

From: Mr T Parker, Chairman, No Mans Heath & District Neighbourhood Plan Steering Group

To Mr A Mead, Examiner

Ref: 02/AM/NMHNP

7th February 2018

No Mans Heath & District Neighbourhood Plan Examination

Reference your letter of 1st February 2018 our responses are as follows:

1. It would seem that no boundary plans were included in the Chester Local Plan 2006 and the last record of any boundary prior to our latest agreed one with CWaC is from 1983. However the detail following is an extract from a recent email from Rosie Morgan.

“The following principles are those that have been used when considering defining settlement boundaries through the Local Plan (Part Two):

Boundaries should:

- *be defined tightly around the built form of settlements, which will be informed by defined features such as walls, fences, hedgerows, roads, canals and woodland.*
- *follow the existing Green Belt boundary where applicable.*
- *include allocations identified in the Local Plan.*
- *include existing commitments, i.e. unimplemented planning permissions and implemented permissions.*
- *include the curtilages of buildings which closely relate to the character of the built form and have enclosing features such as hedgerows and fences.*
- *include recreational or amenity space at the edge of settlements safeguarding their use and maintaining their contribution to the wider landscape setting.*

Areas which should be excluded are:

- *isolated or sporadic development which is physically or visually detached from the main built up area (including farm buildings or agricultural buildings).*
- *curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens.*
- *Key developed sites within the Green Belt. Such areas will be subject to separate site specific policies.*
- *Rural exceptions sites outside Key and Local Service Centres.*

Using that methodology we came up with the boundary that was consulted on as part of the Local Plan (Part Two) Preferred Approach consultation in August/September 2016.” (Appendix 1a)

This boundary was altered by community consultation and supported by CWaC when the No Mans Heath settlement was to be designated as a Local Service Centre. Rational for the changes was to include recent development approvals to give a consistency base for future growth without overtly/accidentally identifying possible sites. (Appendix 1b)

2. Yes, the appendix covers the whole of the Plan Area.

The filtered analysis (Appendix 8a) identifies 28 homes approved since the beginning of 2010 and up to May 2016, within or adjacent to the **old** No Mans Heath settlement boundary.

3. The same analysis identifies 37 homes approved within or adjacent to the proposed **new** boundary.

Of the estimated 50/51 new homes suggested, within the Plan Area, a total of 84 have already been approved as at 12th May 2016 (Appendix 8b).

4. Appendix 8c shows that 63 of the 84 have been built or started across the Plan Area as at 12th May 2016.
5. It is only within No Mans Heath settlement that we would like to have phased development, the rest of our Plan Area is covered by CW&C Local Plan STRAT 9, Countryside. As we understand it the principle of the settlement boundary is that the Parish Council influences development outside it. It is our intention that the PC will commission a team to create a Development Order or similar. This Order will be to describe, in detail, the community's vision of what, how and when an evolving country village can be created. With support from land owners, chosen developers, the borough council and residents, this vision will allow the homes, green spaces and its associated required infrastructure to be put together in an organised and phased manner. Developers to be included when this outline has been created and the phasing will be part of the any discussion with them. In this way the community look to control their future.

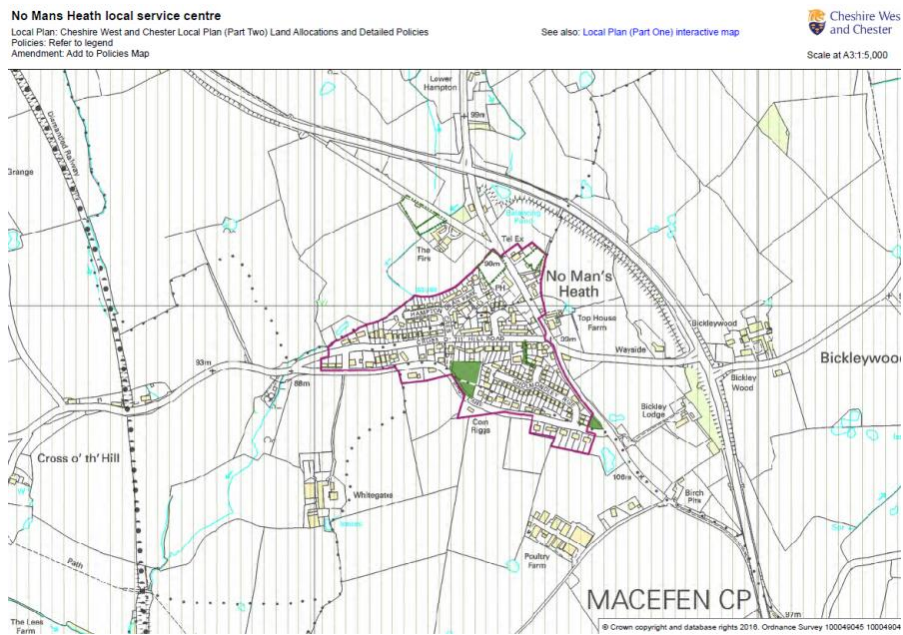
The projection has been created from CWaC's own data and as such applies to the whole of the plan area. It has already been shown there has been more development approved in the STRAT 9 area of our parish since the 20-year plan started than in the No Mans Heath settlement. With that percentage being of such high significance we need to have an overall objective not a sectional one.

6. Within our community we have people who have jobs and earn a living wage but cannot get onto the housing ladder because their highest level of mortgage available/affordable does not buy a property in this area. A figure of around £170,000 has been mentioned in previous housing surveys but developers do not naturally want to build homes at this sort of price. Within our Development Order should be the requirement for some genuine low cost/affordable homes to be built. Developers included in our project would build to the target selling price with no subsidies or support packages. The ongoing future price for such properties would move in line with market forces.

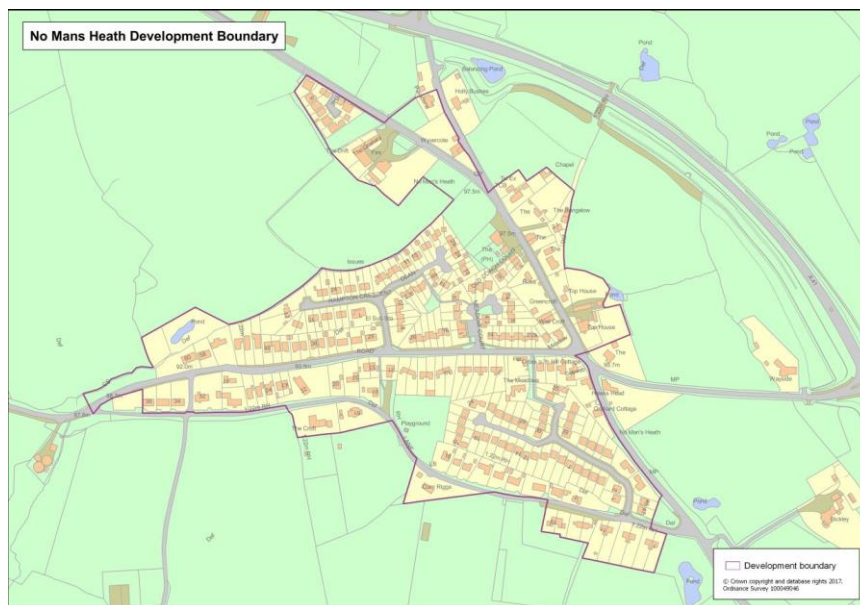
Where we want to control future prices then would need to organise a way to have land/houses donated to the Malpas & District Community Land Trust. Here it/they will become community property for ever with rental/shared ownership values held at levels balanced to meet local income.

Appendices

Appendix 1a



Appendix 1b



Appendix 8a
Approval NMH settlement
only

2014			1983	+ Proposed	
14/02214/REM	2 detached houses (outline permission 11/00920/OUT) amendment to application 13/05420/REM	Land between Chapel House and The Cottage, Old Coach Road	2		
2013					
13/05414/FUL	Rear extension & subdivision of property to form 2 dwellings	Old Rose Cottage, Old Coach Road, Hampton	1		
13/02329/EXT	Extension of time to implement planning permission 10/11619/EXT (extension to implementation of 04/01382/FUL – Alteration to existing house and construction of 4 dwellings with associated garages)	Long Acre, 22 Back Lane, No Mans Heath	1		
13/01878/OUT	Residential development of up to nine dwellings	Land adjacent to the Wheat Sheaf Inn, Old Coach Road, No Mans Heath	9		
2012					
12/04678/FUL	Erection of 3 detached and 2 semi-detached houses with associated parking and access	Land South of Wheat Sheaf Inn, Old Coach Road, No Mans Heath	5		
12/02805/OUT	Erection of single dwelling	Land adjacent to The Firs, Chester Road, Hampton		1	
12/0054	New dwelling, amendment to application 09/10238/FUL	land at rear of 30 Back Lane, No Mans Heath (Parish of Malpas)	1		
2011					
11/02927/EXT	Extension of time to implement planning permission 08/01346/FUL for variation of condition 4 of outline planning permission 04/00515/OUT to allow construction of 5 dwellings	Wheatsheaf Inn, Old Coach Road, No Mans Heath, SY14 8DY	5		
11/02136/FUL	Proposed 2 storey dwelling house & detached garage	Land adjacent Top House Farm Chester Road, Hampton	1		
11/00920/FUL	Development of 2 detached houses.	Land between Chapel House & The Cottage, Old Coach Road, Hampton	2		
2010					
10/13263/FUL	New dwelling House & Garage	Top House Farm, Coach Road, SY14 8DY	1		
10/12295/FUL	Retrospective application for 8 dwellings	Former Petrol Station, Chester Road, NMH		8	
			28	9	Total 37

Appendix 8b

Approvals 2010 to 2016

Neighbourhood Plan Area

				NMH Stlmt	The Rest
2016					
15/04923/FUL	Convert living accommodation in the annex to holiday let for 2 people.	Whitegate Farm Back Lane, No Mans Heath	Approved		1
16/00479/FUL	Conversion of detached garage and workshop to ancillary accommodation for use by disabled relative and internal and external alterations.	Edge House Witney Lane Edge	Approved		1
2015					
15/04948/LBC	Conversion of outbuilding to form single dwelling	Dyers Farm Scar Lane Edge Malpas	Approved		1
15/04947/FUL	Conversion of outbuilding to form single dwelling	Dyers Farm Scar Lane Edge Malpas	Approved		1
15/02758/FUL 15/02759/LBC	Change of use of redundant buildings into one dwelling and associated works	Barn, Higher Hall, Higher Hall Lane, Edge.	Approved		1
2014					
14/04811/FUL	Erection of bungalow for holiday occupancy	Millmoor Farm, Millmoor Drive, Macefen	Approved		1
14/03959/FUL	Sub division of house and outbuildings into three self-contained dwellings	Barmere House, Whitechurch Road, Bickley	Approved		3
14/04175/FUL	Erection of single dwelling, Plot 2 (amendment to 13/05163/REM)	Land adjacent to The Granary, Chester Road, Hampton	Approved		1
14/03207/FUL	Detached dwelling with associated garage	Ash Grove, Witney Lane, Edge	Approved		1
14/02220/FUL	Refurbish redundant house & stables to dwelling	Redundant house & stables, Edge Hall, Hall Lane, Edge	Approved		1
14/2276/FUL	Construction of one dwelling partial demolition of horse training arena & removal of 2 residential caravans	Edgemere Stables, Edge Green Lane, Edge.	Approved		1
14/02214/REM	2 detached houses (outline permission 11/00920/OUT) amendment to application 13/05420/REM	Land between Chapel House and The Cottage, Old Coach Road	Approved	2	
2013					
13/05414/FUL	Rear extension & subdivision of property to form 2 dwellings	Old Rose Cottage, Old Coach Road, Hampton	Approved	1	
13/02329/EXT	Extension of time to implement planning permission 10/11619/EXT (extension to implementation of 04/01382/FUL – Alteration to existing house and construction of 4 dwellings with associated garages)	Long Acre, 22 Back Lane, No Mans Heath	Approved	1	
13/01878/OUT	Residential development of up to nine dwellings	Land adjacent to the Wheat Sheaf Inn, Old Coach Road, No Mans Heath	Approved	9	
13/01486/FUL	Conversion of redundant former agricultural building to residential use and provide new access	Witney Lane Farm, Witney Lane, Edge	Approved		1

13/00949/FUL	Conversion of existing ancillary building to single dwelling & discharge of Section 106 obligation attached to planning permission 02/02036/S73	Office & Stable block Edge Lea Farm, Edge Green Lane, Edge	Approved		1
13/00607/FUL	Conversion of existing ancillary building into separate dwelling	Smithy Cottage, Smithy Lane, Edge	Approved		1
2012					
12/04678/FUL	Erection of 3 detached and 2 semi-detached houses with associated parking and access	Land South of Wheat Sheaf Inn, Old Coach Road, No Mans Heath	Approved	5	
12/02805/OUT	Erection of single dwelling	Land adjacent to The Firs, Chester Road, Hampton	Approved	1	
12/01942/FUL	18 New Dwellings with new access road and public space (resubmission 11/05941/FUL	Land rear of 5 to 18 Witney Lane, Edge	Approved		18
12/01313/FUL	Conversion of redundant farm buildings to 3 dwellings including external works and drainage. Construction of detached garage to farmhouse.	Hetherson Hall, Fishers Lane, Bickley	Approved		3
12/01315/FUL	Barn conversion to 2 residential units and construction of new garages.	Pipe House Farm, Pipehouse Lane, Bickley, SY13 4JG	Approved		2
12/0054	New dwelling, amendment to application 09/10238/FUL	land at rear of 30 Back Lane, No Mans Heath (Parish of Malpas)	Approved	1	
2011					
11/03112/FUL	Conversion of barn to residential use.	Oak Farm, Hetherson Green Lane, Bickley, SY14 8EJ	Approved		1
11/02927/EXT	Extension of time to implement planning permission 08/01346/FUL for variation of condition 4 of outline planning permission 04/00515/OUT to allow construction of 5 dwellings	Wheatsheaf Inn, Old Coach Road, No Mans Heath, SY14 8DY	Approved	5	
11/02136/FUL	Proposed 2 storey dwelling house & detached garage	Land adjacent Top House Farm Chester Road, Hampton	Approved	1	
11/00920/FUL	Development of 2 detached houses.	Land between Chapel House & The Cottage, Old Coach Road, Hampton	Approved	2	
11/00776/FUL 11/00777/LBC	Demolition of 2 no. agricultural buildings & conversion of remainder to 4 dwellings with new garaging	Gate House Farm, Mates Lane, Edge, SY14 7DH	Approved		4
2010					
10/13263/FUL	New dwelling House & Garage	Top House Farm, Coach Road, SY14 8DY	Approved	1	
10/12295/FUL	Retrospective application for 8 dwellings	Former Petrol Station, Chester Road, NMH	Approved	8	
10/11403/FUL	To erect two-storey detached house with detached garage	Land adjoining Ash Grove, Witney Lane, Edge	Approved		2
10/10214/FUL	Construction of agricultural workers dwelling	Hampton Grange, Shay Lane, Hampton, SY14 8AD	Approved		1
				37	47

Appendix 8c

No Mans Heath & District PA		Approved Applications	Built or	Started	
2016			Apprd	Built Y	B No
15/04923/FUL	Convert living accommodation in the annex to holiday let for 2 people.	Whitegate Farm Back Lane, No Mans Heath			N
16/00479/FUL	Conversion of detached garage and workshop to ancillary accommodation for use by disabled relative and internal and external alterations.	Edge House Witney Lane Edge			N
2015					
15/04948/LBC	Conversion of outbuilding to form single dwelling	Dyers Farm Scar Lane Edge Malpas			N
15/04947/FUL	Conversion of outbuilding to form single dwelling	Dyers Farm Scar Lane Edge Malpas			N
15/02758/FUL 15/02759/LBC	Change of use of redundant buildings into one dwelling and associated works	Barn, Higher Hall, Higher Hall Lane, Edge.			N
2014					
14/04811/FUL	Erection of bungalow for holiday occupancy	Millmoor Farm, Millmoor Drive, Macefen		1	
14/03959/FUL	Sub division of house and outbuildings into three self-contained dwellings	Barmere House, Whitchurch Road, Bickley			N
14/04175/FUL	Erection of single dwelling, Plot 2 (amendment to 13/05163/REM)	Land adjacent to The Granary, Chester Road, Hampton			N
14/03207/FUL	Detached dwelling with associated garage	Ash Grove, Witney Lane, Edge			N
14/02220/FUL	Refurbish redundant house & stables to dwelling	Redundant house & stables, Edge Hall, Hall Lane, Edge		1	
14/2276/FUL	Construction of one dwelling partial demolition of horse training arena & removal of 2 residential caravans	Edgemere Stables, Edge Green Lane, Edge.		1	
14/02214/REM	2 detached houses (outline permission 11/00920/OUT) amendment to application 13/05420/REM	Land between Chapel House and The Cottage, Old Coach Road		1	1 N
2013					
13/05414/FUL	Rear extension & subdivision of property to form 2 dwellings	Old Rose Cottage, Old Coach Road, Hampton		1	
13/02329/EXT	Extension of time to implement planning permission 10/11619/EXT (extension to implementation of 04/01382/FUL – Alteration to existing house and construction of 4 dwellings with associated garages)	Long Acre, 22 Back Lane, No Mans Heath			N
13/01878/OUT	Residential development of up to nine dwellings	Land adjacent to the Wheat Sheaf Inn, Old Coach Road, No Mans Heath		9	
13/01486/FUL	Conversion of redundant former agricultural building to residential use and provide new access	Witney Lane Farm, Witney Lane, Edge		1	
13/00949/FUL	Conversion of existing ancillary building to single dwelling & discharge of Section 106 obligation attached to planning permission 02/02036/S73	Office & Stable block Edge Lea Farm, Edge Green Lane, Edge		1	

13/00607/FUL	Conversion of existing ancillary building into separate dwelling	Smithy Cottage, Smithy Lane, Edge		1	
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12/02805/OUT	Erection of single dwelling	Land adjacent to The Firs, Chester Road, Hampton			
12/01942/FUL	18 New Dwellings with new access road and public space (resubmission 11/05941/FUL	Land rear of 5 to 18 Witney Lane, Edge		18	
12/01313/FUL	Conversion of redundant farm buildings to 3 dwellings including external works and drainage. Construction of detached garage to farmhouse.	Hetherson Hall, Fishers Lane, Bickley			N
12/01315/FUL	Barn conversion to 2 residential units and construction of new garages.	Pipe House Farm, Pipehouse Lane, Bickley, SY13 4JG		2	
	New dwelling, amendment to application 09/10238/FUL	land at rear of 30 Back Lane, No Mans Heath (Parish of Malpas)		1	
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11/02136/FUL	Proposed 2 storey dwelling house & detached garage	Land adjacent Top House Farm Chester Road, Hampton		1	
11/00920/FUL	Development of 2 detached houses.	Land between Chapel House & The Cottage, Old Coach Road, Hampton		1	1 N
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10/11403/FUL	To erect two-storey detached house with detached garage	Land adjoining Ash Grove, Witney Lane, Edge		1	
10/10214/FUL	Construction of agricultural workers dwelling	Hampton Grange, Shay Lane, Hampton, SY14 8AD			
			Total	63	