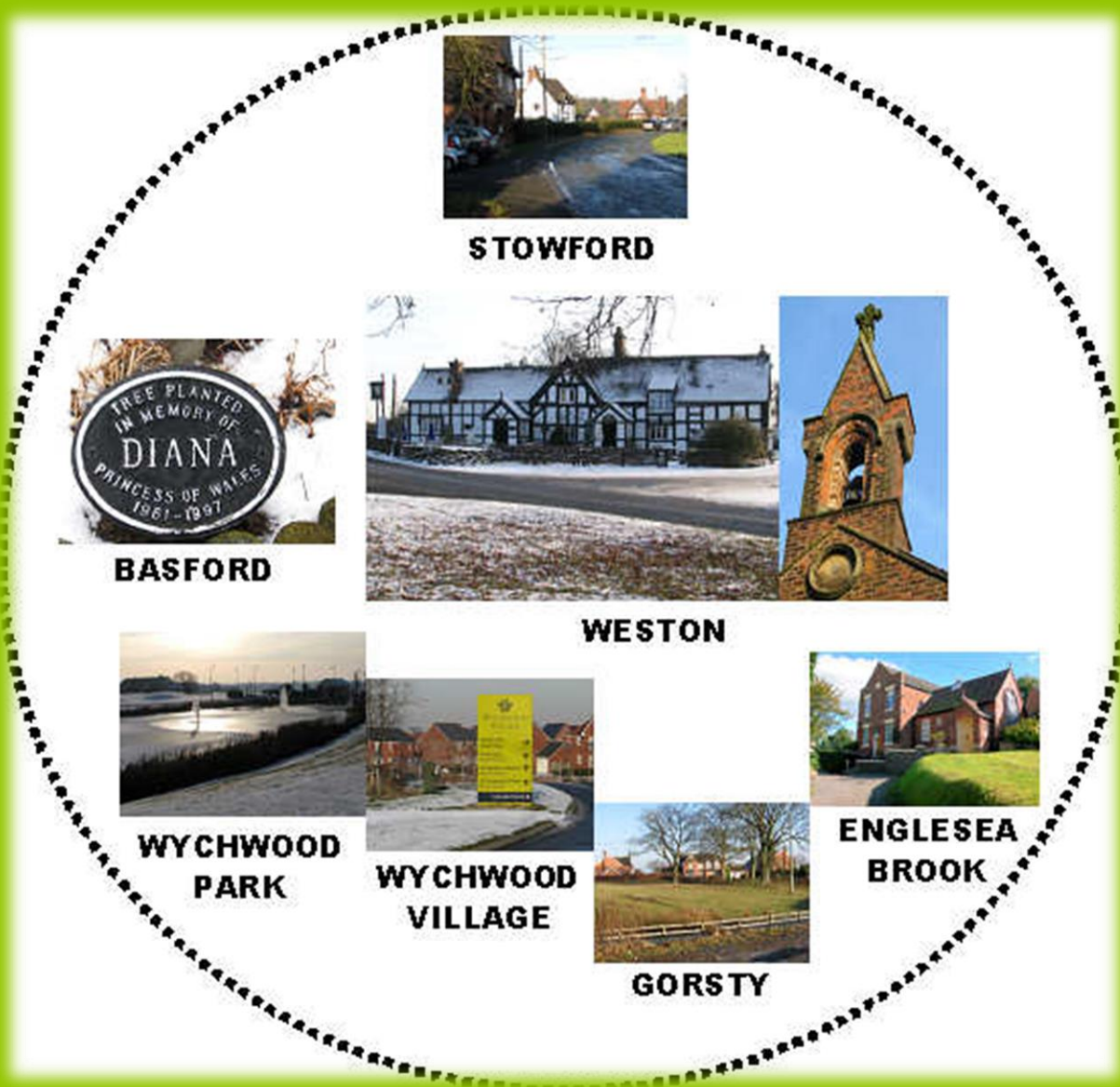


# **WESTON & BASFORD NEIGHBOURHOOD PLAN**

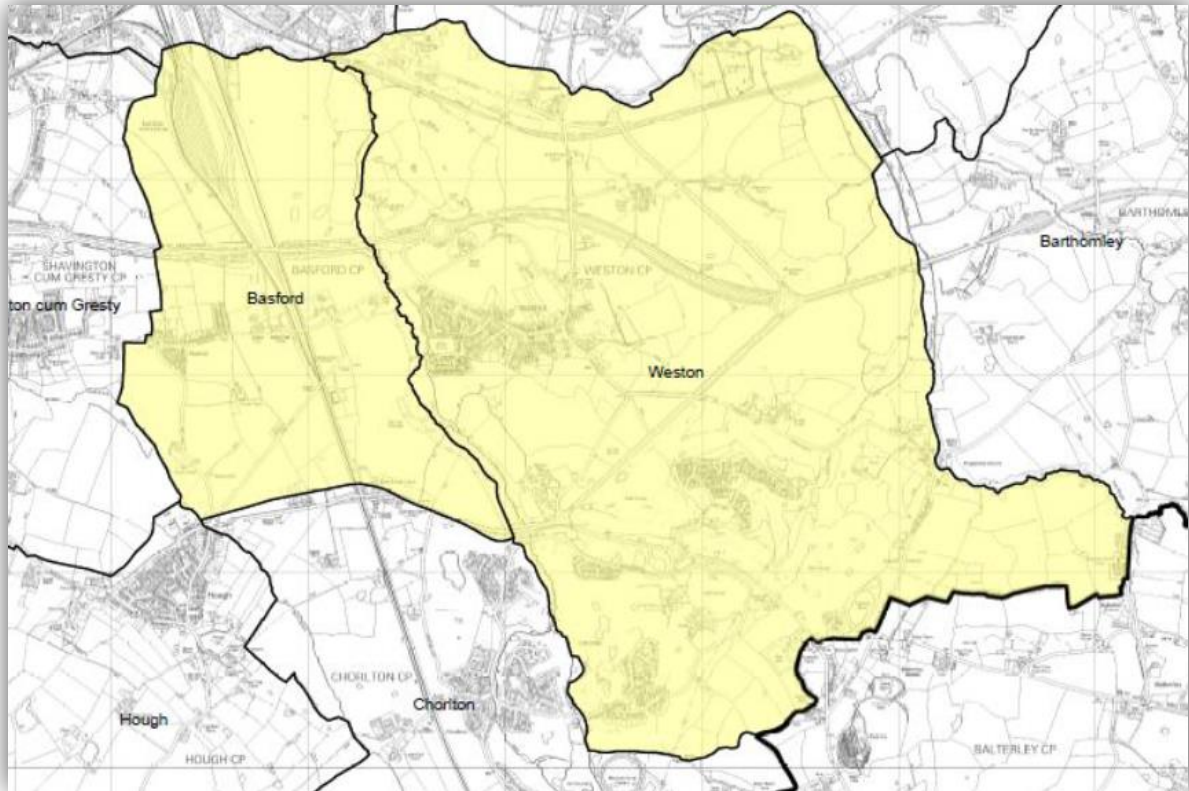


**Regulation 15 Submission Document**

**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**

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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.

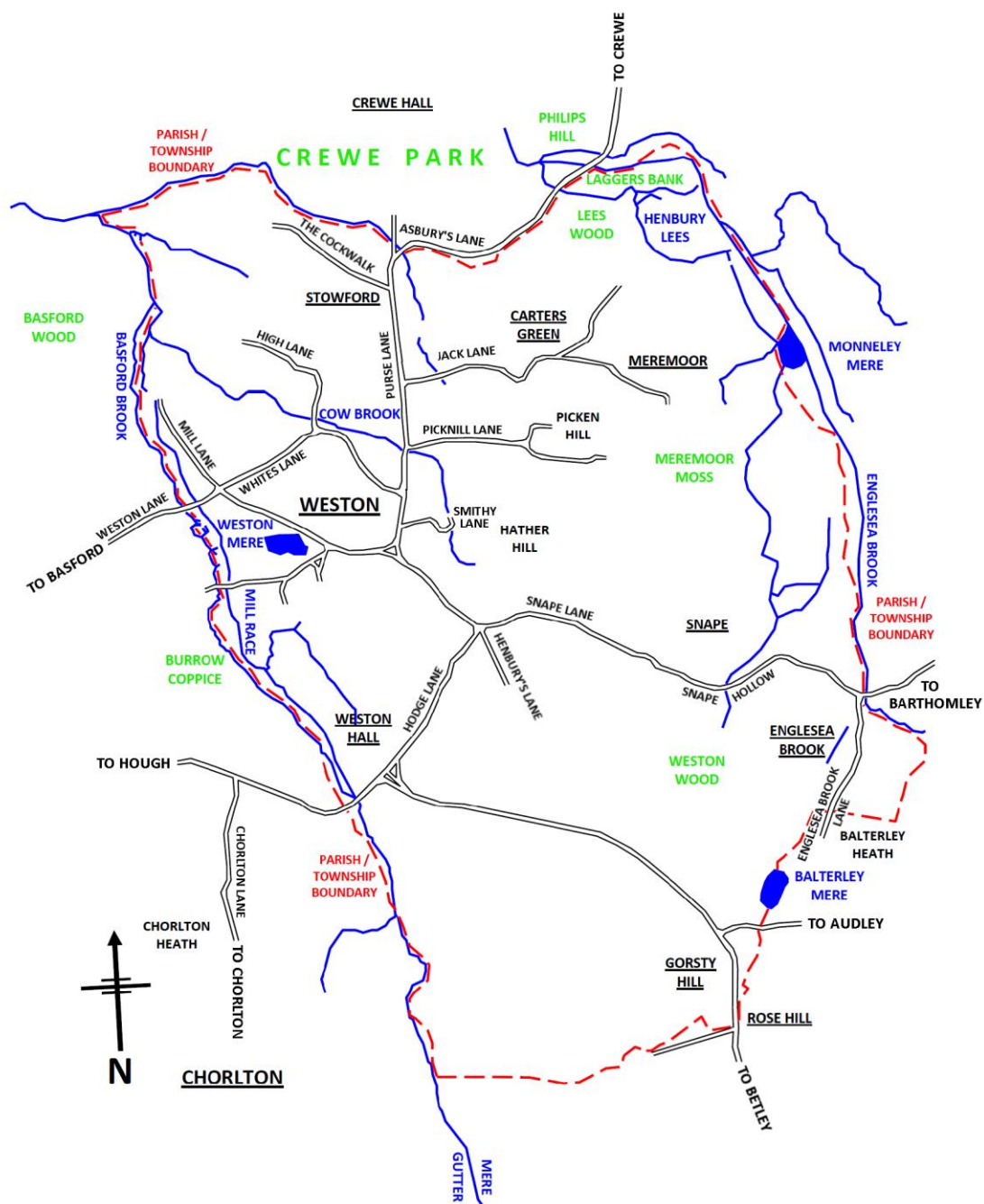
The two main landowners of Weston were the Delves Broughton family of Doddington and the Crewes of Crewe Hall (later sold to the Duchy of Lancaster). However throughout history there have been many smaller landowners owning different properties, which have changed hands many times.

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.

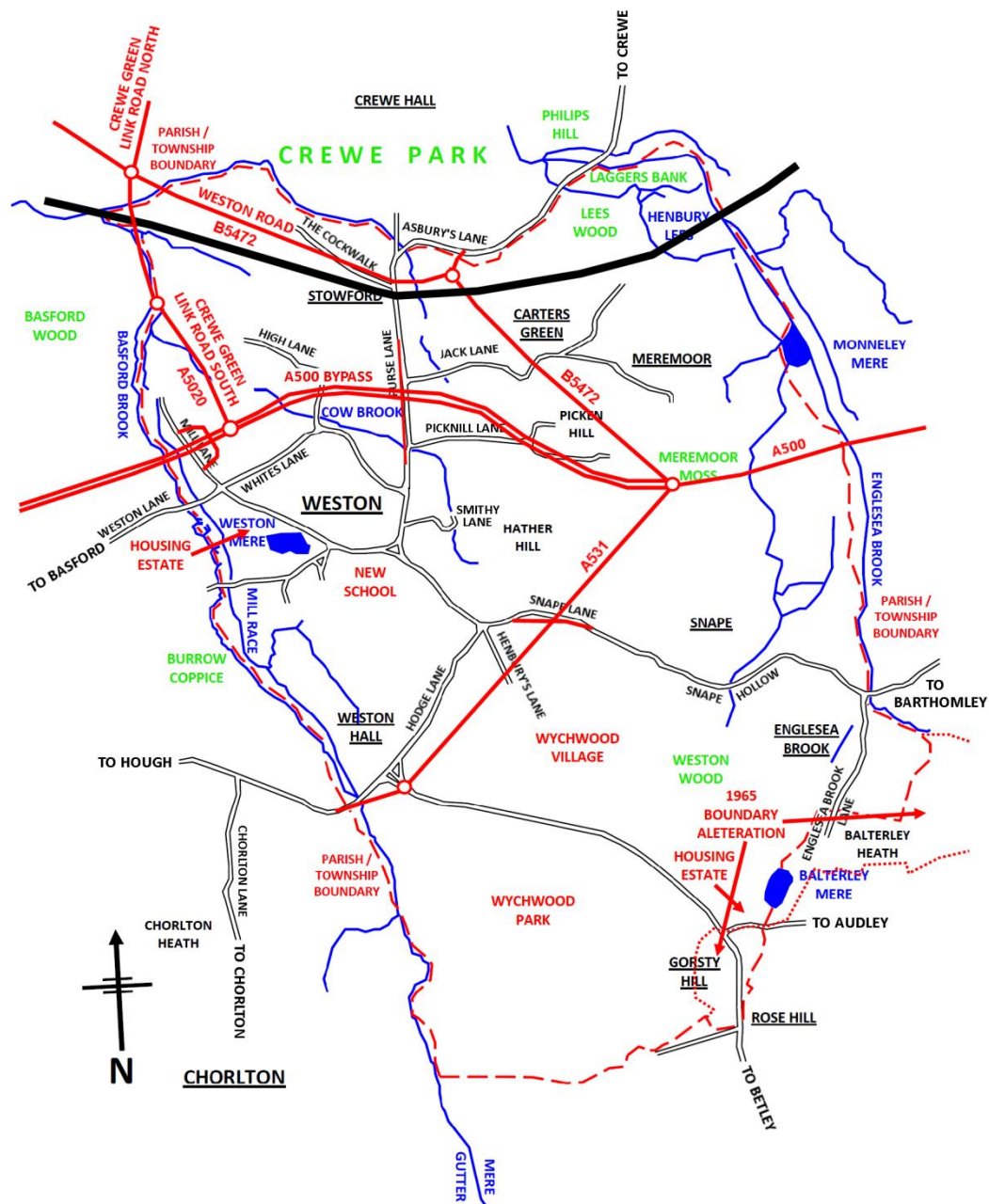


**Map of Weston (circa early 19<sup>th</sup> Century) by Charles E S Fairey  
from "The History of Weston (South Cheshire), 2010"**

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)

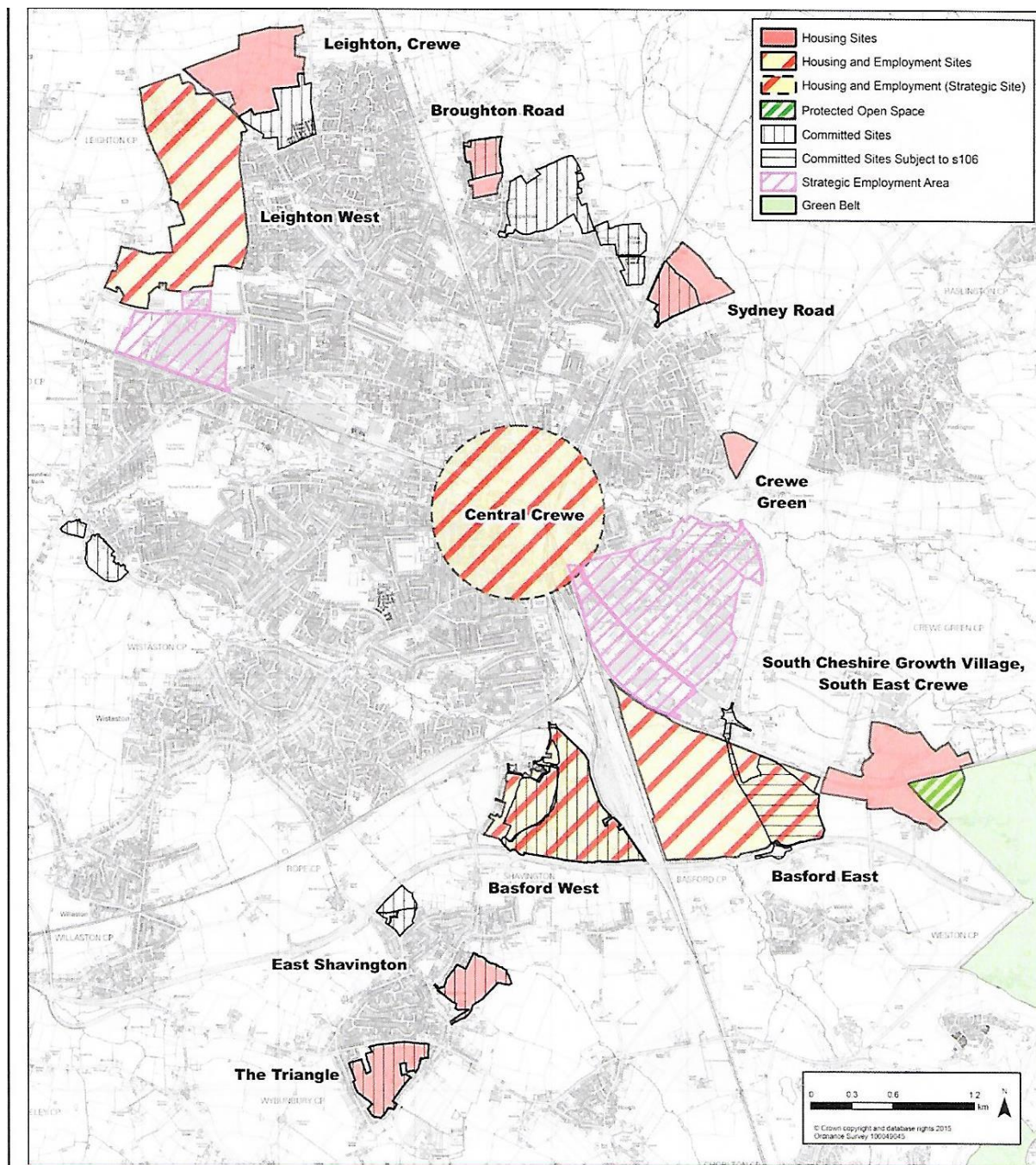
Reflecting the two developments at Wychwood there was an increase in the number of dwellings between 2001 and 2011 of 393, or 39 dwellings per annum. This level of housing growth was exceptional for a rural parish such as Weston and Basford and it is unlikely to be sustained over the Plan period. The 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

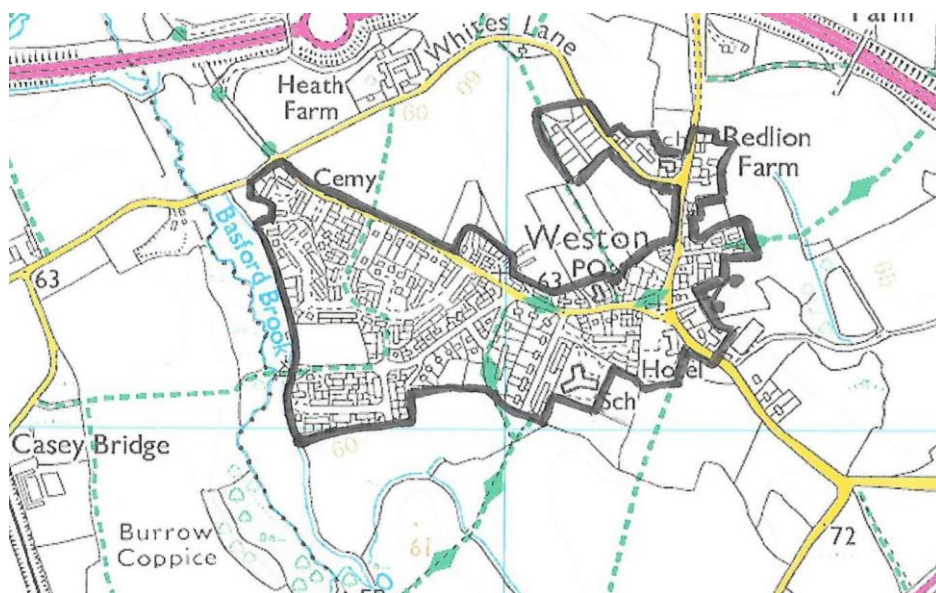
### **7.1.3 H3 - Tenure Mix**

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:-

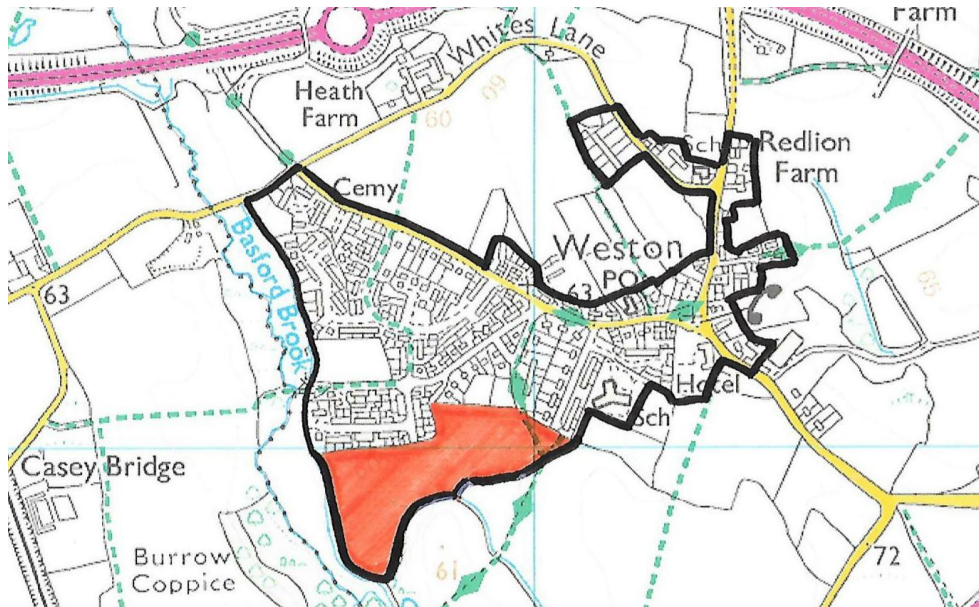
- a) To direct future housing, economic and community related development in the Neighbourhood Plan Area to the existing settlement of Weston, to enhance its role as a resilient and sustainable community and to protect the surrounding open spaces and countryside.
- b) To contain the spread of the settlement, 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.

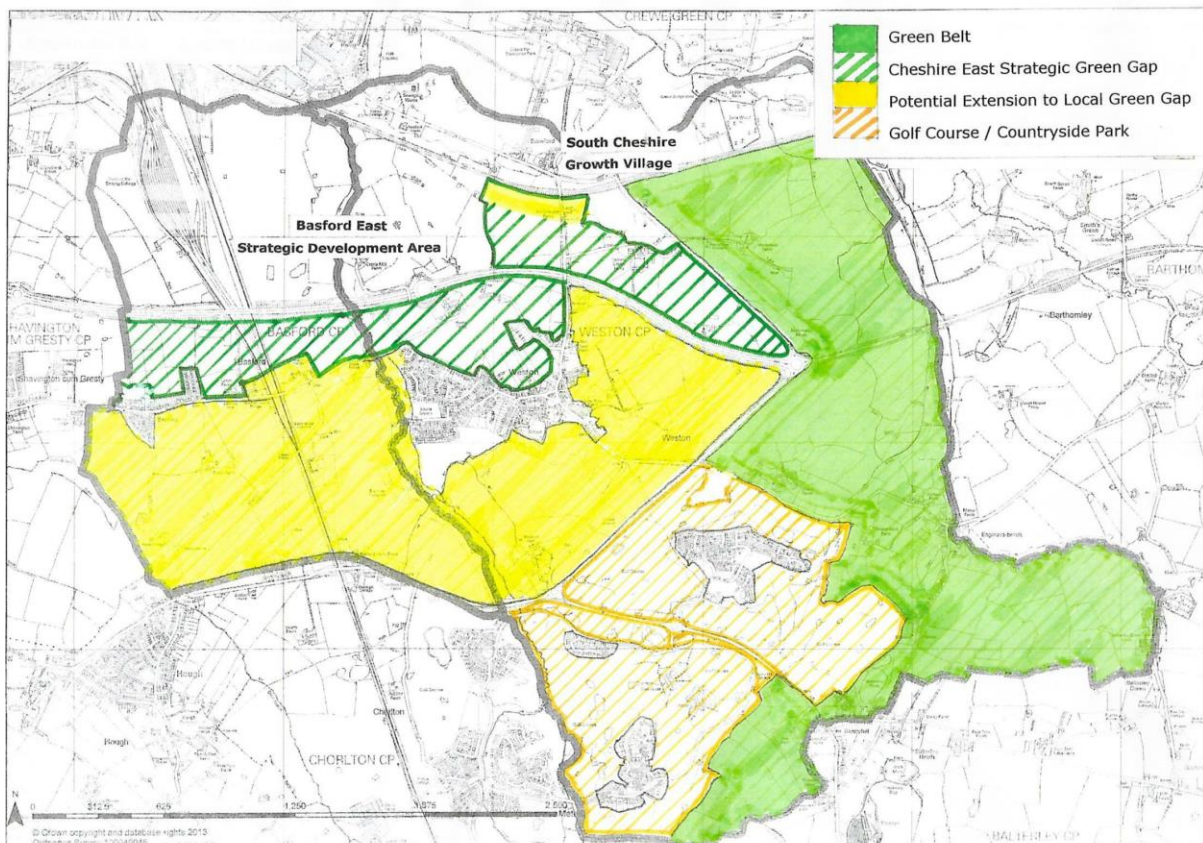
Supporting plans, documents and strategies:

- 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.

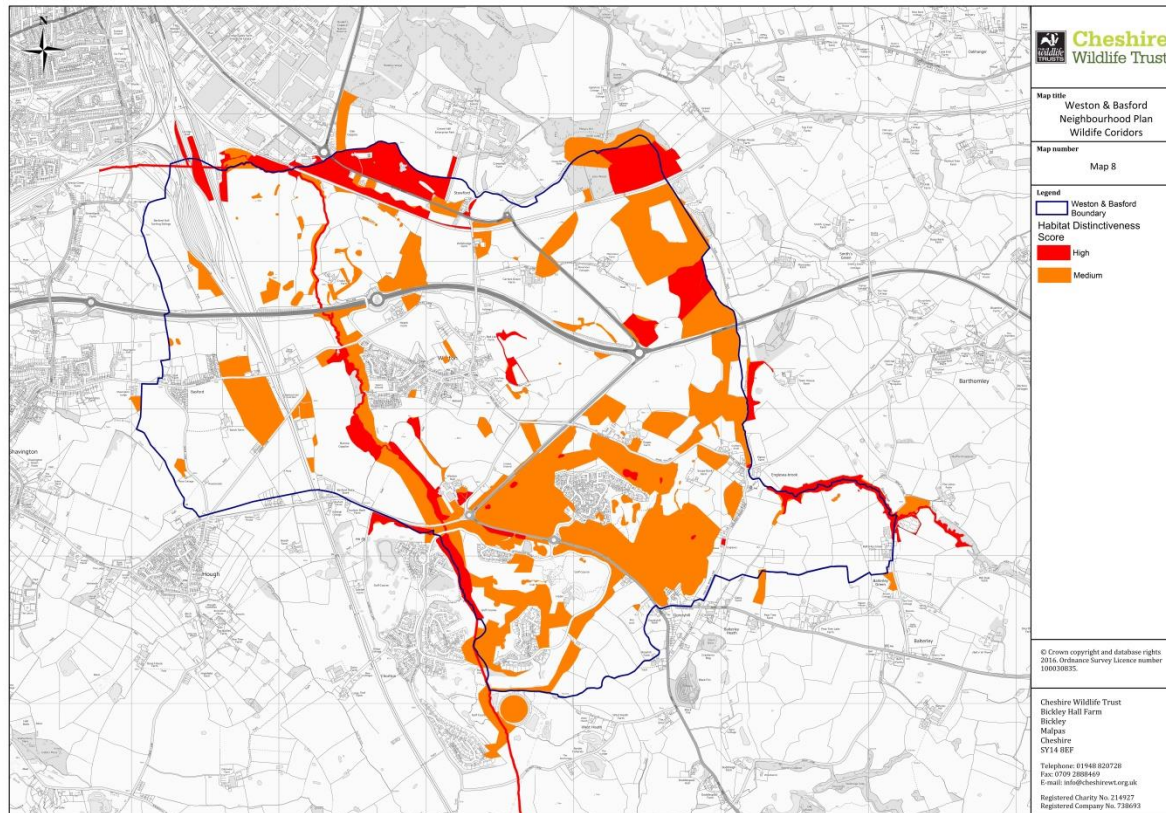
As well as peat fen the Englesea brook also has areas of ancient woodland at Mill Dale wood (mapped as Dean Rough Local Wildlife Site) and Town House Wood Local Wildlife Site, a clough woodland which lies just outside the neighbourhood planning area.. Both sites are nationally important because the woodlands 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.

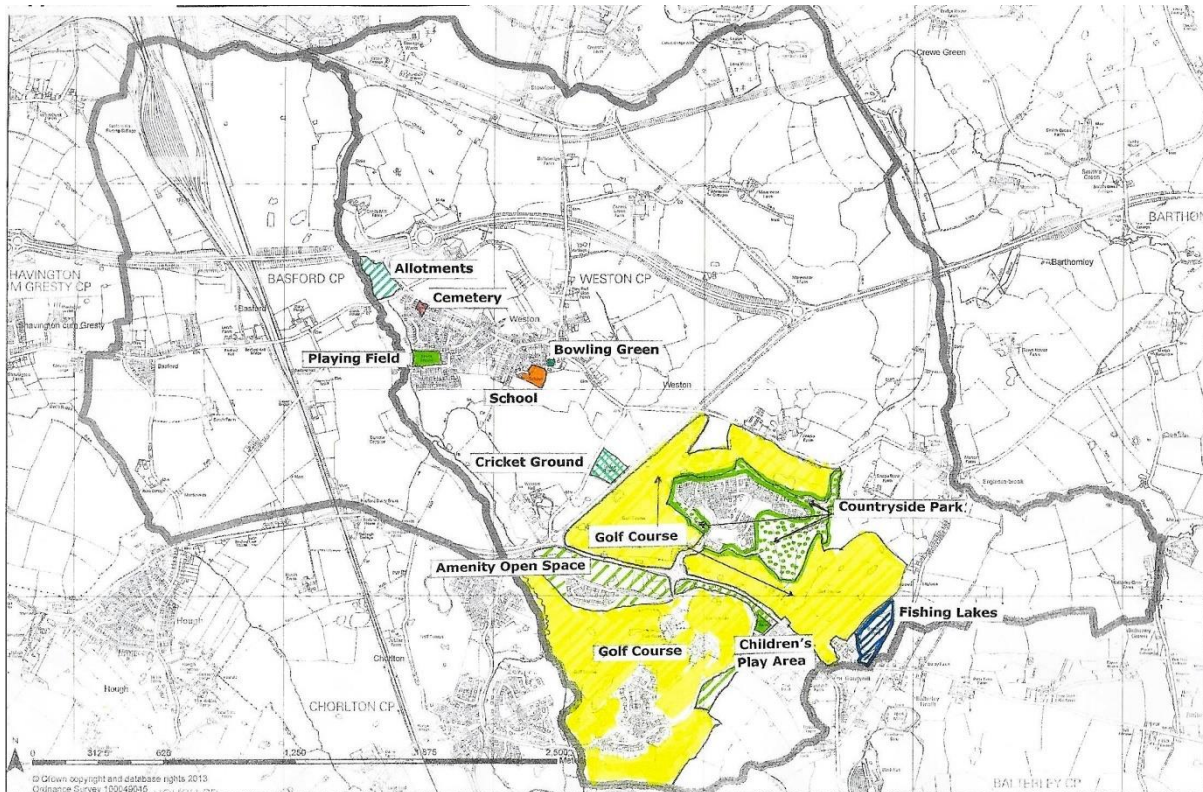
New development will include or contribute to the provision of recreational open space for use by all the residents of the Parish in line with standards set out by Cheshire East Council.

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**

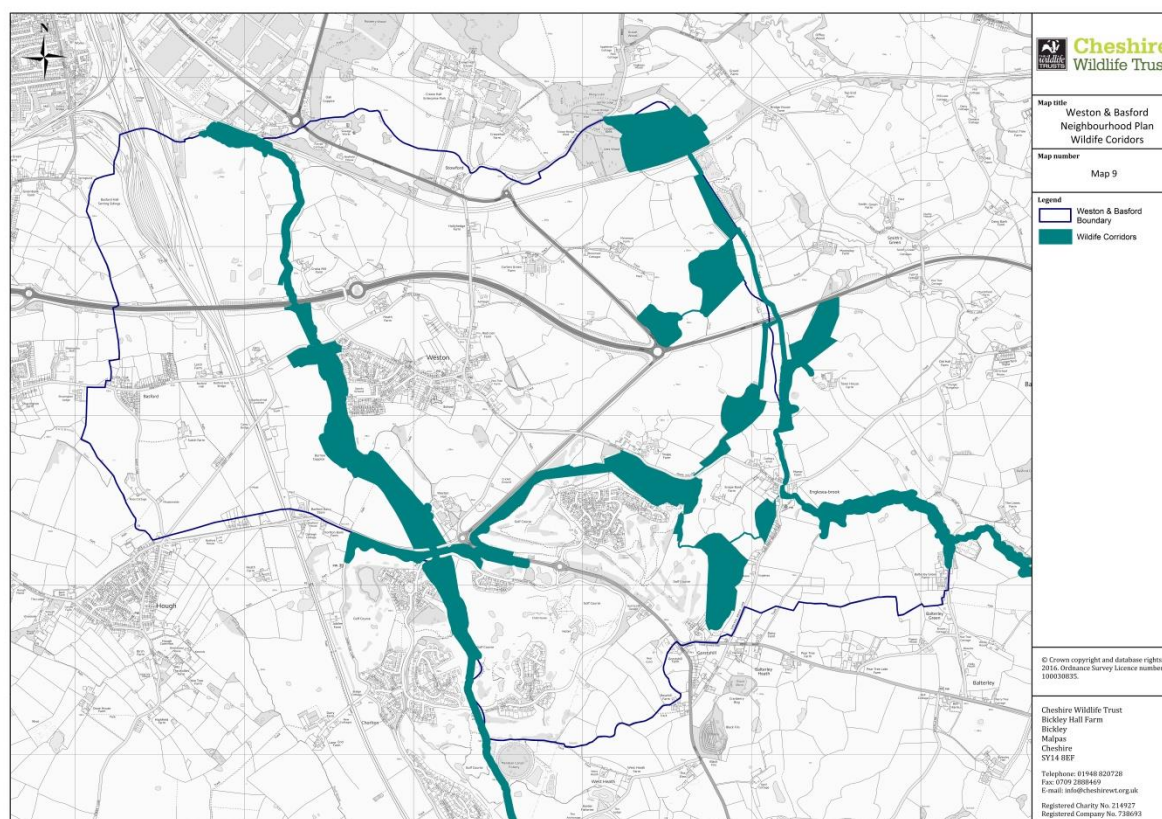
### 7.3.5 LC5 -Footpaths

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.



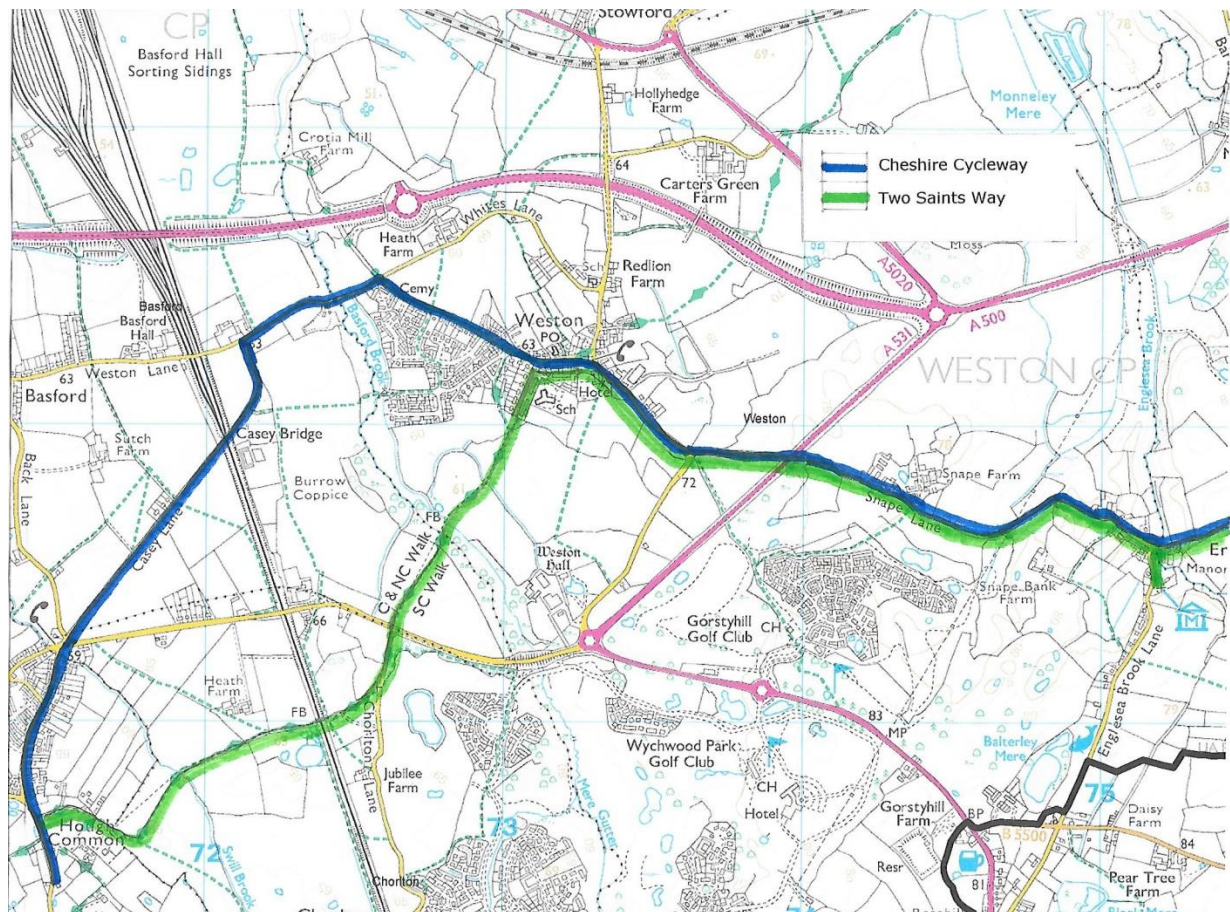
**To Chester**



**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

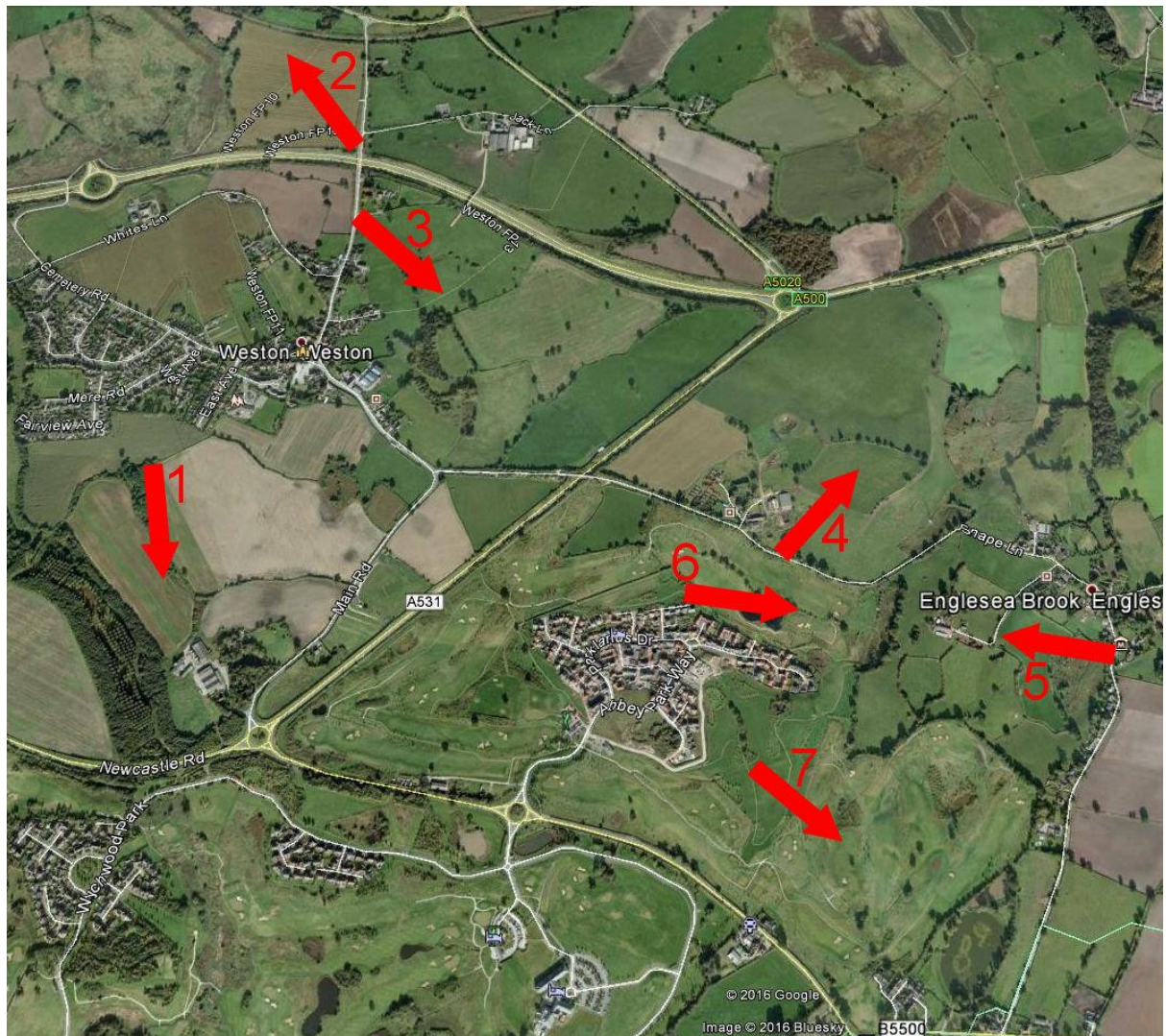
Prevent 'rat running' through the plan area.

**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

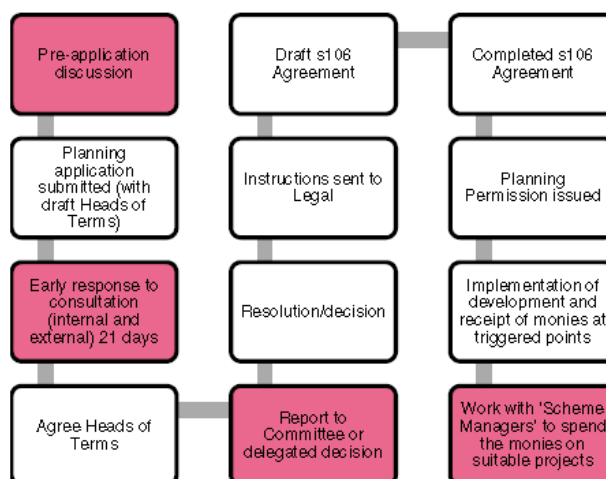
Local Planning Policies, Supplementary Guidance and Neighbourhood Plans etc. form the basis of the Council's justification for s106 requirements and subsequent negotiations. It is essential to understand this policy context.

### 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

Timetable effective from:  
**5 September 2016**

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

Days of operation		Monday to Friday (excluding Bank Holidays)															
Service number		85	85	85	85	85	85	85	85B	85	85	85	85	85B	85	85	85
Crewe, Bus Station	0550	0640	0745	–	0910	–	1010	–	1110	1210	–	1310	–	1410	1515	1615	1725
Crewe, Railway Station	0556	0648	0754	–	0918	–	1018	–	1118	1218	–	1318	–	1418	1523	1625	1735
Weston Road, Wright's Pies	0558	0650	0756	–	0920	–	1020	–	1120	1220	–	1320	–	1420	1525	1628	1738
Weston, White Lion	0602	0656	0803	–	0926	–	1026	–	1126	1226	–	1326	–	1426	1531	1634	1744
Wythwood Park, Entrance	0605	0659	0806	0859	0929	–	1029	–	1129	1229	–	1329	–	1429	1534	1637	1747
Bellef, East Lawns	0608	0702	0809	0902	0932	–	1032	–	1132	1232	–	1332	–	1432	1537	1640	1750
Bridgmore Garden World	–	–	–	–	–	–	–	–	1104	–	–	–	–	–	–	–	–
Woore, St Leonard's Way	–	–	–	–	–	–	–	–	1106	–	–	–	–	–	–	–	–
Madeley, Izaak Walton Way	0618	0713	0822	0913	0943	1003	1043	1113	1143	1243	1303	1343	1413	1443	1548	1651	1801
Madeley, Club	0621	0716	0825	0916	0946	1006	1046	1116	1146	1246	1306	1346	1416	1446	1555	1656	1806
Keele, Sneyd Arms	0628	0724	0832	0924	0954	1014	1054	1124	1154	1254	1314	1354	1424	1454	1602	1703	1814
Keele University, Reception	0632	0728	0836	0928	0958	1018	1058	1128	1158	1258	1318	1358	1428	1458	1606	1711	1818
Newcastle, Bus Station	0640	0737	0845	0937	1007	1027	1107	1137	1207	1307	1327	1407	1437	1507	1615	1726	1827
Saturday		Sunday and Bank Holidays															
Service number		85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
Crewe, Bus Station	0655	0745	0810	1010	1110	1210	1310	1410	1510	1610	1710	1840	2030	2230	–	0930	1130
Crewe, Railway Station	0703	0754	0818	1018	1118	1218	1318	1418	1518	1618	1718	1846	2036	2236	–	0936	1136
Weston Road, Wright's Pies	0705	0756	0820	1020	1120	1220	1320	1420	1520	1620	1720	1848	2038	2238	–	0938	1138
Weston, White Lion	0711	0803	0826	1026	1126	1226	1326	1426	1526	1626	1726	1852	2042	2242	–	0942	1142
Wythwood Park, Entrance	0714	0806	0829	1029	1129	1229	1329	1429	1529	1629	1729	1855	2045	2245	–	0945	1145
Bellef, East Lawns	0717	0809	0832	1032	1132	1232	1332	1432	1532	1632	1732	1858	2048	2248	–	0948	1148
Madeley, Izaak Walton Way	0728	0822	0843	1043	1143	1243	1343	1443	1543	1643	1743	1908	2058	2258	–	0958	1158
Madeley, Club	0731	0825	0846	1046	1146	1246	1346	1446	1546	1646	1746	1911	2101	2301	–	1001	1201
Keele, Sneyd Arms	0739	0832	0854	1054	1154	1254	1354	1454	1554	1654	1754	1918	2108	2308	–	1008	1208
Keele University, Reception	0743	0836	0858	1058	1158	1258	1358	1458	1558	1658	1758	1922	2112	2312	–	1012	1212
Newcastle, Bus Station	0752	0845	1007	1107	1207	1307	1407	1507	1607	1707	1807	1930	2120	2320	–	1020	1220

# 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 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	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
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

Days of operation 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, 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, Newcastle Road, Station Road, Three Mile Lane, Keele University Campus, Keele Road, 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, Newcastle Road, London 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**  
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