

## **Cabinet Member for Housing and Planning Agenda**

---

|               |  |
|---------------|--|
| <b>Date:</b>  | <b>Friday 6th October 2017</b>                           |
| <b>Time:</b>  | <b>10.00 am</b>  |
| <b>Venue:</b> | <b>The Board Room, Town Hall, Macclesfield, SK10 1EA</b> |

---

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

**1. Apologies for Absence**

**2. Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

**3. Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

4. **Weston and Basford Neighbourhood Plan** (Pages 3 - 102)

To consider the Examiner's recommendations with respect to the Weston and Basford Neighbourhood Plan.

5. **Neighbourhood Planning Grant Funding Application - Disley**  
(Pages 103 - 110)

To consider the application for grant funding from Disley Parish Council

## Cheshire East Council

### Cabinet Member for Housing and Planning

---

|                          |   |
|--------------------------|---|
| <b>Date of Meeting:</b>  | 6 October 2017  |
| <b>Report of:</b>        | Director of Planning and Sustainable Development                          |
| <b>Subject/Title:</b>    | Weston and Basford Neighbourhood Plan – Decision to Proceed to Referendum |
| <b>Portfolio Holder:</b> | Councillor Ainsley Arnold   |

---

#### 1. Report Summary

- 1.1. The Weston and Basford Neighbourhood Development Plan (W&BNDP) was submitted to the Council in March 2017 and, following a statutory publicity period, proceeded to Independent Examination. The Examiner's report has now been received and recommends that, subject to some modifications, the Plan should proceed to referendum.
- 1.2. The Council must now consider the recommendations of the Examiner and decide how to proceed.

#### 2. Recommendation

- 2.1. That the Portfolio Holder accepts the Examiner's recommendations to make modifications to the Weston and Basford Neighbourhood Development Plan as set out in the Examiner's report (at Appendix 1) and confirms that the W&BNDP will now proceed to referendum in the Weston and Basford Neighbourhood Plan area.

#### 3. Other Options Considered

- 3.1. Not to proceed to referendum – the examiner has found that subject to modification, the plan meets the relevant tests and therefore there is no reason a referendum should not be held.

#### 4. Reasons for Recommendation

- 4.1. The Council is committed to supporting neighbourhood planning in Cheshire East. It has a legal duty to provide advice and assistance on neighbourhood plans, to hold an independent examination on neighbourhood plans submitted to the Council and to make arrangements for a referendum following a favourable Examiner's Report.

- 4.2. The Council accepts the examiner's recommendations and subject to the modifications set out in the Examiner's Report, the W&BN DP is considered to meet the statutory basic conditions and procedural requirements set out in Schedule 10, paragraph 8, of the Localism Act and as such it can now proceed to referendum.

### **5. Background/Chronology**

- 5.1. The preparation of the Neighbourhood Plan began in 2015 with the submission of the Neighbourhood Area Designation which was approved in May 2015.
- 5.2. The location and extent of the Weston and Basford Neighbourhood Area is shown on the map in Appendix 2.
- 5.3. The final Neighbourhood Plan and its supporting documents were submitted to Cheshire East Council in May 2017.
- 5.4. The supporting documents included:
  - 5.4.1. Plan of the neighbourhood area
  - 5.4.2. Consultation Statement
  - 5.4.3. Basic Conditions Statement
  - 5.4.4. Screening Opinion on the need to undertake Strategic Environmental Assessment
  - 5.4.5. Links to a suite of key evidence base documents on subjects including housing, design and character and the natural environment
- 5.5. Cheshire East undertook the required publicity between 09.05.17 – 20.06.17. Relevant consultees, residents and other interested parties were provided with information about the submitted Plan and were given the opportunity to submit comments to the Examiner.
- 5.6. The Borough Council appointed Andrew Mead BSc (Hons) MRTPI MIQ Andrew Mead as the independent Examiner of the Plan. The Examiner is a chartered town planner and former government Planning Inspector, with wide experience of examining development plans and undertaking large and small scale casework. On reviewing the content of the Plan and the representations received as part of the publication process, he decided not to hold a public hearing.
- 5.7. A copy of the Examiner's Report is provided at Appendix 1. A copy of the Neighbourhood Plan (as submitted to the Council prior to examination) is included at Appendix 3.
- 5.8. The Examiner's Report contains Andrew's findings on legal and procedural matters and his assessment of the Plan against the Basic Conditions. It



recommends that a number of modifications be made to the Plan. These are contained within the body of the Report and summarised in a table at the end.

- 5.9. In addition there is a list of minor modifications for the purpose of correcting errors or for clarification which are set out at the end of the Report.
- 5.10. Overall it is concluded that the W&BN DP does comply with the Basic Conditions and other statutory requirements and that, subject to recommended modifications, it can proceed to a referendum.
- 5.11. The Examiner comments that the Parish Council *“is to be commended for its efforts in producing a comprehensive document which, incorporating the modifications I have recommended, will make a positive contribution to the development plan for the area and help to find the right balance between the protection of the surrounding countryside whilst enabling necessary development to proceed.”*

## **6. Wards Affected and Local Ward Members**

- 6.1. Haslington Ward; Councillor John Hammond; Councillor David Marren

## **7. Implications of Recommendation**

### **7.1. Policy Implications**

7.1.1. Neighbourhood planning allows communities to establish land-use planning policy to shape new development. This is achieved through the formation of a vision and the development of objectives and policies to achieve this vision. If a neighbourhood plan is supported through a referendum and is ‘made’ it then forms part of the statutory development plan and becomes, with the adopted Local Plan, the starting point for determining relevant planning applications in that area.

7.1.2. The Weston and Basford Neighbourhood Plan therefore contributes to the Councils corporate objectives to deliver high quality of place within a plan led framework and the strategic objectives of the Local Plan Strategy for Cheshire East.

### **7.2. Legal Implications**

7.2.1. The Neighbourhood Plan is considered to meet the basic conditions and all relevant legal and procedural requirements and this is supported in the Examiner’s Report.

### **7.3. Financial Implications**

7.3.1. The referendum is estimated to cost circa £4,000. This will be paid for through government grant (£20,000) and the service’s revenue budget.

#### **7.4. Equality Implications**

- 7.4.1. The neighbourhood plan has been prepared in a manner which has been inclusive and open to all to participate in policy making and establish a shared vision for future development in Weston and Basford. The policies proposed are not considered to disadvantage those with protected characteristics.

#### **7.5. Rural Community Implications**

- 7.5.1. Weston and Basford falls into the category of Local Service Centre for the purposes of the Local Plan Strategy. Weston and Basford is a largely rural Parish and the W&BNDP addresses a number of rural issues including policies on the open countryside, environment and heritage. The policies in the plan have been developed by the community, with opportunities for the rural community to participate in the plan making process.

#### **7.6. Human Resources Implications**

- 7.6.1. None

#### **7.7. Public Health Implications**

- 7.7.1. Neighbourhood plans are an opportunity to promote public health in the statutory planning framework and the Weston and Basford neighbourhood plan contains policies on community facilities and recreation which support physical wellbeing.

#### **7.8. Implications for Children and Young People**

- 7.8.1. Neighbourhood plans are an opportunity to promote the safety, interests and well being of children in the statutory planning framework and the Weston and Basford Neighbourhood Plan introduces policies to protect access to recreation and amenity facilities which support the wellbeing of children.

#### **7.9. Other Implications (Please Specify)**

- 7.9.1. None.

### **8. Risk Management**

- 8.1. The decision to proceed to referendum and subsequently to 'make' the Neighbourhood Plan is, like all decisions of a public authority, open to challenge by Judicial Review. The risk of any legal challenge to the Plan being successful has been minimised by the thorough and robust way in which it has been prepared and tested.

## **9. Access to Information/Bibliography**

- 9.1. The background papers relating to this report can be inspected by contacting the report writer

## **10. Contact Information**

Contact details for this report are as follows:

|                     |                                |
|---------------------|--------------------------------|
| <b>Name:</b>        | Tom Evans                      |
| <b>Designation:</b> | Neighbourhood Planning Manager |
| <b>Tel. No.:</b>    | 01260 383709                   |
| <b>Email:</b>       | Tom.Evans@Cheshireeast.gov.uk  |

Appendix 1: Examiners Report



**Report on Weston & Basford Neighbourhood  
Plan  
2015 - 2030**

**An Examination undertaken for Cheshire East Council with the support of the Weston and Basford Parish Council on the April 2017 submission version of the Plan.**

Independent Examiner: Andrew Mead BSc (Hons) MRTPI MIQ

Date of Report: 31 August 2017

## Contents

|   |           |
|---|-----------|
| <b>Main Findings - Executive Summary</b>                          | Page<br>3 |
| <b>1. Introduction and Background</b>                             | 3         |
| • Weston & Basford Neighbourhood Plan 2017 – 2015                 | 3         |
| • The Independent Examiner  | 4         |
| • The Scope of the Examination                                    | 4         |
| • The Basic Conditions  | 5         |
| <b>2. Approach to the Examination</b>                             | 6         |
| • Planning Policy Context   | 6         |
| • Submitted Documents   | 7         |
| • Site Visit  | 7         |
| • Written Representations with or without Public Hearing          | 7         |
| • Modifications   | 8         |
| <b>3. Procedural Compliance and Human Rights</b>                  | 8         |
| • Qualifying Body and Neighbourhood Plan Area                     | 8         |
| • Plan Period   | 8         |
| • Neighbourhood Plan Preparation and Consultation                 | 8         |
| • Development and Use of Land                                     | 9         |
| • Excluded Development  | 9         |
| • Human Rights  | 9         |
| <b>4. Compliance with the Basic Conditions</b>                    | 9         |
| • EU Obligations  | 9         |
| • Main Issues   | 10        |
| • Issue 1: Housing  | 11        |
| • Issue 2: Safeguarding the Character and Appearance of Landscape | 16        |
| • Issue 3: Transport and Communication                            | 19        |
| • Issue 4: Other Matters  | 21        |
| <b>5. Conclusions</b>   | 22        |
| • Summary   | 22        |
| • The Referendum and its Area                                     | 23        |
| <b>Appendix: Modifications</b>                                    | 24        |

### **Main Findings - Executive Summary**

From my examination of the Weston & Basford Neighbourhood Plan (NP) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Weston & Basford Parish Council;
- The Plan has been prepared for an area properly designated – the whole of the Parish of Weston & Basford as shown on page 1 of the submitted plan;
- The Plan specifies the period to which it is to take effect: 2015 - 2030; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

## **1. Introduction and Background**

### *Weston & Basford Neighbourhood Plan 2015 - 2030*

- 1.1 Weston and Basford Parish lies to the south east of Crewe, the proximity of which is illustrated by the bus service between Weston village and Crewe bus station which is scheduled to take 15 minutes. The parish includes the seven settlements of Weston, Basford, Stowford, Wychwood Park, Wychwood Village, Gorsty and Engelsea Brook.
- 1.2 The A500 linking Nantwich to Stoke-on-Trent lies just to the north of Weston. The overall accessibility of the area is demonstrated by the short distance eastwards along the A500 to Junction 16 of the M6 and the beginning of the rail sidings associated with Crewe Railway station lying just to the north of Basford.
- 1.3 The character and appearance of the NP area is predominantly rural, open countryside interspersed with small scattered settlements. Weston with a population of 2111 in 2011 (Census) is the local centre with various facilities and a traditional village form, but the recent large housing developments at Wychwood village and Wychwood Park with the associated Golf Course are dominant features in the landscape south of Weston beyond the A531.

- 1.4 The countryside is gentle and undulating, bisected by narrow and shallow watercourses. Views are long; fields large and mostly well defined by hedges and mature hedgerow trees. Land defined as Green Belt lies in the eastern part of the NP area. A Strategic Green Gap separates Weston from Crewe.
- 1.5 Preparation of the NP began in May 2015 following on from the preparation of a Parish Plan in 2011 and the appointment of a steering group in January 2015 which then met regularly. A NP questionnaire was circulated, drop in sessions held and discussions regularly took place at Parish Council meetings. The NP now represents over 2 years work by those involved.
- 1.6 The vision for the area which has evolved through the Plan process indicates that by 2030 the settlements will evolve to retain and develop their own distinctive characters and thrive as vibrant sustainable communities providing an outstanding quality of life for their residents. The several aims of the Plan reflect the vision. The subsequent policies are grouped into seven themes: housing, Green Gap, landscape character, local economy, community infrastructure, design of buildings and transport and infrastructure. Each theme includes written justification, evidence and the gist of community responses.

### *The Independent Examiner*

- 1.7 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Weston & Basford Neighbourhood Plan by Cheshire East Council, with the agreement of the Weston & Basford Parish Council.
- 1.8 I am a chartered town planner and former government Planning Inspector where I dealt with a wide variety of casework ranging from small scale housing appeals to development plan and national infrastructure examinations. Experience prior to joining the Planning Inspectorate included the preparation of informal development plans for small towns and villages for a local planning authority. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft plan.

### *The Scope of the Examination*

- 1.9 As the independent examiner, I am required to produce this report and recommend either:
  - (a) that the neighbourhood plan is submitted to a referendum without changes; or
  - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
  - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

1.10 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:

- Whether the Plan meets the Basic Conditions;
- Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
  - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the Local Planning Authority;
  - it sets out policies in relation to the development and use of land;
  - it specifies the period during which it has effect;
  - it does not include provisions and policies for 'excluded development';
  - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
  - whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.11 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

### *The Basic Conditions*

1.12 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;



- Be compatible with and not breach European Union (EU) obligations; and
  - Meet prescribed conditions and comply with prescribed matters.
- 1.13 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the neighbourhood plan should not be likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007), either alone or in combination with other plans or projects.

## **2. Approach to the Examination**

### *Planning Policy Context*

- 2.1 The Development Plan for this part of Cheshire East Council (CEC), not including documents relating to excluded minerals and waste development, is the Cheshire East Local Plan Strategy (CELPS) adopted in July 2017 and the saved policies from the Crewe and Nantwich Replacement Local Plan (CNRLP) 2011. The Proposals Maps from the CNRLP and other Local Plans in East Cheshire are saved for the purposes of determining planning applications.
- 2.2 The CELPS defines Crewe and Macclesfield as Principal Towns, and a further 9 towns as Key Service Centres. 13 Local Service Centres are also defined which contain a range of services and facilities that help meet the needs of local people, including those who live in nearby settlements. Weston is one of those settlements with fewer facilities than Local Service Centres where it is recognised that people will generally have to travel to larger centres for jobs, schools, health care and other services.
- 2.3 The emerging Cheshire East Site Allocations and Development Policies Development Plan Document ('the emerging Site Allocations and Development Policies Document') will include detailed development management policies and an adopted Policies Map which will replace the saved policies from the CNRLP. The emerging Site Allocations and Development Policies Document is in the very early stages of preparation with an issues paper and a Draft Sustainability Appraisal Scoping Report having been the subjects of consultation between 27 February and 10 April 2017, together with a call for sites from landowners, developers and interested parties.

- 2.4 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented.

### *Submitted Documents*

- 2.5 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Weston and Basford Neighbourhood Plan 2015 - 2030;
  - Map on page 1 of the Plan which identifies the area to which the proposed neighbourhood development plan relates;
  - the Consultation Statement, April 2017;
  - the Basic Conditions Statement, April 2017;
  - all the representations that have been made in accordance with the Regulation 16 consultation;
  - the Strategic Environmental Assessment (SEA) Screening Opinion prepared by Cheshire East Council; and
  - The requests for additional clarification sought in my letters of 21 July 2017 and 25 July 2017 and the responses provided by the Parish Council which are available on the Parish Council website<sup>1</sup>.

### *Site Visit*

- 2.6 I made an unaccompanied site visit to the NP Area on 13 July 2017 to familiarise myself with it, and visit relevant sites and areas referenced in the Plan and evidential documents.

### *Written Representations with or without Public Hearing*

- 2.7 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the plan, and presented arguments for and against the plan's suitability to proceed to a referendum. As noted in paragraph 2.5 above, the Parish Council helpfully answered in writing the questions which I put to them in letters of 21 July 2017 and 25 July 2017. No requests for a hearing session were received.

### *Modifications*

- 2.8 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal

---

<sup>1</sup> View at: <http://www.weston-basford.co.uk/parish-council/neighbourhood-plan/neighbourhood-plan-regulation-17-examination>

requirements. For ease of reference, I have listed these modifications separately in the Appendix.

### 3. Procedural Compliance and Human Rights

#### *Qualifying Body and Neighbourhood Plan Area*

- 3.1 The Weston and Basford Neighbourhood Plan has been prepared and submitted for examination by Weston and Basford Parish Council which is a qualifying body. It extends over the whole of the Weston and Basford Parish which constitutes the area of the Plan designated by CEC on 5 May 2015.
- 3.2 It is the only neighbourhood plan for Weston and Basford Parish and does not relate to land outside the designated neighbourhood area.

#### *Plan Period*

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2015 to 2030. The end date aligns with the CELPS which is also 2030. Nevertheless, to improve clarity, the period of the Plan should be stated on the front cover and **PM1** should be made to clarify this.

#### *Neighbourhood Plan Preparation and Consultation*

- 3.4 The Consultation Statement dated April 2017, indicates that the Parish Council commenced preparation of the Plan in May 2015 following the appointment of a Steering Group earlier in that year. A Neighbourhood Plan Questionnaire was circulated to every household in 2015 which elicited a 33% response rate. A series of drop in sessions were then held across the Parish in May 2016 where a summary of the results of the questionnaire was shown and feedback from the public obtained. Over 25 meetings of the Steering Group were held over the 2 years of preparation of the Plan.
- 3.5 A Housing Needs Survey was conducted in the Parish in November 2016 with a response rate of 35%. This provided information on current dwellings and how family housing needs might change in the future. Draft policies for the Plan were developed in the same month.
- 3.6 The Draft Plan was published for consultation under Regulation 14 of the 2012 Regulations December 2016. The consultation period ran for 6 weeks from 12 December 2016 to 23 January 2017. The publicity included notifying statutory bodies by email, a notice on parish noticeboards and a web page on which the Draft Plan and associated appendices could be read. There were 13 responses from interested parties.
- 3.7 Consultation in accordance with Regulation 16, when the Plan was submitted to CEC, was carried out for a 6-week period ending 20 June 2017 and 6 responses were received. I am satisfied that a transparent, fair and inclusive

consultation process has been followed for this Neighbourhood Plan, that has had regard to advice in the PPG on plan preparation and is procedurally compliant in accordance with legal requirements.

### *Development and Use of Land*

- 3.8 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

### *Excluded Development*

- 3.9 The Plan does not include provisions and policies for 'excluded development'.

### *Human Rights*

- 3.10 The Basic Conditions Statement advises that, in preparing the NP, regard was had to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and that it complies with the Human Rights Act 1998. CEC has not alleged that Human Rights might be breached. I have considered this matter independently and I have found no reason to disagree with that position.

## **4. Compliance with the Basic Conditions**

### *EU Obligations*

- 4.1 The NP was screened for SEA by CEC and submitted with the NP in accordance with the legal requirement under Regulation 15(e)(i) of the 2012 Regulations. The Council found that it was unnecessary to undertake SEA and neither Historic England, Natural England or the Environment Agency, when consulted, disagreed with that assessment. Having read the SEA Screening Opinion, and considered the matter independently, I agree with that conclusion.
- 4.2 The NP was further screened for Habitats Regulations Assessment (HRA) which also was not triggered. The screening exercise concluded that there were no European Sites which would be affected by the proposals in the NP. Natural England commented that the proposals contained within the NP would not have significant effects on sensitive sites which they have a duty to protect. On the basis of the information provided and my independent consideration, I am satisfied that the NP is compatible with EU obligations.

### *Main Issues*

- 4.3 Having considered whether the Plan complies with various procedural and legal requirements it is now necessary to deal with whether it complies with

the Basic Conditions, particularly the regard it pays to national policy and guidance, the contribution it makes to the achievement of sustainable development and whether it is in general conformity with strategic development plan policies. I test the Plan against the Basic Conditions by considering specific issues of compliance of all the Plan's policies.

- 4.4 I have also to consider whether the policies are sufficiently clear and unambiguous. The NP should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence<sup>2</sup>. I have identified several policies (Policies H2, H4, H6, H8, LC4 and C3) which could be clarified by altering the font of the text so that policy is distinguishable from justification or evidence. The above mentioned policies should be emboldened leaving the justification in plain font, as it is currently displayed. I shall deal in turn with the occurrences through specific recommendations later in the report.
- 4.5 Having regard to the Weston and Basford Neighbourhood Plan, the consultation responses, other evidence<sup>3</sup> and the site visit, I consider that there are four main issues relating to the Basic Conditions for this examination. These are:

*Issue 1: Whether the proposals for housing are in general conformity with the adopted strategic planning policies and whether they would contribute to the achievement of sustainable development?*

*Issue 2: Whether the proposals for safeguarding the character and appearance of the landscape and the countryside have regard to national guidance and generally conform with strategic statutory planning policies and strike the right balance with rural economic needs?*

*Issue 3: The degree to which the transport and communication proposals are appropriate, having regard to national guidance.*

*Issue 4: Whether the remaining policies (other matters) in the Plan provide an appropriate framework to shape and direct sustainable development whilst maintaining the essential character of the Plan area and supporting essential facilities and services in meeting the Basic Conditions?*

Issue 1: Whether the proposals for housing are in general conformity with the adopted strategic planning policies and whether they would contribute to the achievement of sustainable development?

---

<sup>2</sup> PPG Reference ID: 41-041-20140306

<sup>3</sup> The other evidence includes my two letters to the Parish Council seeking clarification and the replies: see footnote 1.

- 4.6 The CELPS states that sufficient land will be provided to accommodate the full, objectively assessed needs for the borough between 2010 and 2030<sup>4</sup>. In arriving at that figure, the CELPS balanced the estimated capacity of the area to accommodate growth and the impact on the environment, infrastructure and Green Belt. The majority of the housing supply is predicted to be contributed from strategic sites and locations with lesser contributions identified in the emerging Site Allocations and Development Policies Document and from windfall sites<sup>5</sup>.
- 4.7 Weston is not defined in the CELPS as a Key Service Centre, nor a Local Service Centre and the vision in the CELPS for other settlements such as Weston and rural areas is that by 2030 some small scale residential and employment development will have taken place to help retain and sustain local services and to reduce the need to travel. Development should be proportionate at a scale commensurate with the function and character of the settlement and confined to locations well related to the built-up extent of the settlement<sup>6</sup>.
- 4.8 The allocation of sites for development in areas such as Weston and Basford will be achieved as part of the emerging Site Allocations and Development Policies Document and/or in Neighbourhood Plans. However, Weston already possesses a defined settlement boundary and footnote 34 to Policy PG 6 Open Countryside and Table 8.3 of the CELPS confirms that the boundary is saved and not amended by the CELPS<sup>7</sup>. Therefore, the land outside the Weston settlement boundary is open countryside to which Policy PG 6 of the CELPS applies.
- 4.9 The CELPS defines three Strategic Allocations which partially fall within Weston and Basford Parish which is the area covered by the NP. These are illustrated in the Plan on page 12. However, in the text, reference is only made to two of these, Basford East and the South Cheshire Growth Village. Basford West is omitted<sup>8</sup>. I shall recommend that the Plan be modified by **PM2** to correct this inaccuracy<sup>9</sup>.
- 4.10 Each Strategic Allocation has its own Site Specific Principles of development included within the respective policies in the CELPS: Basford East LPS 2, Basford West LPS 3 and South Cheshire Growth Village LPS 8. The Principles explain in great detail how development proposals should be

---

<sup>4</sup> CELPS Policy PG 1

<sup>5</sup> CELPS Table 8.2 Housing Supply at 31 March 2016

<sup>6</sup> CELPS Policy PG 2

<sup>7</sup> CELPS Paragraph 8.69

<sup>8</sup> See NP page 11 final paragraph.

<sup>9</sup> Paragraph 10(3)(e) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) provides for the recommending of modifications for the purpose of correcting errors.

implemented and it is also apparent from the CELPS that there are already substantial planning permissions granted at Basford East and West.

- 4.11 All three Strategic Allocations extend from Weston and Basford Parish into adjacent areas where other NPs might be prepared. Furthermore, NP policies do not distinguish between new development wherever it might be proposed in the NP area<sup>10</sup>. Therefore, in order to improve the clarity of the NP and to avoid the possible application of a mixture of development management policies and design criteria to one scheme, I shall recommend that the Plan be modified by **PM3** to state that its policies do not apply to the Strategic Allocations.
- 4.12 Weston is the only village within the Plan area which has a settlement boundary. The CELPS has saved Policy RES 4 from the Crewe and Nantwich Replacement Local Plan 2011, which states that the development of land or re-use of buildings on a scale commensurate with the character of that village will be permitted. Policy H1 of the NP refers to infill development, rural exception sites, brownfield sites and redundant buildings. However, it also introduces the phrase "... phased over the period of the Plan..." which has no foundation in the saved policy nor evidence to demonstrate why such phasing might be necessary nor how it could be achieved. Accordingly, I consider the phasing of development is not in general conformity with the current strategic policies and I shall recommend modification **PM4** to delete it.
- 4.13 Policy H1 defines infill development as "infilling of a small gap within the settlement boundary in an otherwise built up frontage ...". This is at variance with the CELPS which states in PG 6 Open Countryside that it may be possible, exceptionally, to build housing where there is the opportunity for limited infilling in villages and the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere. Therefore, to ensure the general conformity of the NP with the strategic policy in the CELPS, I shall recommend modifying the Plan by **PM5** so that infilling is possible outside Weston, the only settlement with a boundary, but within the other settlements in the Plan area such as Basford and Englesea Brook. I note the response from the Parish Council to my question about infilling, but their suggested policy would still prevent infilling outside Weston and merely confirm infilling within Weston which would be allowed in any event under saved Policy RES 4 of the CNRLP.
- 4.14 In addition, development at brownfield sites and at redundant buildings in Policy H1 is required to meet the Housing Needs Assessment. This test is neither in Policy PG 6 of the CELPS, nor in PPG and, therefore, I shall modify Policy H1 by **PM6** to reflect the statutory policy and guidance. Consequently, I

---

<sup>10</sup> For example, Policy H1 states that "New development will be supported in principle provided that it is small scale .... etc." This clearly is not intended to apply to new development in Strategic Allocations.

shall also make rural exception sites subject to Policy H2 of the Plan under **PM7**.

- 4.15 The existing settlement boundary of Weston is shown on page 14 of the NP and is largely that delineated in the Crewe and Nantwich Replacement Local Plan. The amended settlement boundary of Weston is on page 17 and has been extended to include the planning permission granted in 2016 for 99 houses on land off East Avenue. The Parish Council confirmed in correspondence that there are no other extensions to the boundary and submitted a further map with certain errors corrected. The map is also at a scale offering more precision for development management purposes and I shall recommend at **PM8** that the map be substituted for the one in the NP.
- 4.16 Policy H4 Section 7.1.4 of the Plan consists of four paragraphs. However, only the first paragraph is expressed in policy terms. The remainder is justification. In order to improve clarity and precision, I shall recommend **PM9** to alter the font of the sentences which I consider are policy. In addition, the second paragraph implies that settlement boundaries other than at Weston could be the subject of consultation in the Neighbourhood Delivery Plan. This would be a non-statutory document and unsuitable for altering or creating a settlement boundary. The proper course of action is to use the emerging Sites Allocations and Development Policies Document. My recommended modification **PM10** would remedy that error.
- 4.17 The third paragraph at c) refers to Housing Policy H2 (Scale of Housing Development) which should be Policy H1. Alternatively, the text should read Housing Policy H2 (Affordable Housing ...etc.). It seems to me that a more accurate reflection of the purpose of the Settlement Boundary would be to include both Policies H1 and H2 within the relevant sentence and my recommended Modification **PM11** suggests it.
- 4.18 The final paragraph of 7.1.4 proposes that, if development is permitted on the edge of the settlement, the boundary would be extended and would connect to the previous boundary at its nearest points. It is possible that this process could result in a rounding off to include land not otherwise identified for development and could be contrary to other policies of the Plan, particularly the exceptions under Policy H1 and the Green Gap under Policy GG1. Therefore, to avoid confusion my recommended modification **PM12** would delete the paragraph.
- 4.19 Policy H2 deals with Affordable Housing, Starter Homes and Low Cost Market Housing to meet Local Housing Needs. The policy should be read alongside Policy SC 5 of the CELPS. Policy H1 of the NP includes Rural Exception Sites which are also covered by Policies SC 6 and PG 6 of the CELPS.



- 4.20 The fourth paragraph in Policy H2 requires “all new housing development” to include an element of low cost market starter homes and housing for the elderly in addition to any affordable housing. However, CELPS Policy SC5 sets the threshold for the provision of affordable housing in areas such as Weston at 30% where sites of 11 or more dwellings are proposed. I consider that to include all new development in Policy H2 would be far too onerous for potential developers and would render many schemes unviable contrary to national guidance. Accordingly, in order bring the NP into general conformity with the strategic policy of the adopted Local Plan, I shall modify this section of Policy H2 by **PM13** to make it applicable to proposals for 11 or more dwellings. I shall also recommend making the distinction in the font of the text so that the first paragraph is seen as justification rather than policy (**PM14**).
- 4.21 Policy H6 deals with car parking on new development and I consider the requirements for car parking on new development where there are 3, 4 or 5 bedrooms would be too onerous and threaten viability. It would also be difficult to implement successfully because a room within a dwelling might be converted to or from a bedroom without the need for planning permission. Allowance as proposed in Policy H6 will only likely increase the number of vehicles on the roads and undermine efforts to encourage use of more sustainable travel modes. Therefore, I shall modify Policy H6 by **PM15** to make it consistent with the CELPS parking standards and recommend making the distinction in the font of the text so that the first paragraph is seen as justification rather than policy (**PM16**).
- 4.22 Section 7.1.8 includes Policy H8 Co-location. The first sentence states that the NP accepts that there will be new developments within the Plan area of up to 10 houses. Development of up to 10 houses may be acceptable outside the settlement boundary as a rural exception site under Policy H1. However, there is no other policy in the NP which proposes limiting development to 10 houses within the settlement boundary at Weston. Indeed, had there been such a policy, I would have recommended deleting it because it may well have been development which would have met sustainability objectives and all the policies of the Plan and include significant opportunities for the housing mixture sought in Policies H2 and H3.
- 4.23 Rather than set a test based on a limit to the number of dwellings within the settlement boundary, I consider that in the interests of contributing to sustainable development a test of acceptability based on whether the development would adversely affect the character of the area is more appropriate. Therefore, the first sentence of 7.1.8 should be expanded as shown in **PM17** to make that clear. The first sentence should also be distinguished by its font as justification rather than policy.
- 4.24 So far as Policy H8 is concerned, I agree with the CEC representation that there may be opportunities where delivering sustainable development is

thwarted. The effects of housing development on the character and appearance of the area may be controlled by Policy D4. Therefore, in order to introduce flexibility into the policy I shall recommend the phrasing suggested by CEC as **PM18** and a consequential deletion of the definition of co-location from the Glossary at 8.0 (**PM19**). This definition makes statements which contradict the modified policy and also includes statements of policy, such as not sharing an access road with other new development, which may frustrate sustainability objectives where other policies of the Plan are also met.

- 4.25 Representations claim that the Wychwood area is devoid of services and facilities compared to the number of dwellings which have been built there recently at Wychwood village and Wychwood Park. I agree that services and facilities in the Plan area are currently very focussed on Weston, although this may change with development of the South Cheshire Growth Village and the Basford Strategic Allocations. I note that the appeal scheme at the former Gorstyhill Golf Course to which reference is made, and which is, as yet, undetermined, includes proposals for retail, employment, educational, health and recreational facilities<sup>11</sup>. However, I am not convinced that the 900 dwellings which are also part of the scheme would contribute to achieving sustainable development objectives, especially in view of the travel distance to major centres of employment compared to the Strategic Allocations between Weston and Crewe. Therefore, I shall not propose modifying the Plan to increase the land for housing or other development in the Wychwood area.
- 4.26 I consider that Policies H3 (Tenure Mix) and H7 (Extension and Alterations to Existing Dwellings) meet the Basic Conditions by having due regard to national policy. Therefore, with the recommended modifications, I consider that the housing policies would generally conform with strategic statutory policies, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Issue 2: Whether the proposals for safeguarding the character and appearance of the landscape and the countryside have regard to national guidance and generally conform with strategic statutory planning policies and strike the right balance with rural economic needs?

- 4.27 The eastern fringe of the NP includes Green Belt. The NP does not suggest any policies for the Green Belt. The CELPS does not propose any alterations to the boundary in this area and the policies in the Local Plan will apply to this land.
- 4.28 The CELPS also defines Strategic Green Gaps which continues the policy from the Crewe and Nantwich Replacement Local Plan which, saved policies apart, is now superseded. The CSLPS states that the detailed boundaries of

---

<sup>11</sup> A/3150968

the Strategic Green Gaps are to be defined through the emerging Site Allocations and Development Policies Document and shown on the Adopted Policies Map. This will allow for the full spatial definition of the policy and its delineation to an Ordnance Survey base. Until that time, the Green Gap boundaries, as defined in the saved Policy NE.4 of the Borough of Crewe and Nantwich Replacement Local Plan will remain in force, apart from where specific changes are proposed in the CELPS through the allocation of Local Plan Strategy sites.

- 4.29 Figure 8.3 (Strategic Green Gaps) of the CELPS shows that the Local Plan has amended the boundary of the Green Gap along the southern edge of the South Cheshire Growth Village Strategic Site and to the west of the Basford East Strategic Site. This is now the statutory boundary and should be shown on the map of Green Gaps on page 21 of the NP (**PM20**). The boundary can be inferred from the more detailed map which accompanies the description of the South Cheshire Growth Village in the CELPS<sup>12</sup>.
- 4.30 The CELPS explains that the area south of the South Cheshire Growth Village either side of Main Road, Weston, is particularly sensitive, including its relationship to Hollyhedge Farmhouse a grade II\* listed building, and its setting. The CELPS states that the land retained around Hollyhedge Farmhouse (as defined in the Heritage Impact Assessment CEC 2016) should remain undeveloped. Furthermore, a high quality landscape scheme, with appropriate, strong planting on the boundaries of the development and substantial areas of open space should be provided in the vicinity of Hollyhedge Farmhouse, to reduce the impact of the development upon its setting.
- 4.31 So far as can be seen from the Green Gaps map in the NP, it is this area of land near Hollyhedge Farmhouse which is proposed in the NP as a potential extension to the Local Green Gap. However, although reference is made in the CELPS to Local Green Gaps, the possible policies have not been developed. In addition to defining the Strategic Green Gaps in greater detail, the emerging Site Allocations and Development Policies Document will also consider whether there are further, more localised gaps that require additional policy protection through a Local Green Gaps policy<sup>13</sup>.
- 4.32 Therefore, I consider that the land identified in the NP as a Local Green Gap at Hollyhedge Farmhouse should remain as identified in the CELPS. Its future will be clarified in the detailed implementation of the plans for the South Cheshire Growth Village. This modification constitutes **PM21**.
- 4.33 I also note that the NP proposes land to the east, south and west of Weston and Basford as potential extensions to the Local Green Gap. The area of

---

<sup>12</sup> CELPS Fig 15.9 page 211

<sup>13</sup> CLPS Policy PG 5 (2) and paragraphs 8.63 & 8.64

land appears to be more extensive than the Strategic Green Gap and is far from being a local gap. I shall recommend its deletion from the Plan as **PM22**. It seems to me that the scale of the Green Gap proposed is strategic and should be defined according to more than “local” criteria. Indeed, if the policy was incorporated as proposed, Weston would be encircled by land where development would be totally restricted and which could prevent opportunities to achieve sustainable objectives.

- 4.34 Turning to the NP policy for the Green Gap, Policy GG1 is more restrictive than CELPS Policy PG 5 which accepts that development could be permitted in Strategic Green Gaps under the Open Countryside Policy PG 6. Therefore, to achieve general conformity with the strategic statutory policy, I shall modify Policy GG1 (**PM23**) by making it subject to Policy H1 in the NP.
- 4.35 In addition, again in the interests of securing general conformity with CELPS strategic Policy PG 5, I shall add “visual character” to criterion b) (**PM24**) and also add the possibility of mitigation to the adverse effects on wildlife interests in order that Policy GG1 is compatible with the NP Policy LC8 (Biodiversity). Hedgerows and trees are also dealt with in NP Policy LC3 and I shall similarly qualify their loss to where they contribute to character and amenity (**PM25**). The closure or diversion of footpaths (and other public rights of way) is covered by other legislation and I shall delete it from the policy (**PM26**).
- 4.36 Policy LC1 of the Plan considers Local Open Space. The map within the policy identifies Important Open Spaces. The map includes both spaces used for recreation and leisure as well as green areas of particular importance. Criterion (c) of Policy LC1, echoing NPPF paragraph 77 and PPG, states that a local open space should not be an extensive tract of land. I consider the allotments, cemetery, playing field, school, bowling green, cricket ground, fishing lakes, the children’s play area and the land marked as amenity open space on the map meet the criteria listed in Policy LC1. However, based on the visual inspection at my site visit, the 34ha Countryside Park and the 68ha Golf Course at Wychwood village, together with the Golf Course at Wychwood Park, which appears to be at least of similar scale, are in my judgement too extensive to be considered for Local Open Space. As PPG advises, blanket designation should not be proposed as a “back door” way to achieve what would amount to a new area of Green Belt<sup>14</sup>. Therefore, regrettably they should be deleted from the Plan (**PM27**).
- 4.37 The first paragraph of Policy LC2 states that all new development will be expected to ensure that local views and vistas into and out of and across the settlements and the rural skylines are maintained. I consider that this is too sweeping and, particularly in the case of skylines in such gently undulating countryside, this restriction could be used to block otherwise acceptable and sustainable development. I realise that Appendix 9.2 shows local views and

---

<sup>14</sup> PPG Reference ID: 37-015-20140306

vistas but, nevertheless, I shall modify the Plan by adding the qualification of significance to local views, vistas and skylines (**PM28**). Furthermore, in the same modification, I shall qualify the policy by excluding the Strategic Allocations from the considerations in the first paragraph. The locations have already been the subject of Sustainability Appraisal in the preparation of the adopted CELPS and subjecting them to possible restrictions under views protected under Policy LC2 would be unreasonable.

- 4.38 The requirement to demonstrate the need for any development affecting woodland, trees, hedgerows, wide verges, ...etc, included in Policy LC3 is contrary to national guidance and I shall modify the Plan by deleting the phrase (**PM29**).
  
- 4.39 The first paragraph of Policy LC4 is justification rather than a statement of policy and should be distinguished as such from the remainder of 7.3.4 (**PM30**). In order to have regard to the PPG, policy enhancement should be qualified by “where appropriate” and I shall make that modification in the Plan (**PM31**). The final paragraph in Policy LC4 appears confused. The NP cannot change the status of non-designated heritage assets. The aim of this part of the policy, seems to be to aim to protect and enhance non-designated assets where appropriate, which is consistent with PPG. I shall make an appropriate modification (**PM32**), also noting that a Conservation Area is a heritage asset and those in the Plan should be included in Appendix 9.3 (**PM33**).
  
- 4.40 Policy LC6 should reflect national guidance that mitigation measures may be used, where appropriate, to outweigh significant adverse effects on wildlife. I shall recommend an appropriate modification to the policy (**PM34**). Furthermore, the first sentence of Policy LC8 is too general in its application to all development proposals in all areas. This would be an unjustified and onerous task for those submitting planning applications. The evidence suggests that the areas of high or medium habitat distinctiveness identified in the Plan are those which are most worthy of protection and I shall modify the policy to focus on them (**PM35**).
  
- 4.41 I consider that Policy LC5 (Footpaths) meets the Basic Conditions, in particular reflecting national policy. Therefore, with the recommended modifications, I consider that the landscape and countryside policies are in general conformity with the statutory policies, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Issue 3: The degree to which the transport and communication proposals are appropriate, having regard to national guidance.

- 4.42 Policy T1 meets the Basic Conditions, except that financial contributions are already catered for in Policy C3. Furthermore, Policy T1 e) unlike Policy C3,

does not provide for balancing competing priorities. Therefore, I shall delete item e) from Policy T1 (**PM36**).

- 4.43 The requirement that any new development should not add to the number and size of HGVs using the existing network is in my view unreasonable, unrealistic and incapable of being monitored accurately. For example, the development might be creating employment and some HGV movements, albeit slight, might be an integral part of the operations. Similarly, expansion of agricultural development requiring planning permission might give rise to additional HGV movements but would otherwise be acceptable and assist in achieving sustainability objectives. Accordingly, I shall recommend deleting Policy T2 d) (**PM37**).
- 4.44 In addition, Policy T2 e) seeks to ensure that car parking provision on all new development should be sufficient to accommodate all associated vehicles. This requirement is too sweeping, unrealistic and would be unenforceable. The CELPS includes parking standards and I shall modify the policy to refer to those (**PM38**).
- 4.45 Policy T3 seeks to improve air quality and the policy is divided into two sections, the first of which lists four circumstances in which proposals will be supported. The second circumstance is to demonstrate that their traffic impact will not decrease air quality. Given that even one house would probably have an adverse effect on air quality in its immediate environment, I shall recommend that the word “significant” be introduced (**PM39**).
- 4.46 However, of greater importance is the second group of considerations in Policy T3 which should be taken into account in assessing air quality impact. My concern is that the requirements of this section are far too detailed and would be excessively onerous to apply to all development. For example, reversibility, cumulative nature of effects, susceptibility of individuals, trans-boundary effects, the value and vulnerability of the affected area, the effect of all other approved developments may, in certain areas and for certain major types of development, be a necessary part of an air quality assessment, but not for all proposals. Furthermore, the Parish Council may not have the expertise to determine how the various surveys should be carried out. The CELPS deals with air quality in Policy SE 12 (3) which is already referenced in Policy T3 a). I shall recommend the deletion of the second part of Policy T3 (**PM40**).
- 4.47 Policy T5 refers to bus services. The first paragraph seeks the funding of bus services where none exist for development of 10 houses or 1000m<sup>2</sup>. NPPF advises that sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened<sup>15</sup>. I consider that paragraph a)

---

<sup>15</sup> NPPF paragraph 173

would place too great a burden on developments of the scale proposed. Moreover, such development will be subject to Community Infrastructure Levy and so resources would already be available for funding, depending on the chosen priorities. Therefore, I shall delete the paragraph a) and rephrase paragraph b) to take the deletion into account (**PM41**).

- 4.48 The aim of Policy T8 to protect the visual amenity and safety of an area where a new access has been built is sound. However, I agree with the CEC representation that an exact replica may not achieve the safety requirements and so I shall modify the Plan using the phrasing suggested by CEC (**PM42**).
- 4.49 I consider that Policies T4 (Walkable Neighbourhoods), T6 (Cycle parking), T7 (Identification of underground utility services) and T9 (Fibre optic cabling to premises) meet the Basic Conditions by reflecting national or adopted local plan policy. Therefore, with the recommended modifications, I consider that the Transport and Infrastructure policies are in general conformity with strategic statutory policies, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Issue 4: Whether the remaining policies (other matters) in the Plan provide an appropriate framework to shape and direct sustainable development whilst maintaining the essential character of the Plan area and supporting essential facilities and services in meeting the Basic Conditions?

- 4.50 The Plan seeks to retain employment sites and community facilities. Policy E2 states that their loss will only be supported where the use is no longer viable and that the premises have been marketed for at least 12 months. In order to be in general conformity with CELPS Policy EG 3<sup>16</sup>, I shall modify the Plan to increase the period to not less than 2 years (**PM43**). Policies C1 and C2 of the Plan deal more comprehensively with the loss or retention of community facilities and so within PM43, to avoid confusing repetition, I shall delete the reference in Policy E2.
- 4.51 The use of rural buildings in the Plan is dealt with by Policy E3 which does not include a reference to housing. However, Housing Policy H1 includes a section on redundant buildings. Therefore, when read as a whole, the Plan enables redundant buildings in the countryside to be used for housing subject to certain criteria and this is consistent with national policy. However, Policy E3 d) refers to details more closely associated with what is and what is not development permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015. I recommend that this item should be deleted (**PM44**).
- 4.52 The Community Facilities section contains four relevant policies: C1, C2, C3 and C4. The first sentence of Policy C1 states a restriction on all proposals

---

<sup>16</sup> See CELPS Policy EG 3 (1) (ii) (b) Footnote 43.

which would result in the loss of use, buildings or land for public or community use. This is not consistent with Policy C2, the second sentence of which includes the same objective but seeks to balance it with a marketing test and a recognition of other possible benefits. I shall modify the Plan by deleting the first sentence of Policy C1 (**PM45**) and, in addition, to be consistent with CELPS Policy SC 3 (5) I shall delete the marketing requirement from Policy C2 (**PM46**).

- 4.53 Policy C3 comprises four paragraphs the last of which is evidence rather than a policy statement. In order to improve the clarity of the Plan I recommend distinguishing this paragraph as justification compared to the remaining three paragraphs of 7.5.3 C3 (**PM47**). The second sentence of Policy C4 is too onerous and detailed for all residential development and is at odds with the achievement of sustainable development so I shall delete it (**PM48**).
- 4.54 In the Design of Buildings section both Policy D2 and Policy D4 include references to extremely detailed standards or requirements. Policy D2 requires that a “fabric first” approach is adopted for the design of new buildings. I consider this is a combination of being overly prescriptive and too general to be of use in development management and is not provided for in the CELPS. This contrasts with Policy D4 where the details in e) and h) referring to the Building for Life and BREEAM<sup>17</sup> are included as examples in CELPS Policy SE 9 (1). However, the reference in Policy D4 h) to BREEAM should be qualified as one possible approach and to require innovation in all new development is excessively onerous. Therefore, in addition, to deleting the reference to “fabric first” (**PM49**), I shall modify the Plan by making Policy D4 h) less specific and more flexible (**PM50**).
- 4.55 Policy D4 is a very wide-ranging policy. It refers to all new housing where, if just one or two dwellings were to be proposed as compared to a large estate of houses, some requirements would be unrealistic and unreasonable. Therefore, I shall insert “... where appropriate ...” in certain places (**PM51**). Policy D5 is also extremely detailed and very general in its applicability to all new development, which would include house extensions, single dwellings as well as larger schemes. I shall modify the policy by deleting the items a) to f) and substituting the phrase “...the use of appropriate technologies”. (**PM52**).
- 4.56 I consider that Policies E1 (New Business), C3 (Contributions to Community Infrastructure), D1 (Existing Buildings in the Open Countryside), D3 (Employment Development) meet the Basic Conditions by reflecting national or adopted local plan policy. Therefore, with the recommended modifications, I consider that the policies on other matters would be in general conformity with the strategic statutory policies, would contribute to the achievement of sustainable development and so would meet the Basic Conditions

---

<sup>17</sup> BREEAM is a sustainability assessment method for masterplanning projects, infrastructure and buildings.



## 5. Conclusions

### *Summary*

- 5.1 The Weston & Basford Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the neighbourhood plan, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

### *The Referendum and its Area*

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Weston & Basford Neighbourhood Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated neighbourhood plan boundary, requiring the referendum to extend to areas beyond the plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated neighbourhood plan area.
- 5.4 I realise that Weston and Basford has been subjected to recent pressure to accommodate new house building at a rate far higher than previously. The recent adoption of the CELPS should reduce the pressure considerably by enabling the demand to be focussed elsewhere in Cheshire East, albeit in the north of the Parish in the Strategic Allocations.
- 5.5 Nevertheless, the Parish Council is to be commended for its efforts in producing a comprehensive document which, incorporating the modifications I have recommended, will make a positive contribution to the development plan for the area and help to find the right balance between the protection of the surrounding countryside whilst enabling necessary development to proceed.

*Andrew Mead*

Examiner

## Appendix: Modifications

| Proposed modification number (PM) | Page no./ other reference | Modification  |
|-----------------------------------|---------------------------|---|
| PM1                               | Front Cover               | Insert <b>2015 – 2030</b>   |
| PM2                               | Page 11 final para        | Insert reference to Basford West and three major allocations. In addition, update the reference to the CELPS which is now adopted.  |
| PM3                               | Page 11                   | Insert paragraph. <b>For the avoidance of doubt, the policies in the Plan do not cover the land at the major allocations at Basford West, Basford East and South Cheshire Growth Village.</b> |
| PM4                               | Policy H1                 | Delete "... phased over the period of the Plan ..."   |
| PM5                               | Policy H1                 | Delete "the settlement boundary" and insert <b>"a settlement"</b> .   |
| PM6                               | Policy H1                 | Delete "to meet the Housing Needs Assessment of Weston and Basford" from Brownfield within the Parish and Redundant Buildings   |
| PM7                               | Policy H1                 | Add to Rural Exception Sites <b>"subject to the criteria in Policy H2."</b>   |
| PM8                               | Map page 17               | Substitute the Map of the Amended settlement boundary for Weston submitted by the Parish Council on 23 July 2017 for the one in the Plan.   |
| PM9                               | Policy H4                 | The first paragraph should be emboldened, the remainder in plan font.   |
| PM10                              | Policy H4                 | Delete last sentence of second paragraph  |
| PM11                              | Policy H4                 | Delete "Housing Policy H2 (Scale of Housing Development)" and insert <b>"Policies H1 and H2"</b> .  |
| PM12                              | Policy H4                 | Delete final paragraph.   |
| PM13                              | Policy H2                 | Delete "All new housing development...". Insert <b>"New housing development of 11 or more dwellings..."</b>   |
| PM14                              | Policy H2                 | Distinguish the final paragraph as justification rather than policy.  |

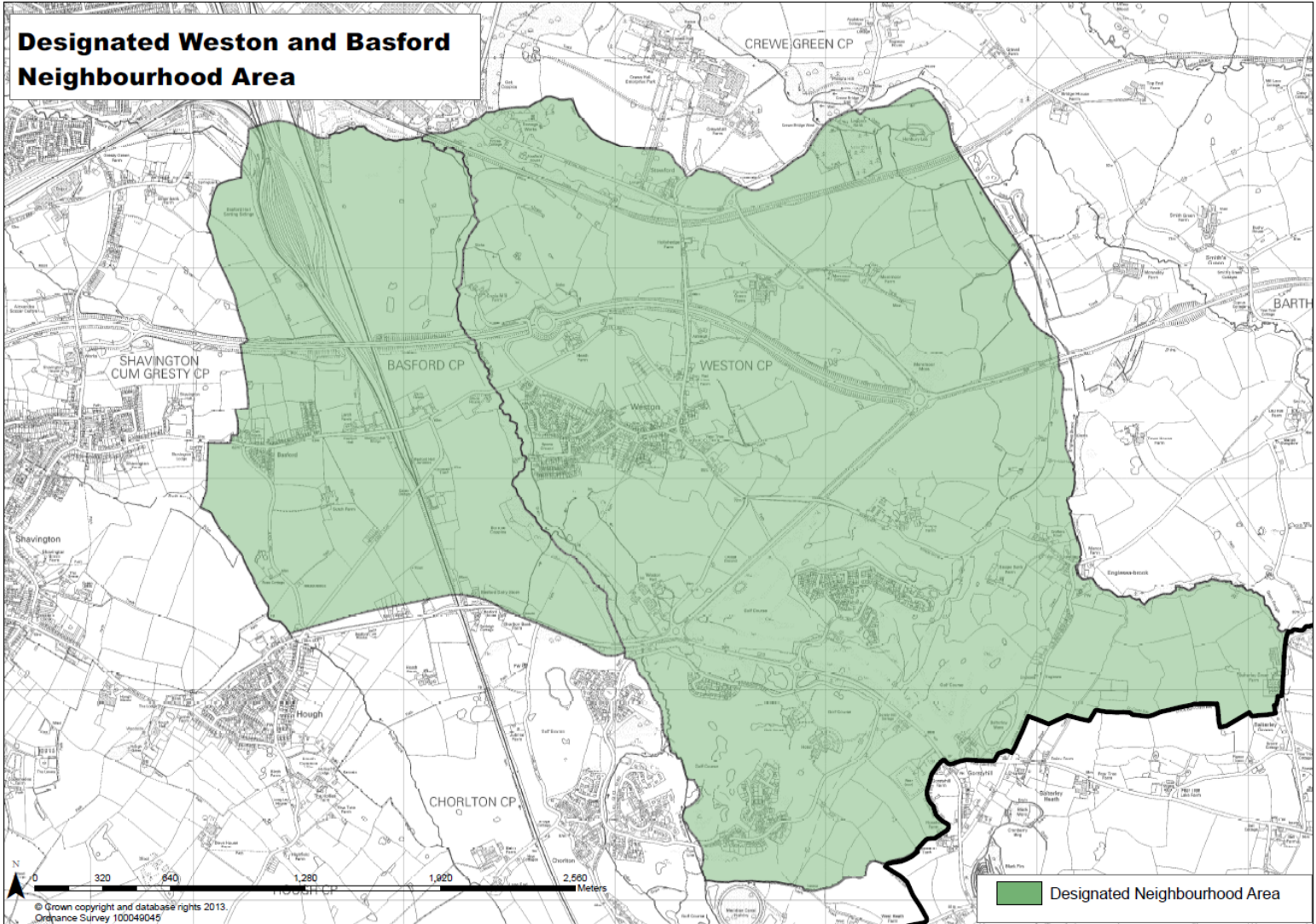
|      |                              |   |
|------|------------------------------|---|
| PM15 | Policy H6                    | <p>Delete the first two sentences of the second paragraph. Insert “<b>Nevertheless, new development will be expected to provide parking spaces in accordance with the Parking Standards in Appendix C of the CELPS. 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.</b>”</p> <p>Delete the third paragraph.</p> |
| PM16 | Policy H6                    | Distinguish the first paragraph as justification rather than policy.  |
| PM17 | Policy H8                    | <p>Delete the first sentence. Insert “<b>The Neighbourhood Plan accepts that there will be new developments outside the Weston settlement boundary of up to 10 houses. It also recommends that .... immediate area.</b>” Use standard font for this sentence to distinguish it from the emboldened font of the remainder of the policy.</p>   |
| PM18 | Policy H8                    | <p>Delete the second paragraph and insert:<br/> <b>“Beyond the settlement boundary, new development should normally be limited to small scale, proportionate development in geographically separate parts of the neighbourhood area. Such development should not be co-located with other new housing developments unless there are demonstrable sustainable benefits from doing so.”</b></p>   |
| PM19 |                              | Delete co-location from the Glossary  |
| PM20 | Page 21<br>Map of Green Gaps | The map of Green Gaps should be retitled Strategic Green Gap and the boundary should be as shown in the CELPS. It should also include a reference to the Basford West Strategic Site.   |
| PM21 | Page 21<br>Map of Green Gaps | Delete the Potential Extension to Local Green Gap near Hollyhedge Farmhouse and include it in the Strategic Green Gap.  |

|      |  |   |
|------|--|---|
| PM22 | Page 21<br>Map of Green Gaps                 | Delete all the Potential Extensions to Local Green Gap south of the Strategic Green Gap   |
| PM23 | Policy GG1                                   | Add <b>“Except for development permitted under Policy H1, ...”</b>  |
| PM24 | Policy GG1                                   | Alter b) to <b>“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.”</b>       |
| PM25 | Policy GG1                                   | Add to c) <b>“where they make a significant contribution to the character and appearance of the area.”</b>  |
| PM26 | Policy GG1                                   | Delete e)   |
| PM27 | Page 26: Plan of Important Local Open Spaces | Delete both Golf Courses and the Countryside Park from the map.   |
| PM28 | Policy LC2<br>First paragraph                | Add <b>“Other than in the consideration of Strategic Allocations... “</b><br><br>Add “... ensuring that <b>significant</b> local views and vistas ... and the <b>significant</b> rural skylines...” |
| PM29 | Policy LC3                                   | Delete from the first sentence: “and must demonstrate the need for the development proposed.”   |
| PM30 | Policy LC4                                   | Use standard font for this paragraph to distinguish it from the emboldened font of the remainder of the policy.   |
| PM31 | Policy LC4                                   | In second paragraph, alter to “... will be protected and, <b>where appropriate</b> , enhanced ...”  |
| PM32 | Policy LC4                                   | Delete third paragraph. Alter first sentence of second paragraph to <b>“Designated and, where appropriate, non- designated heritage assets ...”</b>   |
| PM33 | Appendix 9.3                                 | Add the Conservation Areas in the NP area (Weston and Englesea Brook) to the list of assets   |
| PM34 | Policy LC6                                   | Add to final sentence: <b>“whilst appreciating that mitigation measures may be used, where appropriate, to outweigh significant adverse effects on wildlife.”</b>                                   |

|      |            |   |
|------|------------|---|
| PM35 | Policy LC8 | Reword policy to: <b>Proposals for significant development which affect areas of high or medium habitat distinctiveness identified in the Plan (Map p24) will require comprehensive surveys to assess the importance of the area to fully evaluate biodiversity present on the site. Mitigation measures will then need to be agreed to reduce any 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”</b> |
| PM36 | Policy T1  | Delete e)   |
| PM37 | Policy T2  | Delete d)   |
| PM38 | Policy T2  | Alter e) to <b>“Car parking provision on all new development should meet as a minimum, the standards described in Appendix C of the CELPS.”</b>   |
| PM39 | Policy T3  | b) Alter to “will not <b>significantly</b> decrease air quality”.   |
| PM40 | Policy T3  | Delete second paragraph: “In addressing and all subsequent items a) to h)   |
| PM41 | Policy T5  | Delete a) and rephrase b) to <b>“Bus stops provided as a consequence of new development shall be of an appropriate design and shall be “all weather” providing real time information where appropriate.”</b>  |
| PM42 | Policy T8  | Amend the policy to <b>“In order to protect the appearance of the area, where a new access is created, or an existing access is widened through an existing hedgerow or wall, the new boundary treatment should be consistent with those already in existence in terms of scale, materials and, subject to safety requirements, height.”</b>  |
| PM43 | Policy E2  | Amend the policy by the deletion of “... 12 months ...” and the substitution of <b>“... 2 years ...”</b> .  |
| PM44 | Policy E3  | Delete d)   |

|      |                   |   |
|------|-------------------|---|
| PM45 | Policy C1         | Delete the first sentence.  |
| PM46 | Policy C2         | Amend the policy by the deletion of "... the existing uses have been marketed for at least 12 months and ..."   |
| PM47 | Policy C3         | Use standard font for the fourth paragraph to distinguish it from the emboldened font of the remainder of the policy.   |
| PM48 | Policy C4 page 34 | Delete second sentence.   |
| PM49 | Policy D2         | Delete second sentence.   |
| PM50 | Policy D4         | h) reword to: " <b>Aim to achieve low carbon sustainable design such as the BREEAM Quality Mark Standard...</b> "   |
| PM51 | Policy D4         | b) Amend to " <b>Where appropriate provide...</b> "<br><br>i) Amend to "... and, on all new housing developments, <b>where appropriate</b> , conveniently located dog bins... " |
| PM52 | Policy D5         | Delete a) to f) and complete the policy by adding "... have sought to <b>use appropriate technologies to secure energy efficiency.</b> "  |

Appendix 2: Neighbourhood Area



Appendix 3 – Weston and Basford Neighbourhood Plan



# **WESTON & BASFORD NEIGHBOURHOOD PLAN**

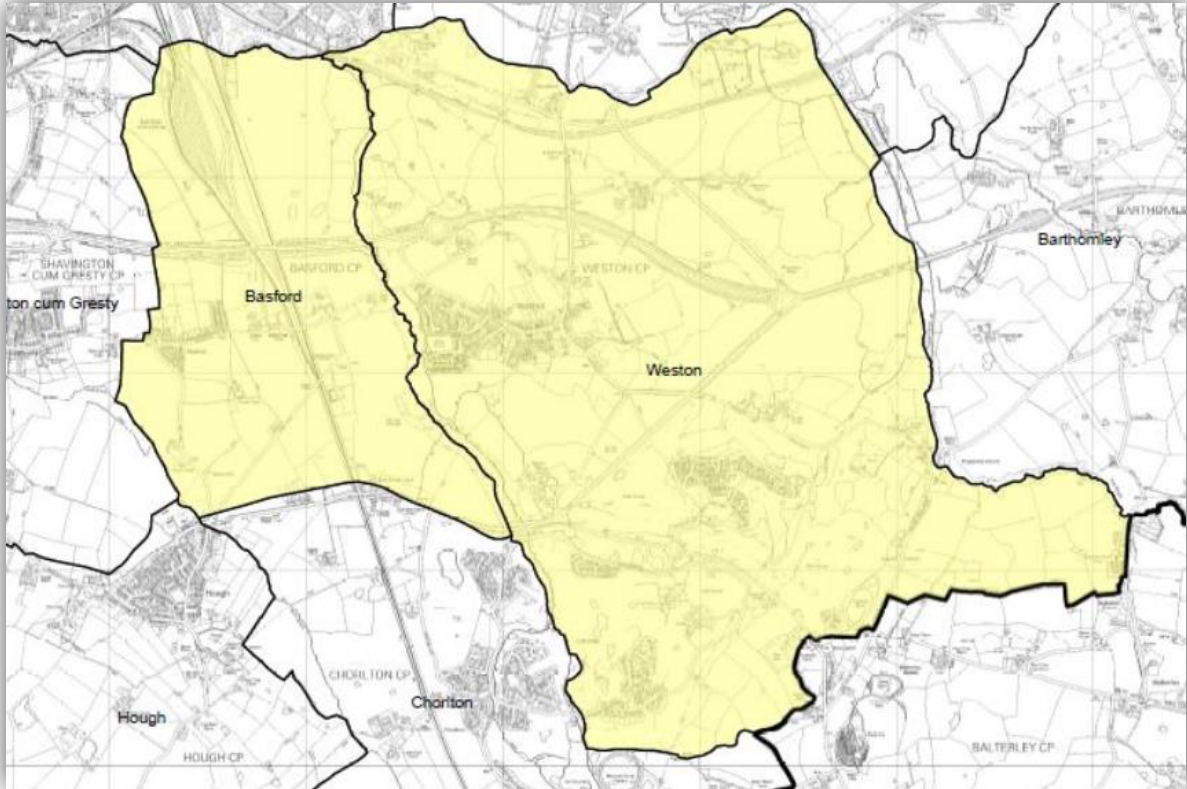


**Regulation 15 Submission Document**

**April 2017**

# NEIGHBOURHOOD PLAN AREA

**This comprises the whole of the Parish of Weston & Basford**



## Weston and Basford Neighbourhood Plan

### 1. Background and Introduction

This Plan has been produced by the Weston and Basford Neighbourhood Plan Steering Group on behalf of Weston and Basford Parish Council after 2 years 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 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 character of Weston and Basford and have a very strong desire to retain this character. This was key to developing the overarching Vision of the Plan which is set out on Page 9 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 Weston and Basford until 2030.

The Neighbourhood Plan area for Weston and Basford Parish, designated in May 2015, is shown on the map opposite.

#### **John Cornell**

Chair of the Neighbourhood Plan Steering Group.



**Weston Community Garden Party**

## **2. Contents**

1. Background and Introduction
2. Contents
3. Scope of the Plan
4. A short history of Weston and Basford
5. A Vision for Weston and Basford
6. Aims
7. Policies
  - 7.1 Housing
  - 7.2 Green Gap
  - 7.3 Landscape Character
  - 7.4 Local Economy
  - 7.5 Community Infrastructure
  - 7.6 Design of Buildings
  - 7.7 Transport and Infrastructure
8. Glossary
9. Appendices
  - 9.1 Delivery Plan Document for the Parish Council.
  - 9.2 Map & photos of Local Views and Vistas.
  - 9.3 List of Heritage Assets.
  - 9.4 List of Local businesses.
  - 9.5 List of Community Facilities
  - 9.6 Cheshire East fact sheet – Section 106.
  - 9.7 BREEAM Quality Mark Standard.
  - 9.8 Bus timetable for No. 85 service
10. Reports
  - 10.1 Cheshire East Housing Advice Note Weston & Basford – Aug 2016.
  - 10.2 Weston and Basford Housing Needs Survey – January 2017.
  - 10.3 Cheshire Wildlife Trust Report - Protecting & Enhancing Weston & Basford's Natural Environment – October 2016.

These reports are available in full on the Neighbourhood Plan pages of the Weston & Basford website, [www.weston-basford.co.uk](http://www.weston-basford.co.uk)

### **3. Scope of the Plan**

The Parish of Weston and Basford was granted Neighbourhood Plan status in May 2015.

The Weston and Basford 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 Parish.

The Weston and Basford Neighbourhood Plan has been prepared in general conformity with the strategic policies of the emerging Cheshire East Local Plan as well as the saved policies of the Crewe and Nantwich Replacement Local Plan 2011. The Neighbourhood Plan is to run for the same period as the Cheshire East Local Plan, expiring in 2030. The starting point for any development proposals in Weston and Basford will be the Cheshire East Local Plan. Where development is compliant with this Local Plan, the Weston and Basford Neighbourhood Plan will provide more detailed policy applicable to proposals within the Parish. Once adopted, the Neighbourhood Plan will have the status of a Development Plan Document.

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 Council - see Appendix 9.1.

This Neighbourhood Plan aims to deliver the Vision for Weston and Basford to 2030, to reflect the issues set out above and many others raised by the local community. The consultation process leading up to the preparation of this Plan has been considerable and a 'Statement of Consultation' will be included with the Regulation 15 submission.

## **4. A short history of Weston and Basford**

### **4.1 A Short History of Weston**

The Parish of Weston is a civil parish now administered by the unitary authority of Cheshire East. It used to be administered by The Borough Council of Crewe and Nantwich, till its abolition in 2009.

Weston Parish consists of the village, and the hamlets of Stowford, Carters Green, Snape, Englesea Brook, Gorsty Hill, Rosehill (Gorsty Hill and Rosehill became part of Balterley, Staffordshire in 1965) and now also Wychwood Park and Village. The name of the village means 'Western Farm', it is directly west of Barthomley, which is an ancient parish dating from Saxon times.

Weston was part of the Parish of Wybunbury, which was also an ancient parish dating from Saxon times. Weston became a parish in the early 1840s. It is not included in the Domesday Survey of 1086, however it is very likely that Weston was included with Basford, which is listed in the Survey, and is recorded



as consisting of three manors; these three manors probably represent Basford, Hough and Weston.

Weston Hall was the Manor of Weston, which sadly burnt down in 2005. The site was originally moated, a succession of buildings have probably stood on the site. Archaeological evidence in the parish points to its ancient inhabitants. Flint tools have been found in and around the parish, signifying activity from the Mesolithic (Middle Stone Age), right through to the Iron Age.

Roman activity is also suggested by the finding of a number of roman coins and artefacts in and around the parish, and a possible roman track running from Middlewich to Balterley.

At the time of the Civil War, the Royalists passed through the village from Barthomley, 'plundering and destroying' their way until they laid siege to Crewe Hall and then taking it from the Parliamentarian Garrison. Later after the Battle of Nantwich, the Parliamentarians retook it. One of the Royalists, a Captain Fisher had to be protected by the Parliamentarians after they retook the Hall, because of his actions against the local people, who were ready to kill him.

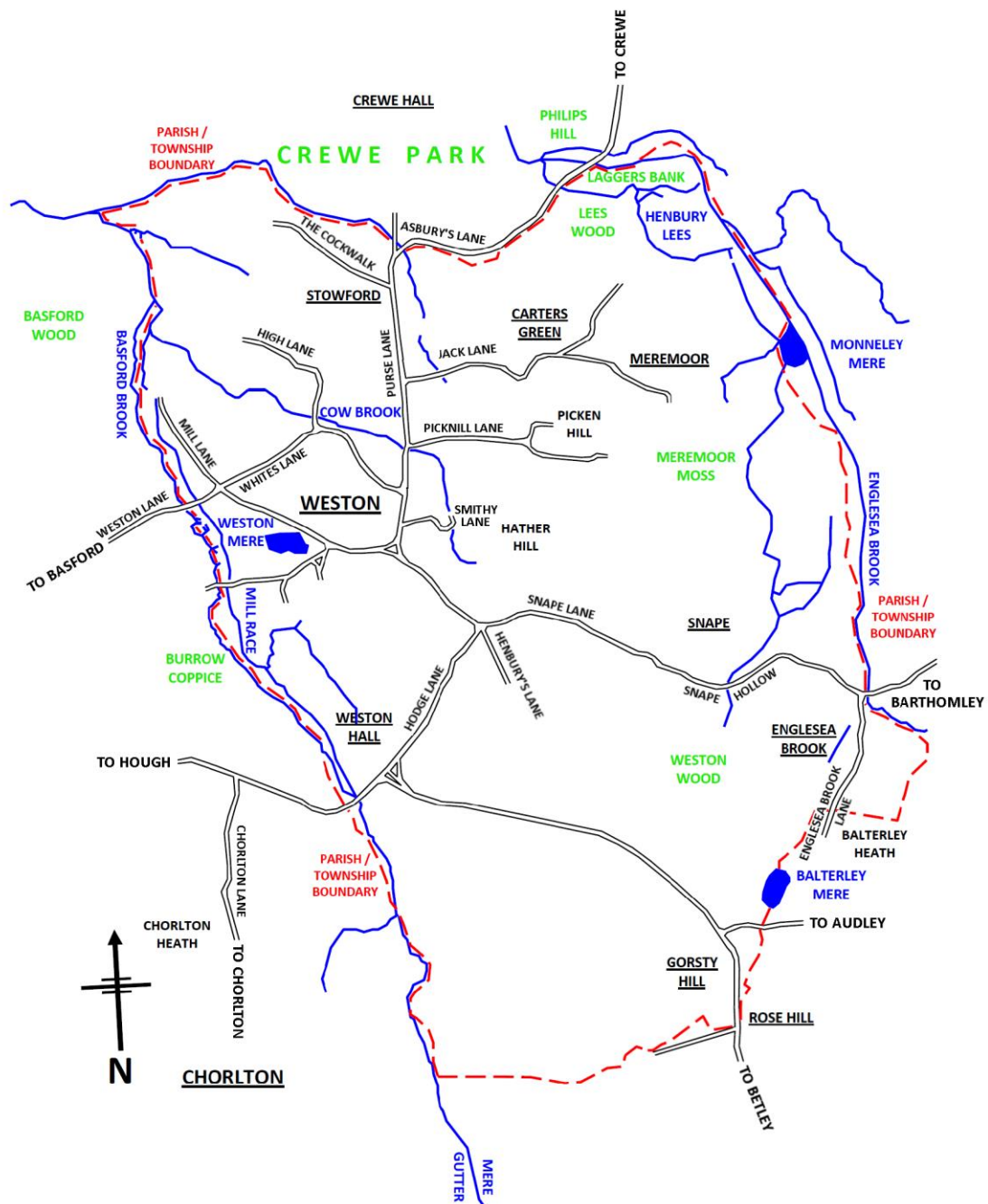
The two main landowners of Weston were the Delves Broughton family of Doddington and the Crewes of Crewe Hall (later sold to the Duchy of Lancaster). However throughout history there have been many smaller landowners owning different properties, which have changed hands many times.

Weston has predominantly been a farming community in the past, as most of Cheshire. The Industrial Revolution and the coming of the railways and the development of Crewe town, allowed villagers to change from mainly agricultural related vocations to other areas of work over the years. Ever since then the work of the people of Weston has diversified with human progress, whilst farming carries on around the village.

There are numerous examples of historic buildings in the parish, with many being listed, to protect their historic heritage. There are examples of 17th century timber framed buildings and later Estate cottages, farms and farm buildings, with rich vernacular architecture, especially those at Stowford, which were built for Lord Crewe's Estate, and also the church and vicarage in the village. Over the years many old farms have disappeared, being demolished and replaced. Even now in the current climate many of the surviving old farms are no longer involved with farming activities. Two water mills are known to have existed in the past, one near Weston Hall, and another at Crotia (Crowshall) Mill.

There have been a number of public houses over the years, the two surviving ones being The White Lion and The Broughton (old name – The Plough). The White Lion used to be a farm before an inn, called Green Farm. Other public houses were The Vine next to the village shop, The Red Lion, and the oldest inn was The Ostrich, which was pulled down and replaced by the Malthouse Cottages in 1776, next to the Red Lion.

The Church of All Saints was built between 1838 and 1840, however other places of worship did exist in the village, a Wesleyan Methodist Chapel and a Primitive Methodist Chapel, along with another older Primitive Methodist Chapel and school in Englesea Brook.

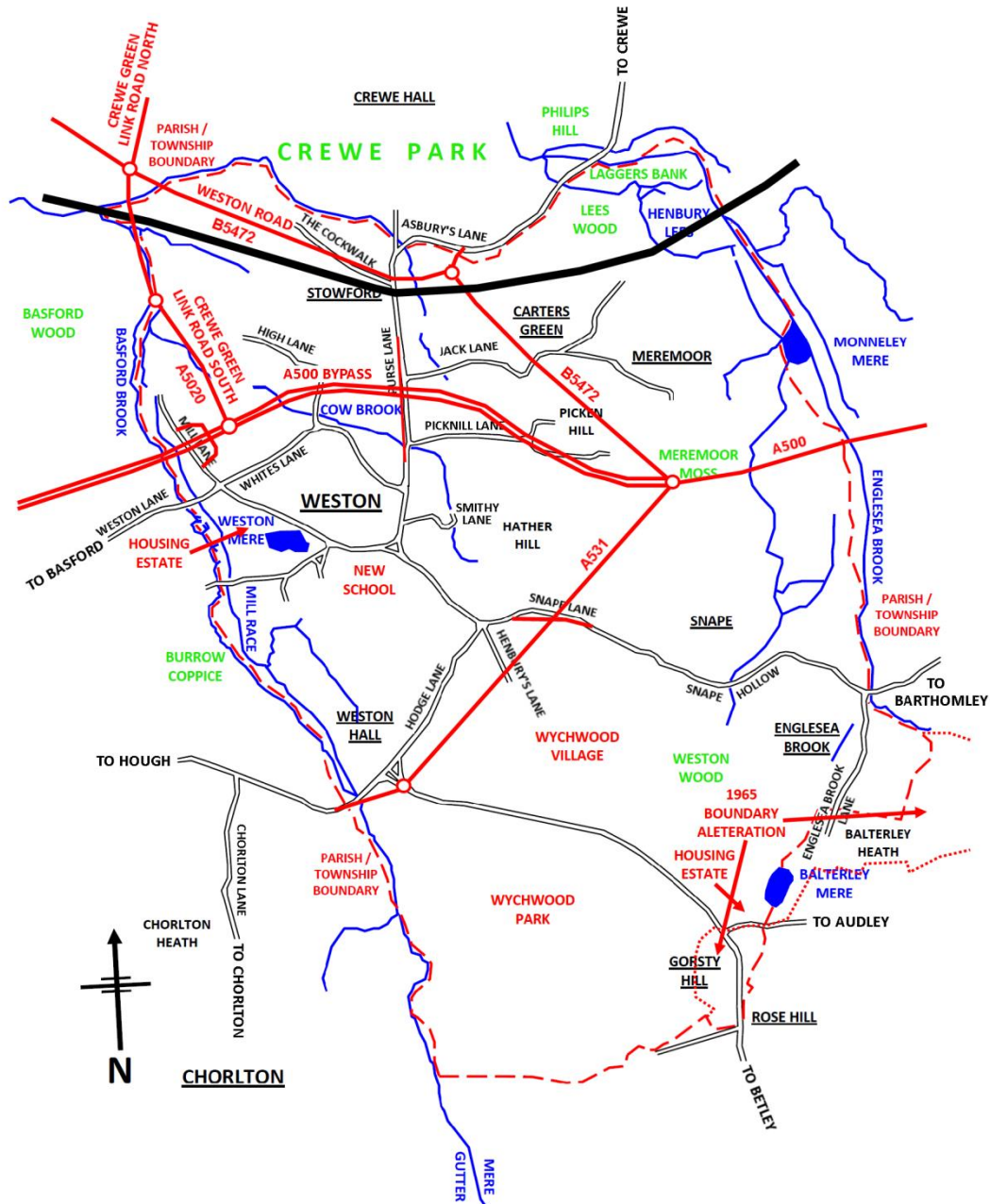


**Map of Weston (circa early 19<sup>th</sup> Century) by Charles E S Fairey  
from "The History of Weston (South Cheshire), 2010"**

At the time of the Second World War there was a prisoner of war camp for German and Italian POWs, at Snape Farm, some of whom were put to work on the surrounding farms. Crewe Hall housed Australian and American soldiers, and later became a prisoner of war camp for German officers, during the war.

In modern times Weston has seen much development, roads to the Motorway, then the A500 bypass, Wychwood Park and Village, and more development has been planned, the Crewe Green A500 link road, and Basford East Development Site.

By Charles E S Fairey  
September 2008



Map of Changes to Weston since the 19<sup>th</sup> century by Charles E S Fairey, 2017



## 4.2 A Short History of Basford

Berchesford is the first name of Basford, which is recorded in the Domesday Book of 1086. The name may mean 'a ford near birch trees' or may represent the name of a person, i.e. 'Beorcal's or Borkr's, Barkr's ford', the two latter names being of Scandinavian influence.

Two flint daggers have been found in Basford, which point to its early history, along with a number of other flint tools. Roman activity is also probable, with finds in Weston and also Roman finds including a lead salt pan, which were found to the west in Shavington, indicating industrial activity in the locality.

The Domesday Survey of 1086 records 'Owine, Erlekin and Leofric held it as three manors and were free men' (these three manors probably represent Basford, Hough and Weston); There was 1 hide (approx 120 acres) paying geld (tax). There was land for 2 ploughs (8 oxen & plough x 2, approx 240 acres). There were 3 radmen (riding escort for a Lord / messenger), 2 villians (villagers) and 3 bordars (smallholders), having 1 plough. There was 1 virgate of meadow (approx 30 acres), woodland 4 furlongs long and 1 wide (880 yards by 220 yards). At this time it was and still was worth 5 shillings.

Basford Hall was the manor, which was moated in the past; the railway destroyed much of the site. The timber framed manor house was destroyed by fire about 1700AD. Basford did have some timber framed buildings of its own, other than the hall, which no longer exist today. People still remember where they were situated, and some can be found on historic maps.

Just outside Basford, in Chorlton, at Basford Bridge (where the Bailey bridge is), an Inn and later hotel existed. It was first called Basford Inn, then The Basford Bridge Hotel, and later The Delves Arms Temperance Hotel.

Basford had a railway station at first, which served as a connection with Nantwich and Betley, via the Newcastle to Nantwich Turnpike Road. Over the decades Basford has changed from being mainly a scattered agricultural township to a scattered village of farms and homes, with the population being involved with all aspects of modern professions. The main concentration of these modern homes, are along Weston Lane, Hollymount and Larch Avenue.

The new A500 bypass passes between Basford and Crewe, spanning the railway and sidings. Recently Network Rail has voiced their plans that they may move Crewe Station to Basford Sidings, which expectantly has come up against great opposition, as well as the controversial plans for Basford East and West Developments.

By Charles E S Fairey

November 2008

Old photographs of Weston & Basford are available on the Weston & Basford website.

## **5. A Vision for Weston and Basford**

**By 2030 the current seven settlements which make up the parish of Weston and Basford will continue to retain and develop their own distinctive characters and thrive as vibrant and distinctive communities which will evolve and prosper in a sustainable way and provide an outstanding quality of life for current and future residents.**

The plan area is a special place and local residents are determined to keep it that way. This is a very strong message emerging through the consultation process which has led to the publication of this, the first Weston and Basford Neighbourhood Plan. People not only appreciate the social and environmental qualities of the wider plan area but consider they have a duty to protect them for future generations who choose to live and work in the area. They want to keep and, where appropriate, improve the range of community facilities that currently exist.

Importantly people recognise the need for small scale housing development in the area over the period of the Plan, providing it is carefully controlled; the design of any housing is in keeping with the character of the different settlements; and the environmental sustainability of the plan area is enhanced. To be considered acceptable all new development must protect the local character of the plan area; respect the important local green gaps; maintain and enhance the form of the existing settlements retaining the important green spaces within the area as well as preserving existing trees and hedgerows and; not encroaching into open countryside.

Any additional new housing should meet the needs of people who already live or wish to move into the area. Affordability will be important, primarily low cost market housing especially for young people. It is also important to meet the needs of the older residents in the plan area who wish to downsize without leaving the area and are looking for housing which will meet their needs.

In addition the Neighbourhood Plan will aim to sustain and promote local businesses as these are important as well as attracting new enterprises that are in keeping with the area. The retention and improvement of local activities, facilities and the countryside are important for the seven communities as these add to the strong sense of community, quality of life and flourishing natural environment of the area that currently exists.

## **6. Aims**

- a) To encourage thriving and prosperous communities that delivers a high quality of life for all its residents.
- b) To maintain the individual character of each of the communities in the Parish.

- c) To promote better public services, mobile phone signals and broadband to support a distinctive and flourishing local economy.
- d) To maintain the rural character of Weston and Basford parish.
- e) To maintain the important Green Gaps and the small area of Green Belt in the plan area.
- f) To support proportionate and environmentally sustainable housing development to meet local needs.
- g) To endorse policies that have a positive effect upon, maintain and improve the high quality natural environment..
- h) To retain and improve the range of community facilities in the plan area.
- i) To involve local people in planning for the future of their community.



**Aerial View of Weston Village**

## **7. Policies**

### **7.1 Housing**

#### **Justification and Evidence**

Weston and Basford comprises two separate administrative parishes; however there is one Parish Council. The parish area of Weston and Basford equates to the Neighbourhood Plan area.

The average household size in the area is broadly the same as the Cheshire East average. Between 2001 and 2011 the Parish experienced an increase in its population from 1240 to 2111, an increase of 70% largely due to the

developments at Wychwood Park and Wychwood Village. These two developments have also influenced the age profile in the plan area increasing the younger age groups whilst reducing the older age category which is slightly lower than the Cheshire East and National averages. (See Cheshire East Housing Advice Note August 2016)

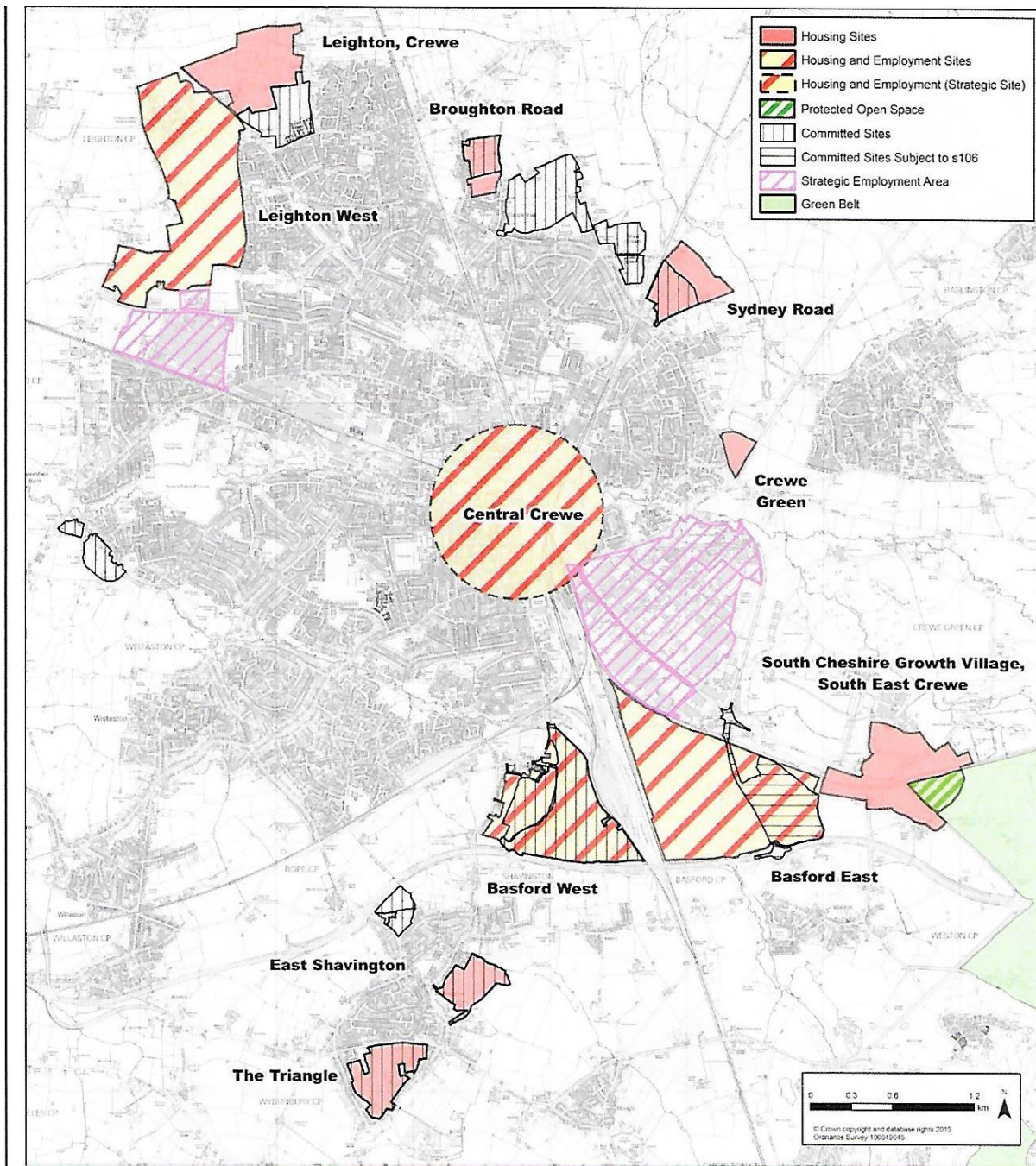
Reflecting the two developments at Wychwood there was an increase in the number of dwellings between 2001 and 2011 of 393, or 39 dwellings per annum. This level of housing growth was exceptional for a rural parish such as Weston and Basford and it is unlikely to be sustained over the Plan period. The Wychwood developments were heavily marketed as a design concept with housing set into a golf course and country park setting. They did not evolve through organic growth, which had happened previously in the plan area, and were not directly related to the needs arising from the rural communities in the plan area but were driven by external factors such as the supply of land across the then Crewe and Nantwich Borough.

The high level of development seen through the planned new village concept has led to the Parish changing rapidly. In terms of any housing requirements, this has been influenced by the changing household numbers and demographic. The existing number of completions and commitments exceed any locally derived need for housing and this is supported by the Cheshire East Housing Advice Note 2016. The Parish Council and community of Weston and Basford now wish to focus upon the sustainable growth of the smaller settlements which contribute to the rural character of the Parish and the policies in the Neighbourhood Plan reflect these aims of promoting small scale growth to meet specific needs arising from the small communities which form Weston and Basford, such as older person and affordable housing. These conclusions are supported by the Cheshire East Housing Advice Note 2016 and the Cheshire Community Action Housing Needs Survey 2017.

In September 2016 outline permission was granted at appeal for the erection of 99 new houses on a greenfield site off East Avenue, Weston. This site is outside the original settlement boundary of Weston village as defined in the Crewe & Nantwich Replacement Local Plan 2011. In January 2017 there was a Public Inquiry into a proposal to develop 900 new houses on the site of a former golf course at Gorsty Hill. This application was called in by the Secretary of State and was strongly opposed by Cheshire East, the Parish Council and local residents. At the time of writing the result of the Inquiry is awaited.

It should be noted that as part of the Strategic Allocations in the emerging Cheshire East Local Plan, which is currently out for consultation on Main Modifications following completion of the Local Plan Examination in October 2016, there are two major allocations within the Parish at Basford East and South Cheshire Growth Village. In total these two allocations propose the delivery of approximately 1500 houses and associated infrastructure over the Local Plan period up to 2030. Like the Wychwood Park development these two large sites will have a significant impact upon the Parish and in the short to medium term put a significant strain upon local infrastructure. ( See map Strategic Allocations)





### Strategic Allocations

In December 2016 Weston and Basford Parish Council commissioned a Local Housing Needs Survey and a copy of the final report is included in Reports 10.2.

There are 19 single adults in housing need in the Parish. Two of the single adults indicated a housing need within 1 year, ten required housing in 1-3 years and six in 4-5 years. Of all single adults indicating a need, nine are in the 60-74 years or 75+ years age groups. Five are 18-24 years old, one is 25-44 years old and three are 45-59 years old. Fifteen of the single adults would prefer to buy a property, one would prefer shared ownership, three private rental and three social rental.

The total number of adult couples in need is 31. Two indicated a housing need within 1 year, ten required housing in 1-3 years and six in 4-5 years. Of all adult couples indicating a need, nine are in the 60-74 years or 75+ years age groups. Five are 18-24 years old, one is 25-44 years old and three are 45-59 years old. Fifteen of the single adults would prefer to buy a property, one would prefer shared ownership, three private rent and three social rent.

There were no households in need that were made up of three or more adults.

The total number of families with children in housing need is 13. Of the 13 families with children that indicated a housing need, five are needed within 1 year, seven within 1-3 years and one within 4-5 years. Most (7) of the families have 2 children. 4 families have 1 child and 1 family has 3 children. All families that indicated a housing need would prefer to buy a property, but two said they would consider private rent and two said they would consider social rent.

### **Community Feedback**

Consultation on the emerging Neighbourhood Plan revealed the following key housing issues:

- a) To deliver a housing growth strategy tailored to meet the objectively assessed local housing needs and the rural context of the plan area.
- b) To encourage small scale sympathetically design development which protects and enriches the landscape, character and built settlements that make up Weston and Basford.
- c) To provide proportionate and environmentally sustainable housing development as local need arises.
- d) All new housing will be encouraged to incorporate the most up to date innovations in energy saving technology.
- e) To allow infill within the settlement boundaries of up to 2 dwellings.
- f) To allow the redevelopment of brownfield sites.
- g) To allow small rural exception sites of up to 10 houses.
- h) To encourage a mix of size, design and type of new housing to accommodate local needs including social, low cost and starter homes.
- i) Car parking is an issue because of high levels of car ownership across the area and poor public transport provision.

Supporting plans, documents and strategies:

- National Planning Policy Framework
- Cheshire East Local Plan Main Modifications January 2017
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Weston and Basford Parish Plan March 2011
- Cheshire East Sites Allocations and Development Plan Policies Document – February 2017

### **7.1.1 H1 – Scale of Housing Development**

New development will be supported in principle provided that it is small scale, and in character with the settlement phased over the period of the Plan and falling within the following categories:

#### Infill Development

Infilling of a small gap within the settlement boundary in an otherwise built up frontage of up to 2 dwellings in character and scale with adjoining development.

#### Rural Exception Sites

Sites of up to 10 houses to meet local needs and in character with adjoining developments on land immediately adjacent to the Settlement Boundary.

#### Brownfield within the Parish

The redevelopment of brownfield sites within the plan area will be encouraged, where they are neither suitable for nor capable of employment development to meet the Housing Needs Assessment of Weston and Basford and satisfy in all other respects the policies contained in the Neighbourhood Plan.

#### Redundant Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction to meet the Housing Needs Assessment, which would lead to an enhancement of the character of the area, will be supported subject to:

- a) The proposed use being appropriate to its location.
- b) The conversion and/or adaptation works proposed respecting 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.

### **7.1.2 H2 – Affordable Housing, Starter Homes and Low Cost Market Housing to meet Local Housing Needs**

Development that meets an objectively assessed Local Housing Need identified in the latest Parish Housing Needs Assessment January 2017 or, if out of date, the most appropriate objectively assessed review of housing need in the future, will be subject to planning conditions and/or planning obligations requiring the first occupants to be residents of the Parish or with a local connection or employment in the Plan Area, then adjoining parishes and finally Cheshire East. Within any new development the affordable housing provided shall be 'peppercotted' within that development and not grouped together.

In the case of essential agricultural dwellings the same criteria shall apply, and occupants will be employed or last employed in agriculture. Any housing provided to meet a Local Housing Need when it is completed and subsequently becomes vacant shall be made available from that time for a period of 12 months for occupation by people who meet the Local Housing Need criteria.



All new housing developments shall include an element of low cost market housing starter homes and housing for the elderly to accommodate the needs of the aging population in addition to any affordable housing to contribute to a mixed and balanced community as identified by the Cheshire East Housing Advice Note Weston and Basford, Aug 2016.

A report of the findings of the Cheshire East Housing Advice Note Aug 2016 is included in Reports 10.1. The Local Housing Needs Assessment 2017 is included in Reports 10.2

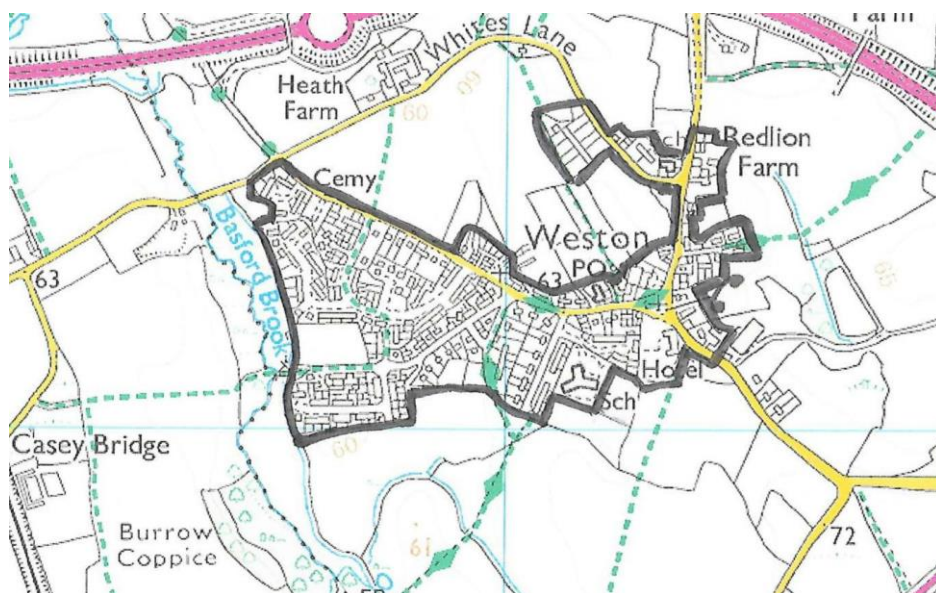
### **7.1.3 H3 - Tenure Mix**

Proposals for Affordable Homes in the village must be of a tenure, size and type to help meet the locally identified Housing Needs Assessment and contribute to a mixed, balanced and inclusive community where people can live independently longer. The tenure mix shall be agreed with the Local Planning Authority prior to the submission of any planning application for housing and shall have regard to the most up to date local housing assessment. (A definition of Affordable Housing is included in the Glossary.)

### **7.1.4 H4 – Settlement Boundary**

Development in the Neighbourhood Plan Area will be focussed on sites within the existing built up area of the existing settlements, with the aim of enhancing their role as sustainable settlements whilst protecting the surrounding countryside. The Neighbourhood Plan proposes to amend the Settlement Boundary for Weston. The existing settlement boundary for Weston is shown.

There will be an opportunity going forward to create settlement boundaries for all of the remaining settlements in the plan area subject to the outcome of the consultation on the Sites Allocation Development Policies Document February 2017. It is likely because of timing that any such proposals will be included in the Neighbourhood Plan Delivery Plan and will be subject to a separate consultation exercise in the future.



**Existing Weston Settlement Boundary**



The purpose of the Settlement Boundary is:-

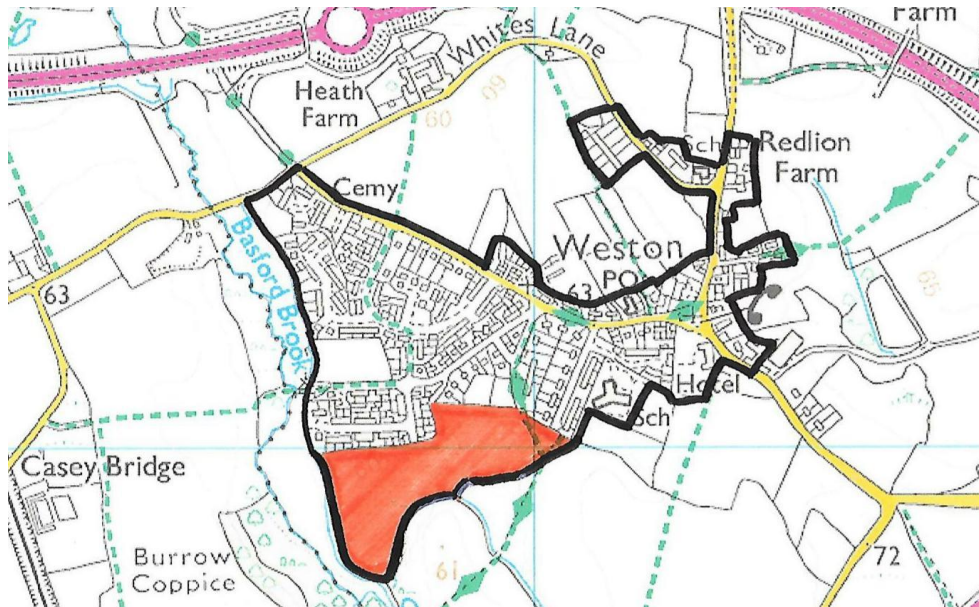
- a) To direct future housing, economic and community related development in the Neighbourhood Plan Area to the existing settlement of Weston, to enhance its role as a resilient and sustainable community and to protect the surrounding open spaces and countryside.
- b) To contain the spread of the settlement, by reinforcing the core area and maintaining an effective and coherent built up-rural edge.
- c) To ensure that proposals for housing development outside the Settlement Boundary will only be granted where they comply with the criteria set out in Housing Policy H2 (Scale of Housing Development), or in exceptional circumstances; such as any new dwelling required for the essential need of an agricultural worker to live permanently at or near their place of work in the countryside.
- d) To preserve the Green Gaps which provide separation from other adjoining settlements and the strategic allocations. This will preserve the individual identity and character of Weston & Basford.

Where the current Settlement Boundary is moved to allow development, as specified above, a new boundary will be established on the edge of the new development and will connect to the previous boundary at its nearest points. This policy establishes the key spatial priority for the Weston and Basford Neighbourhood Plan, within which context all its other policies are based.

### **7.1.5 – Gladman Site**

Weston is an attractive housing market and there are opportunities for housing applications which could potentially be approved under emerging planning policies. One such application is the proposal for 99 new homes off East Avenue by Gladman Developments. This application was approved at appeal in December 2016 and it is proposed to extend the Weston Settlement Boundary to include this site within the Neighbourhood Plan.

The land off East Avenue shown on the plan below is allocated for the construction of 99 houses together with ancillary landscaping and access roads in accordance with the decision of the Secretary of State reference APP/R0660/W/15/3132073



**Gladman Site and amended settlement boundary for Weston**

#### **7.1.6 H6 - Car Parking on New Development**

Within the Neighbourhood Plan area there are high levels of car ownership as a result of poor public transport provision and car parking is a problem, particularly on street parking. Frequently the car parking requirements of individual households exceed the minimum standards set by Cheshire East and there is a need to require more on site car parking.

Therefore new housing developments will be required to provide a minimum of two off road parking spaces for units with 1-2 bedrooms. However if 3,4 and 5 bedroomed houses are granted consent then 1 off street parking space shall be provided within the curtilage of the property for each bedroom. 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.

Sheltered housing units and/or older person's retirement units will be required to provide a minimum of one parking space per two units, one warden space, and a ratio of one visitor space per four units.

All other forms of development will be expected to provide a level of off road parking which adequately serves the use proposed. All the proposed car parking shall as a minimum comply with the current car parking standards of Cheshire East Council.

#### **7.1.7 H7 – Extensions and Alterations to Existing Dwellings**

Proposed extensions and/or alterations to dwellings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials.

The design should reflect and enhance the character and appearance of the existing dwelling and the proposal should also retain garden space commensurate with the size of the extended or altered dwelling in accordance with the prevailing pattern of development in the locality.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building and be in keeping with the surrounding development.

Conversion of farm buildings must be sensitive to the traditional style. Particular attention must be paid to the features which accompany the conversion such as driveways and gardens, ensuring that these features do not 'suburbanise' the landscape.

All new extensions and alterations to existing buildings shall identify and protect, during both demolition and construction works, all underground utility infrastructure assets within or adjacent to the development site.

### **7.1.8 H 8 - Co-location**

The Neighbourhood Plan accepts that there will be new developments within the plan area of up to 10 houses but it also recommends that these new developments should not be built next to one another creating a single large development as this would be prejudicial to the character of Weston and would have significant social and environmental impacts upon the immediate area.

All new residential development within or immediately adjacent to the settlement boundary should be built in geographically separate parts of the settlement in order that the existing settlement and the local infrastructure is not adversely affected by a combination of new developments. No single settlement shall be subject to a large development, of more than 10 houses, resulting from a number of small developments being built close to or accessed from each other.

Co-location applies to all new houses built within the neighbourhood plan period 2015-2030.

(See Glossary for a definition of co-location which should be read in conjunction with this policy)

## **7.2 Green Gap**

### **Justification and Evidence**

The Weston and Basford Green Gap is important in terms of separating physical locations and identities of the individual settlements and the strategic land allocations of Basford East and South Cheshire Growth Village. The 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. Weston and Basford Parish residents want to halt any further encroachment into and deterioration of the quality and quantity of the remaining Green Gap and wish to enhance the rural character of these important areas.

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 proposed changes February 2016 a new Strategic Green Gaps policy 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 September 2016 it was agreed by all parties that until Part Two of the Local Plan is published, possibly 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. A Landscape Character Assessment report by Cheshire Wildlife Trust published in October 2016 provides background information about the landscape of the Green Gaps which have remained largely undeveloped and contain open farmland crisscrossed with public footpaths and watercourses which form important wildlife corridors in the local area. The green gap also provides long views out of the built up area of the settlements to the north, east, south and west. A full copy of this report is included in Reports 10.3.

The Neighbourhood Plan defines key views within and around the Parish for the purpose of preventing proposals within the Green Gaps that will obscure views and reduce the sense of openness and rural character by way of physical intrusion into the open countryside, scale, massing and height.

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 on to or overlook the green gap particularly overlooking and intrusion of privacy.

The recently published Sites Allocation Development Plan Document February 2017 is consulting on the option for Local Green Gaps to be defined through the Neighbourhood Plan process, something that Weston and Basford would support.

This will give 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 Neighbourhood Plan area and Strategic Policy PG4a in the Local Plan. This will further protect the individual identities of the seven communities which make up the Neighbourhood Plan area.

### **Community Feedback**

Consultation on the emerging Neighbourhood Plan revealed the following key issues:

- a) It is important to maintain the physical separation and character of each of the communities in the plan area.
- b) Open spaces should be protected from development.
- c) Any new development should safeguard existing trees and hedgerows.
- d) Open vistas should be protected and maintained.

Supporting plans, documents and strategies:

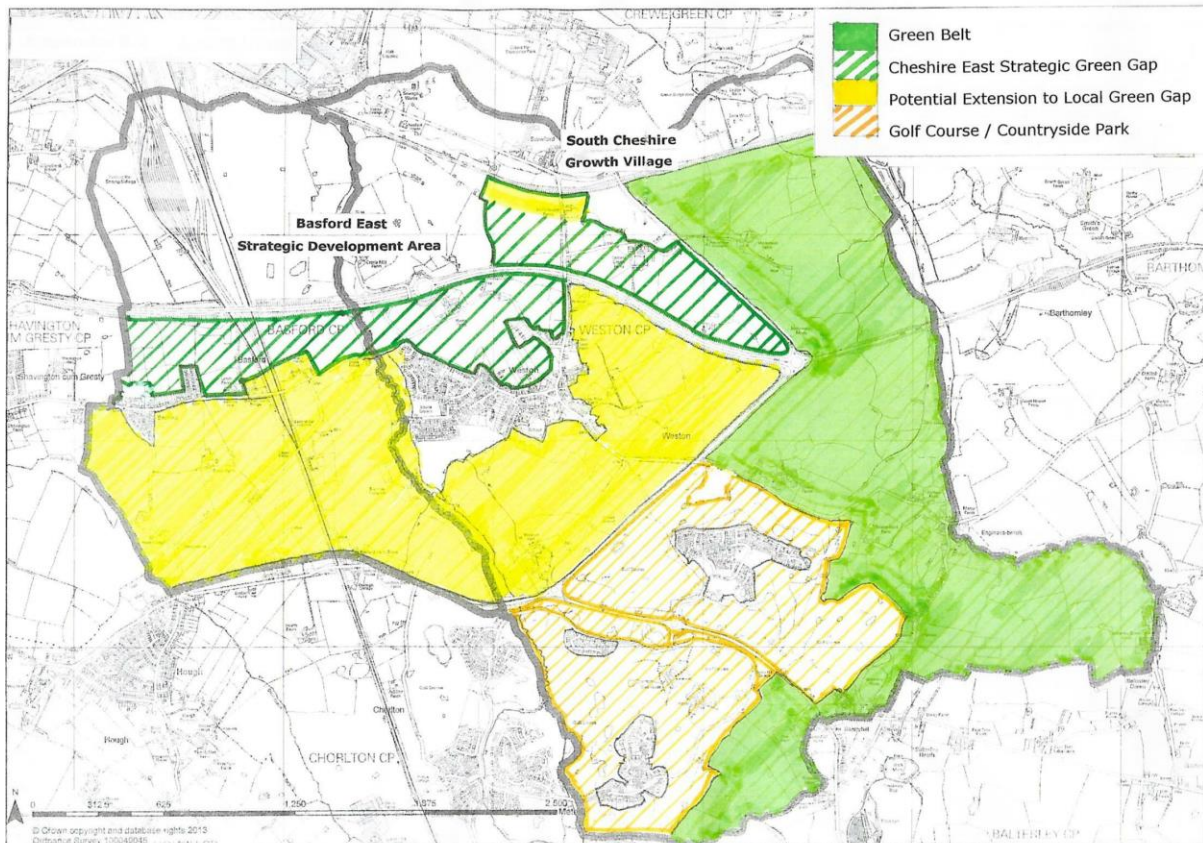
- National Planning Policy Framework
- Cheshire East Local Plan Main Modifications 2017
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Cheshire Wildlife Trust Report, October 2016 - Protecting & Enhancing Weston & Basford's Natural Environment
- Site Allocations and Development Policies Document Issues paper – February 2017

#### **7.2.1 GG1 - Green Gap Policy**

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



- a) Result in the degradation or erosion of the physical area of the existing green gap as shown on the plan – see below.
- b) Adversely affect the landscape and local wildlife habitats and corridors.
- c) Result in the loss of hedgerows, hedgerow trees and areas of woodland.
- d) Diminish the visual gaps between existing settlements.
- e) Result in the loss or diversion of existing public footpaths.
- f) Result in the physical and or visual coalescence of settlements.



**Green Gaps**

### **7.3 Landscape Character**

#### **Justification and Evidence**

Our policies aim to support and add weight to the policies contained in the Cheshire East Council Local Plan Strategy by designating sites as Local Green Space to safeguard them and protect them from inappropriate development.

Within Cheshire East the parish of Weston and Basford has a wider recreational function attracting horse riders, cyclists and walkers on a regular basis who use the network of rural lanes that are characteristic of the plan area. The Methodist Chapel at Englesea Brook attracts around 5000 visitors a year. Despite the rural setting of Weston and Basford, the plan area is not well served by local play

provision and the policies will seeks to address this. Where developers are not able to make provision for play provision on site, financial contributions to off-site play space may be used to meet local needs.

The Neighbourhood Plan wishes to ensure that our children and all members of the wider community have access to high quality outdoor play. Footpaths and bridleways criss-cross the parish and are enjoyed by local residents and visitors alike however more could be provided and circular footpaths created for dog walkers and joggers. The Plan aims to take opportunities to integrate any new developments with the existing rights of way network and enhance existing provision by creating new links wherever possible, particularly where there is potential to improve links to the existing network.

This policy will contribute to the sustainable development by promoting safer communities, creating active and healthier lifestyles, promoting participation in a diverse range of sporting, recreational and cultural activities, and protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats.

NPPF Paragraph 76 permits local communities to identify for special protection, green areas of particular importance to them. In response to the Neighbourhood Plan Questionnaire 97% of the local community felt that it was important to protect open spaces in the plan area which have a recreation, amenity sport, wildlife or conservation value.

In the plan the community has identified a range of 'local green spaces', some are quite small and are special for their wildlife whilst others are enclosed within the built up area of the parish but a number of the most popular local green spaces are places that are adjacent to countryside and farmland, including land in the green gap. All of these spaces have a special significance for local people because of the presence of local wildlife but also where they provide pleasant and easy walking in interesting and natural surroundings within a very short distance of their homes. The phrase 'local in character' in this plan is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small part of the total Neighbourhood Plan area.

Within the plan area there are the Meres and Mosses Nature Improvement Area one of just 12 NIAs in England designated in 2012 for its important wetland habitats.

The Basford Brook is a fast flowing brook particularly significant because it supports water voles and the native white clawed crayfish, both of which are at risk from extinction in the Cheshire region. Extensive sections of the Basford brook also support high quality riparian habitat, particularly the area designated as a Local Wildlife Site to the south of the A51/A531.

A second area of important habitat in Weston and Basford is the land bordering Englesea Brook. This area is a wide expanse of peat deposits along the low lying valley/floodplain extending from Henbury Lee Meadow Local Wildlife Site (an area of swamp and marshy grassland lying close to Englesea brook) southwards towards Snape Lane, just north of Snape Bank Farm.

As well as peat fen the Englesea brook also has areas of ancient woodland at Mill Dale wood (mapped as Dean Rough Local Wildlife Site) and Town House Wood Local Wildlife Site, a clough woodland which lies just outside the neighbourhood planning area.. Both sites are nationally important because the woodlands are likely to have been in existence since the 1600s and as a consequence they are listed on the Ancient Woodland Inventory.

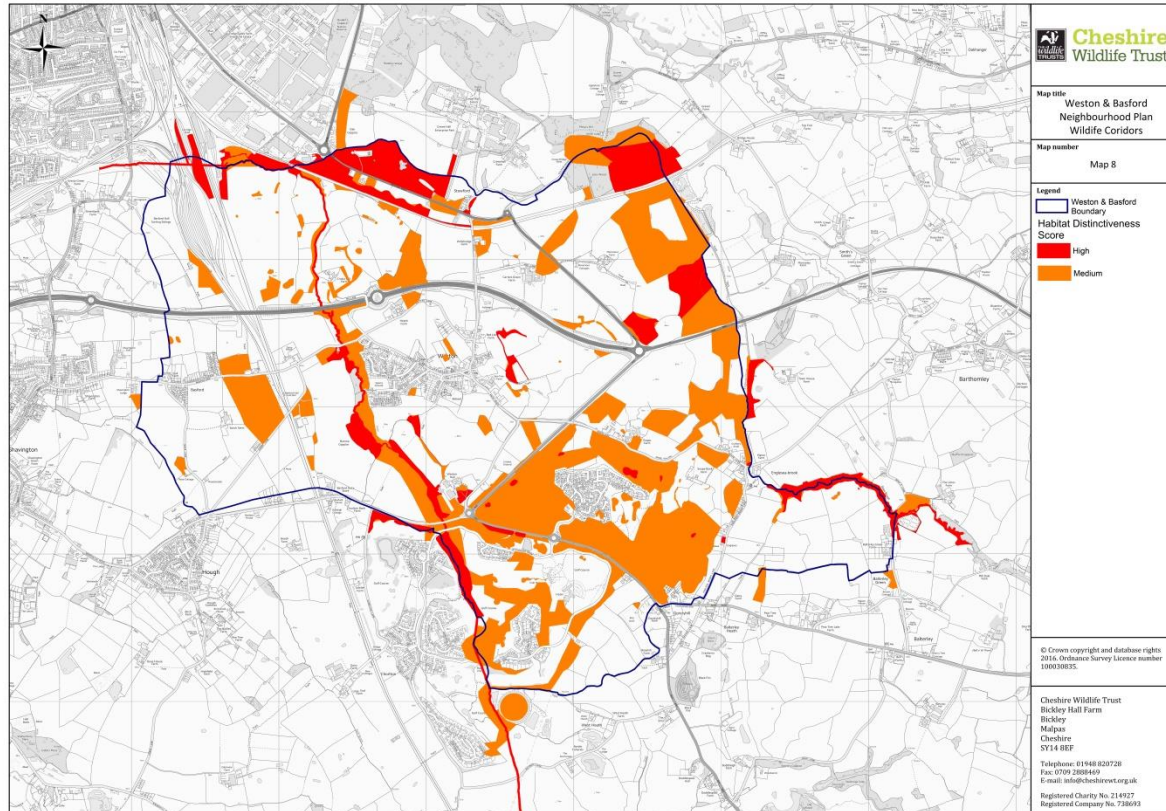


Wildlife corridors are a key component of local ecological networks as they provide connectivity between core areas of high wildlife value/distinctiveness enabling species to move between them to feed, disperse, migrate or reproduce. In conjunction with the results of the Econet analysis (2003) and the identification of the Meres and Mosses NIA (2012), this study has identified a wildlife corridor network (see para 7.3.6) with ecological connectivity within and beyond the Weston and Basford Neighbourhood Planning area.

The Cheshire Wildlife Study has also identified several major areas of high value (high distinctiveness) designated habitat in the Weston and Basford NP area. These are shown on a map and include Henbury Lee Meadows, Carr Woodland, Mere Gutter with Basford Brook, Basford Brook, Town House Wood and Dean Rough Local Wildlife Sites.

A copy of the complete report from Cheshire Wildlife Trust is included in Reports 10.3





**Map of High & Medium Distinctiveness Habitats**

The plan area includes a portion of Crewe Hall registered parkland Grade II, plus an important belt of woodland to the south, the core of which was part of the historic designated landscape associated with Crewe Hall. This woodland is visually important in the landscape.



**Crewe Hall with Surrounding Woodland**

## **Community Feedback**

Consultations on the emerging Neighbourhood Plan highlighted the following key issues in relation to Landscape and Environment:

- a) To treasure what we have.
- b) Existing trees and hedgerows should be preserved and more planted to provide wildlife habitats and diversity.
- c) To protect major assets if any identified by CWT.
- d) To continue to protect wildlife, especially those endangered species such as great crested newts and birds of prey.
- e) Countryside should be more accessible.
- f) Green spaces, natural habitats and countryside must be preserved.
- g) Green spaces should be available for wider public use.

Supporting plans, documents and strategies:

- National Planning Policy Framework
- Cheshire East Local Plan Main Modifications 2017
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Cheshire Wildlife Trust Report, October 2016 - Protecting & Enhancing Weston & Basford's Natural Environment
- Weston and Basford Parish Plan March 2011

### **7.3.1 LC1 – Local Open Space within the Neighbourhood Plan Area**

All existing areas of local open space within the parish will be protected and their quality improved.

Opportunities will be encouraged to link any additional areas of local open space that are created and to address gaps in existing networks by the creation of new rights of way.

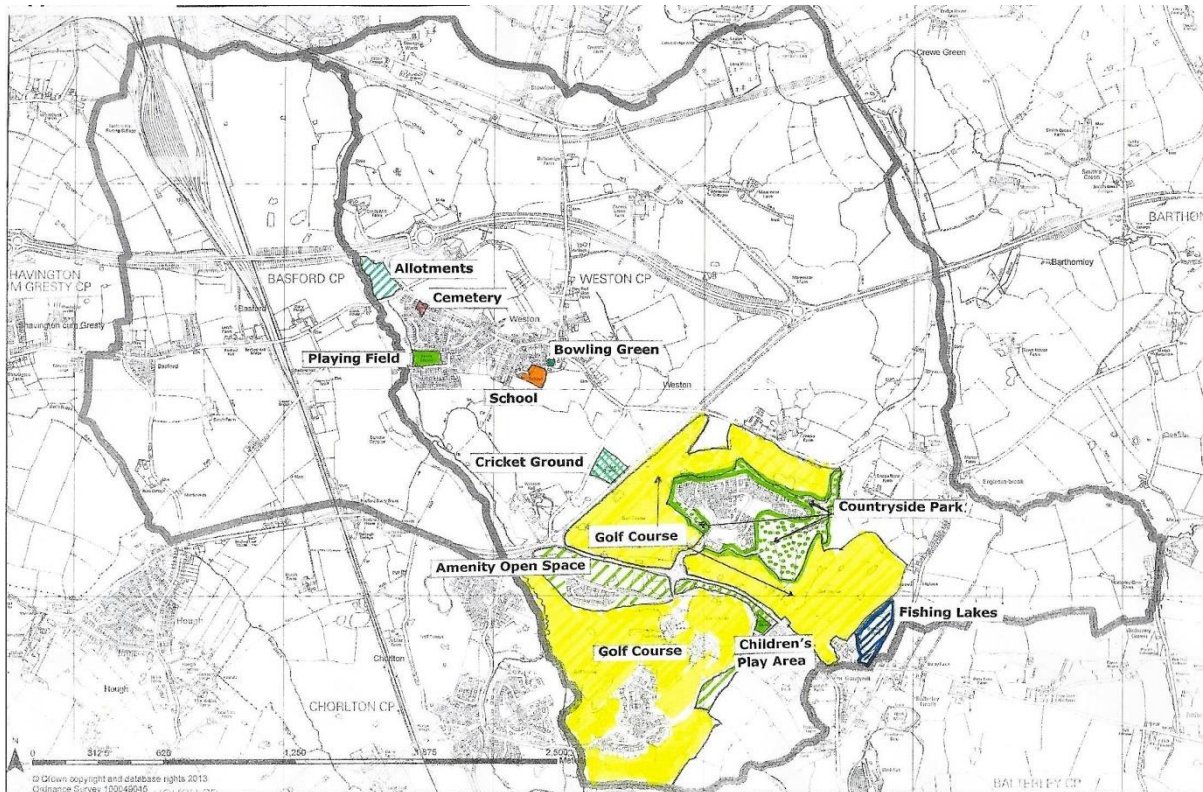
Any new accessible local open space should at least meet or exceed Cheshire East Council's standards for green, sport and play spaces and allotments.

New development will include or contribute to the provision of recreational open space for use by all the residents of the Parish in line with standards set out by Cheshire East Council.

Areas of locally important local open space that have sport, recreation, amenity or conservation value, or provide open vistas and rural skylines, will be protected. The importance of these open spaces will be tested against the following criteria:

- a) How close it is to the built up area.
- b) The local open space is demonstrably special to the local community and holds a particular local significance.

c) It is local in character and not an extensive tract of land.



**Plan of Important Local Open Spaces**

### **7.3.2 LC2 - Landscape Quality, Countryside and Open Views**

All new development will be expected to respect and enhance the local landscape quality ensuring that local views and vistas into, out of and across the settlements and the rural skylines are maintained and, where possible, enhanced and protected from development. See location map and photos of local views and vistas in Appendix 9.2.

All new development will be expected to respect and enhance the setting of the existing settlements and the surrounding countryside. Locally important open spaces, that complement the rural setting and character of the settlements, will be protected as a matter of priority from unnecessary or inappropriate development.

Any development in the open countryside will only be acceptable in exceptional circumstances such as rural exception sites or agricultural dwellings and where the development clearly enhances these areas by sensitive siting, good design, planting and landscaping. Development will also be required to meet the requirements of the Cheshire East Local Plan, the Cheshire East Design Guidance and other such plan policies and national guidance.





**The Open Countryside around Snape Lane**

### **7.3.3 LC3 – Woodland, Trees, Hedgerows and Walls**

All new developments should seek to protect local woodland, trees, hedgerows, wide verges, walls, boundary treatment and existing paving from loss or damage where these contribute to the character and amenity of the plan area and must demonstrate the need for the development proposed. Such development will provide for appropriate replacement planting of native species or the reconstruction of the walls, and paving on the site together with a method statement for the ongoing care and maintenance of that planting, walls and paving.

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

### 7.3.4 LC4 - Historic Environment

The National Planning Policy Framework defines heritage assets as buildings, monuments, sites, places or landscapes identified as having significance such as to merit consideration in planning decisions because of its heritage interest. Heritage assets include both designated and non-designated heritage assets of equivalent archaeological significance to scheduled monuments, and those identified by the local planning authority, including local listing. The value to current and future generations comes from heritage interest, whether archaeological, architectural, artistic, or historic. Significance derives not only from the physical presence of a heritage asset but also from its setting.

Any designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, landscapes and any monuments that may be scheduled or conservation areas that exist or may be extended, will be protected and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets in the plan area will be assessed and consideration will be given to their inclusion in the statutory list of assets taking account of the scale of any harm or loss and the significance of the non-designated heritage assets.

See a list of assets in Appendix 9.3.



**The White Lion in Weston**

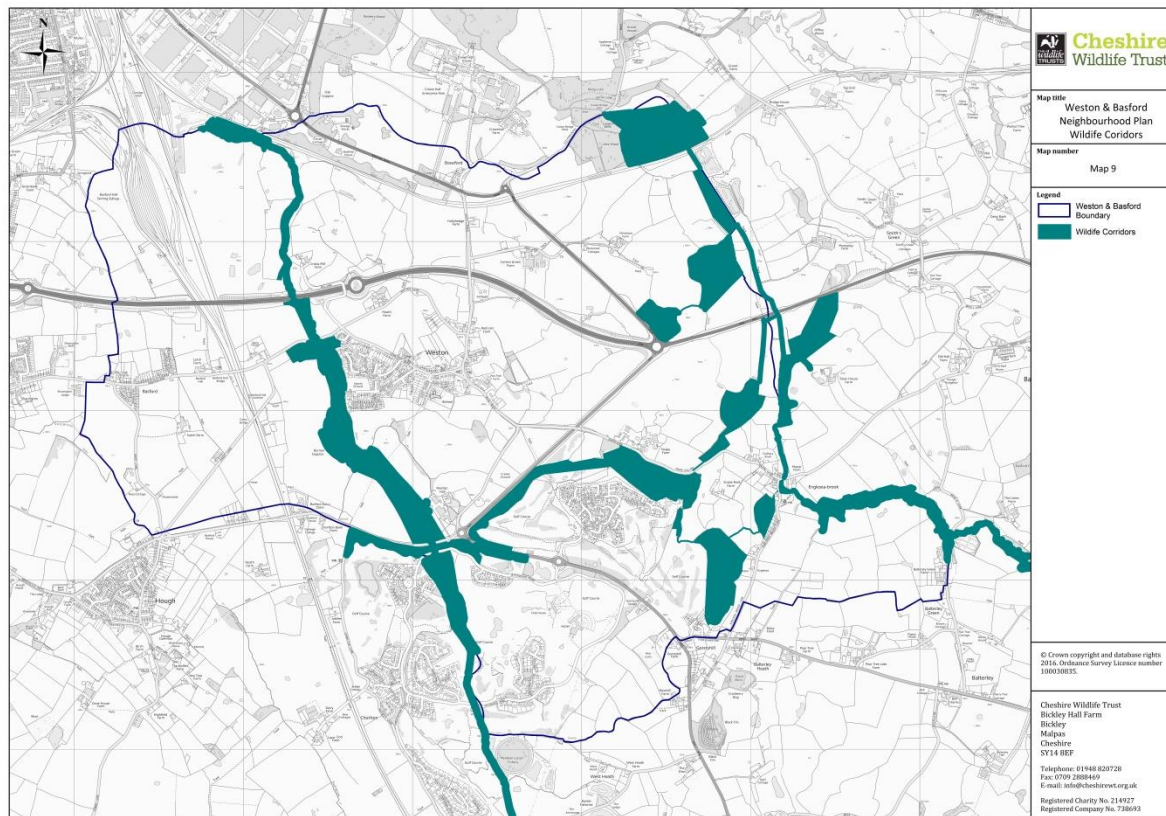
### 7.3.5 LC5 -Footpaths

Improvements to the existing public footpath network in the plan area will be supported to create links between existing footpaths and circular routes within the plan area. The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality and the surrounding area.

### 7.3.6 LC6- Weston and Basford's Wildlife Corridors

The existing woodlands, wildlife sites, drainage ditches, brooks and culverts will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.

The Neighbourhood Plan designates Weston and Basford's wildlife corridors, as identified in the wildlife corridor map and proposes that the quality of these areas should be protected and enhanced.



**Wildlife Corridor Map**

### 7.3.8 LC8 – Biodiversity

All development proposals will be required to demonstrate that there will be no net loss (and ideally a net gain) in biodiversity. The CWT study has identified areas of high or medium 'habitat distinctiveness' which provide important wildlife habitats and act as ecological stepping stones. Proposals that affect these areas, see map in para 7.3, will require comprehensive surveys to assess the



importance of the area at the appropriate time of year to fully evaluate biodiversity present on the site. Mitigation measures will then need to be agreed to reduce any ecological impacts. Net gains in biodiversity may facilitate enhancement of the Wildlife Corridors in addition to providing onsite enhancements.

## **7.4 Local Economy**

### **Justification and Evidence**

The majority of established businesses in the plan area are livestock and arable farming, horticultural and equestrian with a number of 'hidden businesses' and sole traders primarily working from home. See list of local businesses in Appendix 9.4.

There is a convenience store and post office in Weston, together with the White Lion, a public house and restaurant with 17 rooms and, the Wychwood Park Hotel.

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.

### **Community Feedback**

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 parish.
- b) To retain the existing shop and other facilities within the plan area.

Supporting plans, documents and strategies:

- National Planning Policy Framework
- Cheshire East Local Plan Main Modifications 2017
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Weston and Basford Parish Plan March 2011

#### **7.4.1 E1 – New Business**

Proposals which extend existing, or promote new, small scale employment and tourism 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 training.

Any proposal should not have an adverse impact upon the character and appearance of the locality or the amenity of adjoining properties.

#### **7.4.2 E2 – 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 the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.

#### **7.4.3 E3 – 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 respecting 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) All applications for the change of use of agricultural buildings, including stables, within 4 years of the completion of the building must be accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure.
- e) Compliance with other relevant policies in the plan.

### **7.5 Community Infrastructure**

#### **Justification and Evidence**

The Parish of Weston and Basford has a range of buildings that serve the community as a whole. However these are all well used and do not necessarily offer sufficient capacity to meet the present day needs of the community. Some are over utilised whilst others are in need of repair and modernisation, requiring significant funding to secure their long term improvement.

To promote the ongoing prosperity and vitality of the plan area it is essential that Weston and Basford retains and provides local services that will meet the needs of present and future residents. See list of Community Facilities in Appendix 9.5.

#### **Community Responses**

Consultation on the emerging neighbourhood plan revealed the following key issues:

- a) To retain and provide local services that will sustain all the communities in the plan area.



- b) To resist the loss of the local shop and Post Office and any other community facilities.
- c) To assess the impact that all new development may have on community infrastructure.

Supporting plans, documents and strategies:

- National Planning Policy Framework
- Cheshire East Local Plan Main Modifications 2017
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Weston and Basford Parish Plan March 2011
- Cheshire East Community Infrastructure Levy – preliminary charging schedule February 2017

### **7.5.1 C1 Community Facilities**

Proposals that result in the loss of use, buildings or land for public or community use will not be supported.

Proposals that retain or enhance the provision, quality and accessibility of existing uses, buildings or land for public or community use will be supported, where they do not conflict with other policies in the plan.

Proposals for new uses, buildings or land for public or community use should be in suitable locations, served by a choice of sustainable transport options; should be of an appropriate scale and flexible design to enable multiple uses throughout the day and be accessible by all members of the community.

Facilities should be accessible to all and take account of existing provision in the plan area.



**All Saints Church, Weston**

### **7.5.2 C2 – Existing and New Facilities**

The retention, continued use, refurbishment and improvement of all the community buildings, in particular the Weston Church Hall, Wychwood Village Hall and their associated uses together with the shop and public house will be supported. The relocation of services or facilities within the plan area will be supported where it can be demonstrated that there will be no loss but there will be an equal level or greater level of service and accessibility for the community.

The loss of the shop, public house, restaurant, hotel and other community infrastructure from the plan area will be resisted unless it can be demonstrated that the existing uses have been marketed for at least 12 months and any replacement use will provide equal or greater benefits to the community, including benefits through contributions on other sites within the area.

Proposals for the provision of new and/or improved community facilities will be supported provided that the proposals would not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

### **7.5.3 C3 – Contributions to Community Infrastructure**

All new development will be expected to address the impacts and benefits it will have on the community infrastructure and how any impacts can be mitigated.

Financial contributions paid direct to the local community as a result of New Homes Bonus, Section 106 contributions or any Community Infrastructure Levy proposals will be pooled to deliver priorities identified in the Neighbourhood Delivery Plan document.

The provision of community infrastructure by developers in lieu of financial contributions will be supported where such community infrastructure projects are identified in the Neighbourhood Delivery Plan. (See Appendix 9.6 for a fact sheet issued by Cheshire East Council which explains the use of Section 106 to mitigate the impacts of new development)

Cheshire East has also published a consultation on a proposed Community Infrastructure Levy and preliminary draft charging schedule in February 2017. Weston and Basford Parish Council propose to comment on this consultation document which can be viewed on the Cheshire East web site.

### **7.5.4 C4 Communications Infrastructure**

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the area.

Applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

## **7.6 Design of Buildings**

### **Justification and evidence**

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

The density of the development must also be given due consideration to ensure there is adequate external space. Households should have access (preferably on a private basis but otherwise shared/communal) to:

- a) Safe play area for children.
- b) Shed or other structure to securely store bicycles.
- c) Area sufficient for rotary clothes dryer.
- d) Optional vegetable patch.

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 it is aimed at preserving the rural character of Weston and Basford, especially within the settlements that make up the plan area.

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.

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

There is no dominant vernacular style in Weston and Basford plan area apart from the small area of the Crewe Estate at Stowford and therefore no established reference to preserve. Its character is born out of diversity and so this should be the aim of any future design policies, encouraging different styles of architecture, active frontages of properties and varying heights of roofs. Therefore, without setting out any subjective claims about style or being prescriptive the design policies in the Neighbourhood Plan reflect a desire to improve the quality of all future development.

All new development must therefore reflect the community need and establish the type and mix of development required to create a sustainable inclusive community.



**Houses of Old & Modern design**

### **Community Responses**

- a) All new proposals should complement the existing rural character of the plan area.
- b) All new proposals should be complimentary in scale and design to adjoining properties and the settlement in which they are located.
- c) The plan should encourage buildings which are sustainable and energy efficient.

Supporting plans, documents and strategies:

- National Planning Policy Framework

- Cheshire East Local Plan Main Modifications 2017
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Weston and Basford Parish Plan March 2011
- Cheshire East Design Guide 2016

### **7.6.1 D1 Existing buildings in the open countryside**

Proposed extensions and/or alterations to existing dwellings in the open countryside should reflect the rural character of the area and will be required to be constructed of materials that reflect those in the immediate locality. The design should enhance the character and appearance of the existing building and the surrounding area.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building using materials that reflect those in the immediate locality and to be in keeping with the surrounding development.

### **7.6.2 D2 Environmental Sustainability of buildings**

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 and in particular the conservation areas and any heritage assets.

New development will be encouraged to adopt a 'fabric first' approach to ensure long term performance to reduce energy demand and provide energy in the most cost effective way.

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 and permeable paving designed as part of the development and to reflect the rural character of the area.

### **7.6.3 D3 Employment Development**

All new employment development must be of a high quality of design which:

- a) Complements and enhances where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining development.
- b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance.
- c) Provides an appropriate level of landscaping, planting and screening which complements and enhances the character of the local area.
- d) Has assessed any impact upon local heritage assets or areas of local interest to avoid unacceptable harm.
- e) Has assessed any impact upon the local highway network to avoid unacceptable harm.



#### **7.6.4 D4 Design of New Housing**

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 Weston and Basford good design means complementing and enhancing where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the plan area including where appropriate the provision of chimneys. In addition all new development should;

- a) Demonstrate that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance.
- b) Provides adequate street lighting to enhance house security, pedestrian safety and the safety of road users.
- 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 life-styles 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 areas in the plan area by showing an understanding of the qualities which make up this character. All new development should be accompanied by a Design and Access Statement and demonstrate a high quality of design and a good standard of amenity for existing and future occupiers of the proposed development, 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 innovative materials 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) Include innovation to achieve low carbon sustainable design that meets the BREEAM Quality Mark standard, -see Appendix 9.7, will be encouraged;
- i) Provide sufficient external amenity space, refuse and recycling storage, car and bicycle parking and on all new housing developments conveniently located dog bins (faeces disposal points) to ensure a high quality and well managed street scape.

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.

### 7.6.5 D5 - Adapting to climate change

All new development within the plan area should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation have sought to:

- a) Reduce the use of fossil fuels.
- b) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy.
- c) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies.
- d) Link the provision of low and zero carbon infrastructure in new developments to existing buildings.
- e) Adopt best practice in sustainable drainage.
- f) Reduce energy demand and provide energy in the most cost effective way.

## 7.7 Transport and infrastructure

### Justification and evidence

Weston and Basford parish is a rural parish with many narrow country lanes linking the seven settlements. There is one major road, A500 that runs east to west through the parish linking Crewe and Nantwich to Junction 16 of the M6. The A531 runs south from the A500 to Newcastle under Lyme whilst the A5020 runs north from the A500 into Crewe. The majority of the other roads that criss cross the plan area and link the seven local communities are Class C roads, some of which are only single car width. The Crewe to Stoke single track railway line runs east to west through the north of the plan area, the nearest mainline station is in Crewe. The only daily bus service through Weston village is number 85 which runs every hour between Crewe and Newcastle under Lyme, see September 2016 timetable in Appendix 9.8.

There is a network of well used public footpaths linking the settlements in the area, including a section of the Two Saints Way, although there is a desire to extend the footpath network and to create circular routes within the Parish.



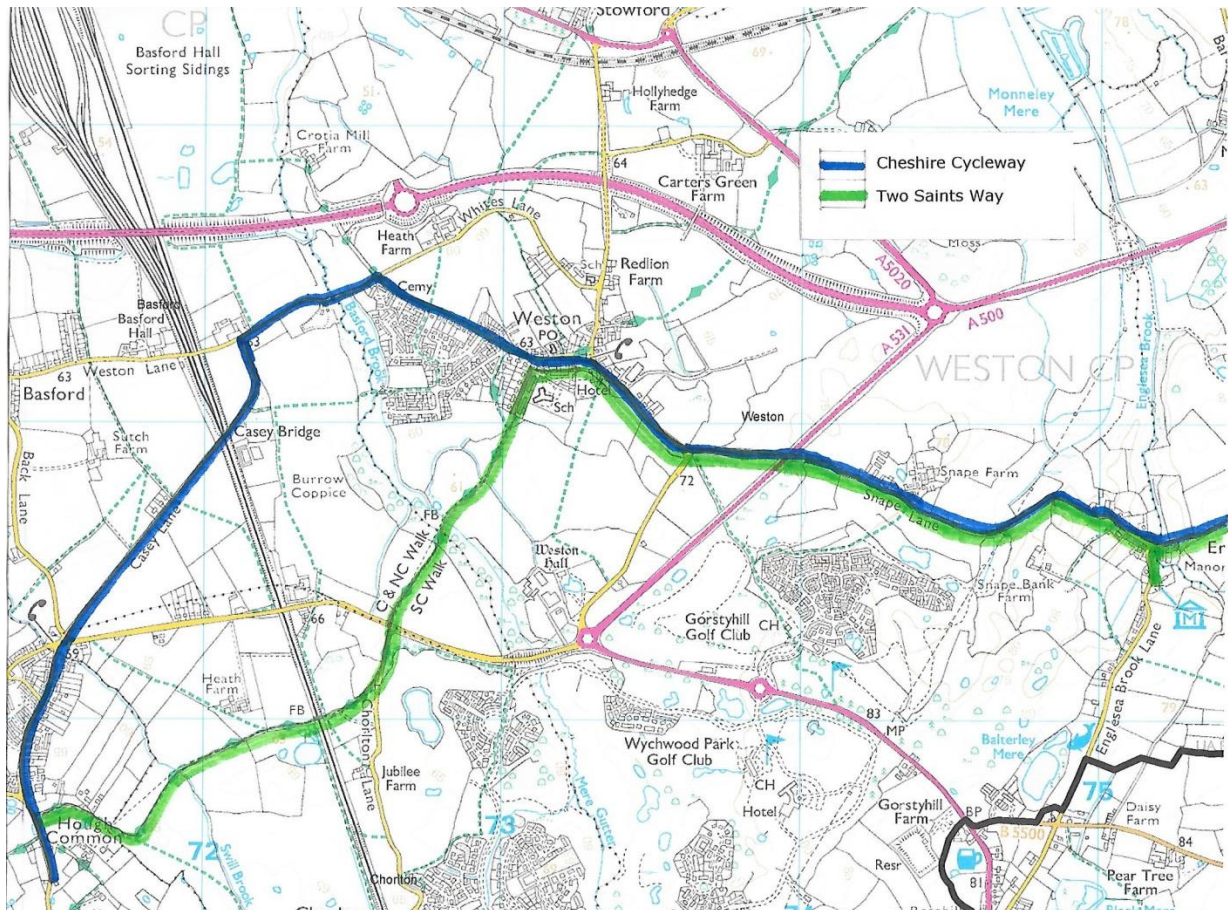
**To Chester**



**To Lichfield**

**Two Saints Way Markers**

The Cheshire Cycle Way also runs through the plan area. These are shown on the plan below.



**Cheshire Cycleway & Two Saints Way**

The scale of development proposed in the plan area together with other developments in and around Crewe could lead to serious congestion on local roads, particularly those leading to Junction 16 on the motorway, and increased rat running along existing narrow country lanes. These are already concerns of local residents and impact upon their quality of life.



**Cycleways on Country Lanes**





**Tractors & Narrow Country Lanes**

### **Community responses**

- a) Concerns about traffic speeds on local roads.
- b) Concerns about traffic congestion at peak times.
- c) Inconsiderate parking particularly at School drop off and pick up times.
- d) Provision of improved bus services providing destinations and route timings to reflect local demand.
- e) Extension of the public footpath network to create local circular routes.
- f) Provision of superfast broadband to all communities.
- g) Improvements to the mobile phone network.

Supporting plans, documents and strategies:

- National Planning Policy Framework
- Cheshire East Local Plan Proposed Changes 2016
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Weston and Basford Parish Plan March 2011

#### **7.7.1 T1 Footpaths, Cycle ways and Bridleways**

- a) Working with local and national associations proposals to ensure that existing footpaths and bridleways are well maintained and signposted and that new footpaths are created and officially designated will be supported.

- b) The character of existing public rights of way (PROW) must be protected in terms of safety, directness, attractiveness and convenience. No obstructions to PROW should be introduced and any amendments should follow the guidelines in the relevant National Policy.
- c) Bridleways for horse riders should be protected.
- d) Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across and through the plan area. New and existing cycle tracks should be linked with the National Cycle Network.
- e) As part of any development proposals financial contributions or direct provision of new infrastructure will be sought to secure improvements to rights of way and other links within the plan area.
- f) Improvements to the existing public footpath cycleway and bridleway network in the plan area will be supported. The construction and appearance of new paths, tracks or links must be appropriate to the area, suitable for the intensity of use and sensitive to the character of the locality.
- g) Routes should aim to keep crossings and changes in level to a minimum and cycle routes should avoid unnecessary gradients. Routes should normally be accessible for those with wheelchairs, frames, buggies or other mobility aids.

#### **7.7.2 T2 Traffic Congestion**

- a) All significant proposed developments (over 10 houses or 1000sqm floor area) will be supported by a Transport Assessment (TA) which must demonstrate predicted levels of generated traffic and the impacts of this on key roads and junctions within the plan area.
- b) In the event that the TA shows a predicted increase in congestion or average journey times mitigating works shall be identified and implemented to bring predicted journey times back to predevelopment levels unless it can be demonstrated that it is not viable following an assessment of the options and viability or other means.
- c) Travel plans will be required for all major (significant) developments in accordance with the policies in the Local Plan and other policies in this plan.
- d) Any new development should not add to the number and size of HGV's using the existing highway network within the Parish.
- e) Car parking provision on all new developments should be sufficient to accommodate all the vehicles within the site that will be associated with the proposed use.

#### **7.7.3 T3 Improving Air Quality**

To protect air quality where it is of a high standard and improve it elsewhere, proposals will only be supported provided they:

- a) Comply with the requirements of Policy SE12 of the Cheshire East Local Plan.
- b) Demonstrate that their traffic impacts will not decrease air quality.
- c) Implement and support actions that make a positive contribution to improving air quality, such as by encouraging increased take-up of sustainable transport.
- d) Integrate with existing policies for spatial and transport planning to reduce travel demand and open up possibilities for walking and cycling.

In addressing these requirements, proposals should provide evidence across the spectrum of pollutants, including oxides of sulphur and nitrogen, and particulates such as PM<sub>10</sub>. These should be measured at key points determined by the Parish Council and include key road junctions and areas adjacent to premises such as schools and community facilities, with measurements taken at times agreed with the Council. Any impacts should take into consideration:

- a) The probability, duration, frequency and reversibility of effects.
- b) The cumulative nature of effects.
- c) The fact that some individuals (particularly the young and those with respiratory disorders or genetic predisposition) may be susceptible to lower levels of pollutants.
- d) The trans-boundary nature effects.
- e) The magnitude and special effect of the effects (geographical area and population size).
- f) The value and vulnerability of the area affected:
  - i. Special natural characteristics or cultural heritage.
  - ii. Intensive land use.
  - iii. Exceeds environmental quality standards or limits.
- g) The effect on areas or landscapes which have national protection status.
- h) The effect of all other developments that have been approved, even if these have not yet been completed.

#### **7.7.4 T4 Walkable neighbourhoods**

- a) The concept of 'walkable neighbourhoods' should be used in justifying the layout of new development and the location of new community facilities across the plan area.
- b) Ideally all new developments should be within 10 minutes walk of local facilities, to enable residents to access these facilities and services, to support those services and reduce the need for travel by car.

#### **7.7.5 T5 Bus services**

- a) Significant developments of 10 houses or 1000sqm in floor area should normally be served by a regular bus service to Crewe Station and town centre. Where existing routes do not already serve the proposed development area, new development may be expected to fund an expanded service. Developers will provide through a planning obligation

such subsidy or otherwise as is necessary to ensure that the service runs for a period commencing and ending at points to be agreed with Cheshire East.

- b) Bus stops provided in connection with (a) above shall be of an appropriate design and shall be 'all weather' ideally providing real time information.

#### **7.7.6 T6 Cycle parking**

The provision of secure and covered cycle parking facilities in all new housing developments and on existing and new employment developments will be encouraged.

#### **7.7.7 T 7 – Identification of underground utility assets**

The design, type and/or location of any new development; (its hardstanding, landscaping, boundary walls etc.) should have consideration for their impact on underground utilities infrastructure assets, their on-going protection, operation and future maintenance

#### **7.7.8 T8 – Creation of new accesses**

Where a new access is created, or an existing access is widened, through an existing hedgerow, or wall, to protect the visual amenity of the locality a new hedgerow, or wall to match the existing in height and plant species shall be planted or rebuilt on the splay returns into the site. This will maintain the appearance and continuity of hedgerows, and walls within the Plan area and, will also ensure safe access and visibility.

#### **7.7.9 T9 – Fibre optic cabling to Premises**

The development of high speed broadband technology will be supported.

## 8.0 Glossary

**Affordable Housing** – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Amenity** – An element that contributes positively to the overall character or enjoyment of an area.

**Biodiversity** – A measure of the number and range of plants and animals and their relative 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.

**Building for Life 12** – The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.

**Cheshire East Council** – The Local Authority for Weston and Basford

**Code for Sustainable Homes** – The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. This is a voluntary national standard for new homes. It assesses rates and certifies the environmental performance of new homes on a scale of zero to six, with six being a design and construction that minimises environmental impact.

**Co-location** – New housing developments should be built in geographically separate parts of any of the settlements included within the Neighbourhood Plan in order that existing local communities and infrastructure are not adversely affected by a combination of new developments. No single area in any of the settlements should be subject to a large development that has resulted from smaller developments being built close to or accessed from each other.

The separation between developments should be maintained by a significant distance (100m), geographic features or visual segregation or a combination of these elements. Importantly one new development should not share an access road with another new development.

For the purposes of this co-location this definition applies to all new houses built within the neighbourhood plan period 2015-2030.

**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, and healthcare facilities.

**Community Infrastructure Levy (CIL)** – A charge allowing Local Authorities to raise funds from owners and developers of land who undertake new building projects in their area.

**Consultation Statement** – A Consultation Statement accompanying the Weston and Basford Neighbourhood Plan is required by the Localism Act. The Consultation Statement must explain how the community were consulted and how this informed the Neighbourhood Plan.

**Core Strategy** – A Development Plan Document prepared by Cheshire East Council. The Core Strategy sets out the long term spatial vision for the wider area and contains policies which will apply to all development proposals in the local authority area.

**Curtilage** – The area of land, usually enclosed, immediately surrounding a dwelling house.

**Delivery Strategy** – A document accompanying the Weston and Basford Neighbourhood Plan that sets out a strategy for delivering and monitoring the policies in the Neighbourhood Plan. It includes the infrastructure and initiatives associated with the Plan area. 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. The Local Planning Authority requires it 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. (See definition under L below) This includes adopted Local Plans and neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

**Dwelling mix** – The mix of different types of homes provided on a site. A mix may typically include a range of house types from 2 bedroom to 5 bedroom houses.

**Employment Land** – Development of land for employment uses, public and community uses and main town centre uses (but excluding housing development).

**Evidence Base** – The researched, documented, analysed and verified evidence for preparing the Weston and Basford 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 Weston and Basford Neighbourhood Plan. It supports the Plan by summing up the relevant Evidence Base and explaining how decisions were made as to where new development should be located in Weston and Basford.

**Examination** – An independent review of the Neighbourhood Plan 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. Green corridors connect green spaces together.

**Green Spaces** – see Open Space

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

**Gross density** – The number of dwellings per hectare when the calculation of the site area includes the whole site.

**Habitat Regulations** – The European Union Habitat Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. The protected areas are called Natura 2000 sites. If a development is likely to affect a Natura 2000 site, an assessment under the Habitat Regulations is required.

**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** – Infilling is defined as the filling of a small gap (with up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement.

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

**Lifetime Homes** – The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of their lives.

**Local Need** – local need is defined as accommodating households who are either current residents or have an existing family or employment connection in Weston and Basford.

**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.

**Local Development Document** – An individual part, usually a plan, of the Local Development Framework.

**Local Development Framework** – The portfolio of Local Development Documents.

**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 Weston and Basford or people with a Weston and Basford connection or in the case of essential agricultural dwellings, residents 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.

**Local Plan** – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act."

**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.

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

**Mixed use** – Developments where more than one use is proposed. A site could have houses, shops and community facilities for example. One building could be used for different purposes such as offices over shops.

**National Planning Policy Framework** – The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It sets out the Government's Planning policies for England and how these are expected to be applied.

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

**Net Density** – The number of dwellings per hectare when the calculation of the site area excludes features such as open space, landscape buffers and access roads.

**Open Countryside** – The area outside the settlement boundary.

**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 Weston and Basford Neighbourhood Plan will set policy for Weston and Basford. This will be from the adoption of the Plan until 2030 by agreement between Weston and Basford Parish Council and Cheshire East Council.

**Public Open Space** – see Open Space above

**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 Weston and Basford Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.

**Registered Social Landlord** – Independent housing organisation registered with the Tenant Services Authority under the Housing Act 1996. Independent not-for-profit



housing providers, regulated by the government and also known as Housing Associations. They offer homes for rent or shared ownership for people in housing need.

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

**Rural Exception Site** –small sites with permission for affordable housing in perpetuity where consent would not normally be granted 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.'

**Settlement** -Settlements may be defined as cities, towns, villages and small settlements. The precise definition of which category each settlement falls into, will be part of the development plan process for each locality

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

**SSSI** – Site of Special Scientific Interest.

**Sustainable Development** - There are three dimensions to sustainable development in the NPPF : economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages
- moving from a net loss of bio-diversity to achieving net gains for nature

- replacing poor design with better design
- improving the conditions in which people live, work, travel and take leisure
- widening the choice of high quality homes.

**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 informed and guided the work on the Weston and Basford Neighbourhood Plan.

**Strategic Environmental Assessment** – Assessments made compulsory by a European Directive (the SEA Directive). They are to be implemented in planning through Sustainability Appraisals of Development Plan Documents and Neighbourhood Plans.

**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 transportation. 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 impacts of the development.

**Use Classes** – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

**Wildlife Corridor** – Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.

**Windfall sites** – Sites not allocated for development in the Weston and Basford Neighbourhood Plan that unexpectedly come forward for development.

**Wychwood Park** – any reference to Wychwood Park in the plan refers only to that part of the Wychwood Park development which falls within the Neighbourhood Plan Area.

## **9. Appendices**

9.1 Delivery Plan Document for the Parish Council.

9.2 Map and photos of Local Views and Vistas.

9.3 List of Heritage Assets.

9.4 List of Local businesses.

9.5 List of Community Facilities

9.6 Cheshire East fact sheet – Section 106.

9.7 BREEAM Quality Mark Standard.

9.8 Bus timetable for No. 85 service

## **10. Reports**

10.1 Cheshire East Housing Advice Note Weston & Basford – Aug 2016.

10.2 Weston and Basford Housing Needs Survey – January 2017.

10.3 Cheshire Wildlife Trust Report - Protecting & Enhancing Weston & Basford's Natural Environment – October 2016.

These reports are available in full on the Neighbourhood Plan pages of the Weston & Basford website, [www.weston-basford.co.uk](http://www.weston-basford.co.uk)

## Appendix 9.1 - Parish Council Delivery Plan

Develop a Parish Council delivery plan to increase the use of sustainable forms of transport.

**Action** – Parish Council and Cheshire East

Obtain baseline air quality measurements.

**Action** – Parish Council and Cheshire East

Monitor the impact of all existing and future developments on local infrastructure.

**Action** – Cheshire East and Statutory Undertakers

Monitor vehicle speeds across the plan area and in particular within the settlement boundaries.

**Action** – Parish Council, Cheshire East and Cheshire Police

Improve the mobile phone network and broadband provision across the plan area.

**Action** – Parish Council, Cheshire East and Openreach

Prevent 'rat running' through the plan area.

**Action** – Parish Council and Cheshire East

Enforcement of vehicle weight limits.

**Action** – Cheshire East and Cheshire Police

## Appendix 9.2 - Map & photos of Local Views & Vistas







**1 - From Gladman site, looking South**



**2 - From Main Road, Weston looking North West**



**3 - From Main Road, Weston looking South East**



**4 - From Snape Lane looking North East**





**5 - From Engelsea Brook Lane looking West**



**6 - From Wychwood Village looking East**



**7- From Wychwood Village looking South East**

## Appendix 9.3 - Heritage Assets

There are 18 Listed Buildings/structures within the Neighbourhood Plan Area.

(Sources: Historic England and Englesea Brook Chapel and Museum)

- Hollyhedge Farmhouse – Grade II\*
- 41 Main Road Weston – Grade II
- Barn and Elder Cottages, Smithy Lane – Grade II
- Gentian Cottage, Smithy Lane – Grade II
- Red Lion Farmhouse, Main Road Weston – Grade II
- White Lion Inn – Grade II
- Methodist Chapel and Sunday School, Englesea Brook – Grade II
- Monument to Hugh Bourne, Primitive Methodist Graveyard Englesea Brook – Grade II
- All Saints Church, Weston – Grade II
- Weston House, Main Road Weston – Grade II
- Beech Tree, Elm Tree, Oak Tree and Walnut Tree Cottages, Stowford – Grade II
- Golden Gates Lodge and entrance screen, Weston Road – Grade II
- Firtree Cottage, Weston Road – Grade II
- Magnolia and Stowford Cottages, Weston Road – Grade II
- Smithy and Smithy Cottage, Stowford – Grade II
- Stowford Lodge, Stowford – Grade II
- Signpost, Cemetery Road – Grade II
- Signpost, Whites Lane – Grade II



**Hollyhedge Farmhouse – Grade II\* pictured c1921**

## **Appendix 9.4 - Local Businesses**

This is presented as visible businesses trading within the plan area and the invisible businesses who are listed as registered Ltd Companies with an address in the Plan area together with reference to Sole traders and Partnerships

### **Visible businesses**

- Baileys Woodworks, Main Rd, Weston
- Better Gardens, Cemetery Rd
- Better Homes property maintenance, Cemetery Rd
- Border Tree Care, Cemetery Rd
- Clifford Price, Millbeck Close
- E. Witter & Sons, Jack lane
- Gorsty Hill Garage
- Gorsty Hill Fishing Lakes
- Hair Studio, Cemetery Rd, Weston
- K9 dog grooming, Cemetery Rd,
- Plantagogo, Snape lane.
- Richardson's Tiling, Cemetery Rd
- Stamford Associates, Main Rd
- Steele's, Cemetery Rd.
- Stepping Stone Nursery, Main Rd
- The Orchards B&B, Main Rd
- WFS, Main Rd, Weston
- White lion Hotel, Main Rd
- Woodcrafts, Crotia Avenue
- Vine Cottage Stores, Cemetery Rd
- Wychwood Hotel
- Wychwood Park Golf Club

### **Businesses with a registered address in the Parish.**

From internet searches and local information, we estimate that there are more than 90 Limited Companies.

### **Other businesses**

There are large numbers of sole traders and small partnerships.

The best estimate for these is around 50+.

## **Appendix 9.5 - List of Community Facilities**

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

- All Saints Church, Weston
- Bailey's Wood Works, Weston
- Englesea Brook Chapel and Museum
- Gorsty Hill Fishing Lakes
- Gorsty Hill Golf Club – closed at present
- K9 Bath time, Dog Grooming, Weston
- Steele's Farm Shop, Weston
- Stepping Stones Nursery, Weston
- The Hair Studio, Weston
- Vine Stores and Post Office in Weston
- Weston Allotments
- Weston Bowls Club
- Weston Cemetery
- Weston Church Hall
- Weston Cricket Club
- Weston Primary School
- Weston Village Playing Field
- White Lion Hotel and Restaurant, Weston
- Witter Farm Supplies, Weston
- Wychwood Park Golf Club
- Wychwood Park Hotel
- Wychwood Village Hall

All other Community Facilities are situated outside the Parish. The significant ones and their nearest locations are:

- Cash Point, Shavington and Crewe
- Convenience Store, Shavington and Crewe
- Dentist's Surgery, Crewe
- Doctor's Surgery, Shavington and Wrinehill
- Estate Agents, Crewe
- Funeral Undertakers, Crewe
- Other Retail Services, Crewe
- Petrol Station, Barthomley, Shavington and Crewe
- Secondary School, Shavington
- Solicitor's, Crewe
- Supermarket, Crewe



## Appendix 9.6 – Factsheet Page 1

June 2016

# FACTSHEET PLANNING S106

### WHAT ARE SECTION 106 FUNDS?

'Section 106 Agreements' (also known as Planning Agreements /Planning Gain/Developer Contributions/Community Infrastructure Levy) under Section 106 (s106) of the Town and Country Planning Act 1990 (as amended) are negotiated between the Council and the applicant/developer (and any others that may have an interest in the land) and are legally binding.

When a planning application is submitted to the Council, an assessment is carried out to determine the level of adverse impact of the proposed development. S106 Agreements are used to mitigate any adverse impacts by securing: contributions; services; affordable housing; infrastructure; and amenities either by undertaking specific works and/or a monetary contribution (commuted sum) to enable the Council to undertake the relevant works itself.

The requirements for s106 funding will vary according to the size, viability, impact and nature of the proposed development. All planning applications are assessed on a case by case basis and not all developments will require obligations. The key legal and policy tests for establishing a Planning Obligation are defined in the Community Infrastructure Levy Regulations 2010 and National Planning Policy Framework which state that s106 Agreements should only be used where they meet all of the following:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

### PLANNING POLICIES & NEGOTIATIONS

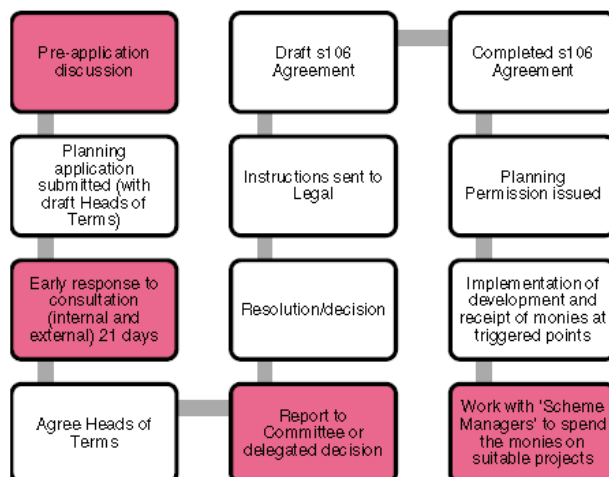
Local Planning Policies, Supplementary Guidance and Neighbourhood Plans etc. form the basis of the Council's justification for s106 requirements and subsequent negotiations. It is essential to understand this policy context.

### HOW & WHEN TO GET INVOLVED?

It is vital that the process for dealing with s106 monies is robust, effective and transparent.

The Council encourages all Ward, Town and Parish Councillors to take an early active role in agreeing and negotiating the content of a s106 Agreement during the planning consultation process. An invitation to comment on an application is issued by the Planning Case Officer by email to individual Ward Councillors and also to the Town/Parish Council Clerk. Where a s106 forms part of the planning application, you are advised to submit s106 comments/proposals regardless of your support or objection.

Your opportunity to get involved in the process:



## Appendix 9.6 – Factsheet Page 2

June 2016

# FACTSHEET PLANNING S106

### WHEN DO WE RECEIVE MONIES?

Not all monies are received upon completion and signing of the s106 Agreement. Payments are often linked to a 'trigger' such as commencement of development, occupation, completion of a road etc.

When s106 Agreements are triggered and the monies received by the Council, Ward Councillors are notified, including the amount and scope of the funds received. The s106 Monitoring Officer allocates a Council 'Scheme Manager' based on the service to deliver.



S106 monies secured for highways and infrastructure improvements

### PAYING MONIES BACK

If s106 money is not spent i.e. within the agreed specified period set out in the Agreement or where the planning permission was not implemented, it can and must be returned to the applicant/developer.

The s106 Officer alerts Service Managers and Ward members of impending one and two year deadlines so that this is avoided.



S106 monies secured for implementation of the Council's Parks Strategy

### KEY CONSIDERATIONS

- Any funding required must be in line with national and local legislation and policies
- The agreement is legally binding between the parties
- The Council holds the funding on trust for the developer/landowner – ensuring that the funding must be spent in accordance with the agreement
- Monies are allocated to specific projects for implementation at specific times and cannot be transferred/redirected to other areas or projects
- Funding is sometimes in the pipeline, dependant on triggers and phasing of development
- Funding is sometimes not forthcoming at all as contributions are linked to implementation of planning permission
- The Council's position demonstrates successful negotiation and effective monitoring

### CONTACT & QUESTIONS

If you have any questions or need further information, please contact the s106 Monitoring Officer:

Judith Cosgrove  
T: 01270 686733 (internal extension 86733)  
E: [judith.cosgrove@cheshireeast.gov.uk](mailto:judith.cosgrove@cheshireeast.gov.uk)

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

**Cheshire East**  
Council

## **Appendix 9.7 - BREEAM Quality Mark Standard**

The Home Quality Mark (HQM) has been created to serve the UK's house builders and the householders who buy and rent new homes.

HQM will help house builders to demonstrate the high quality of their homes and to differentiate them in the marketplace. At the same time, it will give householders the confidence that the new homes they are choosing to buy or rent are well designed and built, and cost effective to run.

The Home Quality Mark will do this by providing impartial information from independent experts on a new home's quality. It clearly indicates to householders the overall expected costs, health and wellbeing benefits, and environmental footprint associated with living in the home. In short, HQM helps everyone to fully understand the quality, performance and attributes of a new-build home.

Developed by BRE, the UK's leading building science centre, the Home Quality Mark is based on years of building standards experience, and is part of the successful [BREEAM](#) family of quality and sustainability standards



## Appendix 9.8 – Bus Timetable Page 1

| 85 Crewe - Madeley - Keele University - Newcastle                           |  | Monday to Friday (excluding Bank Holidays) |  |                |  |    |    |    |    |    |    |     |    |    |    |    |    | 5 September 2016 |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |      |
|---|--|--|--|----------------|--|----|----|----|----|----|----|-----|----|----|----|----|----|------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|------|
| 85B Bridgmore Garden World - Woore - Madeley - Keele University - Newcastle |  | Days of operation                          |  | Service number |  | 85 | 85 | 85 | 85 | 85 | 85 | 85B | 85 | 85 | 85 | 85 | 85 | 85               | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85</ |

## Appendix 9.8 – Bus Timetable Page 2

**85 Newcastle - Keele University - Madeley - Crewe**  
**85B Newcastle - Keele University - Madeley - Woore - Bridgmere Garden World**

*Timetable effective from:*  
**5 September 2016**

| Days of operation<br>Service number | Monday to Friday (excluding Bank Holidays) |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|-------------------------------------|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
|                                     | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   |
| Newcastle, Bus Station              | 0645                                       | 0740 | 0910 | 0940 | 1010 | 1030 | 1110 | 1210 | 1240 | 1310 | 1330 | 1410 | 1440 | 1510 | 1620 | 1735 |
| Keele University, Reception         | 0654                                       | 0751 | 0919 | 0949 | 1019 | 1039 | 1119 | 1219 | 1249 | 1319 | 1339 | 1419 | 1449 | 1519 | 1629 | 1744 |
| Keele, Sneyd Arms                   | 0658                                       | 0755 | 0923 | 0953 | 1023 | 1043 | 1123 | 1223 | 1253 | 1323 | 1343 | 1423 | 1453 | 1523 | 1633 | 1718 |
| Madeley, Club                       | 0705                                       | 0802 | 0930 | 1000 | 1030 | 1050 | 1130 | 1230 | 1300 | 1330 | 1350 | 1430 | 1500 | 1530 | 1640 | 1725 |
| Madeley, Izaak Walton Way           | 0707                                       | 0804 | 0932 | 1002 | 1032 | 1052 | 1132 | 1232 | 1302 | 1332 | 1352 | 1432 | 1502 | 1532 | 1642 | 1727 |
| Woore, opp. St Leonard's Way        | –  | –    | –    | –    | –    | –    | 1102 | –    | –    | –    | –    | –    | –    | –    | –    | –    |
| Bridgmere Garden World              | –  | –    | –    | –    | –    | –    | –    | –    | –    | –    | –    | –    | –    | –    | –    | –    |
| Belley, East Lawns                  | 0718                                       | 0822 | 0944 | –    | 1044 | –    | 1144 | 1244 | –    | 1344 | –    | 1444 | 1514 | 1544 | 1654 | 1739 |
| Wy chwood Park, Entrance            | 0721                                       | 0825 | 0947 | –    | 1047 | –    | 1147 | 1247 | –    | 1347 | –    | 1447 | 1517 | 1547 | 1657 | 1742 |
| Weston, White Lion                  | 0724                                       | 0828 | 0950 | –    | 1050 | –    | 1150 | 1250 | –    | 1350 | –    | 1450 | 1520 | 1550 | 1660 | 1745 |
| Weston Road, opp. Wright's Ples     | 0730                                       | 0834 | 0956 | –    | 1056 | –    | 1156 | 1256 | –    | 1356 | –    | 1456 | 1526 | 1556 | 1666 | 1751 |
| Crewe, Railway Station              | 0733                                       | 0839 | 0959 | –    | 1059 | –    | 1159 | 1259 | –    | 1359 | –    | 1459 | 1529 | 1559 | 1669 | 1754 |
| Crewe, Bus Station                  | 0739                                       | 0852 | 1006 | –    | 1106 | –    | 1206 | 1306 | –    | 1406 | –    | 1506 | 1536 | 1566 | 1676 | 1801 |
| <b>Sunday and Bank Holidays</b>     |  |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| Days of operation<br>Service number | Saturday                                   |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|                                     | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   | 85   |
| Newcastle, Bus Station              | 0755                                       | 0910 | 1010 | 1110 | 1210 | 1310 | 1410 | 1510 | 1610 | 1710 | 1810 | 1935 | 2125 | 2325 | –    | –    |
| Keele University, Reception         | 0804                                       | 0919 | 1019 | 1119 | 1219 | 1319 | 1419 | 1519 | 1619 | 1719 | 1819 | 1943 | 2133 | 2333 | –    | –    |
| Keele, Sneyd Arms                   | 0808                                       | 0923 | 1023 | 1123 | 1223 | 1323 | 1423 | 1523 | 1623 | 1723 | 1823 | 1947 | 2137 | 2337 | –    | –    |
| Madeley, Club                       | 0815                                       | 0930 | 1030 | 1130 | 1230 | 1330 | 1430 | 1530 | 1630 | 1730 | 1830 | 1954 | 2144 | 2344 | –    | –    |
| Madeley, Izaak Walton Way           | 0817                                       | 0932 | 1032 | 1132 | 1232 | 1332 | 1432 | 1532 | 1632 | 1732 | 1832 | 1956 | 2146 | 2346 | –    | –    |
| Belley, East Lawns                  | 0829                                       | 0944 | 1044 | 1144 | 1244 | 1344 | 1444 | 1544 | 1644 | 1744 | 1844 | 2007 | 2157 | 2357 | –    | –    |
| Weston, White Lion                  | 0832                                       | 0947 | 1047 | 1147 | 1247 | 1347 | 1447 | 1547 | 1647 | 1747 | 1847 | 2010 | 2200 | 0000 | –    | –    |
| Weston Road, opp. Wright's Ples     | 0841                                       | 0956 | 1056 | 1156 | 1256 | 1356 | 1456 | 1556 | 1656 | 1756 | 1856 | 2013 | 2203 | 0003 | –    | –    |
| Crewe, Railway Station              | 0844                                       | 0959 | 1059 | 1159 | 1259 | 1359 | 1459 | 1559 | 1659 | 1759 | 1859 | 2019 | 2209 | 0009 | –    | –    |
| Crewe, Bus Station                  | 0851                                       | 1006 | 1106 | 1206 | 1306 | 1406 | 1506 | 1606 | 1706 | 1806 | 1906 | 2025 | 2215 | 0015 | –    | –    |

**Route Description:**

**Service 85:** Crewe Bus Station, Tower Way, Delamere Street, Market Street, Edleston Road, Nantwich Road, Weston Road, Main Road, Bowsey Wood Road, New Road, Poolside, Bar Hill, Izaak Walton Way, Moss Lane, Poolside, Newcastle Road, Station Road, Three Mile Lane, Keele University Campus, Keele Road, Higherland, Blackfriars Road, Lower Street, Barracks Road, Newcastle Bus Station, Returns Newcastle Bus Station, Hassell Street, Barracks Road, Lower Street, Blackfriars Road, Higherland, Keele Road, Keele University Campus, Three Mile Lane, Station Road, Newcastle Road, Poolside, Bar Hill, Izaak Walton Way, Moss Lane, Poolside, New Road, Bowsey Wood Road, Main Road, Weston Road, Nantwich Road, Market Street, Delamere Street, Tower Way, Crewe Bus Station.

**Service 85B:** Bridgmere Garden World, Nantwich Road, London Road, Newcastle Road, Bar Hill, Izaak Walton Way, Moss Lane, Poolside, Newcastle Road, Keele Road, Station Road, Three Mile Lane, Keele University Campus, Keele Road, Higherland, Blackfriars Road, Lower Street, Barracks Road, Newcastle Bus Station, Returns Newcastle Bus Station, Hassell Street, Barracks Road, Lower Street, Blackfriars Road, Higherland, Keele Road, Keele University Campus, Three Mile Lane, Station Road, Nantwich Road, London Road, Newcastle Road, Poolside, Moss Lane, Izaak Walton Way, Bar Hill, Newcastle Road, Nantwich Road, Bridgmere Garden World.



## WESTON & BASFORD NEIGHBOURHOOD PLAN



Extract from "Bryant's Map of Cheshire 1831"  
Cheshire Record Office (Ref: M5.2)

**YOUR COMMUNITY**  
**HELP SHAPE OUR FUTURE**  
**YOUR PLAN**

## CHESHIRE EAST COUNCIL

### Cabinet Member for Housing and Planning

---

|                          |  |
|--------------------------|--|
| <b>Date of Meeting:</b>  | 6 October 2017   |
| <b>Report of:</b>        | Executive Director of Place                                |
| <b>Subject/Title:</b>    | Neighbourhood Planning Grant Funding Applications - Disley |
| <b>Portfolio Holder:</b> | Councillor Ainsley Arnold: Housing and Planning            |

---

#### 1.0 Report Summary

- 1.1 A decision was taken to close the Neighbourhood Planning Grant Scheme in December 2016. At the time one outstanding application was under consideration from Disley Parish Council. It was agreed that on submission of further information, this application would be considered against the Policy for the Allocation of Neighbourhood Planning Grants (the Policy), included in this report at Appendix 1.
- 1.2 In June 2017 the requested information was provided and the report considers the neighbourhood grant funding application submitted by Disley Parish Council.
- 1.3 This funding request is for works already completed. Since the original request has been made, substantive progress on the neighbourhood plan has been achieved with a draft (regulation 14) plan now currently under consultation. It is anticipated that the neighbourhood plan will be complete and submitted to the Cheshire East Council in the autumn.

#### 2.0 Recommendation

It is recommended that the Portfolio Holder for Housing and Planning does not approve this application for grant funding.

#### 3.0 Reasons for Recommendation

- 3.1 The Policy sets out the approach the Council has taken to allocate funding to designated bodies preparing neighbourhood plans. Up to £7000 per designated body was available to support neighbourhood planning activity. Funding applications were assessed against the criteria held in the policy and applications that seek to allocate development sites, support the Cheshire East Local Plan Strategy and demonstrate creativity and innovation were encouraged.
- 3.2 One of the key criteria against which funding applications are determined was whether the host organisation holds substantial free reserves. At the time the application was made Disley parish Council held over £125,000 in reserves. Since that time the Parish Council has committed to fund a series of activities and improvements, primarily investment in the community centre of £60, 0000, which has reduced the amount of reserves the Council, holds to circa £28,000.

3.3 Disley Parish Council have requested funds for the items below.

Amount applied for: £3560

|                                     |       |
|-------------------------------------|-------|
| Questionnaire                       | £1310 |
| Distribution:                       | £200  |
| Banners:                            | £100  |
| Survey and analysis (by CEC)        | £1705 |
| OCSI Report:                        | £45   |
| Additional survey analysis (by CEC) | £200  |
| Total:                              | £3560 |

3.4 The Parish Council hold reserves which could be used. There is a general reserve of £28.6k (21% of precept) which is not ring-fenced for any activity. The Parish Council are raising their precept for 2017/18 and anticipate increasing this reserve to £37.5 (25%).

#### **4 Wards Affected**

4.1 Disley

#### **5.0 Local Ward Members**

5.1 Councillor Harold Davenport

#### **6.0 Policy Implications**

6.1 Neighbourhood plans, once 'made' (adopted) by Cheshire East Borough Council will form a statutory part of the Development Plan for the Borough and used to inform planning decisions.

#### **7.0 Implications for Rural Communities**

7.1 Neighbourhood plans enable rural communities to participate in the plan making process and develop policies to address those planning matters that affect their interests and well being. The neighbourhood planning process generally allows greater engagement of rural communities and for such communities to take ownership of planning policy which directly affects their lives.

#### **8.0 Financial Implications**

8.1 The financial implications are outlined in section 3 of the report

#### **9.0 Legal Implications**

9.1 The Council has the powers to award grants to organisations using its general power of competence in section 1 of the Localism Act 2011. In exercising the power the Council must satisfy its public law duties. In essence this means that in making the decision the Council must have taken into account only relevant considerations, followed procedural requirements, acted for proper motives and

not acted unreasonably. A grant policy is a clear statement of the criteria that the Council is applying and is essential if the Council is to defend any challenge to its decision making process.

- 9.2 Cabinet has approved and Cheshire East Council has put in place a Policy for the Allocation of Grants to Voluntary and Community Organisations 2015/16. This Policy deals with the allocation of community grants which are awarded to defined Organisations following an application process and against set criteria. There are conditions requiring that Organisations report back to the Council upon expenditure of the grant and to enable further appropriate conditions to be imposed. The decision making process was delegated to the Portfolio Holder in order ensure that decisions can be made expeditiously and at the appropriate level.
- 9.3 Grant funding organisations based on the application of the Council's grant policy satisfies the Council's public law duties.

## **10.0 Risk Management**

- 10.1 There are no key risks arising from the is recommendation

## **11.0 Background and Options**

- 11.1 Applications received and allocated in accordance with Cheshire East Council's Neighbourhood Planning Grants Policy.

## **12.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

Name: Tom Evans  
Designation: Neighbourhood Planning Manager  
Tel No: 01625 383709  
Email: [Tom.Evans@cheshireeast.gov.uk](mailto:Tom.Evans@cheshireeast.gov.uk)

## **13.0 Appendixes:**

### **Appendix 1: Policy for the Allocation of Neighbourhood Planning Grants 2014/15**



## **Appendix 1: Policy for the Allocation of Neighbourhood Planning Grants 2014/15**

### **Background**

Cheshire East Council operates a Neighbourhood Planning Grants Scheme within the boundaries of Cheshire East. This Policy addresses the governance arrangements, procedures and monitoring process to facilitate the scheme.

The aim of the Neighbourhood Planning Grants Scheme is to support Local Councils or Neighbourhood Forums with the preparation of Neighbourhood Plans, specifically to support the commissioning of support for technical planning advice, consultation, community engagement and the commissioning of relevant evidence necessary toward plan making.

Grants will be awarded that meet the priorities in the Sustainable Community Strategy – [Ambition for All](#), and support the Strategic Priorities held within the emerging Local Plan Strategy for Cheshire East. Both documents are available from the Council's website in the Community and Living section.

When using the term grants in this Policy it refers to the giving of a fixed amount of Council funds to Organisations through an application and assessment process which takes place on a rolling basis across the financial year.

### **Legal and Budgetary Framework**

The Housing and Jobs Portfolio Holder, (or whichever Portfolio Holder has responsibility for Neighbourhood Planning Grants at the time of making the grants decisions), will be responsible for the Neighbourhood Planning Grants Scheme and has delegated authority to approve applications for grants from Local Organisations (Local Councils and Neighbourhood Forums) to assist in developing Neighbourhood Plans, subject to the maximum amounts set out in the General Conditions of this Policy.

The Neighbourhood Planning Grant budget is fixed and so there is a limited amount of money from which to pay Neighbourhood Planning Grants under this policy.

Funding may not be available in future financial years and is dependent on future budget allocations.

All grant decisions will be made based on the set of principles, set out in this Policy, and within the agreed budget approved by Council each year. The budget for the grants is managed carefully and flexibly to ensure that the Council has money available throughout the year. As far as possible the Council try to ensure that no one is disadvantaged due to the time of year they apply.

Given the fixed budget and the Council's aim to benefit as many Organisations as possible, the Council cannot guarantee to fund the maximum amount applied for; therefore Organisations must ensure that they have procedures in place to cover the balance of funding required. The Council will not pay a grant unless the Organisation can demonstrate that the balance of the funding is available.

The Portfolio Holder will be responsible for setting aside a proportion of the available budget for promotion and publicity purposes, as required.

### **Application Process**

The Cheshire East Neighbourhood Planning Grants Scheme operates within set criteria, agreed by the Portfolio Holder and relevant Council Officers in line with the Council's Corporate Priorities as follows:

### **How to Apply**

Applications for Community Grants must be made using the Council Neighbourhood Planning Grant application form and associated guidance notes that are available online on the Council's website and as a paper version on request.

The application form must be completed in full. Incomplete application forms will be rejected. A copy of the Organisation's signed Constitution must be sent with the application form or within 7 days of submitting the application. If this is not received the application will be deferred and may result in the application being declined. Supporting documentation (listed under section 8 of the application form) may

also be requested prior to the application being fully considered. Failure to supply all required documentation will result in the application being treated as incomplete.

Grants may be paid retrospectively where it can be evidenced that any work commenced prior to acceptance of the grant offer was for the purposes of preparing a Neighbourhood Plan. In such circumstances, grant applications will be considered but there is no presumption that the grant will be awarded

Organisations that have received existing financial support from Cheshire East Council toward preparing a Neighbourhood Plan will not be eligible for support from this grant scheme.

All successful applicants will be required to complete a post grant monitoring report.

### **What can be Funded:**

Grants up to £7,000 are available to support Organisations who are preparing Neighbourhood Plans. Grants are specifically awarded to support the following:

#### *Personnel support:*

- Technical support i.e., project planning and management, evidence review, policy writing.
- Facilitation i.e., hosting public meetings, workshops
- Specialist advice and training

#### *Activities:*

- Community engagement and consultation i.e., promotional materials, venue hire, equipment hire

#### *Evidence:*

- Commissioning of specialist studies to support Neighbourhood Plan policies

### **What Cannot be Funded:**

- Organisations which hold substantial free reserves, including local branches of national or regional Organisations which hold free reserves that could be utilised;
- Assistance with providing transport;
- Refreshments and/or accommodation;
- Outings, day trips;
- Travel expenses;
- Events which do not involve members of the local community participating;
- Loan against loss or debt;
- Administration expenses i.e. postage, telephone, utilities etc.
- Running costs i.e. gas, electricity, water, salaries, insurance etc.
- Land purchase;
- Vehicle purchase;
- Organisations which are not based in Cheshire East, unless they can demonstrate significant community benefits within Cheshire East.

### **Who can apply:**

To qualify for a grant Organisations must meet the criteria listed below:

- Be a Local Council or Neighbourhood Forum, or Business Neighbourhood Forum
- Operate within the Cheshire East area;
- Provide value for money
- Have a set of audited accounts, or as a minimum an Organisation bank statement, and are able to provide such information as the Council reasonably requires in order to satisfy the Council as to the Organisations financial position and its need for the assistance requested;
- Have a constituted management committee with a signed Constitution;

- Have appropriate safeguarding policies relevant to their Organisation where children, young people or vulnerable adults are involved, which must include a requirement that staff / volunteers must be cleared with the Disclosure and Barring service;
- Have their own bank or building society account with two signatories;
- Complete the application form in full, providing all required information;

## **Criteria for Funding:**

Priority will be given to applications for projects and activities which:

- Are based in Cheshire East;
- Enhance the quality of life for Cheshire East residents;
- Support the priorities identified in the Sustainable Community Strategy, Ambition for All, available from the Council's website in the Community and Living section;
- Support the strategic planning priorities as established in the draft Local Plan Strategy
- Increase involvement in the community;
- Attract more participants/volunteers;
- Demonstrate the potential to be sustained in the future;
- Show innovation and creativity;
- Have funding contributions from the Organisations own funds and/or funding support from other bodies in place or promised;
- Demonstrate a knowledge and understanding of their community.
- Demonstrate a willingness and desire to submit a draft Neighbourhood Plan to Cheshire East Council within one calendar year

## **General Conditions:**

Grants are classed as one-off and should not be seen as repeat funding;  
Annual applications from the same Organisation for the same purpose will not be considered. Grants will be awarded to a maximum of £7,000.

Organisations who are in receipt of other funding from the Council may apply to this grant scheme if the grant is required for a one-off project which is considered additional to the service already funded.

Any profits from events must be used to further develop the Organisation or for any future events and not used to support other Organisations.

Organisations must be committed to and have policies on equalities and inclusion and in delivering the services or activity the Organisation must not unlawfully discriminate, directly or indirectly against any of the nine protected characteristics which are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex and sexual orientation. The Organisation can direct some or all of its activities at specific groups where the intention is to address discrimination or disadvantage.

Organisations must be able to participate in a monitoring process and provide monitoring information to evidence how the grant money has been spent and adherence to the conditions of the grant. This must include receipts or invoices and a written report of the project, activity or event, plus photographs if possible, on completion.

Organisations must acknowledge the support of Cheshire East Council in press releases, publicity and advertising etc.

The Organisation will allow Cheshire East Council to use details of the grant award, together with any relevant photographs supplied, in newsletters and on the Council's Website.

It must be recognised that the Council holds the right to refuse grant applications. Expenditure incurred on a project, activity or event prior to the grant decision being given by the Council, is the sole responsibility of the Organisation responsible for entering into such an agreement.

Organisations must notify the Council of any changes in circumstances which affect their financial position throughout the period in which the grant monies are being used.

The grant must only be used for the purposes specifically stated in the application form, should it be spent in any other way, without written approval from the Council, the Organisation may be asked to return some or all of the monies paid.

If the project, event or activity is cancelled or only partially achieved, or if the Organisation is wound up, any unused grant money must be returned to the Council.

All conditions, under which the grant has been awarded, including any Special Conditions, must be met. Failure to do so could result in the Organisation being asked to repay the grant monies to the Council.

### **Decision making process:**

The Neighbourhood Planning Grant applications will be considered on a rolling basis at the earliest opportunity once an application is received.

Having assessed an application a Recommendations Report is prepared for consideration by the Portfolio Holder at a public decisions meeting.

Following the public meeting, a decisions report is circulated to all elected members who must make any comments within 5 working days (the "Call-in Period").

Should any comments/objections be made during the 5 day Call-in Period a further public meeting is held to discuss the comments/objection(s) and adjust and make further recommendations.

Special Conditions may be added in the Recommendations Report, by the Portfolio Holder following the public meeting and/or following comments received during the Call-in Period if considered necessary in order to ensure that the purpose of the grant funding is achieved. If the project is dependent on other factors such as securing match funding a Conditional Offer may be made subject to these conditions being met.

If there are no objections (or after the follow up public meeting), the decisions will be treated as final and Organisations will be notified to inform them of whether they have been successful or not as soon as possible after the Call-in Period has ended and generally within 6 weeks after the closing date for each round of applications.

Complaints about any aspect of the Community Grant process will be dealt with under the Council's Corporate Complaints Procedure. A copy of the [Council's Corporate Complaints, Compliments and Suggestions Policy](#) is available from the Council's website.

### **Monitoring and Record Keeping**

Following a successful application and in order to ensure that monies are used in an appropriate manner, as set out in this Policy, a monitoring report will be required following project completion. This report shall include, but shall not be limited to, how many people benefitted from the project, if a profit was made and how it was used, how the grant money was used and what difference the project made to the Organisation and/or local people.

The Council reserves the right to monitor the use of the grant and ask for evidence to support an application.

The Organisation must allow reasonable access to premises/accounts upon request from the Council.

Organisations must retain records relating to the grant for an appropriate period (to be advised depending on the grant).

If Organisations do not supply the required monitoring reports and supporting information in full and within the set time scale they may be asked to repay the grant funding to the Council. Failure to comply with the conditions of this grant may be taken into account when considering any further applications for grant funding made by the same Organisation in the future.

**This page is intentionally left blank**