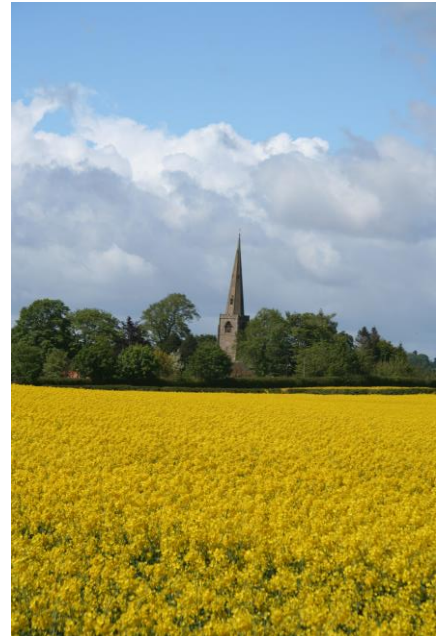


ASHTON HAYES & HORTON-CUM-PEEL NEIGHBOURHOOD PLAN (2016-2036)

PART 1- Key Policies

REGULATION 15
SUBMISSION VERSION
SEPTEMBER 2016



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1 PREFACE

The full Ashton Hayes and Horton-cum-Peel Neighbourhood Plan (NP) comprises three parts, each of which is available as a separate but related document. This is the version of the plan submitted to Cheshire West and Chester (CWaC) in line with Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 and which CWaC will use for formal consideration and wider consultation.

PART 1 - Key Policies

This document is Part 1 - Key Policies and introduces the NP, the approach to the work and the consultation undertaken. Based on the consultation and evidence considered, it sets out policies proposed in each of five areas:

- built & natural environment
- housing
- community facilities, amenities & social welfare
- business & employment
- transport & infrastructure.

It then provides an overview of the strategic fit between these policies and the Cheshire West and Chester Local Plan.

The consultation process and associated work identified a number of problems, desired improvements and policies that fall outside the mandate of this NP. These have been captured in a proposed Community Action Programme (CAP) section in Part 3. They will be pursued by the Parish Council CAP process.

PART 2 – Evidence Base

Part 2 - Evidence Base is available on the Ashton Hayes website

www.ashtonhayespc.co.uk

For each of the policy areas in Part 1, Part 2 provides the remit laying out the key research focus, its scope and subsequently the evidence found. This evidence and the draft policies were tested at various stages on the residents of the area, adjusted based on feedback and the resulting community views obtained. Key conclusions that underpin the policies in Part 1 are provided based on the information gleaned.

PART 3 – Attachments

The attachments are available on the Ashton Hayes website.

A - Habitat Report Summary

B - Map of Local Green Spaces

C - Local Green Spaces

D - Built Character & Rural perspective

E - Items Proposed To Be Transferred To CAP

F - Consultation Statement

G - Basic Conditions Statement

H – Mentioned Sources

I – Tree Preservation Orders in Ashton Hayes and Horton-cum-Peel

J - Heritage Assets in Ashton Hayes and Horton-cum-Peel

Other documents, studies, surveys and plans are referred to in the three parts. A list of sources and how to access other detailed papers is given at the end of each part. Surveys, studies and research conducted on behalf of the Parish Council or the NP team are available on the Ashton Hayes website while information produced by external third parties is available directly from them.

Throughout these documents references to Ashton Hayes should be read as meaning Ashton Hayes and Horton-cum-Peel.



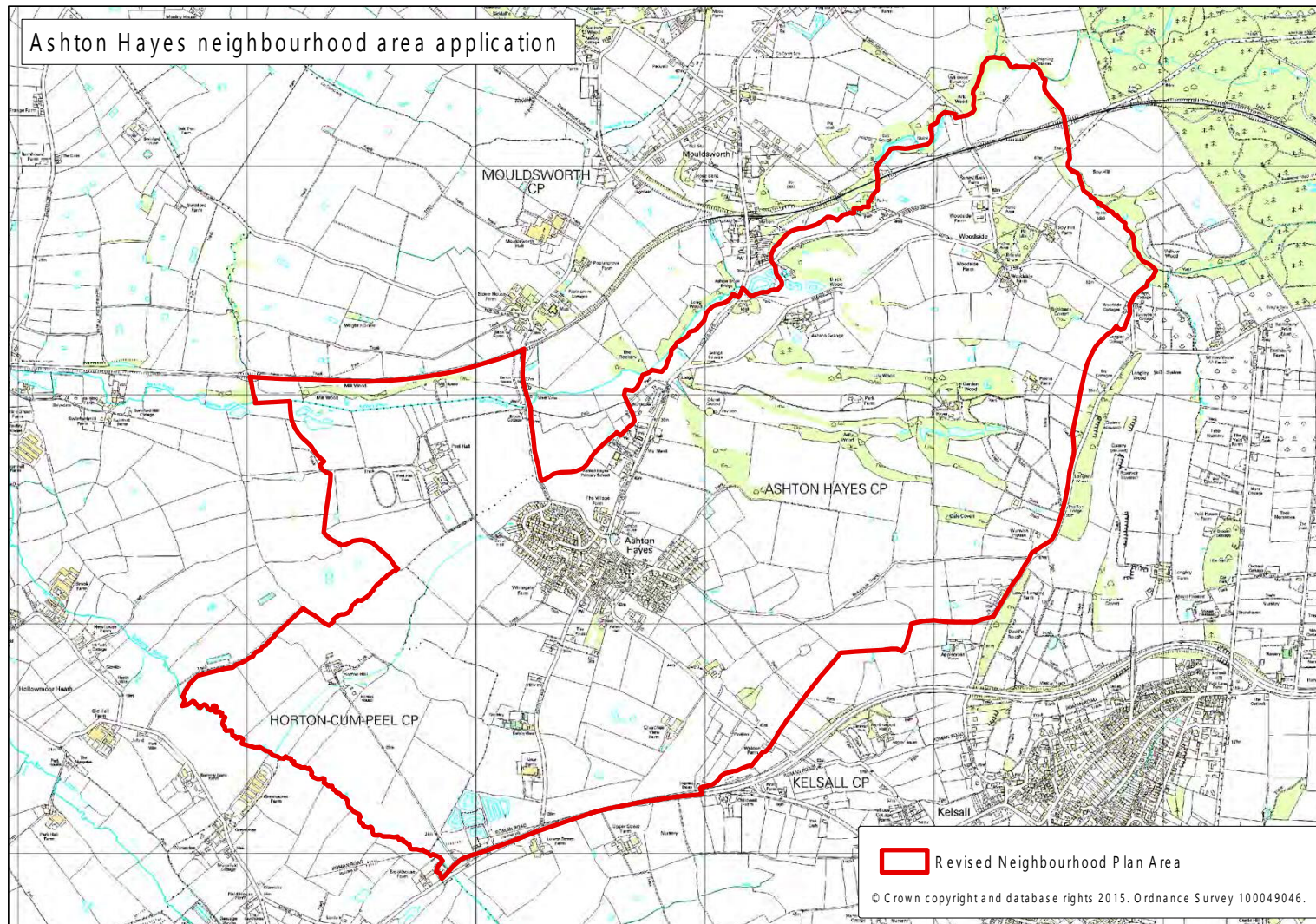
2 INTRODUCTION

Remit

The remit of the NP in broad terms, is to supplement and augment the wider national and CWaC planning policies for both developments and changes of land/premises use. The plan needs to be consistent with higher level planning policies and thus capable of being approved by CWaC and its independent assessor. The NP remit does not include action on issues which are not land or property development related. There are however, some situations where appropriate policies in the NP can support relevant but strictly non planning matters. For example, the NP remit does not directly cover the provision of a local bus service but it could potentially offer support for developments that improve provision of a bus service.

The Planning Context

This NP aims to set out policies and specific objectives that will help to determine how the plan area will develop in the period up to 2036. The original intent was that the NP should cover Ashton Hayes as per its pre-existing boundaries. However as a result of discussions in the community the residents of neighbouring Horton-cum-Peel were invited via a CWaC consultation to join with Ashton Hayes to form a new joint parish comprising Ashton Hayes and Horton-cum-Peel. Further to this amalgamation a CWaC review of parish boundaries led to some rationalisation of the combined parish boundaries - see the map below of the NP area. These new boundaries have been used as the basis for the NP. However there is a small segment of the area which could not be covered in the plan as it had already been included under the Kelsall NP area. This is an area adjoining the A54 and Hollands Lane.



During consultation on this plan, comprising Ashton Hayes and Horton-cum-Peel the community has generally expressed a wish for the plan area to continue to thrive as an attractive and vibrant rural village - a village where people are pleased to live and are satisfied with the local facilities and environment.

The best villages have grown through a process of incremental development that is in keeping with the existing characteristics of the area. In developing this plan community wide comments and opinions have been sought and have been used in writing it.

In 2011 The Localism Act was published. Parliament gave new freedoms to local government and also gave new powers to communities so that housing decisions could be taken locally. In March 2012 the government published its National Planning Policy Framework (NPPF) for England and all development plans such as CWaC's Local Plan and all the neighbourhood plans within the borough need to be in accord with this framework document.

Approximately 1,300 people live in the Ashton Hayes plus Horton-cum-Peel parish (the parish or plan area) , - around 420 households. The population is weighted towards people aged over 60 years and the majority of residents who are in paid employment work outside the parish.

The plan area is governed by Cheshire West & Chester's Local Plan along with wider and national planning policy. The area is washed over Green Belt, which highly restricts any new residential development. Generally new development is restricted to dwellings associated with agriculture or forestry, conversion of existing buildings, limited infill or small scale exception sites - predominantly for affordable housing. New housing development in the plan area can only usually be achieved through the Rural Exception Sites policy of the CWaC Local Plan.

This plan aims to set out policies and objectives that will help determine the nature of the changes that should take place in the plan area while retaining its rural character and enhancing the local facilities.

The Area

Ashton Hayes and Horton-cum-Peel lie within the 'rural corridor' of West Cheshire. The village of Ashton Hayes itself sits centrally in the area and is surrounded by agricultural land, hedgerows and scattered stands of woodland. These areas also contain a number of ponds. The old and central parts of the village provide a reminder to people of its history and of its past dependence on farming and the land. It is the combination of the built environment of the village and outlying dwellings, set within a healthy and attractive rural environment that the community can access, which gives this area its distinct character.

Access to local green spaces and the countryside is an important amenity for local people and visitors. Both footpaths and public roads are well used by walkers, parents with children, people exercising their dogs and by cyclists. Several of these form sections of longer cross country trails such as the Baker Way, providing access to community forests such as Delamere Forest. En route they afford access to a number of views within and around the village which are strongly valued and which, together, contribute to the village's character.

Our Heritage

The area covered by this plan has a rich history and the following piece, written by Sharon Varey, offers some insight into the origins of names found in the area.

***Ashton** has been spelt variously over the centuries: Astone, Assheton and can be found in Domesday (1087) as Estone. The place-name element 'ton' which is found in many names in this area, comes from the Old English (OE) 'tun,' meaning a farmstead, hamlet or settlement. Our village name can therefore be quite simply explained as the place where the ash trees grew.*

*This neighbourhood plan embraces the area of **Horton-cum-Peel** meaning Horton combined with Peel. Horton is again OE and has the familiar 'tun' element combined with 'Horh' or 'horu' meaning muddy or dirty, so literally meaning dirty farm or farm on muddy land. Many people will be familiar with the Peel Hall estate spelt variously since the 16th century as Peele, Pyle and Pele. Peel or 'pel' either refers to the moated site (which could be a defensive site or purely a decorative status symbol), or, to the stronghold or stockade which most likely stood on top of an earthen mound or motte - evidence of which still survives in the modern landscape! However,*

documents show that the area which we know today as Peel was once referred to as Parva Mouldsworth or Little Mouldsworth. Mouldsworth appears to have its origins in the 12th century and means 'enclosure at a hill' for it derives from the OE 'molda', meaning the 'top or crown of the head'! During the 17th century, documents would often refer to people or land in either 'Great' or 'Little Mouldsworth'.

The meanings of many road names are easy to explain: **Peel Hall Lane** (leading to the Hall) and **Booth Avenue** (named after the 19th century landowner Booth Grey) to name but two. But, what about **Gongar Lane** and **Shay Lane**? Leases and rentals of the eighteenth century refer to fields named as 'Gungoe' or 'Gongo' alongside the lane. This means dung, filth or muck. Hence we have quite literally 'mucky lane'. It is easy to imagine the state of this small lane prior to its being tarmacked in the twentieth century! Old maps (Bryant 1831, Burdett 1777) reveal that 'Shay Lane' was once an important route-way. Next time you walk that way look for the ditched sides, traces of ancient surfacing and the easing of the gradient for carts. 'Shay' or 'shaw' both derive from the OE word 'sceaga' meaning a copse or small wood.



3 APPROACH

The process of devising, drafting, editing and publishing this plan began in March 2012, following the Parish Council's decision to produce a Neighbourhood Plan in line with the Localism Act 2011. The Consultation Statement in Part 3 - Appendix F gives additional detail on the process of development, but this simplified diagram identifies a number of key stages.

| | | |
|---|-------------------------|---|
| | 2012 | |
| Ashton Hayes Parish Council votes to produce a neighbourhood plan | February | |
| | March | Volunteers recruited for a Neighbourhood Plan Steering Group. |
| Residents of Horton-cum-Peel approached and decision taken to include it in the plan area. | April | |
| | March | Communications strategy drafted and approved by Steering Group |
| Terms of reference drafted and agreed with Parish Council | April | |
| | May | Initial survey conducted among residents to identify key issues, concerns, areas of interest |
| Task groups set up to focus on five key topics - environment, housing, community facilities, business & employment, transport & infrastructure | July | |
| | July | Drop in sessions held to gain further insight into views on the five key topics |
| A number of focused surveys and consultation exercises were carried out covering the five key topics. The task groups attended community events to seek views and opinions. | 2012/2013 | Key exercises conducted in this period included two surveys into housing needs, an independent survey by experts of the natural environment and a detailed footpaths survey |
| | 2014 February | Issues raised which fall outside the scope of a neighbourhood plan were collated into a proposed Community Action Programme and this approach was accepted by the Parish Council. |
| Task groups drafted initial policies based on community feedback. Those policies were then refined based on external expert guidance | July | |

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| | | |
|--|------------------------|--|
| | October | Draft policies were shared with residents in an area wide survey and the policies were updated based on feedback |
| The Steering Group collated all of the evidence, refined the drafts and checked the initial draft with experts in planning and policy making | 2015 | |
| | December | Initial draft plan produced in readiness for formal consultation with residents. |
| Key papers sent to CWaC for their informal assessment and judgement regarding the need for a sustainability assessment. Based on their advice, adjustments made to initial draft plan. | December | |
| | 2016 January | Final draft plan created and in keeping with Regulation 14 a six week consultation period took place. Draft plans available on line and in key positions around locality The draft plan was also sent to statutory and non-statutory consultees. |
| Responses received from local people and consultees considered and adjustments made to final plan as appropriate | May | |
| | September | Plan published and in keeping with Regulation 15 sent to CWaC with Basic Conditions Statement, Consultation Statement*, other attachments and evidence |
| If satisfied with plan and attachments, CWaC will appoint independent assessor to consider the relevance and appropriateness of the plan | | |
| | | Subject to any modifications the independent examiner requires to the plan a referendum takes place - all residents have access to a copy of the final plan and given six week period to consider it prior to voting in the referendum. |
| If outcome of referendum is positive our plan will be 'made' and will be adopted by CWaC. It will then be taken into account when considering planning applications. | | |

* When submitting our draft neighbourhood plan to the local planning authority, the legislation requires us also to submit a number of other documents. One of these is the 'Basic Conditions Statement.' Only a neighbourhood plan that meets each of the 'basic conditions' can be put to a referendum and, if successful, be used to assist in the determination of planning applications. This statement sets out how our neighbourhood plan meets the requirements of each basic condition and other legal tests. This is available in Part 3 - Appendix G.

Acknowledgements

The development of this plan has taken just over four years from spring 2012 to summer 2016, which is a lengthy period but in keeping with the majority of such plans produced elsewhere. Naturally, timelines do vary according to the availability of resources including consultants, funding and the complexities and size of the plan area.

For our area, volunteers were sought from the wider community evolving into the core planning team. They have remained working together throughout, as follows.

| | | |
|----------------|---------------|-------------|
| Roy Alexander | Jane Colville | Richard May |
| Alan Bennion | Bryan Davies | Mike Powers |
| Frank Brereton | Ian Dossett | Paul Varey |

Other people have been involved at different times either in the main team or in the sub groups and these have included:

| | | |
|----------------|------------------|-------------------|
| Barbara Craven | Andrew Garman | Alan Goodall |
| Mike Lemmy | William Meredith | Margaret Sheppard |
| Sharon Varey | Sally Whelan | |

There are also others who have asked not to be named as they didn't feel their contribution was sufficient for this. However their contribution is valued. Over time the Parish Council involvement has included the following at different times:

| | | |
|----------------|----------------|--------------|
| Jane Colville | Barbara Craven | Naomi Deynem |
| Trevor Scadeng | David Wilson | |

In addition to the above, external specialist advice has been provided by:

- Cheshire Community Action [John Heselwood, Sarah Baron, Lucy Hughes and Richard Thresh]. Cheshire Community Action provided the support they offer to all local neighbourhood Planning Teams but further assistance was secured from them via a contractual agreement reached with our local neighbourhood planning

team. This enabled the local team to receive an advice and mentoring service as they moved the plan through its various stages

- Cheshire West and Chester Borough Council [Lucy Hughes, Catherine Morgetroyd and Gemma Droughton]
- RSK Ltd who were engaged to survey and produce an Ecological and Management Assessment Plan

Finally credit is due for the time and effort of the local resident population, which has:

- given freely of its views and knowledge
- allowed us to consult on several occasions over this period
- openly expressed views each time they have been sought, in order to allow the team to receive an broad perspective of the views of the residents.

The production of the plan has been lengthy and at times complex. All involved have worked hard and to the best of their ability and it is believed that the final product when accepted, will prove to be valuable and practical influencing, guiding and informing policy formation and decision making in relation to land use and planning locally. It will require review and updating on a regular basis in order to remain relevant and useful in this regard.

Finally an important side product of the neighbourhood plan is of course the output which the Parish Council now need to own and act on ensuring that those priority issues which sit outside the neighbourhood plan itself but which were identified by local residents through the consultations are considered carefully and where possible and appropriate acted upon.



4 POLICIES

Early in the process, the Neighbourhood Plan Steering Group, based on feedback from the community, drafted an overarching vision statement that has guided the development of this plan and the following policies:

"In 20 years' time Ashton Hayes will be a characteristic Cheshire village that retains its balanced and compact form. It will place value on its heritage, its sustainability and its strong aspiration to carbon neutrality, all within a rural landscape setting. It will be a welcoming place where all can participate and influence the further developments of their community."

The results of the neighbourhood planning work and the resulting policies are presented for each of the five key areas.

| | |
|-----------------------------|------------------|
| Built & natural environment | policies E1 – E4 |
| Housing | policies H1 – H3 |
| Community facilities | policy C1 |
| Business & employment | policies BE1-BE2 |
| Transport & infrastructure | policy T1 |

In each of the following sections we set out the *key issues* raised by residents, the resulting *objectives*, the derived *policies* and the main *justification* for each policy. Detailed evidence and findings supporting each policy can be found in PART 2.

All developments, planning applications or changes of land use need to consider each of the policies and address them as appropriate.

Further topics outside the scope of the NP were identified during the drafting of this plan. These have been captured in *Appendix E- Items proposed to be transferred to CAP*. These topics have been documented as problems, potential improvements and policies not linked to planning. They will be followed up by a separate non-NP process referred to as the Community Action Programme (CAP), which has been adopted by the Parish Council.

4.1 Built & Natural Environment

4.1.1 Local character

Key Issues

Conserving the built and landscape character of the village including the green spaces within it, is considered to be of prime importance by residents.

Policy objective

To protect and maintain the local character of the area

Policy E1 – Local character

New development in and adjoining the countryside will be acceptable where it is designed and positioned so as to be sensitive to the built environment of the village and its rural setting.

Specifically this means that:

- all development must comply with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One), which restricts the construction of new buildings. New housing on rural exception sites must comply with policy SOC 2 Rural Exception Sites of the CWaC Local Plan (Part One)
- rural development will be expected to fit in to and enhance the distinctive qualities of the landscape in which it would be situated, including the spatial characteristics as identified in the Cheshire Landscape Character Assessment
- the sense of compactness of the village and the unobtrusiveness of its existing developments should be preserved (See PART 3 - Attachment D)
- designs and layouts need to reflect the predominant village grain and the external architectural characteristics of nearby buildings
- developments should be in accordance with the most up to date version of design standards
- the valued rural views and vistas listed in PART 3 - Attachment C should be preserved
- the hedgerows, which are typically managed to be taller than is general across Cheshire, should be preserved
- mature or important trees, or groups of trees will be maintained. See map in PART 3 – Attachment I. Where there is a loss then suitable replacements should be provided.

Justification

A significant part of the Ashton Hayes village already has conservation area status. See PART 3 – Attachment J Heritage Assets in Ashton Hayes and Horton-cum-Peel. Ashton Hayes sits within a landscape of character that is highly valued by 86% of the households that responded to an Initial NP Survey (a sample of 105 households). In the Parish Plan (2009) residents rated the presence of open footpaths, green spaces, hedgerows and woodland areas as either very or extremely important.

The study findings, the views of the community and the policy support the CWaC updated landscape character assessment 'A Landscape Strategy for Cheshire West and Chester Borough Part1' (Mar.2016) and policies ENV2 and ENV6 of the Cheshire West and Chester Local Plan (Part One) 2015.

Based on the above, a policy was drafted and put to the community in the externally led Policy Proposals Survey of October 2014. 97% of respondents strongly agreed or agreed with the objective and proposals. No respondents disagreed with the objective or proposed policy.



Regulation 14 consultation resulted in:

- inclusion of a criterion in the policy to maintain important trees
- a missing valued view being added to PART 3- Appendix C
- inclusion of a reference to the conservation area status of parts of the village
- updates of external reference sources, in particular replacement of the previous CWaC 2008 landscape character assessment with the March 2016 CWaC landscape strategy.

4.1.2 Green environment

Key issues

Residents are keen that green spaces are conserved. They take a keen interest in the Green Belt and the relationship of Ashton Hayes and smaller hamlets to it. They express a wish to protect and encourage wildlife (fauna and flora) and to maintain footpaths and roads that provide access to the countryside.

Policy objective

To protect and maintain the local green environment and its accessibility.

Policy E2 – Green environment

The areas listed below and shown on the proposals map (Part 3 - Attachment B) are designated ‘Local Green Spaces’ which are to be protected from the adverse impacts of new development unless very special circumstances can be demonstrated. In addition developments or changes of land use must, where possible, enhance the local green space amenity.

- **Sites of Open Space Value** (detailed in PART 3 - Attachment C). Roadside woodland between Grange Road and Andrew’s Wood, between the Village Hall and Ashton Brook and from Mouldsworth to Delamere; Brines Brow picnic area and associated woodland; the triangle at the eastern end of Peel Hall Lane, the triangle at the western end of Grange Road and the greens of Peel Crescent and Brookside; green verges opposite the church, the school and The Meadows.
- **Sites of Nature Conservation Value.** All significant habitats of importance to wildlife (detailed in PART 3 - Attachment A), plus the 5 sites on the National Inventory of Woodland, Andrew’s Wood, the 2 wildlife corridors along Gongar Brook and Mill Wood (identified during the investigative work), the 3 streams, and the ponds of significant wildlife value.
- **Sites of Recreational Value.** The character of the field behind the village hall and the cricket pitch near the entrance to Ashton Hayes, should be protected as community open space for recreation purposes. Developments to enhance the community value will be considered where they add benefit to the recreational value of the sites.

On new developments and changes of land use, proposals must include full site and surrounding area habitat / ecological surveys to reflect the circumstances at the time, along with mitigating actions to address any

adverse impacts. In addition they must also take opportunities to:

- enhance existing habitats and biodiversity, including the planting of native trees and hedgerows on their boundary
- encourage and support the creation of new habitats
- establish effective wildlife corridors between existing and new habitats in conjunction with landowners
- enhance access between different parts of the area by requiring that any developments or changes of land use provide easy and safe pedestrian and cycle routes. However this should ensure that there is no increased disturbance to important habitats/ wildlife areas
- create environmentally friendly communal areas.

Justification

Ashton Hayes sits within Green Belt and its rural nature is highly valued by 86% of the households that responded to an Initial NP Survey (a sample of 105 households). In the Parish Plan 2009 open footpaths, green spaces, hedgerows and woodland areas were rated by residents as either very or extremely important.

The Cheshire Landscape Assessment (2008) identified a general decline and deterioration in habitats including woodlands, hedgerows and ponds. Consequently this policy identifies specific areas of landscape and habitats which contribute to this rural scene and/or have been identified for protection, in line with policies ENV2, ENV3 and ENV4 of the Cheshire West and Chester Local Plan (Part One) 2015.

As part of the Neighbourhood Planning process an Ecological Assessment and Management Plan (Nov. 2013) study was conducted by RSK Group, an external company. This identified that that much of the land immediately around the village is improved agricultural land and not generally of great ecological significance. However there are nearby key habitats that need to be protected for the sustainability of the wildlife in the area. This study identified that 14 listed 'Birds of Concern' and three 'Mammals of Concern' are noted in the area.

The ecological survey undertaken provides an overview of the area's ecology and has been used as input to the development of the Neighbourhood Plan policies. At this time, as no specific sites have been identified for development or change of land use, this overview survey is considered sufficient. It is however essential that any

future development proposals include full site and surrounding area surveys to reflect the circumstances at the time.

Based on the above, a policy was drafted listing the identified Local Green Spaces (detailed in Appendix C) and put to the community in the externally led Policy Proposals Survey of October 2014. 94% of respondents strongly agreed or agreed with the objective and proposals and none disagreed with them.

The list of Identified Green Spaces was however adjusted from comments received, to explicitly include the Brines Brow picnic area and woodland. Seven people made the point that the policy needed to support possible extensions of the recreation area facilities. The policy was amended accordingly.

The community-owned recreation field is not specifically protected by this plan. It is however protected in perpetuity from non-recreational development by means of a) a 2011 Trust Deed signed by Ashton Hayes Sports & Recreation Association (AHSRA), the Parish Council and Fields in Trust (formerly the National Playing Fields Association) and b) by the Charitable Purpose of AHSRA. Green Belt restrictions also apply.

Regulation 14 consultation has resulted in:

- reinstatement of the cricket field as a site of recreational value
- removal of Shay Lane as a site of nature conservation value
- clarification to the protections covering the recreation field.



4.1.3 Carbon reduction

Key issues

Community consultation in 2006 revealed strong support for Ashton Hayes aiming for carbon neutrality and the Ashton Hayes Going Carbon Neutral project was launched. This led to the subsequent establishment of Ashton Hayes Community Energy (AHCE) in 2011, which was incorporated as a community interest company with responsibility for the ownership and management of community renewable energy generation assets and the promotion of further developments.

A substantive reduction in community carbon emissions (up to 45% for a sample of households) between 2006 and 2015 has been achieved largely through community behavioural change with 74% of village households engaged in the project. However, further progress can only be made through the adoption of additional measures.

The plan area is governed by Cheshire West & Chester's Local Plan along with wider and national planning policy. The area is washed over Green Belt, which highly restricts any development. Generally new development is restricted to dwellings associated with agriculture or forestry, conversion of existing buildings, limited infill or small scale exception sites - predominantly for affordable housing. New housing development in the plan area can only usually be achieved through the Rural Exception Sites policy of the CWaC Local Plan. However, given the strong aspiration of Ashton Hayes to become carbon neutral, it may seek planning consent for a facility of community importance and set out very special circumstances why it should be allowed in Green Belt. Each potential installation will be brought forward as a specific project under the CWaC policy for assessment at the time and taking in to account the policy detailed below.

To achieve carbon reduction requires action on a number of fronts covering behaviour, energy efficiency and renewable energy generation. The policy below specifically addresses community owned renewable energy generation. Policy H3 addresses buildings' energy efficiency. The behavioural aspects have already made notable progress and are outside the scope of the NP.

Policy objective

To contribute to the community goal of achieving carbon neutrality.

Policy E3 – Renewable Energy

The installation of community renewable energy generation capacity of up to 20% of the plan area's average electricity consumption will be promoted where the following criteria are met.

- The generation facilities will result in a significant reduction in community carbon emissions over their lifetime.
- Ownership of the renewable energy generation facilities are negotiated by the community, through AHCE, who will agree the selection of technology, location and appearance.
- Funding is negotiated by AHCE and their advisers and will involve a mix of commercial loans, community investment and grants.
- The business case for each facility is sound, and is reasonably required to meet community objectives.
- Each facility is installed in such a way that land can be used and subsequently returned to its existing use over time, as more efficient technologies are developed.

Selection of suitable locations for such facilities is based on choosing sites:

- of low ecological value and wildlife impact
- where land requirement can be minimised by adopting less space intensive technologies
- where the land can be shared by renewable energy facilities and some agricultural use as appropriate e.g. sheep grazing around solar panels
- where the noise, smell and visual appearance of the installations are minimised such that they do not cause unacceptable nuisance nor appreciably impact the area's sense of Green Belt 'openness'
- where on-site compensatory measures can be and are taken for any residual impact
- preferably where the community already has an established interest.

Justification

Ashton Hayes has sought since 2005 to be in the forefront of promoting a more carbon neutral lifestyle as a major contribution towards sustainability. Its *Going Carbon Neutral* initiative has strong community support and has acted as a national/international pathfinder for other communities.

In 2010, the Department of Energy & Climate Change (DECC) selected Ashton Hayes for a £410,000 award under its Low Carbon Community Challenge, one of only 22 communities across the UK. This was as recognition for its strong aspiration to a lower carbon lifestyle and its pioneering approach to democratic behavioural changes that result in increased awareness of energy issues and a reduction in carbon footprint.

In the Village Consultation Survey (November 2013), 74% of the respondents agreed with the use of carbon reduction measures and renewable generation solutions as part of new developments.

The government has committed to reduce greenhouse gas emissions by 80% by 2050, from 1990 levels. These Government carbon reduction targets already assume further take up of domestic renewable energy generation facilities, but still fall 20% short of carbon neutrality.

For Ashton Hayes to achieve its objective of becoming truly carbon neutral with respect to electricity would require an additional 400kW of renewable energy capacity above and beyond government targets, representing approximately 20% of the community's domestic electricity consumption. (See PART 2 Carbon Reduction Evidence Base for supporting calculations from which this figure is derived) This would significantly close the gap between government targets and the village's ambition. Based on 2014 proven solar photo voltaic (PV) technology only, such a capability would require up to 3 acres of land space, spread across several suitable sites to preserve Green Space 'openness'.

To obtain planning approval for renewable energy developments will require that each proposal is required to satisfy both the above policy and its supporting criteria, as well as the 'very special circumstances' conditions required under the Green Belt regulations. To do this it must be demonstrated that the wider environmental benefit of the facilities are demonstrated to outweigh the impact on Green Belt, as per Paragraph 91 of the National Planning Policy Framework.

Ashton Hayes Community Energy has, since its inception, consistently demonstrated its ability to identify, negotiate and obtain funding and gain community commitment for several energy related projects, which it has delivered and now operates in a financially viable manner.

This policy supports the Government Green Belt proposals and policy ENV 7 of the Cheshire West and Chester Local Plan (Part One) 2015.

Based on the above, a policy was drafted and put to the community in the externally led Policy Proposals Survey of October 2014.

- 76% of respondents strongly agreed or agreed with the objective.
- 9% of individuals did not agree with the objective.
- 17% disagreed with the wording of the proposal on the basis that up to 3 acres of land could be potentially used for renewable energy generation. Other comments received suggest that they would prefer to comment on specific proposals for renewable energy and potential land use, rather than the policy wording.

The draft policy as per the October 2014 survey, was discussed with CWaC and the policy has consequently been redrafted to address the comments from the community as far as possible, and to incorporate the guidance received from CWaC.

Regulation 14 consultation resulted in:

- the key issues to the policy being updated with later evidence and clarifications to the wording.



4.1.4 Pollution & sustainability

Key issues

Residents of Ashton Hayes, in common with those in many other communities, are very concerned about pollution levels including noise, air and waste.

Policy objective

To ensure that existing pollution levels do not increase and to help mitigate existing and future levels of pollution by supporting access to local services and local employment.

Policy E4 – Pollution & sustainability

Where possible development proposals should take effective measures to minimise pollution by:

- avoiding people being exposed to pollution levels higher than existing background levels
- reducing the risk of pollution of groundwater, through considering the vulnerability of the land and proposing suitable mitigation measures to be employed
- reducing vehicle travel miles by encouraging use of cycle ways and footpaths
- supporting changes of land or building use which encourage local food production for local consumption
- minimising light pollution, by ensuring all community or external lighting on new developments uses suitably shielded LED lighting, such that it has no detrimental impact beyond the area to be specifically lit.

Justification

43% of respondents in an Initial NP Survey of the community (a sample of 105 households), expressed concerns regarding pollution and waste issues. Research of official information sources ascertained that pollution and waste in the plan area are generally in line with, or better than, those in the borough overall. The focus therefore is to ensure that any proposed changes maintain Ashton Hayes' relatively lower levels of identifiable pollution.

Based on the above, a policy was drafted and put to the community in the externally led Policy Proposals Survey of October 2014 and 89% of respondents strongly

agreed or agreed' with the objective. One respondent (out of 136) strongly disagreed that developments must not expose people to increased pollution.

Regulation 14 consultation feedback was fully supportive of this policy as written.

4.2 Housing

4.2.1 Local housing need

The plan area is governed by Cheshire West & Chester's Local Plan along with wider and national planning policy. The area is washed over Green Belt, which highly restricts any new residential development. Generally new development is restricted to dwellings associated with agriculture or forestry, conversion of existing buildings, limited infill or small scale exception sites - predominantly for affordable housing. New housing development in the plan area can only usually be achieved through the Rural Exception Sites policy of the CWaC Local Plan. Schemes must be supported by an up to date housing needs survey of residents.

Key issues

- Higher than average house prices and the existing housing supply provide limited opportunity for young people and young families to stay in the area.
- The ACRE Rural Community Profile for Ashton Hayes (2013), reports that the area has a high proportion of people aged 65 years or over (plan area - 28.7% compared to CWaC - 18.5%), who primarily occupy larger or high maintenance properties. As people get older or become incapacitated, continuing to live in these properties becomes challenging. There are limited opportunities within the area for down-sizing to a low maintenance property, particularly for those elderly people who are less well off.
- Residents believe that any new development should address a housing need that is specific to and limited to the plan area.
- There is great pride in the community's spirit and ability as evidenced through the successful operation of shared ventures such as the community shop and Ashton Hayes Going Carbon Neutral. In consultation, early in the plan process, 98% agreed that new housing development should be community-led through strong and genuine partnerships with developers or community-owned organisations such as a community land trust.
- The CWaC Local Plan Working Group has agreed an approach to establish Local Service Centres. Their methodology results in Ashton Hayes being identified as a Local Service Centre. This will form part of the evidence base for the preparation

of the CWaC Local Plan (Part Two). As of the end of May 2016 the draft Local Service Centres policy was still being finalised, but it is likely to say that new housing development will be permitted within the settlement boundaries where it constitutes infill development, redevelopment of land, conversion or sub-division of suitable buildings. Also that proposals for new housing development outside but adjacent to Local Service Centre boundaries will be permitted where it is for rural exception housing, community land trust development, is brought forward through a Neighbourhood Development Order or a Community Right to Build Order, or is allocated in a made Neighbourhood Plan. Also that development should be in accordance with other relevant Local Plan policies, including STRAT 9 Green Belt and countryside policy within the CWaC Local Plan (Part One) Green Belt policies and their restrictions on new housing development.

- CWaC policy SOC 1 (Local Plan (Part One) provides for affordable housing on sites with a capacity of three or more dwellings, or comprising an area of 0.1 hectares or more. A target proportion of 30% should be affordable.

Policy objective

To ensure that the provision of rural exception site housing as far as possible meets the needs of the plan area and is led by the community.

Policy H1 – Local housing need

Residential development that is proposed in accordance with the Rural Exception Sites policy of Cheshire West and Chester Local Plan (Part One) is supported in the following circumstances.

- Where it clearly meets the properly evidenced eligible need of the plan area at the appropriate time of the need.
- An element of market housing as permitted by the Local Plan will be supported where a significant proportion of the market housing will be appropriate for the needs of the elderly, as defined in the plan area.
- Proposed schemes should where practicable be led by the community either through a community development organisation (e.g. community land trust (CLT)) or with the applicant working in partnership with the community, where it can be agreed.

Justification

Given that any substantial new development is closely restricted through national and local policy, it is important that when it can occur it should address housing need which is specific to the plan area and not a wider geographical area, consistent with the spirit of the Localism Act 2011.

The local need has been established and understood through a number of surveys and consultation exercises.

- **Initiation** Preliminary research and referral to the Parish Plan 2009, Initial NP Survey and resident consultation.
- **Stage 1** The Ashton Hayes Housing Needs Survey 2013 identified a potential need of 11 affordable houses and 11 houses for the elderly over the next 20 years.
- **Stage 2** Follow up work to gauge un-reported potential needs and to refine some assumptions made in reaching the above numbers. See the Housing Evidence base in PART 2 for the findings.
- **Stage 3:** A detailed Ashton Hayes & Horton-cum-Peel Housing Needs Survey 2 (Oct. 2014) was commissioned from the independent Cheshire Community Action (CCA) organisation to refine the previous surveys, but now also specifically focused on converting the potential demand for Affordable Housing (see definition in CWaC Strategic Housing Market Assessment (Jul.2013)) to a real need. The outcome was a real need for 3 affordable houses within the next 3 years and a further 4 affordable houses within 3 – 5 years.

A community led or partnership scheme will ensure that the appropriate need is met as well as proposed schemes being located and designed in accordance with policy criteria.

The consultation response to the Policy Proposals Survey (October 2014) established that:

- 88.7% of respondents strongly agreed or agreed that rural exception sites should meet the needs of the plan area
- 72.2% of respondents strongly agreed or agreed that new housing should meet the properly evidenced need of the plan area
- 81.6% of respondents strongly agreed or agreed that market housing for local needs of the elderly will be supported
- 86.2% of respondents strongly agreed or agreed that new housing schemes should be led by the community.

Since the surveys were completed a planning consent has been granted which permits the construction of 15 affordable housing units on land at the southern entrance to the village. Assuming these are delivered as approved then this will meet the likely requirements for affordable housing in the plan area for the foreseeable future.

Regulation 14 consultation resulted in an adjustment to the CLT engagement such that it still expressed a strong preference without being unreasonably restrictive.



4.2.2 Location of new development

Any new housing development in the plan area and permitted as a rural exception site by the Local Plan must be located within or directly adjacent to Ashton Hayes village. Schemes must be modest and in keeping with the form and character of the settlement and local landscape setting, as per policy SOC2 of the CWaC Local Plan (Part One).

Other residential development can occur in very limited cases such as infill, new agricultural workers' dwellings or the re-use of redundant buildings. This policy deals with rural exception sites as the other cases identified arise out of existing and specific locations.

Key issues

- The existing characteristics of the area, in particular the natural landscape and the village's un-intrusive form and sense of compactness, are highly valued.
- The protection of these attributes through Green Belt and Conservation Area designations as well as wider national and local policy is supported.
- New development and delivery of new houses should occur as much as possible through infill, the reuse of redundant buildings and brownfield sites and where appropriate the subdivision of existing dwellings.
- Consideration should be given to the needs of the elderly when siting appropriate housing

Policy objective

To ensure that new development is located in places which do not adversely affect the character of the plan area, i.e. schemes must be modest and in keeping with the form and character of the settlement and local landscape setting.

Policy H2 – Location of rural exception sites

Valued characteristics affecting rural exception sites

A rural exception site will be supported where it complies with Policy H1 and does not adversely impact upon the valued characteristics identified in the Ashton Hayes

Built Character and Rural Perspective assessment (see Part 3 - Attachment D).

The assessment is summarised as:

- a sense of Ashton Hayes being a compact village
- the proximity to the countryside enjoyed by the public
- the nestling of the village into the landscape
- certain valued views (see 'Views' section within the Ashton Hayes Built Character and Rural Perspective).

Rural exception sites proposed locations

The most suitable option below to be informed by the relevant impact of the scheme in the location proposed, such that it will have the least impact. The options are listed here in order of preference.

- Sites not located adjacent to the identified key roads (see '4' within the Ashton Hayes Character Assessment), but delivered through the extension of existing and secluded cul-de-sac housing development.
- Where sites can only be provided adjacent to the identified key roads such impact should be mitigated through the provision of publicly accessible open green space which provides a buffer to the key road or by forming a development around a new cul-de-sac or close and providing effective and native natural screening between the development and the key road.

Development specifically provided for the elderly

Where housing is provided for the elderly through affordable housing or as the market housing element of a rural exception site, priority must be given to locations as close to the village centre as possible and which have good, safe pedestrian access ways to the centre. It may be appropriate in certain cases and where part of a larger rural exception site, for a development to occur on more than one site enabling each element to meet the policy above.

Justification

The valued characteristics were identified in the Ashton Hayes Built Character and Rural Perspective assessment. These provide a basis to protect and develop the plan area in a way that provides a pleasant rural environment, which is enjoyed by the community. The identified key aspects are:

- a sense of Ashton Hayes being a compact village
- the proximity to the countryside enjoyed by the public

- the nestling of the village into the landscape
- the modern estates are tucked away unobtrusively
- the village streetscape is softened by greenery
- the use of traditional building materials
- contrast and blending
- certain valued views (see 'Views' within Attachment D – Built character & rural perspective).

In order to meet the implications of these valued characteristics and comply with wider planning regulations then it is proposed that sites are selected based on minimising their adverse impact.

The responses to the Policy Proposals Survey (Oct. 2014).

- 93.2% of respondents strongly agreed or agreed that new developments should be located to respect character.
- 91.1% of respondents strongly agreed or agreed that rural exception sites should respect valued characteristics.
- 82.5% of respondents strongly agreed or agreed that rural exception sites should be selected on the basis of least impact.
- 89.9% of respondents strongly agreed or agreed that housing for the elderly to be located close to village centre.

Regulation 14 consultation confirmed that the objective of this policy conforms to Policy SOC2 Rural Exception Sites CWaC Local Plan (Part One). Also for clarity the references to the CWaC Local Plan have been incorporated and the objective clarified accordingly.

4.2.3 Design of new housing development

Key issues

- The design of new developments should usually include the use of local traditional materials and generous natural landscaping resulting in new housing blending within the built environment.
- Any new development should positively contribute to the aims of the Ashton Hayes Going Carbon Neutral project

Policy objective

To ensure new development is in keeping with, or contributes to, both the character of the plan area and the carbon neutrality aspirations of the community.

Policy H3 – Design of new housing development

New development must contribute to the existing character of the NP area.

Specifically designs should:

- be of good design and should not detract from the valued characteristics of the area, as identified in the Ashton Hayes Built Character and Rural Perspective assessment (see Part 3 - Attachment D)
- use or reference traditional materials to assist blending with its surroundings and should not be of an imitation retro-style other than cottage style housing. In a small number of cases and where there is an overwhelming contribution to the carbon neutral strategy, a pioneering design will be supported
- not dominate the surrounding area and where proposed on elevated sites it should not protrude above the predominant roofline of surrounding buildings
- include car parking and traffic considerations to meet appropriate CWaC standards.

New developments should as far as practicable contribute to the strong carbon neutrality aspirations of the NP area. Consequently energy efficiency should be built in to the design, for maximum effectiveness. Specifically designs should:

- specify construction to AECB (The Association for Environment Conscious Buildings) GOLD energy efficiency standard or any such replacement standard. Any variations to this will only be supported where it is demonstrated through an

open book appraisal that the scheme is not otherwise viable despite all reasonable steps having been considered.

Justification

The consultation confirmed that the design of any new housing should, in general, be aesthetically pleasing, should not detract from the valued characteristics of the area and should satisfy the Ashton Hayes Going Carbon Neutral strategy. In particular, views expressed in the Initial NP Survey showed that:

- 88% supported the use of traditional building materials
- 90% wished to see new development softened by greenery
- 94% wished to see a thought through design which seeks to blend with the village or, in appropriate cases, provide an attractive contrast.

It was further noted that the area does not contain retro-style properties such as Neo-Georgian or Neo-Tudor with the only imitations being modern properties advocating a traditional cottage style, which fits with the comments above.

The consultation response to the Policy Proposals Survey (Oct. 2014).

- 86.5% of respondents strongly agreed or agreed that new development must contribute to character and carbon neutral aspirations. A further 11% were neutral on this.
- 92.7% of respondents strongly agreed or agreed that new development should meet various design standards.
- 67.2% of respondents strongly agreed or agreed contemporary designs will be allowed as an exception. 15% were neutral on this and 15% disagreed with this aspect.

This policy is consistent with CWaC Local Plan Strategy ENV. 6 High Quality Design And Sustainable Construction.

Regulation 14 consultation raised the following points.

- The design aspects relating to energy efficiency as part of Ashton Hayes carbon neutrality aspirations should be made explicit.
- Car parking and traffic considerations should be appropriately covered in the design of new developments.

4.3 Community Facilities, Amenities & Social Welfare

Key issues

- Provision and use of locally-provided services by and for local people is of vital importance to the sustainability of the community, a good example being the community shop.
- Previous existing facilities were depleted in 2012/14 with the closure of facilities such as the Golden Lion pub.
- To be effective, local services and facilities are preferred to be centrally located for easy reach.
- The community is not able to pursue all of the community activities that it would like either because the facilities are not available or are not appropriate.
- There is a community requirement for additional large group meetings and youth facilities.
- In addition to the existing uses a move towards more sustainable living could create a growing demand for facilities to support events.
- Ashton Hayes school is concerned that it has a shortage of teaching space. As numbers of pupils continue to grow, it will need additional accommodation. See Ashton Hayes School (Oct. 2015) report.
- Under the Localism Act 2011, existing community facilities, amenities and services can be protected by listing sites or buildings as assets of community value.

Policy objective:

To protect existing sites and/or buildings which have importance for the community and, where appropriate, to establish new facilities.

Policy C1 – The protection, provision and enhancement of community facilities/amenities/services

Existing community facilities, amenities and services will be protected by:

- treating the Localism Act rights applicable to building(s) or land, (identified by the Parish Council and the local authority as an asset of community value) as a material consideration in determining associated planning applications

- resisting the loss of community facilities and services unless they are to be replaced with facilities or services that are of an equal or greater value to the community. These could be on the same or another site within the plan area.

Proposals for the creation of new and/or improved community facilities will be supported provided:

- it can be demonstrated that they meet the needs of the community and would be financially viable
- access to local services and facilities is improved for local people
- noise levels and the visual impact are acceptable to residents
- the use of land is minimised
- that the environmental impact of any facility is minimised and compensatory measures are taken to remedy any residual impact
- carbon emissions are minimised, including those produced during manufacture and installation
- they comply as appropriate with building design and location policies E1 and H3 in so far as these are relevant.

Identification of sites for new community facilities

- Developments must comply with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One) which restricts the construction of new buildings.
- Proposals for limited greenfield/previously undeveloped land to be used for community facilities under Community Right to Build Orders will be supported, provided they support community objectives. However infill or previously developed land which is suitable and available, will be the preferred choice.

Justification

Ashton Hayes has a long history of being a community that pro-actively supports local people and the community in a number of ways including:

- community shop which provides a highly valued local service
- recreation field which provides social, play, exercise and sports facilities
- community café which provides an informal meeting place for local people
- Time Bank which provides a range of support services to older and/or more vulnerable people

- the Snow Angels initiative which provides help and support to older and/or more vulnerable people during periods of extreme weather
- church which offers spiritual and pastoral support
- a wide range of clubs and groups for likeminded people to come together
- community resilience plan which offers a planned response in the event of a local emergency
- community energy company which is the legal vehicle promoting the Ashton Hayes low carbon initiative, and which owns the community's energy generation capacity on behalf of the community.

A snapshot of the community facilities is provided in the Facilities Survey Of Usage (Nov. 2012). The results of further detailed investigation were reported back to the community in the Meeting Place and Venue Review Report (Nov. 2013), together with a comment on the issues where they exist. However the number of available community facilities reduced in 2012/14.

As a consequence, to afford some protection to local facilities the Parish Council in early 2013 and 2014 respectively, arranged for the designation of the Golden Lion pub and WI Hall site as 'assets of community value'. This was via the 'community right to bid' power within the Localism Act (2011). These designations were recorded on the CWaC List of Assets Of Community Value (Nov.2015).

The church is at an advanced stage in planning the development of a welcoming building, which will reach out to the wider community by providing space for larger and small activities, a toilet, and kitchen facilities. (See St. Johns Church brochure for full details).

The Facilities Survey (Young People) (Feb. 2014) review was conducted to gauge young people's views on youth facilities. This identified a range of interests ranging from a youth club to skate/BMX tracks. Whilst some of these may be potentially seen as extensions of the recreation field facilities, others could not easily be accommodated in existing facilities.

The community recognises that as its aspiration to move towards a more community-focused and sustainable style of living increases then this places pressure on the

buildings and land required to support this. This is hindered by the lack of available appropriate facilities and capacity.

Given the above, the policy was drafted and put to the community in the externally led Policy Proposals Survey (October 2014).

- 84% of respondents strongly agreed or agreed with the policy objective, provisions and proposals.
- 72% agreed that it would be acceptable for limited undeveloped land to be used for new community facilities under Community Right to Build Orders.
- 13% disagreed, questioning whether such facilities were needed and/or the use of undeveloped land for such purposes should be allowed. The policy has, as a result, been amended to include safeguards to help ensure the overall need is justified and also to mitigate the impacts.

Regulation 14 consultation raised several points.

- The Key Issues were extended to reflect the ability to identify assets of community value. The first criterion was rewritten to reflect that assets of community value are a material consideration for determining planning applications.
- The last criterion was reworded to reflect planning interpretation.
- Some items have been added to the CAP to take forward the non NP items.



4.4 Business & Employment

Key issues

- The two major employers within the plan area, Ashton House Nursery and Farrall's Transport (total > 130 people), employ very few local residents. There are a number of very small, micro businesses operating from the village. The majority of these are home based, involve self-employment and have no direct employees.
- There is little evidence of current active requirements for new business premises, although the existing offices in converted farm buildings at Lane End Farm have been continually occupied for 20 years and spaces are filled quickly when one becomes vacant. Future trends that encourage distance working and developments such as the recent introduction of fibre broadband to the area are likely to generate a demand for workspaces/offices.

Policy objective:

To support existing, and encourage new, businesses seeking local premises and to ensure that any growth within the plan area considers options for facilities suitable for future employment.

Policy BE 1 – Premises provision

The creation of suitable premises for local businesses will be encouraged.

Specifically, support will be given for:

- the development of home and garden offices and workshops where they have no negative impact on neighbouring properties
- developments which comply with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One) which restricts the construction of new buildings. Where constructed they must comply as appropriate with building design and location policies H2 and H3 in so far as these are relevant
- the conversion of redundant buildings to business or mixed use rather than use entirely for residential purposes.

Justification

Most working residents commute to centres of employment such as Chester, Manchester, Liverpool, Ellesmere Port and Runcorn. Commuting distances are often

high as a high proportion of residents (54% in 2001, according to ACRE Rural Community Profile for Ashton Hayes (2013)) work in professional and managerial positions.

A high level of commuting impacts on the parish's carbon footprint – in the Going Carbon Neutral household surveys, car use was found to be the behaviour most resistant to change. Trends in recent years to allow or encourage professional staff to work from home and technological developments are likely to result in more home working.

The Policy Proposal Survey (October 2014) established residents' views on the above policy. 90% of residents strongly agreed or agreed with support for home or garden offices and 54% strongly agreed or agreed with conversion of redundant farm buildings for office rather than residential purposes. However, 19% disagreed with this and the policy wording has been adjusted to reflect the range of views.

Policy BE 2 – New employment opportunities

The development and introduction of new direct employment will be supported. Specifically, support will be given for development which:

- enhances the village
- provides additional facilities
- actively supports the village sustainability ethos and agenda i.e. policies E1, E2, E3, E4, H2, H3, C1 and BE1
- reflects the local character of Ashton Hayes, as detailed in policy E1
- complies with the STRAT 9 Green Belt and countryside policy of the CWaC Local Plan (Part One) which restricts the construction of new buildings. Where premises are constructed they must comply as appropriate with building design and location policies in so far as these are relevant.

Justification

A survey (Home Working Survey Report (May 2013)) of 9 businesses and self-employed residents conducted in April 2013 did not indicate any strong need for new business premises at that time or in the immediate future, although an economic recovery combined with the trend towards working closer to home would suggest there may be a future demand for local small offices and workspaces.

Future business development can be difficult to predict. During the consultation period for this plan, redundant glasshouses on the edge of the village that had been unused for some years were taken over by The Natural Vegmen, who supply the Ashton Hayes Community Shop and other local outlets. It has been encouraging to see a new agriculture based business in Ashton Hayes and other suitable initiatives offering employment or economic activity would be welcomed in the plan area, but cannot necessarily be planned for.

The Policy Proposals Survey (October 2014) established resident's views on the above policy and 83% strongly agreed or agreed that development proposals that provide local employment should be encouraged.

Regulation 14 consultation raised several points. However none of these required any changes to the NP. Some items have been added to the CAP to take forward the non NP items



4.5 Transport & Infrastructure

Key issues

- Public transport services to nearby population centres and services are poor. As a result the car has become the principal mode of transport even for short journeys. Such usage conflicts with the carbon neutral aspirations of the community and is not available to all residents.
- The direct provision of transport is outside of the remit of the NP, however support can be provided for any reasonable proposals to provide additional transport.
- The increasing amount of through and local traffic, speeding, large vehicles (including agricultural and machinery) mounting pavements to negotiate tight bends, parking (often on pavements) and need to improve safety of pedestrians.
- The danger of the junction of the B5393 and A54 for drivers when leaving the village especially when turning west toward Chester and for pedestrians needing to cross the road to use the bus.
- Safety of road and footpath users.

Policy objective:

To reduce reliance on private cars by improving public transport and the access to it.

Policy T1 – Public Transport Improvements

In order to improve pedestrian access to public transport, developer contributions on new developments will be sought where possible for this purpose, in line with the funding mechanisms in place for developer contributions and infrastructure and with policy STRAT 11 of the Cheshire West and Chester Local Plan (Part One).

Specifically, contributions will be sought which:

- improve access to the bus service on the A54 and the rail service at Mouldsworth
- address the major safety issues of pedestrians having to cross the A54 to access Chester-bound buses and having to wait at a bus stop alongside a busy trunk road without any protection from the traffic or weather
- consider provision of secure cycle storage for bus and rail users at the junction of A54 and B5393 and at Mouldsworth Station.

To support any reasonable proposals to provide additional public transport services, which:

- make a significant contribution to the needs of the NP area residents.

Justification

- Ashton Hayes village is approx. 0.75 mile from a bus route, where buses run on the A54 every 30 minutes between 6.30am and 6.30 pm.
- Ashton Hayes village is approx. 1 mile from Mouldsworth Station with trains every hour between 7.00am and 11.00pm.

Based on the Parish Plan 2009 survey results and the results of the Initial NP Survey, draft policies were put to the community in the externally led Policy Proposals Survey (October 2014). 84% strongly agreed or agreed that we should aim to reduce reliance on private cars and 89% strongly agreed or agreed that developments should contribute to access improvements. The policy T1 has been amended to include the comments made in the survey.

CWaC is currently reviewing the mechanisms by which developer contributions can be sought to improve infrastructure e.g. via Section 106 or Community Infrastructure Levy.

Regulation 14 consultation raised several points.

- The policy wording has been amended to remove reference to 'maintenance' as this is outside the scope of funding.
- Extra policy support has been added for any reasonable proposals to provide additional public transport services.
- Items have been added to the CAP to take forward the non NP items.



5 STRATEGIC FIT

The table below illustrates how each of the above NP policies relates to the strategic policies in the accepted CWaC Local Plan Part One Strategic Policies* (January 2015). There is High Alignment in many areas, with the NP policies providing a much more specific interpretation relevant to the NP area. None of the NP policies conflict with the CWaC policies.

| Ashton Hayes & Horton-cum-Peel Policy | SPATIAL STRATEGY | | | | | | ECONOMIC | | SOCIAL | | | ENVIROMENTAL | | | | | | | | | | | |
|---|-------------------------|-------------------|-------------|------------------------|---------------------------|----------------|--|--------------------------------|-------------------------------|-----------------------|--------------------|---------------------------------|--------------------|--------------------------------|-------------------------------|-----------|----------------------|-----------------------------|----------------------|--|-----------------------------|----------------|-------------------------------|
| | 1 | 2-7 | 8 | 9 | 10 | 11 | 1 | 2-3 | 1 | 2 | 3 | 4 | 5 | 6 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | Sustainable development | Town developments | Rural areas | Green Belt countryside | Transport & Accessibility | Infrastructure | Economic growth, employment & enterprise | Town centres & visitor economy | Delivering affordable housing | Rural exception sites | Housing mix & type | Gypsy & traveller accommodation | Health & wellbeing | Open space, sport & recreation | Flood risk & water management | Landscape | Green Infrastructure | Biodiversity & geodiversity | Historic development | High quality design & sustainable construction | Alternative energy supplies | Managing waste | Mineral supply & safeguarding |
| Environment | | | | | | | | | | | | | | | | | | | | | | | |
| E1 Local character | S | | | HS | I | | | | I | S | I | | S | S | | HS | HS | | I | HS | | | |
| E2 Green Environment | HS | | | S | ? | | I | | | ? | | | HS | HS | | HS | HS | HS | | S | | | |
| E3 Carbon Reduction | HS | | HS | HS | I | HS | S | | | | | | | | | | I | | | | HS | I | |
| E4 Pollution | S | | | S | S | | | | I | I | | | HS | | HS | S | S | I | | S | S | I | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Housing | | | | | | | | | | | | | | | | | | | | | | | |
| H1 Local Housing need | HS | | HS | S | I | | I | | HS | HS | HS | | S | | I | | | | | | | | |
| H2 Location of rural exception sites | S | | | HS | S | | | | S | HS | S | | HS | S | | I | I | | | HS | | | |
| H3 Design of new housing development | HS | | S | S | I | | | | HS | S | HS | | I | | | HS | S | | I | HS | HS | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Community Facilities Amenities & Services | | | | | | | | | | | | | | | | | | | | | | | |
| C1 Protection, provision and enhancement | S | | HS | HS | ? | HS | S | | I | I | I | | HS | HS | | | | | | S | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Business & Employment | | | | | | | | | | | | | | | | | | | | | | | |
| BE1 Premises provision | HS | | S | HS | I | | HS | | | | | | | | | | | | | | | | |
| BE2 New employment opportunities | S | | I | S | | | HS | | | | | | | | | | | | I | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| Transport & Infrastructure | | | | | | | | | | | | | | | | | | | | | | | |
| T1 Public transport improvements | | | I | I | HS | HS | | | | S | S | | HS | | | | | | | | | | |

Key: Indicates the degree to which the NP policy supports or otherwise the CWaC Strategic policy

S=Directly Supports Objective

I=Indirectly Supports

HS=High Alignment

Shaded=outside Scope of NP

*CWaC Part 1 web reference

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/lp_1_adopted?tab=files

6 LIST OF MENTIONED SOURCES: PARTS 1-3

| Source Document | Source of Reference |
|--|---|
| A Landscape Strategy for Cheshire West and Chester Borough Part1 (Mar. 2016) | http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_consulta/tot al_environment/natural_environment/landscape/idoc.ashx?docid=a66daa14-1bd2-4b64-8ea1-772c6fe6cf87&version=-1 |
| ACRE Rural Community Profile for Ashton Hayes (2013) | http://www.ashtonhayespc.co.uk/general-documents/ |
| Analysis of Tarvin & Kelsall SHMA Spatial Zone Housing (May 2014) | http://www.ashtonhayespc.co.uk/housing/ |
| Air Quality Assessment (Aug. 2013) | http://www.ashtonhayespc.co.uk/environment/ |
| Around Ashton (Spring 2013) | http://www.ashtonhayespc.co.uk/around-ashton-hayes-our-vill/ |
| Around Ashton Newsletters | http://www.ashtonhayespc.co.uk/around-ashton-hayes-our-vill/ |
| Ashton Hayes Carbon Footprint Surveys (2006-2010) | http://www.goingcarbonneutral.co.uk/diary-of-events/ |
| Ashton Hayes Going Carbon Neutral Project | http://www.goingcarbonneutral.co.uk/ |
| Ashton Hayes & Horton-cum-Peel Housing Needs Survey Part 2 (Oct. 2014) | http://www.ashtonhayespc.co.uk/housing/ |
| Ashton Hayes Housing Needs Survey 2013 | http://www.ashtonhayespc.co.uk/housing/ |
| Ashton Hayes Parish Plan (2009) | http://www.ashtonhayespc.co.uk/reports/parish-plan-reports-2009/ |
| Ashton Hayes Parish Plan consultation report (2009) | http://www.ashtonhayespc.co.uk/reports/parish-plan-reports-2009/ |
| Ashton Hayes PV Report (Mar.2013) | http://www.ashtonhayespc.co.uk/general-documents/ |
| Ashton Hayes School (Oct.2015) | http://www.ashtonhayespc.co.uk/facilities/ |
| Ashton Hayes Website | http://www.ashtonhayespc.co.uk/welcome/ |
| Basic Condition Statement | PART 3 Appendix G |
| Built Character & Rural Perspective | PART 3 Appendix D |
| Cheshire West and Chester Local Plan (Part 1) (2015) | http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/coun cil_plans_and_strategies/planning_policy/local_plan/local_plan_-_part_one.aspx |
| Communication and Engagement Plan (2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| CWac Landscape Strategy Part1 Final (Mar.2016) | http://www.ashtonhayespc.co.uk/consultation/ |

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| CWaC Landscape Strategy Part2 - LCT3 Sandstone Fringe (Mar.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
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| CWaC Local Plan Part 1 Strategic Policies | http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/lp_1_adopted?tab=files |
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| CWaC Strategic Environmental Assessment (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Cheshire Roadside Habitat Action Plan Target | http://www.cheshire-biodiversity.org.uk/action-plans/listing.php?id=20 |
| Climate Change Act (2008) | http://www.legislation.gov.uk/ukpga/2008/27/contents |
| Community Action Programme | PART 3 Appendix E |
| Community Action Programme Proposal (Feb.2014) | http://www.ashtonhayespc.co.uk/general-documents/ |
| Consultation Statement. | PART 3 Appendix F |
| CWaC Strategic Housing Market Assessment (Jul.2013) | http://www.ashtonhayespc.co.uk/housing/ |
| CWaC Sustainability Need Assessment Feedback & Changes (Dec.2015) | http://www.ashtonhayespc.co.uk/consultation/ |
| DCLG Planning Practice Guidelines for Renewable & Low Carbon Energy | https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf |
| Drop In Event Communication Form (Jul.2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| Drop in Event Feedback Form (Jul.2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| Ecological Assessment and Management Plan (Nov.2013) | http://www.ashtonhayespc.co.uk/environment/ |
| Essex Design Guide for Residential & Mixed Use Areas (2005) | http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=2982&p=0 |
| Facilities Review Summary For Picnic In The Park (Nov.2012) | http://www.ashtonhayespc.co.uk/facilities/ |
| Facilities Survey (Adults) (Mar. 2014) | http://www.ashtonhayespc.co.uk/facilities/ |
| Facilities Survey (Young People) (Feb. 2014) | http://www.ashtonhayespc.co.uk/facilities/ |
| Footpath Survey & Map (Jun.2013) | http://www.ashtonhayespc.co.uk/environment/ |

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| Habitat Report Summary | PART 3 Appendix A |
| Historic England SEA Response (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Home Working Survey (May 2013) | http://www.ashtonhayespc.co.uk/business-employment/ |
| House Type By Region Census 2011 (Jan.2013) | http://www.ashtonhayespc.co.uk/housing/ |
| Initial NP Survey (2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| Invitation to All Local Residents (Jun.2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| Invitation To Drop In Event Poster (Jul.2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| List Of Assets Of Community Value (Nov.2015) | http://www.ashtonhayespc.co.uk/facilities/ |
| List of Non Statutory Consultees (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
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| Local Green Spaces | PART 3 Appendix C |
| Localism Act (2011) | http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted |
| Mandate Minute from the PC (Nov.2005) | http://www.ashtonhayespc.co.uk/environment/ |
| Map of Local Green Spaces | PART 3 Appendix B |
| Map of Neighbourhood Plan Area | PART 1 – page 4 |
| Meeting Place and Venue Review Report (Nov.2013) | http://www.ashtonhayespc.co.uk/facilities/ |
| Minute of PC Meeting (Feb.2014) | http://www.ashtonhayespc.co.uk/consultation/ |
| National Inventory of Woodland & Trees - England | http://www.forestry.gov.uk/forestry/hcou-54pg9u |
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| Policy Proposals Questionnaire (Oct.2014) | http://www.ashtonhayespc.co.uk/consultation/ |
| Policy Proposals Survey (Oct.2014) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 Comments Form (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 Comments & Responses Report (Jun.2016) | http://www.ashtonhayespc.co.uk/consultation/ |

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| Reg. 14 How To Get Your Copy(Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 Leaflet (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 List Of Non Statutory Consultees (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 NP Report PART 1 (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 NP Report PART 2 (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 NP Report PART 3 (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
| Reg. 14 Poster (Jan.2016) | http://www.ashtonhayespc.co.uk/consultation/ |
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| Rural Conservation Character Assessment (1995) | http://www.ashtonhayespc.co.uk/general-documents/ |
| St. Johns Church Brochure | http://www.ashtonhayespc.co.uk/facilities/ |
| Social & Welfare Report (2015) | http://www.ashtonhayespc.co.uk/consultation/ |
| Terms of Reference (2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| The Association for Environment Conscious Buildings (Gold Performance Standard) | http://www.aecb.net/carbonlite/carbonlite-programme/energy-performance-standards/ |
| The Carbon Plan: Delivering our Low Carbon Future, HM Government (2011) | https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/47613/3702-the-carbon-plan-delivering-our-low-carbon-future.pdf |
| Urgent Appeal To All Living In Ashton Hayes Notice (Jan.2013) - Flyer Prior To Housing Survey | http://www.ashtonhayespc.co.uk/consultation/ |
| Views Obtained From The Drop In Sessions (Jul.2012) | http://www.ashtonhayespc.co.uk/consultation/ |
| Village Consultation Survey (Nov.2013) | http://www.ashtonhayespc.co.uk/consultation/ |
| Water Quality Assessment (Jun.2013) | http://www.ashtonhayespc.co.uk/environment/ |

7 GLOSSARY

This glossary offers explanations of some terms which may not be familiar to all readers, including some apparently everyday phrases which actually have a very specific meaning in the context of this plan.

AECB

The Association for Environment Conscious Building (AECB) is the leading network for sustainable building professionals in the United Kingdom. Membership of the AECB includes local authorities, housing associations, builders, architects, designers, consultants and manufacturers. The Association was founded in 1989 to increase awareness within the construction industry of the need to respect, protect, preserve and enhance the environment and to develop, share and promote best practice in environmentally sustainable building.

Affordable Housing

Affordable Housing is a term used by CWaC and the planning process with the following specific meaning - **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.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership

and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market housing', may not be considered as affordable housing for planning purposes.

Ancient Woodland

Woodland known to have existed continuously in a location since before 1600.

Assets of Community Value

The Community Right to Bid (Assets of Community Value in legislation) is one of a range of measures introduced in the Localism Act 2011 to make it easier for communities and individuals to get things done and achieve their ambitions for the place where they live. The other Community Rights are the Community Right to Build, Community Right to Challenge and Neighbourhood Planning.

The Community Right to Bid allows local voluntary and community groups and parish councils to nominate publicly and privately owned buildings and land for listing by the local authority as assets of community value. An asset can be listed if its main use furthers (or has recently furthered) the social well-being or cultural, recreational or sporting interests of the local community and is likely to do so in the future. Examples could include community centres, libraries, parks, village shops, markets or pubs.

When a listed asset comes to be sold, a moratorium on the sale of up to six months may be invoked to enable community groups to raise finance, develop a business plan and make a bid to buy the asset on the open market. This will help communities to keep much-loved sites in public use and part of local life.

Basic Conditions Statement

Only a draft neighbourhood plan or that meets each of a set of basic conditions can be put to a referendum and be made. The statement accompanying this plan explains how the proposed Ashton Hayes and Horton Cum Peel Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

Cheshire West and Chester Local Plan

The Cheshire West and Chester Local Plan was adopted on the 29th January 2015 and forms part of

the statutory development plan for the borough. The Local Plan will be developed in two parts - Part One Strategic Policies and Part Two Land Allocations and Detailed Policies.

Community Action Programme (CAP)

The consultation process and associated work identified a number of problems, desired improvements and policies that fall outside the mandate of the neighbourhood plan. These have been captured in a proposed Community Action Programme and will be pursued by the Parish Council CAP process.

Community Facilities

Land and buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and well-being of everyone in the community

Community Infrastructure Levy

A charge which accompanies planning consents for built development. The money is pooled to fund countywide infrastructure and local projects.

Community Interest Company (CIC)

A CIC is a type of company introduced by the government in 2005 under the Companies (Audit, Investigations and Community Enterprise) Act 2004, designed for social enterprises that want to use their profits and assets for the public good. CICs are intended to be easy to set up, with all the flexibility and certainty of the company form, but with some special features to ensure they are working for the benefit of the community.

Community Land Trust (CLT)

A non profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community. CLTs balance the needs of individuals to access land and maintain security of tenure with a community's need to maintain affordability, economic diversity and local access to essential services.

Community Plan

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

Community Right to Bid

The Community Right to Bid (Assets of Community Value in legislation) is one of a range of measures introduced in the Localism Act 2011 to make it easier for communities and individuals to get things done and achieve their ambitions for the place where they live. Other community rights are the Community Right to Build, Community Right to Challenge and Neighbourhood Planning.

The Community Right to Bid allows local voluntary and community groups and parish councils to nominate publicly and privately owned buildings and land for listing by the local authority as assets of community value. An asset can be listed if its main use furthers (or has recently furthered) the social well-being or cultural, recreational or sporting interests of the local community and is likely to do so in the future. Examples could include community centres, libraries, parks, village shops, markets or pubs. When a listed asset comes to be sold, a moratorium on the sale of up to six months may be invoked to enable community groups to raise finance, develop a business plan and make a bid to buy the asset on the open market. This will help communities to keep much-loved sites in public use and part of local life.

Community Right to Build

The community right-to-build process is instigated by a 'community organisation' where the community decides to bring forward specific development proposals for the benefit of the community. This might include community facilities and affordable housing.

Conservation Area

An area designated under Section 69 of the Town and Country Planning Act 1990 as being of 'special architectural or historical interest', the character and appearance of which it is desirable to preserve and enhance.

Consultation Statement

A document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Development

In s.55 of the Town and Country Planning Act 1990 development is defined as “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Evidence Base

The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

Going Carbon Neutral

The Ashton Hayes and Horton-cum-Peel community’s project to strive to reduce its carbon dioxide footprint via voluntary means of reducing fossil fuel usage.

Green Belt

Green Belt is a defined area of countryside around a town or city which is protected from ‘inappropriate’ forms of development – as defined in government planning policy on Green Belts. Green Belts aim to stop urban sprawl and the merging of settlements, preserve the character of historic towns and encourage development to take place within existing built-up areas. Quality or appearance of land is not a factor when deciding whether to designate an area as Green Belt.

Highway Authority

Highway authorities are responsible for producing the local transport plan and for managing existing or proposed new local roads in the area. In most places, the local highway authority is part of the county council, the metropolitan council or the unitary authority.

LED

A semiconductor Light Emitting Diode that emits light when conducting current, used in household and street lighting, electronic equipment, especially for displaying readings on digital watches, calculators, etc.

Listed Buildings

Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Localism Act 2011

The Localism Act 2011 includes five key measures that underpin the government’s approach to decentralisation.

- Community rights

- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

Local Planning Authority

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Local Service Centres

The Cheshire West and Chester Local Plan (Part One) sets out strategic planning policies for the borough, for the period 2010-2030. The strategy of the Local Plan is to direct most new development to the four main urban areas of the borough and then identified key service centres, which represent the most sustainable rural locations. In the remainder of the rural area there are many smaller settlements, many of them washed over by Green Belt, which have a lower level of services and access to public transport but could acceptably accommodate some small-scale development. These settlements will act as 'local service centres' and will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

National Planning Policy Framework (NPPF)

The NPPF sets out the planning policies for England and how they are expected to be applied. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

Neighbourhood Area

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced. For Ashton Hayes this includes the combined parish of Ashton Hayes and Horton-cum-Peel.

Neighbourhood Forum

An organisation established for the purpose of neighbourhood planning to further the social, economic and environmental wellbeing of the neighbourhood area. There can only be one forum in an area.

Neighbourhood Plan

A type of plan introduced by the Localism Act to be created by a parish or town council or a neighbourhood forum, which sets out a vision for the neighbourhood area, and contains policies for the development and use of land in the area.

Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

Policy

A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parish Plan 2009

The plan produced by the Ashton Hayes Parish Council that set out a vision for the future of the parish community and outlined how that could be achieved in an action plan. Replaced by the Neighbourhood Plan.

Parking Standards

The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Planning Permission

Formal approval which needs to be obtained from a local planning authority to allow a proposed development to proceed. Permission may be applied for in principle through outline planning applications, or in detail through full planning applications.

Qualifying Body

This can be a parish council, organisation or body designated as a neighbourhood forum, authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood plan.

Referendum

A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans and neighbourhood development orders are 'made' following a referendum of the eligible voters within a neighbourhood area voting in favour of the order or plan.

Regulation 14

Before submitting a plan proposal to the local planning authority, a qualifying body must publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

- details of the proposals for a neighbourhood development plan
- details of where and when the proposals for a neighbourhood development plan may be inspected
- details of how to make representations
- the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.

The qualifying body must consult with organisations or people whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan and must send a copy of the proposals for a neighbourhood plan to the local planning authority.

Regulation 15

Where a qualifying body submits a plan proposal to the local planning authority, it must include:

- a map or statement which identifies the area to which the proposed neighbourhood development plan relates
- a consultation statement
- the proposed neighbourhood development plan
- a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

Rural Exception Sites

Residential development for affordable housing by registered providers, including a subsidiary element (maximum 30 per cent) of market housing where this will facilitate the successful delivery of the affordable housing, will be permitted on small sites within or directly adjacent to the built up part of rural settlements, in order to meet local affordable housing needs. This includes limited affordable housing for local community needs within Green Belt settlements.

Any subsidiary element of market housing will be purely for the purpose of enabling the provision of affordable housing and any proposal must be accompanied by an open book viability appraisal. The council will not accept aspirational land value as justification for allowing a higher proportion of market housing.

The tenure split and housing mix must be reflective of the most up to date housing needs information.

Such schemes:

- will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity
- must be modest and in keeping with the form and character of the settlement and local landscape setting
- must be supported by an up to date housing needs survey
- will be encouraged to come forward through the neighbourhood planning process.

Section 106 Agreement

A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Shared Equity Housing

Shared equity is where more than one party has an interest in the value of the home e.g. an equity loan arrangement or a shared ownership lease.

Snow Angels

Ashton Hayes Parish Council supports the operation of an annual effort undertaken by volunteers and under the umbrella of Ashworth Timebank . The volunteer Snow Angels provide day to day physical assistance to local residents in need during adverse weather conditions. This can include clearing snow from house entrances and paths, providing car lifts to Doctor appointments, undertaking shopping etc.

Solar PV

The method of generating electrical power by converting solar radiation into electricity using photovoltaic cells mounted in panels.

Stakeholders

People who have an interest in an organisation or process including residents, business owners and government.

Statutory Consultees

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations.

Sustainability Appraisal

An appraisal of the impacts of policies and proposals on economic, social and environmental issues. This can also be a useful tool to assist selection of suitable sites for development.

Timebank

Ashworth Timebank is a registered charity which is based above the community shop and which covers a number of local villages. They coordinate a range of volunteer efforts directed at people who need support in the short or long term. The activities volunteers get involved in are wide ranging and combine to ensure that the quality of life of those who are less independent than they were is enhanced.

Tree Preservation Order (TPO)

An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Very special circumstances

The National Planning Policy Framework (NPPF) says "Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in *very special circumstances*. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."

Case law has established that the guidance in the NPPF is unchanged in relation to very special circumstances. As such, whether a factor constitutes a very special circumstance is a matter for the decision maker in the exercise of his judgement in any particular case. (Taken from <http://www.landmarkchambers.co.uk/nppf9> R (Khan) v LB Sutton [2014] EWHC 3663)

