

Parish Priorities Statement

I. Your Details

Information Required	Response
Contact name	Ruth Shackleton
Town or Parish Council	Malpas Parish Council
Main contact address	Langdale, Sarn, Malpas, SY14 7LN
Main contact telephone number	01948770678
Main contact email	malpas@hotmail.com
Details of public consultation and engagement used in the preparation of the PPS	

The vision for the future...

What are the three key changes you would like to see in your Parish over the next 15 years? These changes should relate to the priorities set out below. It will also be helpful to explain when you think these changes should happen over the 15 year period.

To make Malpas a thriving, sustainable village that offers a comprehensive range of shops, services and facilities supported by a robust infrastructure and employment opportunities that cater for the needs of all our residents. The special character and heritage assets and the surrounding countryside will be protected, enhanced and celebrated – making the area an attractive place in which to live, work and visit. To preserve the existing settlement boundary where possible to ensure that all the villages and hamlets around Malpas do not merge to form an urban sprawl. To do this we will:

Encourage young people to remain in the village by supporting small developments that provide the type of housing need by local people.

By maintain our existing green space, publicising our extensive public footpath network and encouraging the development of new wildlife corridors linking it to the SSSI sites that sit within the Parish.

To develop a travel plan for Malpas that provides adequate parking and pedestrian footpaths.

Development and management of land

Information required	Response
What type and level of development would you like to see in the parish?	<i>Small developments of no more than 5-10 dwellings. The density should be in line with the character of the village and no more than 30dph. The developments should be 1,2, &3 bedded dwellings and include bungalows for local people. In line with the results from the housing needs survey dated March 2023 carried out by AECOM All developments to provide adequate car parking (in line with CWAC Supplementary Planning Document Parking Standards). Parking should be provided within the dwelling curtilage and not be on street parking.</i>
Are there any areas of the Parish you would like to see developed?	<i>Any development should be within the existing settlement boundary. If it becomes necessary to build outside the settlement boundary then any development should be limited to Chester Road and towards Hampon and should not exceed 25dph. This would limit the increasing traffic pressure on the heart of the village.</i>
Are there any specific areas you want protected for other use gs?	<i>We would not want any further development along Wrexham Road particular the Oxhays as this would lead to increased congestion along Church Street as this would lead to increased congestion in an already congested area of Malpas.</i> <i>We have shown in the attached plan areas where we value the existing landscape for its views, recreational opportunities, wildlife habitats and would like to see these protected. (E.g. Greenway Lane and Oxhays)</i>

Information required	Response

Homes

Information required	Response
What type of homes would you like to see in your local community?	<i>Affordable homes for local people</i>
What size of home is needed locally?	<i>1,2,3 bed homes with potential for small office accommodation. These should also include bungalow as Malpas has a higher-than-average elderly population for the borough. The evidence for this is the housing needs survey carried out by Aecom dated March 2023.</i>
Any other requirements?	<i>Any new homes should be in line with the Malpas Design Guide and Codes document dated Jan 2024 and IBI Taylor Young Malpas Character Study dated October 2012. Malpas has declared a climate emergency and would expect all new homes to recognise this, specifically by ensuring that properties are carbon neutral, avoiding the use of fossil fuels and having facilities for charging electric vehicles.</i>

Design

Information Required	Response
Are there any areas of local character which are particularly important to the local community?	<i>Much of the village lies within the Malpas Conservation Area. Development within the Conservation area is required to preserve and enhance the special character of the Conservation Area. Malpas has a lot of listed and character buildings and we would want their settings to be protected and enhanced by any new build</i>

Information Required	Response
	<p><i>The character of Malpas is not uniform in the village but is made up of different character areas. The Malpas Character Study dated October 2012 as updated by Design Codes for Malpas (Jan 2024) show the different character areas and we would expect any new development to reflect the best Character features of those areas.</i></p> <p><i>Cheshire Railings are also an important feature of the village.</i></p> <p><i>The footprint, massing, height, street layout within the sites, relationship of building to street are all important features of Malpas.</i></p> <p><i>The maximum housing density for Malpas is 29.4 dph. (Malpas Design Guides and Codes March 2023) This should not be exceeded.</i></p>
Particular features of buildings of local character	<p><i>Malpas houses are traditional red brick with local sandstone.</i></p> <p><i>Simple pitched slate roofs. Any future development would be expected to fit with the Character and density of the area.</i></p> <p><i>E.g. Chester Road all, the houses are set back from the street with picket fences and grass verges</i></p>

The natural environment

Information Required	Response
Opportunities to make nature bigger, better and more joined up	<p>The aspiration is to enhance our natural wildlife and to encourage Badgers, Foxes, Frogs, Owls, Bats and other local wildlife back to the village. These were all displaced by the large developments we have seen over recent years. To create more wildlife corridors and protect our existing ones. See supporting document "Protecting and Enhancing Malpas Natural Environment" Dated 23 November 2023 produced by Cheshire Wildlife Trust.</p>

Jobs

Information Required	Response
Information about business you would like to protect and business opportunities that should be provided	<p>We would want local shops Post office to survive and would like to see them protected</p> <p>To encourage new retail and service sector shops to fill the empty ones in the village centre.</p> <p>To encourage tourism, we are on a national and local cycle way, have many footpaths including links to Sandstone Trail and many historic buildings.</p> <p>There are several local businesses in the area employing local people these jobs are traditional low paid ones. Staff find it difficult to afford to live locally and so move away. We would like to see housing provided they can afford to help employers to retain their staff.</p>

Public spaces

Information Required	Response
<i>Public Open Space, Public realm, Pocket Parks</i>	<p>All the greenspaces contained within are village are important and we would like to preserve and enhance them. We would like to update and improve the facilities of the local recreation ground and Parish Council land.</p>

Infrastructure

Information Required	Response
<i>Active travel priorities, roads / parking, community buildings needs, waste / water infrastructure, broadband, renewable energy</i>	<p>Malpas is heavily dependent on the car as a means of transport.</p> <p>We have a serious car parking problem and are seeking to solve this with a new car park, future parking projects traffic management systems.</p> <p>Malpas has a limited, regular, though infrequent bus service to Chester and Whitchurch. Thus, making travel to and from work hospital and shopping for those without a car difficult. We would welcome any improvement to this.</p> <p>We do have a community minibus which provides ad hoc trips to Nantwich and Wrexham. Anything which would improve our public transport links and dependence on the car would be welcome.</p> <p>Our broadband and mobile phone service is patchy, and we would welcome improvements to this if they do not negatively impact the wider landscape.</p> <p>To update develop and preserve the Jubilee Hall</p>

FINALISING YOUR SUBMISSION

As a reminder, before finalising your submission, please check you have addressed the following:

- **You have completed the details in section I, including details of public engagement events and consultation activities which have informed the statement. Where possible please identify the percentage of the community that have engaged in the preparation of the PPS.**
- **Please try to summarise the community's views and aspirations as much as possible, do not provide details of individuals who have commented, and bullet points for key priorities where possible.**
- **If you have supporting evidence or information please use a hyperlink to the data where available, and summarise the information as much as possible in the PPS.**

Information required	Response
Print Name	
Date	

We ask that forms are returned by

If you are unable to return the form by email
please post to: