate any traffic impact and/or contribute funding towards local transport schemes.

Local transport schemes to be delivered, together with Cheshire East Council as part of the Neighbourhood Plan Delivery Plan, may include:

- a) Traffic management measures to minimise the impact of traffic on local schools, the Wybunbury Conservation Area and listed buildings;
- b) Signage to direct through traffic away from and around village communities;
- c) Signage on rural lanes including width and weight restrictions to direct HGVs and other inappropriate vehicles onto designated roads;
- d) Any other traffic mitigation measures that may be appropriate to mitigate the impact of the volume, scale and speed of traffic on the rural area.
- e) Proposals will be supported that promote better integration between different modes of transport, including links to the local railway stations at Crewe and Nantwich and / or improve bus routes, services and passenger facilities around key transport hubs and linkages to the larger service villages and towns, subject to meeting the criteria of other policies within the Neighbourhood Plan.
- f) The needs of non-motorised users shall be taken into account in all traffic planning, especially in relation to rural roads. Measures to ensure this may include: separation of pedestrian/cyclists/equestrians from vehicular traffic, better visibility, improvements to signage, or means of speed reduction.



- g) Hazards arising from an increase in vehicle numbers, for example where agricultural land and buildings are converted to residential or commercial use, shall be minimised.
- h) Electric car charging points will be supported as part of any new development.

9.3: POLICY TI2 Parking

All new developments within the Neighbourhood Plan Area shall provide sufficient on-site car parking to accommodate the type and size of vehicles associated with the proposed use, including visitor car parking and all shall comply with the Cheshire East adopted car parking standards as a minimum.

The off-road parking provision shall be completed and made available before the first occupation of the proposed development.

Cheshire East Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from the Standards set out in the Appendix C of the Cheshire East Local Plan (2017).

Garages provided as part of any new development shall be able to accommodate a standard family car and allow for access and egress by the driver when the car is in the garage. (Consumer demand for family cars and SUVs approaching 80 inches or 203 centimetres in width shows a general requirement for vehicles capable of three-across seating with reasonable comfort.)

All forms of development will be expected to provide a level of off-road parking which adequately serves the use proposed and where necessary, recognizes the constraints of on-road parking on the rural road network where highway safety may be compromised.

9.4: POLICY TI3 - Traffic Generation

Proposals for 2 or more houses and new employment development should be accompanied by a transport statement or transport assessment that provides an objective assessment of the impact of the additional traffic that will be generated by the proposed development.

This statement should include an assessment of the effect this may have on pedestrians, cyclists, horse riders, road safety, parking and congestion within or adjacent to the plan area including measures to mitigate any impact.

All new development will be encouraged to make a financial contribution consistent with the most up to date CIL Regulations and paragraph 56 of the NPPF 2019 towards the enhancement of the existing travel networks through the Neighbourhood Plan Area including:



- a) cycling and pedestrian facilities across the plan area
- b) traffic calming within the proposed development to control vehicle speeds.
- c) support of locally identified priorities including voluntary bus services to access facilities and services unavailable in the Neighbourhood Plan Area.

9.5: POLICY TI4 - Drainage

To ensure that development will not increase surface water flooding or overload the foul and surface water drainage system or contaminate sensitive hydrology systems serving the Meres and Mosses, all proposals for new residential properties must, where appropriate, incorporate sustainable drainage systems which minimizes surface water run-off and ensures that all surface water is addressed within the site boundary.

Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.

This rural area is predominantly flat, characterized by local, high water tables and where traditional gravity drainage systems are inefficient.

There is a preference for all new developments to be connected to foul mains drainage, and surface water to discharge in line with the surface water hierarchy. All residential developments of 10 properties or more and major commercial development should use sustainable drainage schemes providing wildlife, open space and recreational areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.

All development in the plan area should be in line with the Natural England/Environment Agency Diffuse Water Pollution Plan and should not compromise the recovery of Wybunbury Moss. **(See Appendix J)**

9.6: TI5 - Communications Infrastructure

The development of advanced high-quality communications infrastructure, including fibre to new and existing properties, will be supported, subject to:

- a) Development being kept to a minimum consistent with the efficient operation of the network.
- b) Any development being sympathetic to its surroundings and camouflaged where appropriate.



9.7: TI6 - HS2(a)

The Plan will work with the implementation of the HS2(a) proposals to improve facilities in the plan area including;

- a) To protect and improve local transportation networks;
- b) To protect and enhance local environmental corridors and wildlife sites;
- c) To protect and improve local trees and woodlands;
- d) To increase access into the countryside for pedestrians, horse riders and cyclists;
- e) To protect and improve Community Facilities across the plan area;

HS2a construction will impact on the NP Area for the duration of the CELP and NP period. It is therefore essential the policies in both plans reflect the best mitigation measures as they relate to the bullet points (a) to (e) above.

A plan of the route of HS2a through the plan area is included below (Map 4) and Cycle Route 70 will be diverted.

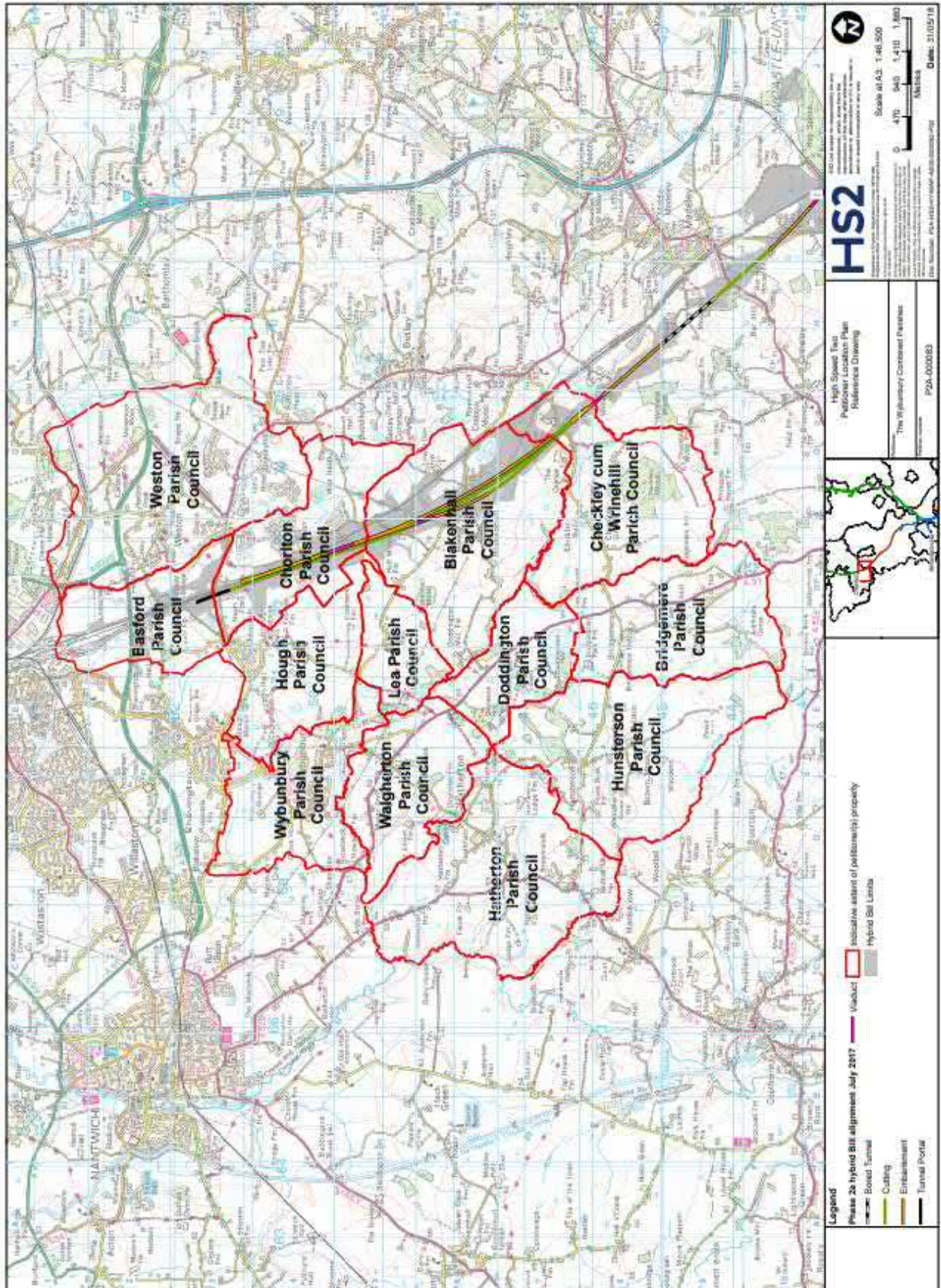


Fig 10: Route of HS2 Phase 2a (Area Ca-5) through the Combined Wybunbury Parishes.



9.8: Justification and evidence (Policies TI1, TI2, TI3, TI4, TI5, TI6)

The Combined Parishes are rural in character with many narrow country lanes linking the eleven settlements. There are three major roads, A51, the A529 and the A530.

- The A51 runs from Stone (in Staffordshire) to Chester. The A51 enters the plan area at Bridgemere in the south, passing through Doddington and Walgherton Parishes before leaving Wybunbury Parish (and the NP Area) at the junction with Anions Lane.
- The A 529 runs from Hinstock (in Shropshire) to Nantwich. The A529 enters the NP Area at Hatherton in the south, on the boundary with Hankelow Ward before leaving the NP Area at the boundary with Stapeley Parish at the Arkle Brook Bridge.
- The A530 (Newcastle Road) runs along the northern edge of the NP Area, entering the Chorlton Parish at the boundary with Staffordshire (and junction with the B5500) and ending in Nantwich. The Newcastle Road effectively marks the boundary between the Weston and Basford and Shavington Parishes to the north, (outside the NP Area) and the Chorlton, Hough and Wybunbury Parishes to the south (contained in the NP Area). The Newcastle Road leaves the NP Area as it passes the junction with Haymoor Green Road.

The majority of the other roads that criss-cross the Plan Area and link the eleven local communities are Class C roads, some of which are only single car width.

The Crewe to Stafford and London 'West Coast mainline' railway line runs north to south through the east of the plan area, the nearest mainline station is in Crewe.

There are 3 daily bus services in the plan area;

No. 73: Nantwich/Hankelow/Buerton/Audlem/Whitchurch;

No. 85: Nantwich/Marshfield/Crewe/Crewe Railway Station /Madeley/ Keele University / Newcastle under Lyme / Hanley.

No: 39: Crewe/Shavington/Wybunbury/Nantwich.

(see timetables and maps in **Appendix S**)

As in most rural areas it is important to secure and maintain high speed broadband and because of the lack of public transport, to provide car parking to meet the high levels of car ownership. The provision of Broad Band services across the plan area remains variable. It is clear from the Ofcom mapping system that coverage is patchy and there are more remote areas, in some cases individual dwellings, that remain in the 5% of the Connecting Cheshire Project area that still has no Broad Band coverage. It was clear from the First Consultation carried out by the Steering Group in June 2017 that broadband remains a key priority for many residents in the plan area.

(See **Appendix T** for the take-up and speeds of SFBB in each postcode area within the plan area.)

Drainage, in particular leachate from fields and discharge from some septic tanks, is a real concern across the Plan Area, in particular in the vicinity of the Meres and Mosses and the ecological and environmental damage caused to these particularly sensitive areas. There is



some concern that the establishment of any intensive farming enterprise, no matter how small, could seriously impact upon the air quality, water quality and biodiversity of the area.

The route of HS2a will run through the plan area and over the next 10 years will have a major impact in terms of disruption, pollution, noise, dust, construction traffic and severance of some existing public rights of way. Petitions have been submitted raising local concerns on behalf of the Combined Parishes relating in particular to;

- Disruption during construction on the fragile rural lanes network.
- The avoidance of disruption by construction traffic through Wybunbury village and the conservation area;
- The prevention of air quality impacts on the highly sensitive ecological sites within 200m of the proposed construction traffic route;
- The avoidance of disruption to local businesses and agriculture;
- The maintenance of the structural integrity of the vulnerable 'built structures' along the proposed routes;
- The maintenance of essential connectivity between isolated hamlets and homesteads as well as the settlements across the plan area; and
- The avoidance of further highway risks at the Boar's Head Junction (A51 London Road) and outside Wybunbury Delves Primary School (Wybunbury Road and Bridge Street).

There is also local concern about the cumulative impacts of HS2(a) on the wider road network across the plan area as well as other major construction projects on strategic sites south of Crewe.

Cheshire East Council, Highways England and Housing Developers will also be engaged in major construction projects possibly at the same time and in the same areas south of Crewe as HS2. Whilst Cheshire East covered these issues in their own petition, it should be noted that such works will also impact on the wider hinterland of the Wybunbury Parishes and it is very important that road connectivity is not compromised by the cumulative impact of all of these works.

Copies of the evidence submitted to the House of Commons Select Committee in June 2018 in respect of the impact of HS2a on the plan area together with a summary of the responses received are included in **Appendices U and V**. To further illustrate the likely longer-term impact of HS2a, a link to the Constellation Partnership Strategy October 2018 is included in **Appendix W**. See also the report in **Appendix C** on 'The Impact of the HS2a Route and Earthworks on the Current Public Rights of Way and Bridleway Infrastructure' July 2018.



GLOSSARY

Affordable Housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Amenity– A positive element or elements that contribute to the overall character or enjoyment of an area.

Ancient or veteran tree – A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life stage.

Ancient woodland – An area that has been wooded continuously since at least 1600AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).



Archaeological interest – There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of some past human activity worthy of expert investigation at some point.

Biodiversity– A measure of the number and range of species and their relevant abundance in a community.

Brownfield Land– Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Cheshire East Council– The local authority for the Wybunbury Combined Parishes.

Community– At its largest it means the Combined Parishes.

Community Facilities– Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

Community Infrastructure– The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, cultural facilities, education services, healthcare facilities and renewable energy installations.

Community Infrastructure Levy (CIL) - Allowing local authorities to raise funds from owners and developers of land undertaking new building projects in their area. .

Community Need – Established through a Cheshire East supported housing/housing-need survey.

Consultation Statement (Statement of Consultation) – A statement accompanying the Combined Parishes Neighbourhood Plan. The statement must set out what consultation was undertaken and how this provided the basis of the NP.

Core Strategy – A Development Plan Document prepared by Cheshire East setting out the long-term spatial vision for the wider area and containing both strategic and generic policies which will apply to all development proposals in the local authority area.

Countryside – The area outside the settlement boundary.

Delivery Strategy – A document accompanying the Neighbourhood Plan that sets out a strategy for delivering and monitoring the policies in the NP and the infrastructure and initiatives associated with the NPA. This is a “live” document that will be updated throughout the plan period.

Design and Access Statement – A report accompanying and supporting a planning application required for most development proposals apart from householder applications. These reports explain the design thinking behind a planning application.

Development – Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land”. Most forms of development require planning permission.

Development Plan – A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted local plans and neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Enabling development - is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future.



Evidence Base – A researched, documented, analysed and verified basis for preparing the Neighbourhood Plan. It consists of many documents produced over a period of years by the local authority as part of the process of developing its Core Strategy.

Evidence Base Summary – A document produced as part of the process of developing the Neighbourhood Plan. It supports the plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new development should be located in the NPA.

Examination – An independent review of the NP carried out in public by an Independent Examiner.

Green Corridors – Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.

Greenfield – Land on which no development has previously taken place.

Heritage asset – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority. (local listing)

Independent Examiner – Anyone with appropriate qualifications and skills and who meets certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Infill Development – The filling of a small gap (up to two dwellings) in an otherwise built-up frontage in a recognised settlement.

Infrastructure – All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, etc.

Limited Infilling – The development of a relatively small gap between existing buildings.

Local – Within our NPA.

Local Green Gaps – Areas that support the distinctiveness of settlements and that are identified in neighbourhood development plans. LPS policy PG6 ‘Open Countryside’ will apply and development will not be permitted where erosion of the physical gap between settlements is identified, where the visual character of the landscape is adversely affected and/or where development may lead to the coalescence between or within existing settlements.

Local Wildlife Sites – Sites with ‘substantive nature conservation value’, they are defined areas identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species with a national, regional and local context.

Localism Act – An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up ‘Neighbourhood Development Plans’ for their local area.

Local Housing Needs – Housing that generally meets the needs of existing residents of the NPA or with a local connection or in the case of essential agricultural dwellings, employed or last employed in agriculture. Evidence of need should be based on the latest Parish Housing Needs survey or, if out of date, the most appropriate objectively-assessed review of housing needs in the future.

Low Cost Market Housing – Private sector housing that will be available to local residents who cannot afford to rent or buy houses generally available in the open market.

Major development – For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means



additional floorspace of 1000m² or more, or a site of 1 hectare or more, or as otherwise provided in the T and CP (Development Management Order, England) 2015

Market Housing – Housing for sale or rent where prices are set in the open market.

Mitigation Statement – The best effort to minimise significant harm that it is deemed cannot be wholly or partially avoided.

Mixed use – Developments where more than one use is proposed. Uses may be mixed within the same building (offices above shops) or may be mixed across a site (houses, shops and community facilities).

National Planning Policy Framework (NPPF) – Published by the Government in July 2018, and amended in February 2019, sets out the Government’s planning policies for England and how these are expected to be applied.

Natural England/Environment Agency Diffuse Water Pollution Plan - The Improvement Programme for England’s Natura 2000 sites (IPENS), supported by European LIFE+ funding, is enabling Natural England, the Environment Agency, and other key partners to plan what, how, where and when to target their efforts on Natura 2000 sites and the areas surrounding them. As part of the IPENS programme, themed action plans are being developed. ‘Theme plans’ are high-level plans which aim to improve the way in which a key issue for the Natura 2000 network is managed. Theme plans can provide an over-arching direction, recommendations or an outline approach to achieve target conservation status of Natura 2000 sites in England, to complement work already underway on individual sites. The plans do not have a legal or political status and do not constitute a systematic evidence review. They are to inform action and initiatives of Natural England and its partners to help achieve the objectives of Natura 2000.

Diffuse water pollution (DWP) is derived from multiple, often intermittent, sources that individually may be relatively minor, but which collectively can have a significant impact on water quality. The sources typically comprise of unlicensed and dispersed land-use activities. A significant proportion (63%) of water dependent Natura 2000 sites is reported in Site Improvement Plans (SIPs) to be affected by water pollution. Ninety three percent of these specifically identify diffuse water pollution.

Nature Improvement Area - Nature Improvement Areas (NIA) were established to create joined up and resilient ecological networks at a landscape scale. They are run by partnerships of local authorities, local communities and landowners, the private sector and conservation organisations with funding provided by the Department for the Environment, Food and Rural Affairs (Defra) and Natural England

Neighbourhood Plan – The full title in the Localism Act is ‘Neighbourhood Development Plan’. It is a document for a defined area, subject to examination in public and approval by local referendum. It will be used in the determination of planning applications.

New Homes Bonus – Monies received from local authorities based on the number of new homes built in the NPA.

Open Space – All spaces of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.

Plan Period – The period for which the Neighbourhood Plan will set policy for the NPA. This will be from the adoption of the plan from 2010 until 2030 by agreement between Combined Parishes and Cheshire East.



Open Space – All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Referendum – A general vote by the electorate on a single policy question that has been referred to them for a direct decision. In the case of the NP, the referendum will decide whether or not to adopt the plan.

Residential Amenity – The quality of the living environment for occupants of a dwelling house including its associated external spaces.

Rural Area - The part of the NPA area outside identified settlements.

Rural Exception Site – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authorities discretion, for example where essential to enable the delivery of affordable units without grant funding.

Sensitive Development – Blends with and compliments existing properties in all aspects of footprint, shape and height; incorporating some of the local features with regards to brickwork, window design, roof pitch materials of construction etc.

Settlement Boundary - A settlement boundary defines the limits of development and makes clear where development will and will not be allowed, regardless of other constraints.

Setting of a heritage asset – The surroundings in which a heritage asset is experienced, its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Small Scale – 2/3 homes or less.

SSSI – Site of Special Scientific Interest.

Sustainability Appraisal – A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents.

Steering Group – A group of local people representing the Parish Council, community groups and businesses that collated and guided the work on the NP.

Strategic Environmental Assessment – Assessments made compulsory by the European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisals of Development Plan Documents and NPs where required.

Sustainable transport modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Sustainable Urban Drainage Systems (SUDS) - A drainage system that controls the rate and quantity of run-off of surface water from developments.

Transport Assessment – An assessment of the availability of, and levels of access to, all forms of transport. In relation to a proposed development it identifies what measures will be required to improve accessibility and safety for all modes of travel particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated effects of the development.

Wildlife Corridor – Areas of habitat connecting wildlife populations



APPENDICES

A	SADPD Consultation (October 2018): NPSG Responses http://www.wybunburynp.co.uk/Appendix%20A%20Summary%20of%20SADPD%20Responses%20(Oct%202018).pdf
Bi	Local Green Gap: NPSG Response to PG14, Proposed Green Gap for the NP Area with Maps http://www.wybunburynp.co.uk/page8.html
Bii	Local Green Gap Policy PG14 (CEC SADPD Evidence FD01, page 11 08.2018) https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/evidence
C	Public Rights of Way and Bridleways; the Impact of HS2 (phase 2a) http://www.wybunburynp.co.uk/PROW&BW%20HS2a%20Impacts%202.pdf
D	Public Rights of Way & Bridleways.
E	Public Rights of Way Inspection Report
Fi	WCP 5-Year Housing Survey (March 2017):
Fii	http://www.wybunburynp.co.uk/Wybunbury%20Ward%20HNS%20Report%20FINAL%20VERSION.pdf Cheshire East Council Housing Needs Advice Report (January 2019): http://www.wybunburynp.co.uk/Appendix%20V%20WCP%20Housing%20Needs%20Advice%20Report%20(CEC,%20Jan%2019).pdf
G	Wybunbury Combined Parishes Local Character Assessment Report (01/2019)
H	The Spirit of Place Report (NPSG 2018) http://www.wybunburynp.co.uk/QUALITY%20OF%20PLACE%20STATEMENT%2025.10.2018.pdf
I (i)	SADPD Infill Village Settlement Boundaries, NPSG Responses, Proposal for additional In-fill Village Settlement Boundary: 'Shavington/Wybunbury Triangle'
I(ii)	Wybunbury-Shavington Triangle: WCP NP Revised Settlement Boundaries.
J	Information Summary for Wybunbury Moss Water Quality Meeting (Environment Agency and Natural England: April 2017)
K	Significant Views and Vistas and Important Open Spaces of the Wybunbury Combined Parishes. (2018)
L	Cheshire Wildlife Trust: Protecting and Enhancing Wybunbury and Neighbouring Parishes' Natural Environment (April 2018). http://www.wybunburynp.co.uk/CWT%20NATURAL%20LANDSCAPE%20REPORT%2004.18.pdf
M	Biodiversity Net Gain: A new role for infrastructure and development in improving Britain's wildlife. http://www.wsp-pb.com/GlobalIn/UK/WSP%20Biodiversity%20whitepaper.pdf
N	Cheshire East Landscape Character Assessment (LUC, May 2018) Pages 2,3, and Section LCT 9: Mossland (pages 102 – 106, map LCA 9e) https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx
O	English Heritage Guidance: Enabling Development and the Conservation of Significant Places (Revised 2012): The Policy Principles (page 4 and 5)
P	Local Business Survey (NPSG: 09.2018) & Register of Local Businesses (CEC: 08.2018)
Q	Wybunbury Combined Parishes Community Infrastructure (11.2018)
R	Historic Buildings and Places of the Wybunbury Combined Parishes.



S	Public Transport Services: Bus Timetables and Route Maps (01.01.2019)
T	Broad Band Provision in the WCP Neighbourhood Plan Area (08.2018) http://www.wybunburynp.co.uk/BroadBand%20Services%20(August%202018)%20(1)(1).pdf
U	WCP NP Petition to the HS2(a) Select Committee (04.06.2018) http://www.wybunburynp.co.uk/HS2-P2A-000083%20(WCP%20NP%20SG)%20EXHIBITS.pdf
V	HS2 Ltd Petition Response: Letter of Assurance (04.06.2018)
W	Constellation Partnership Strategy (October 2018) http://constellationpartnership.co.uk/wp-content/uploads/2018/11/hs2-growth-strategy-report-oct-2018.pdf

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