



No Mans Heath & District Neighbourhood Plan

The Way Forward to 2030



No Mans Heath & District Neighbourhood Plan

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Background and Area Overview

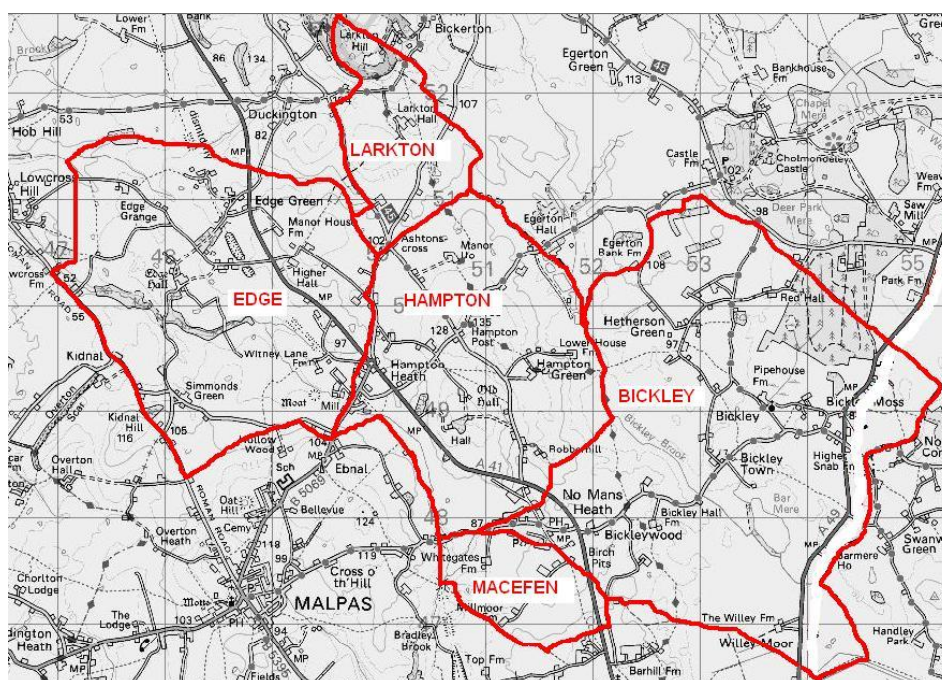
As a result of a three-day community involvement initiative held by Princes Foundation on behalf of Cholmondeley Estate, regarding ideas for developing estate interests, people were made people aware of the government's initiative of the Neighbourhood Plan (NP). Its objective to put the direction of future housing development in the hands of the community struck a chord with some of the attendees. The ward councillor of the day and others who had attended the activity thought it may be a good thing for our community if such a plan was formulated for our parish. The suggestion was put to the Parish Council which supported the idea and agreed the formation of a working group.

The Neighbourhood Plan Area (NPA) is the boundary of No Mans Heath & District Parish Council (Edge, Bickley, Hampton and Larkton), plus two small additions:

- 1) There are a small number of properties which lie within the Parish of Malpas but due to their location should be included in any plans relating to the Hampton Heath area.
- 2) There are a number of properties which lie within the settlement of No Mans Heath but are included in the Parish of Malpas and the Parish of Macefen.

For all intents and purposes, the properties and residents relate to Hampton Heath and No Mans Heath. We believe that we cannot leave these residents out of any consultations about the future development of the area.

The NPA was granted NP status on the 6th June 2013.



The total area is:	2313 hectares (5712 acres)
Population of:	1132 (2011 census)
Number of homes:	459 (2011 census)



It is a truly rural parish on the outskirts of the market town of Malpas in South Cheshire. The parish area is nearly 6000 acres, with a population of just over 1100 in agricultural countryside. It comprises green fields with dairy, arable and stock farming, equine activities, wildlife, woods, some wetlands, winding lanes with mixed hedgerows, scattered farms, hamlets, isolated dwellings, and includes a small industrial estate at Hampton.



The name "No Mans Heath" probably originated from its unusual location as a small settlement, which straddled four other parish areas on the outskirts of Malpas, and therefore without its own historical parish identity, other than a "Heath", owned by "no man". Its earliest historical reference of 1698 was in a journal by Celia Fiennes (1662-1741) and is remembered on a local waymark, shown left.

Development over the years has been largely agricultural, influenced by generations of local landowners, most notably The Cholmondeley Estate, with very little housing growth in the parish prior to the 19th century. More recently, development has been sporadic and sometimes out-of-character and scale with existing properties particularly some of the developments in No Mans Heath settlement. As we have no support services of our own, we rely on Malpas as our key service centre for health, fire, schooling and most consumer services. We are divided by two main roads; to the west the A41 runs from Whitchurch to Chester and to the east, the A49 runs from Whitchurch to Warrington. As they pass through the parish, these major highways have no speed restrictions other than the national speed limit. Only the A41 accommodates a bus service (between Whitchurch and Chester, inclusive of a routing to Malpas). The remainder of the parish is served by numerous minor roads criss-crossing the countryside to connect the hamlets, farms, small businesses, and the isolated dwellings. The majority of our population and local industry is to the west of the A41 and between the two junctions of Bickerton Road and Bickley Lane.

Our rural landscape has changed little over the years with agricultural activities being the main use of the land followed now by equestrian interests. We do have other employment

providers in a range of industries mainly based on farming-related products being close to the raw materials and business aspirations of local people.

No Mans Heath



No Mans Heath settlement is the main centre of our population located at the south-west of the NPA. Split between the old parishes of Hampton and Bickley, it sits at a crossroads with the old (before the by-pass) A41 running between Chester and Whitchurch north to south and Bickley Lane running west to east between Malpas and Nantwich. The Wheatsheaf Inn, built in the eighteenth century, was probably a resting place for weary travellers and the beginnings of a small settlement. A 19th century pump and pump house is a listed property and there is also a retail store incorporating newsagent, post office and off-licence.

Hampton Heath



At Hampton there is a farm shop with butcher's, an Indian restaurant, cheese packing factory, and a large veterinary practice. There is also a small collection of houses at the roundabout and a small industrial estate of relatively recent origin. The road of Hampton Heath leads from the A41 roundabout to our nearest key service centre, Malpas. It is only recently that new homes have been built close to the roundabout, extending this small settlement.

Bickley



Although encompassing the largest area of the four old parishes Bickley is largely countryside. It holds the parish church of St. Wenefrede's, the Coronation Hall and a licenced club. Homes are scattered throughout the area, with small collections at Bickley Moss, Bickley Town and Heatherson Green.

Edge and Larkton



The geographic areas of Edge, Larkton and the non-developed parts of Bickley and Hampton occupy more than 90% of the total land area. Here, the most recent housing development has mainly been through infill and the renovation of farm buildings and other existing properties.

In 2013 CWaC Borough Council advised us that Part 1 of their adopted Local Plan (LP) clearly designates No Mans Heath & District as Countryside (STRAT 9). As such we developed our NP using that as our background.

In January 2017 our settlement of No Mans Heath was recommended for designation as a Local Service Centre (LSC) by the CWaC Local Plan Steering Group. Our plan has been updated in line with this new direction. The residents now request the CWaC Planning Department's forbearance and their strict adherence to LP policies STRAT 8 and 9 regarding current and new building applications to give the steering group sufficient time to create a spatial plan, short, medium and long term development plans to include phasing of the enlargement of the current NMH Development Boundary.

Scope of the Plan

The No Mans Heath & District Neighbourhood Plan (NMH&D NP) sets out a series of policies which, once adopted, will be used to guide development and for the preparation of planning applications in the NPA. These policies will form the basis for determining all planning applications in the area.

The NMH&D NP has been prepared in general conformity with the strategic policies of the Cheshire West and Chester Local Plan (CWaC LP). The NP is to run for the same period as this Local Plan (LP), expiring in 2030.

The starting point for any development proposals in the plan area will be the CWaC LP. Where development is compliant with the LP the NMH&D NP will provide more detailed policy applicable to proposals within the NPA. Once it is adopted the NMH&D NP will have the status of a Development Plan Document. A number of projects have been identified during the Neighbourhood Planning consultation process and these will be set out in an appendix to the plan.

Vision and Rationale for No Mans Heath & District

Vision

To preserve and enhance the built, natural and historical environment of the local area and the distinctive character of Bickley, Edge, Hampton, Larkton and No Mans Heath, whilst allowing for sustainable economic and social growth and development.

Aims

1. To encourage limited small-scale sensitive development which protects and enhances the existing character, built form and landscape setting of the settlements in the NPA.
2. To deliver housing growth, in line with CWaC LP policy Strat 8 for NMH LSC and, STRAT 9 for the remaining countryside area of the plan, phased over the NP period, which meets the needs of local people with respect to size and price of houses.
3. To sustain and improve local services and community facilities to meet the changing needs of the plan area over the period of the NP.
4. To strengthen and support economic activity of an appropriate size and rural character that looks to provide training and employment for local people.
5. To secure on-going improvements to local infrastructure and digital connectivity for the area.
6. To prioritise local distinctiveness in every element of change and growth.
7. To involve local people in the process of plan making, monitoring, and delivery of the NP.

Rationale

As the majority of No Mans Heath & District Plan Area has been designated “Countryside” in the CWaC LP Part 1 it is unlikely that any additional housing development would be permitted in this area as it is contrary to Spatial Strategy STRAT 9 Green Belt and Countryside.

The NPA is characterised by low density, dispersed development of small groups of housing interspersed with open fields and views into the surrounding countryside. There are though two areas where over the years homes development has been concentrated, resulting in increased population density and the formation of two settlements; No Mans Heath and Hampton Heath. No Mans Heath is proposed as a LSC within CWaC LP STRAT 8 Rural Area, and the whole of the rest of the plan area is defined as countryside as per STRAT 9. A development boundary for No Mans Heath has been agreed with CWaC in advance of the adoption of Part 2 of the LP. It is anticipated that Part 2 will be available for consultation in the Autumn of 2017.

Notwithstanding the designation of NMH as an LSC, the local community feel that it is important to maintain and develop the rural character of the settlement. If small developments are approved then the distinctive rural character of No Mans Heath & District

will be maintained and enhanced, whilst evolving and expanding in a way that respects and reflects the views of the community. The plan therefore is designed to take account of the future area differentiation split.

The NP aims to sustain and promote local businesses and a range of community activities and facilities. It will build upon the strong sense of community, quality of life and flourishing natural environment of the area that currently exists.

The PA is a special place and local residents are determined to keep it that way. This is a very strong message emerging throughout the consultation process which has led to the publication of this, the first NMH&D NP. People not only appreciate the social and environmental qualities of the plan area but consider they have a duty to protect them for future generations who choose to live and work in the area. They want to keep and, where appropriate, improve the range of community facilities that currently exist. Local businesses are also important and people want to support these as well as attracting new enterprises, provided they are in keeping with the area.

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

Any additional new housing should primarily meet the needs of people who already live in the plan area. Affordability will be important, with low-cost market housing especially for young people. It is also important to meet the needs of the older residents in the plan area who wish to downsize without leaving the area. One possible solution to meeting these area-specific needs may be the establishment of, or link with, a local community land trust eg Malpas and District CLT.

This NP aims to deliver the Vision for No Mans Heath & District to 2030, and to reflect the issues set out above and many others raised by the local community. The consultation process leading up to the preparation of this NP has been considerable and is detailed in a separate document entitled 'Consultation Statement'.

The NP is in general conformity with the principles and policies contained in the CWaC LP and importantly, it looks to ensure that up to 2030 the views of the people of No Mans Heath & District have a legal status in the planning process as intended by the Localism Act 2011.

Policies

Local Economy – Justification and Evidence

There are a number of established businesses in the plan area. There is a cluster in and around the Hampton Industrial Estate, including an Indian restaurant and farm shop; there is a food processor, general store and public house at No Mans Heath, and a transport depot at Edge. The remainder of the businesses involve livestock and arable farming, horticultural and equestrian activities, plus a number of hidden businesses and sole traders primarily working from home.

The NP sets out to maintain and encourage the local economy and to support the local community. It will support the expansion of small businesses and enterprises on the Hampton Industrial Estate and brownfield sites, as well as rural tourism and local facilities that will benefit the local economy and the wider community, whilst respecting the rural character of the area.

Community Feedback

Consultation on the emerging NP revealed the following key issues in relation to the local economy:

- To promote and support existing businesses.
- To expand Hampton Heath Industrial Estate and the creation of local jobs and training opportunities.
- To provide fibre broadband across the Parish.

The following plans, documents and strategies support these policies:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester and District Local Plan

Policy ECON 1 - New Business

Proposals which extend existing or promote new small-scale employment opportunities that are appropriate to a rural environment, particularly within the existing business locations at Hampton Heath and those involving the re-use of existing rural buildings (ECON 3), will be supported. They must demonstrate that the development will positively benefit the wider local economy and provide the opportunity for local employment and training. The proposals must not have an adverse impact upon the character and appearance of the locality or the amenity of adjoining properties.

Policy ECON 2 – Loss of Employment Sites and Community Facilities

Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.

Policy ECON 3 – Use of Rural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:

- a) The building being capable of conversion without major reconstruction.
- b) The proposed use being appropriate to a rural location.
- c) The conversion and/or adaptation works proposed respecting existing character and the local character of the surrounding buildings and local area.
- d) The local highway network being capable of accommodating the traffic generated by the proposed new use and appropriate car parking being provided within the site.
- e) All planning applications for the change of use of agricultural buildings, including stables, within ten years of the completion of the building, must be accompanied by evidence that the building has predominantly (no less than 85%) been used since its completion for the intended agricultural or equestrian use and that the proposed change of use will not generate the need for a replacement structure in the foreseeable future.
- f) Any proposal for the conversion of rural buildings for residential use should refer to the Housing Policies in this plan and those in the Adopted CWaC LP.

Policy ECON 4 – Scale, Design and Amenity

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

- a) Is in keeping with the size, height, scale, mass, materials, layout, access and density of existing adjoining business development.
- b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over-dominance or general disturbance.
- c) Provides an appropriate level of landscaping which complements and enhances the rural character of the local area.
- d) Provides on-site car and commercial vehicle parking plus delivery vehicle turning space that fully meets the needs of the projected number of employees and commercial services of the prospective occupiers.

Transport and Communications – Justification and Evidence

The NPA contains two major roads that cut through the area, the A41 and the A49. The majority of the other roads are narrow country lanes and traffic speed along these lanes is already of local concern. Public transport is limited with only four service bus stops in the whole plan area and only journeys to Chester and Whitchurch catered for. (*Bus Timetable Appendix 1*) The most convenient way to the nearest railway station at Whitchurch is a trip by car. The station is located outside the plan area, but provides a relatively regular 20-minute journey to Crewe and then onto the West Coast mainline network. The 2011 census shows that the NPA is an area of high car dependency.

All properties in the parish have access to mains electricity; mains gas is only available to a limited proportion of properties predominantly in No Mans Heath; mains sewage is similar to gas; there are no working public telephone boxes in the parish; mobile reception is poor and broadband is slow. It is thought that the majority of the properties in the plan area are now able to access high-speed broadband, but not full-fibre connections.

Community Feedback

Consultations on the emerging NP revealed the following key issues in relation to Transport and Communications:

- Traffic speeds on local roads.
- Turning onto and off the A41 is dangerous at the Bickley Lane junction in both northerly and southerly directions.
- Improvements for pedestrian safety.
- Concerns about the capacity of existing country lanes to accommodate additional traffic.
- Provision of bus services providing destinations and route timings that reflect local demand.
- Provision of fibre broadband and improved mobile phone reception to all within the community.

The plan acknowledges Guidance to Transport Assessment (GTA) and CWaC Parking Standards but considers these to be designed for city and suburban circumstances not narrow, sometimes single, country lanes in high car dependency areas. As such, recommendations for improved standards are included within the following policies.

The following plans, documents and strategies support policies TRANS 1 – TRANS 3:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan

Policy TRANS 1 – Fibre to Premises

A ‘Connectivity Statement’ shall be provided with all planning applications for all new homes and business developments. Such statements will consider aspects such as: the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed and how the developments will be connected.

Where physically possible, any currently required additional ducting should be provided to contribute to a local network for the wider community.

Major infrastructure development must provide ducting that is available for community-owned access or strategic fibre deployment. Developers are encouraged to have early discussions with BT and possible local broadband groups.

Policy TRANS 2 – Traffic

Proposed development must not create any unacceptable impacts on the local road network, including impacts on pedestrians, cyclists, horse riders, road safety, parking and congestion within the plan area. An assessment and proof of suitability must use up-to-date information regarding the number of homes and properties possibly to be affected and include the number of new developments that have been approved but not yet built. Mitigation measures should be incorporated into proposals to minimise any adverse issues. All new housing and employment developments will be asked to contribute towards ensuring existing networks of cycling and pedestrian facilities within the plan area are suitably modified to include the requirements of the growing population and road signage to control vehicle speeds.

Policy TRANS 3 – Parking

All new commercial and business developments, not in existing business locations, shall provide sufficient on-site car parking to accommodate the type and size of vehicles associated with the approved use, including off-road visitor car parking.

All new housing developments should provide suitable off-road car parking “considering data comparisons between local car ownership, housing tenure and number of rooms” (*CWaC Parking Standards Supplementary Planning Document (PSSPB) May 2017*). Our lack of public transport and the isolated environment means that car dependency is high across our plan area (0.74 vehicles per resident, 2011 Census) so off-road parking spaces should reflect that. For example a 4-bed house could easily have 5 driving age adults and so should have a minimum 4 off-road parking spaces. As the adopted PSSPD states that its “standards are minima” for houses and flats (*Section 3.2*) our full expectations would be 1-bed 2 spaces, 2-bed 3 spaces, 3-bed 4 spaces, 4-bed 5 spaces, 5-bed 6 spaces, 6-bed 6 spaces. Spaces should be side-by-side as in-line are not manageable so vehicles are still left on the roadside.

All off-road visitor car parking should be completed and made available before the first occupation of the proposed development.

Landscape and Environment - Justification and Evidence

The NPA is a rural parish located predominantly within the countryside with a number of small groups of houses, scattered houses and farmsteads. It is primarily rural, characterised by trees, hedgerows and verges which are integral to the landscape quality of the area. A large proportion of the dwelling stock was built to accommodate farm employees and the principle use of the countryside was, and still is, for agricultural and equine activity. As farming methods became more efficient some farms were amalgamated, creating fewer larger farming units leaving a number of houses and farm buildings vacant. Most of these houses and buildings have been renovated and sold or rented on the open market. These changes have been organic, have happened over time and have had little or no impact on the countryside.

Cheshire West and Chester Landscape Strategy was published by the Council in 2016 and the aims of the this Strategy include:

- informing on new planning policies on landscape, as well as supplementary planning documents.
- guiding and informing the development control process.
- promoting public awareness of landscape character and the importance of conservation and enhancement of the landscape.
- guiding and informing project planning by local and national agencies.
- assisting the formulation of landscape management policies.

In relation to the NPA this character type is defined by undulating topography and the associated small to medium scale enclosure into which it is divided. Key characteristics are the generally cohesive and un-fragmented historic landscape, small woodlands, ponds and streams, nucleated rural villages and scattered farmsteads. Land use is mainly pasture.

Away from main roads, railways and settlement the landscape is generally quiet and rural. Views within this type very much depend upon location and the nature of the immediate topography. There is a range of monuments from Bronze Age barrows to post medieval canal locks. The character type is found across a large part of the CWaC borough; to the east between Northwich and the Sandstone Ridge and in the south of the borough.

The Visual Character of this landscape type is reflected in the prevailing views which extend to adjacent character areas, either out over the low-lying plain or up towards the often dominant Sandstone Ridge. Roads typically follow the rolling topography, offering extensive views from high vantage points out over the immediate field pattern and extending to the high ground in the far distance such as the Pennines in the east. Long distance views are sometimes affected by large scale industrial works in adjacent areas.

From low ground the landscape appears smaller in scale due to the increase in enclosure and the contained views where skylines are typically formed by hedgerow trees, woodland and farmsteads, with occasional electricity pylons and church spires. At many locations tree cover

appears to be high, an obvious departure from the adjacent Cheshire plain. This can be attributed to the intact hedgerow system, complemented by numerous small farm woodlands or coverts upon locally prominent areas of high ground. In certain areas arable farming predominates, especially upon better-drained ground. Where this is associated with loss of hedgerows, post and wire fences and fewer hedgerow trees, the scale of the landscape increases considerably and views become more extensive.

The Malpas Undulating Enclosed Farmland lies in the south of CWaC borough, between Clutton to the north and the Wych Valley to the south. Tattenhall to Shocklach Plain wraps round the character area to the north and west; the Beeston to Duckington Sandstone Fringe and Bickley Woodland, Heaths, Meres and Mosses lie to the north-east, with the Gringley Valley to the south-east. The character area boundaries are generally defined by geology and topography, with the A534 forming the northern boundary.

There are 37 listed buildings in the plan area. (*Appendix 2*)

Edge Village Hall is a Site of Special Biological Interest (SSBI) as are Larkton Hill and Barmere.

The Old Hall Heys Moated site adjacent to Hampton Industrial Estate is a Scheduled Monument.

Cheshire Wildlife Trust has identified 19 Local Wildlife Sites. (*Appendices 3 & 4*)

Community Feedback

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

- To treasure what we have.
- To keep old hedgerows and open up overgrown ditches.
- To protect major assets, especially common land.
- To continue to protect wildlife, especially those endangered species such as great crested newts, birds of prey and owls.
- To maintain meres and mosses.
- To preserve listed buildings.
- To protect views into and out of the plan area and rural skylines.
- To support renewable energy proposals.

The following documents and strategies support policies LAN 1 – LAN 8:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan

Policy LAN 1 – Landscape Character and Important Views

Any development must maintain the local character of the landscape and not cause any loss or diminution of important views from a settlement, public road or public right of way that currently provides open field aspects or views across the wider countryside. Any development that intrudes into the landscape character must be appropriate and in accordance with Local Plan Policy STRAT 9.

Policy LAN 2 – Woodland, Trees and Hedgerows

Any new development should avoid the loss of or damage to, local woodland, trees, hedgerows or wide verges that contribute to the character and amenity of the plan area. Where loss or damage is absolutely unavoidable, replacement planting of native species of local provenance on the site, together with a method statement for the ongoing care and maintenance of that planting should be provided.

To protect the visual amenity of the locality and to maintain the appearance and continuity of hedgerows within the parish. Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow to match the existing in height and plant species shall be planted on the splay returns into the site.

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

Policy LAN 3 – Extensions and Alterations to Existing Buildings in the Countryside

Proposed extensions and/or alterations to buildings in the countryside should replicate the current building in its traditional character and special features of the area, and will be required to be constructed of matching traditional materials. The design should reflect and enhance the character and appearance of the existing buildings to maintain the rural character of the area. (*Appendix 5*)

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

Policy LAN 4 – Common Land

The areas listed in and shown on the proposals map (*Appendix 6*) are designated common land which is to be protected from development as they benefit the community as a whole and contribute to the character and history of the parish and the wider rural area.

Policy LAN 5 – Environmental Sustainability of Buildings

Favourable consideration will be given on both existing and new developments to the installation of ground heat pumps and solar panels, provided that the installation does not detract from the countryside and the amenity of the surrounding locality.

Where appropriate, in all new developments sustainable drainage schemes should be used to provide new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.

Policy LAN 6 – Agricultural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for housing will be subject to NP Policies H1. b) and ECON 3.

All new agricultural buildings, stables and animal field shelters must be sited in the least obtrusive location and be of a size, scale, design and appearance appropriate to their intended use and the character of the rural area.

Policy LAN 7 – Buffer Zones and Wildlife Corridors

Proposals for the development which would have an adverse effect on existing wildlife sites, drainage ditches, brooks and culverts (*Appendix 4*) will not be supported. Opportunities to enhance existing features should be taken where possible, including the creation of new buffer zones and wildlife corridors to increase the biodiversity of the plan area.

Policy LAN 8 – Renewable Energy

The NP supports renewable and low carbon energy proposals where there are no unacceptable impacts on:

- The character and setting of existing settlements.
- Visual amenity and skyline of the rural area.
- Residential amenity.
- Trees or hedgerows in line with LAN 2.

All proposals should be accompanied by appropriate arrangements for decommissioning and reinstating the site when the operational lifespan has ended.

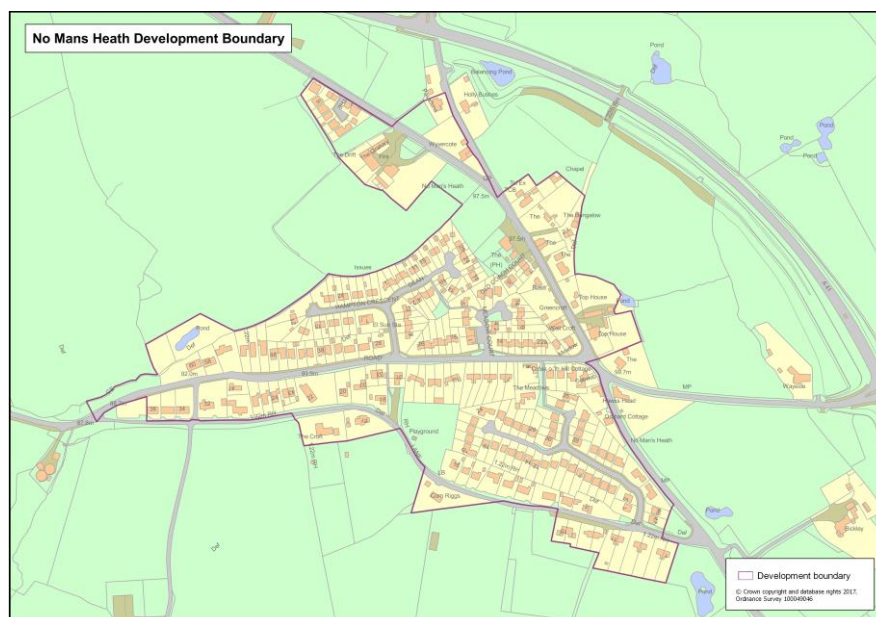
The decommissioning process is to be agreed in writing and be fully funded at the time that development commences by means of a Section 106 agreement, based on the current costs of an agreed restoration scheme. Any such scheme should include the removal and/or recycling of all the equipment, plant, fixtures and buildings on the site and foundations broken down to a depth of around 1m. The site will then be restored to its original condition as agreed and in accordance with any other requirements of the planning consent, LP and NP policies and any national policy guidance in place at the time.

Housing – Justification and Evidence

Over the last 30 years the majority of new dwellings in the rural part of the plan area have been through the conversion of redundant farm buildings. Hampton Heath has had some housing development in recent years, whilst No Mans Heath has historically accommodated the majority of housing growth in the area.

The plan area is predominantly rural with a number of loose groups of houses and scattered farmsteads. The CWaC LP sets the agenda for housing growth in rural areas, allowing communities such as No Mans Heath & District to plan for the future through NPs. The designation of NMH as a LSC acknowledges the role of the settlement within the wider area and whilst there is a continued prospect of growth within the settlement it has been agreed with CWaC Council that this should be controlled by a development boundary. Local communities, through NPs, are able to facilitate appropriate levels of development to meet local needs.

Within the wider plan area small sympathetic, well-designed and environmentally sustainable development will be permitted, such as the conversion of buildings or infilling of a small gap with up to two dwellings. For No Mans Heath it is proposed that new development will be permitted within the Development Boundary. (see below)



The cumulative impact of new development should not exceed the capacity of existing services and infrastructure, unless the required improvements are made and provided before the first occupation of the proposed development.

The local community is best placed to understand its needs for local services and specific housing requirements. Neighbourhood Plans, Community Right to Build Orders and Rural Exception Sites aim to satisfy these needs. Any developments in the plan area should be of a

scale, up to five houses, and design that respects the character and rural setting of the area. Housing density should be at a level to preserve the rural character and avoid the urbanisation of the area.

Delivering a choice of homes to meet local needs is a key issue in the plan area and the community recognises that a small amount of housing development will need to be accommodated over the Plan period. Whilst it is not intended to cap the overall amount of development the rate of sustainable growth should be in line with the forecast that some 50 houses will need to be accommodated over the plan period to 2030 (*Appendix 7*). It is against this background and the views of the community that the housing policies have been formulated.

For the record, since the start of the LP period from April 2010 to the end of May 2016, 63 dwellings have already been completed/started and 87 have been approved. (*Appendix 8*)

In the context of this plan local need is defined as those people who have an existing family or employment connection in the plan area, adjoining parishes and CWaC. Our preferred delivery mechanism for providing housing for local people is a local community land trust to meet the identified local needs. To this end a Housing Survey was conducted in June 2014 and the response analysis presented to NMH&D PC in September 2014 (*Appendix 7 in the Consultation Statement*)

The NP has been prepared in general conformity with policies STRAT 8 and 9 and the other strategic policies in the CWaC LP which will be reviewed every 5 years by CWaC. When the LP is amended and those changes have a material impact on the NP, this plan will then be reviewed.

Rationale for a No Mans Heath Development Boundary (DB)

The justification and criteria for defining the DB is a key component of the housing policies of the NMH&D NP. The land use policies in the plan, once approved, will become a material consideration for CWaC Council when determining planning applications. As such NMH&D NP represents an important opportunity to influence the delivery of appropriate future housing development. There are two alternative approaches:

- a) Reactive – have no special definition of areas where new housing might be permitted in the plan and leave it to market forces and CWaC to determine where development should take place. Or
- b) Proactive – interpret the policies in the CWaC LP and decide how they should be defined and applied in the NMH&D NP policies.

We have chosen the proactive approach.

NMH has been attracting developers wishing to obtain release of land particularly outside the settlement boundary, for houses. It has therefore been decided that our NP has to be proactive in defining policies to be able to influence the location and scale of housing approvals in the plan area.

To enable the gradual transformation of No Mans Heath as a LSC, future discussions need to take place as part of the NP Delivery Plan to identify and locate the new infrastructure required to service the planned growth of the settlement. Residents, land owners, the broader community of our parish, parish neighbours and supportive developers will be involved in this planning process. It is not our intention to allocate sites but the possible future position of proposed new facilities may influence the location for any new housing development.

NMH&D NP has had the opportunity to define a development boundary by formulating criteria and “mapping” the boundary in consultation with CWaC Council. The approved boundary is based on one included in the Chester Local Plan 2006 amended to reflect planning consents granted since that plan was adopted. This boundary was then slightly modified to take account of comments NMH residents made in the May 2017. A consultation in July 2017 of the whole of the residents in the PA showed support by 91% of the responses. (*Appendix 19 of Consultation Document*). We accept that there are limited opportunities for infill and redevelopment of brownfield sites but they do exist.

Community Feedback

Consultation on the emerging NP revealed the following key housing issues that policies H1 – H2 seek to address:

- Support development that preserves the countryside.
- Maintain the character of the settlements and the rural area.
- Allow infill within the existing settlement.
- Allow redevelopment of brownfield sites within the NPA, prioritising development which provides employment opportunities, while also allowing housing where this would meet all the policies in the NP.
- Provide housing choice and meet local needs.
- Phase development over the period of the NP.
- New development should be sympathetic to the character of the area.
- Re-use empty properties before allowing new development on greenfield sites.

The following plans, documents and strategic policies support the housing policies:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Cheshire West and Chester Strategic Housing Market Assessment
- Chester and District Local Plan
- No Mans Heath & District Housing Survey Report September 2014

- Building for Life 12
- Deregulation Act 2015

Policy H1 – Scale of Housing Development

New development will be supported in principle provided that it is small scale up to five houses, other than in exceptional cases to meet a community need, and environmentally sustainable incorporating the latest Fabric Energy Efficiency Standards or the equivalent standard in force at the time and reflecting the guidance in Building for Life 12.

CWaC LP Part 1 indicates that new development in Rural Areas would be around 1,900 homes over the plan period. This equates to about an 11% increase on the 2011 census number of 17,231 (*Appendix 7*). Our proportion of that expectation would be about 50 homes over the plan period. We propose that where possible these be approved in a phased manner over the LP period to allow steady growth within our communities.

Acceptable types of new housing development are:

- a) Re-use of empty properties in the countryside in accordance with STRAT 9.
- b) Re-use of redundant or disused buildings to meet local needs, which would lead to an enhancement of the character of the immediate area, subject to the criteria set out in Policy ECON 3.
- c) Redevelopment of brownfield sites where they are neither suitable for nor capable of employment development, to meet the local needs of the plan area and satisfy in all other respects the policies contained in the NP.
- d) Infill housing development, within the existing settlement, of a small gap in an otherwise built up frontage of up to two dwellings in character with adjoining developments.
- e) Small scale developments of up to 5 houses on Rural Exception sites, other than in exceptional cases to meet a community need, within, or adjoining, the existing Development Boundary of NMH. (*Appendix 10*)

Policy H2 – Density of Housing

The density of any new housing development in the plan area and, particularly in No Mans Heath, should be no more than 18 to 20 houses per hectare in character with the area origins, respecting the semi-rural nature of the plan area and be designed to give an impression of spaciousness with uniform houses and plots being avoided.

Policy H3 – Design

All new housing developments within our defined settlement boundaries if appropriate should be small scale, up to five houses, and will be expected to be of a high quality of design which will:

- a) Complement and enhance where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the settlement area including where appropriate the provision of chimneys and other features. (Appendix 5)
- b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over-dominance or general disturbance.
- c) Provide an appropriate level of landscaping which compliments and enhances the rural character of the local area.
- d) Provide garden space commensurate with the size of the proposed dwelling, the prevailing pattern of development in the locality, and the likely needs of the prospective occupiers.
- e) Have appropriate on and off road parking as specified in TRANS 3.
- f) Provide a mix of housing to meet local needs as identified in the most up-to-date Parish Council Housing Survey Report and include an element of low cost market housing. (not “affordable” but genuinely low cost homes for first time buyers).
(Appendix 7 of the Consultation Statement)
- g) Provide for the changing needs and life-styles of an ageing population and be built to ‘Lifetime Homes’ standard in accordance with current national guidance, Building for Life 12 and the Fabric Energy Efficiency Standards or the equivalent standard in force at the time.

Policy H4 Development Boundary

Development in the NPA will be focused on sites within the existing built up area of No Mans Heath, with the aim of enhancing its role as a suitable settlement whilst protecting the surrounding countryside. The NP proposes a Development Boundary for NMH based upon the existing defined boundary in the Chester Local Plan 2006 and new developments which have been granted up to 2016.

The purposes of the Development Boundary are:

- a) To direct future development to the LSC of NMH, within the development boundary and to enhance its role as a resilient and sustainable community, protecting the surrounding open spaces and countryside.
- b) To contain the spread of the settlement by reinforcing its core area and maintaining an effective and coherent built up rural edge.
- c) To only allow development outside the development boundary in accordance with STRAT 9.
- d) To preserve and enhance the character of the surrounding countryside which provides separation from other adjoining settlements and preserves the individual identity and character of NMH.

Recreational and Social Infrastructure – Justification and Evidence

The plan area has a limited range of buildings and facilities that serve the community as a whole. Activity areas focus on the 5 to 15 age group and space for adolescents is needed. Some of our facilities are under-utilised whilst others are in need of repair or modernisation, requiring significant funding to secure their long-term improvement. Within the plan area there is the Village Hall at Edge, Littler's Croft playing field at No Mans Heath and the Coronation Hall and associated football field at Bickley Moss. A national cycle route passes through Bickley from Malpas towards Nantwich. The Sandstone Trail, a popular walking route, runs north to south through the plan area and there is the National Trust land at Larkton. Also, the Shropshire Union Canal runs across the south east corner of the plan area and is an important amenity in the wider area (Canal & River Trust). To promote the ongoing prosperity of the plan area it is essential that these existing facilities and buildings are retained. Some receipts from New Homes Bonus and Community Infrastructure Levy could be used to deliver new and improved community facilities and infrastructure.

Community Feedback

Consultations on the emerging NP revealed the following key issues in relation to the recreation and social infrastructure of the plan area that policies RS1 – RS3 need to address:

- To retain and provide local services that will sustain the community spirit.
- To explore the potential for a new multi-function community building to provide more sports facilities.
- To assess the impact that all new development may have on community infrastructure.
- Provision of new leisure facilities.
- Improved facilities at Littler's Croft.
- To develop and enhance cycle-ways, footpaths and bridleways for leisure use.

The following plans, documents and strategies support these policies:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester Local Plan
- Cheshire West and Chester Rural Regeneration Strategy and Action Plan 2011

Policy RS 1 – Existing and New Community Facilities

The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses will be supported across the PA subject to LP policy STRAT 9. The relocation of services or facilities within the parish will be supported where it can be demonstrated that there will be no loss but there will be an equal or greater level of benefit and accessibility for the community.

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

Policy RS 2 – Contributions to Community Infrastructure

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

Financial contributions paid direct to the local community as a result of New Homes Bonus, Section 106 contributions or Community Infrastructure Levy (CIL) (*Appendix 12*) may be utilised to deliver priorities identified in the Parish Delivery Plan (*Appendix 11*). Direct delivery by developers of any off-site works will be supported where these works are identified in the Parish Delivery Plan.

Policy RS 3 – Footpaths, Cycle-ways and Bridleways

Improvements to the existing public footpaths, cycle-ways and bridleways network (*Appendix 9*) in the plan area will be supported. The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality and the surrounding area.

Proposals for the redevelopment of some of the former railway line from Hampton through Tattenhall to Gatesheath, which falls within the PA, to form a footpath and cycle-way will be supported and encouraged where compulsory land purchase is not involved.

Definitions

This is a reference page for terms that appear in this document.

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

Amenity – A positive element or elements that contribute to the overall character or enjoyment of an area.

Biodiversity – A measure of the number and range of species and their relevant abundance in a community.

Brownfield Land – Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

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

Cheshire West and Chester Council – The local authority for No Mans Heath & District.

Common Land – Defined under Commons Registration Act 1965 Section 22 as land that is subject to rights of common, whether those rights are exercisable at all times or during limited periods and waste land of the manor that is not subject to rights of common. Common land in the plan area generally falls into the waste land category. There should be no development on common land.

Community – At its largest it means the Parish of No Mans Heath & District, but is specific to the Local Service Centre Development Boundary of No Mans Heath where mentioned.

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

Community Infrastructure – The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, cultural facilities, education services, healthcare facilities and renewable energy installations.

Community Infrastructure Levy – Allowing local authorities to raise funds from owners and developers of land undertaking new building projects in their area.

Community Land Trust – A local registered charity dedicated to, but not solely for, the development of homes that will be owned, and stay so in perpetuity, by the trust for the use by local people, at affordable rents.

Community Need – Established through a NMH&D parish council led, CWaC supported housing/housing-need survey.

Consultation Statement (Statement of Consultation) – A statement accompanying the NMH&D NP is required by the Localism Act. The statement must set out what consultation was undertaken and how this provided the basis of the NP.

Core Strategy – A Development Plan Document prepared by CWaC setting out the long term spatial vision for the wider area and containing both strategic and generic policies which will apply to all development proposals in the local authority area.

Countryside – The area outside the settlement boundary.

Delivery Strategy – A document accompanying the NMH&D NP that sets out a strategy for delivering and monitoring the policies in the NP and the infrastructure and initiatives associated with the NPA. This is a “live” document that will be updated throughout the plan period.

Design and Access Statement – A report accompanying and supporting a planning application required for most development proposals apart from householder applications. These reports explain the design thinking behind a planning application.

Development – Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land”. Most forms of development require planning permission.

Development Plan – A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted local plans and neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Evidence Base – A researched, documented, analysed and verified basis for preparing the NMH&D NP. It consists of many documents produced over a period of years by the local authority as part of the process of developing its Core Strategy.

Evidence Base Summary – A document produced as part of the process of developing the NMH&D NP. It supports the plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new development should be located in the NPA.

Examination – An independent review of the NP carried out in public by an Independent Examiner.

Green Corridors – Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features, which connect green spaces together.

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

Independent Examiner – Anyone with appropriate qualifications and skills and who meets certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Infill Development – The filling of a small gap (up to two dwellings) in an otherwise built-up frontage in a recognised settlement.

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

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

Local – Within our NPA.

Local Need - Accommodating households who are either current residents or have an existing family or employment connection in the NPA.

Local Wildlife Sites – Sites with ‘substantive nature conservation value’, they are defined areas identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species with a national, regional and local context.

Localism Act – An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up ‘Neighbourhood Development Plans’ for their local area.

Local Housing Needs – Housing that generally meets the needs of existing residents of the NPA or with a local connection or in the case of essential agricultural dwellings, employed or last employed in agriculture. Evidence of need should be based on the latest Parish Housing Needs survey or, if out of date, the most appropriate objectively-assessed review of housing needs in the future.

Low Cost Market Housing – Private sector housing that will be available to local residents who cannot afford to rent or buy houses generally available in the open market.

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

Mitigation Statement – The best effort to minimise significant harm that it is deemed cannot be wholly or partially avoided.

Mixed use – Developments where more than one use is proposed. Uses may be mixed within the same building (offices above shops) or may be mixed across a site (houses, shops and community facilities).

National Planning Policy Framework (NPPF) – Published by the Government in March 2012, it sets out the Government’s planning policies for England and how these are expected to be applied.

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

New Homes Bonus – Monies received from local authorities based on the number of new homes built in the NPA.

Open Space – All spaces of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.

Plan Period – The period for which the NMH&D NP will set policy for the NPA. This will be from the adoption of the plan until 2030 by agreement between NMH&DPC and CWaC.

Public Open Space – Open space that is open to the public and is normally owned and managed by an organisation such as the parish council or the local authority.

Referendum – A general vote by the electorate on a single policy question that has been referred to them for a direct decision. In the case of the NP, the referendum will decide whether or not to adopt the plan.

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

Rural Area - The part of the NPA area outside identified settlements.

Rural Exception Site – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Sensitive Development – Blends with and compliments existing properties in all aspects of footprint, shape and height; incorporating some of the local features with regards to brickwork, window design, roof pitch materials of construction etc.

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

Small Scale – Five homes or less.

SSSI – Site of Special Scientific Interest.

Sustainability Appraisal – A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents.

Steering Group – A group of local people representing the Parish Council, community groups and businesses that collated and guided the work on the NP.

Strategic Environmental Assessment – Assessments made compulsory by the European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisals of Development Plan Documents and NPs where required.

Sustainable Urban Drainage Systems (SUDS) - A drainage system that controls the rate and quantity of run-off of surface water from developments.

Transport Assessment – An assessment of the availability of, and levels of access to, all forms of transport. In relation to a proposed development it identifies what measures will be required to improve accessibility and safety for all modes of travel particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated effects of the development.

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



No Mans Heath & District Neighbourhood Plan

Appendices

41 Whitchurch - Malpas - Tattenhall - Gateshead - Chester
41A Whitchurch - Malpas - Tattenhall - Hargrave - Chester
41B Waverton - Christleton - Chester

Aintree Coachlines

Monday to Saturday

Monday to Saturday	41	41B	41A	41	41A	41A	41	41B	41A	41B	41	41B	41A	41B	41	41	41A	41B	41A	41	41	41A	
	NS	NS		NS				NS		NS		NS		NS		NS		NS		NS			
Whitchurch, Bus Station	--	--	--	--	0810	--	0920	--	--	--	1120	--	--	--	1320	--	--	--	1520	--	1720	--	
Grindley Brook, Horse & Jocky PH	--	--	--	--	0816	--	0926	--	--	--	1126	--	--	--	1326	--	--	--	1526	--	1726	--	
Malpas, The Cross	--	--	0722	--	0826	--	0936	--	--	--	1136	--	--	--	1336	--	--	--	1536	--	1736	1836	
Malpas, Bishop Heber High School	--	--	--	--	0833	--	--	--	--	--	--	--	--	--	--	--	--	--	1545	--	--	--	
Broxton, Egerton Arms	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1555	--	--	--	
Tilston, Carden Arms PH	--	--	0733	--	0842	--	0947	--	--	--	1147	--	--	--	1347	--	--	--	--	--	1747	1847	
Broxton, Picnic Area	--	--	0740	--	0849	--	0954	--	--	--	1154	--	--	--	1354	--	--	--	--	--	1754	1854	
Tattenhall, High Street	0655	--	0751	--	0900	0930	1005	--	1105	--	1205	--	1305	--	1405	--	1515	--	1605	1635	1805	1905	
Gateshead, Smithy Bus Shelter	--	--	--	--	--	--	1010	--	--	--	1210	--	--	--	1410	--	--	--	--	--	1810	--	
Hargrave, St Peter's Church	--	--	0758	--	0907	0937	--	--	1112	--	--	--	1312	--	--	--	1522	--	1612	--	--	1912	
Waverton, Antequa Shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1645	--	--	
Waverton, Millway Shops	0707	0735	0803	0835	0912	0942	1017	1037	1117	1137	1217	1237	1317	1337	1417	1437	1527	1530	1617	--	--	1817	1916
Christleton, High School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Christleton, Village Hall	0712	0740	0808	0840	0917	0947	1022	1042	1122	1142	1222	1242	1322	1342	1422	1442	1535	1535	1622	--	--	1822	1920
Boughton Heath, Sainsbury's	--	0747	--	--	--	--	--	1049	--	1149	--	1249	--	1349	--	1449	--	1542	--	--	--	--	--
Chester, The Bars	0723	0756	0821	0853	0930	1000	1035	1058	1135	1158	1235	1258	1335	1358	1435	1455	1552	1551	1635	1656	1833	1929	
Chester, Railway Station	0725	0758	0823	0855	0932	1002	1037	1100	1137	1200	1237	1300	1337	1400	1437	1457	1554	1553	1637	1658	1835	1930	

Timetable Codes

NS - Not Saturdays

41 Chester - Gateshead - Tattenhall - Malpas - Whitchurch
41A Chester - Hargrave - Tattenhall - Malpas - Whitchurch
41B Chester - Christleton - Waverton

Aintree Coachlines

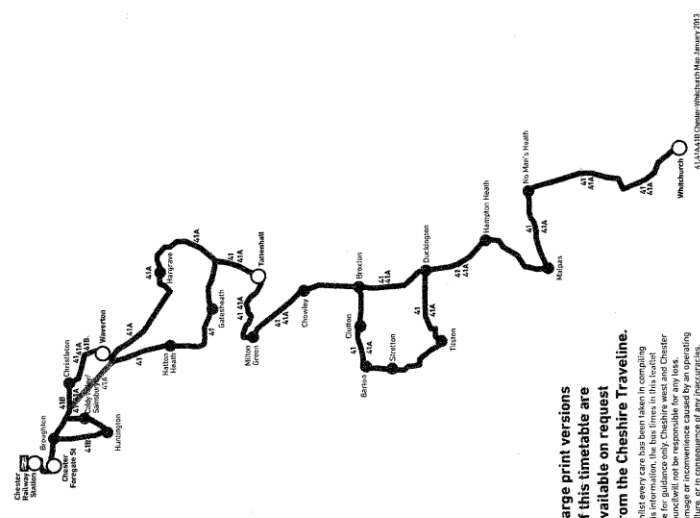
Monday to Saturday

	41A	41B	41	41	41B	41A	41B	41	41B	41A	41B	41	41B	41A	41B	41A	41	41A	41A	41	41A
	NS	NS		NS			NS		NS		NS		NS		NS		NS		NS		NS
Chester, Railway Station	0750	0805	0855	0930	1005	1030	1105	1130	1205	1230	1305	1330	1400	1430	1500	1530	1600	1630	1700	1730	1835
Chester, Foregate Street	0753	0810	0900	0935	1010	1035	1110	1135	1210	1235	1310	1335	1405	1435	1505	1535	1605	1635	1705	1735	1840
Boughton Heath, Sainsbury's	--	0823	--	--	1023	--	1123	--	1223	--	1323	--	1418	--	1518	--	--	--	--	--	--
Waverton, Whitchurch Road	0806	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Christleton, Village Hall	--	0830	--	0948	1030	1048	1130	1148	1230	1248	1330	1348	1425	1448	1525	1548	1618	1648	1718	1748	1853
Waverton, Millway Shops	--	0835	--	0953	1035	1053	1135	1153	1235	1253	1335	1353	1430	1453	1530	1553	1623	1653	1723	1753	1858
Hargrave, St Peter's Church	0812	--	--	--	--	1059	--	--	--	1259	--	--	--	1459	--	1559	--	1659	1729	--	1904
Waverton, Antiqua Shop	--	--	0912	--	--	--	--	--	--	--	--	--	--	--	--	--	1623	--	--	1753	--
Gateshead, Smithy Bus Shelter	--	--	--	1000	--	--	1200	--	--	--	1400	--	--	--	--	--	1630	--	--	1800	--
Tattenhall, High Street	0818	--	0925	1005	--	1105	--	1205	--	1305	--	1405	--	1505	--	1605	1635	1705	1735	1805	1910
Broxton, Egerton Arms	0828	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Broxton, Picnic Area	--	--	--	1017	--	--	1217	--	--	--	1417	--	--	--	--	1617	--	1717	--	1817	--
Tilston, Carden Arms PH	--	--	--	1024	--	--	1224	--	--	--	1424	--	--	--	--	1624	--	1724	--	1824	--
Malpas, Bishop Heber High School	0838	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Malpas, High Street	0840	--	--	1034	--	--	1234	--	--	--	1434	--	--	--	--	1634	--	1734	--	1834	--
No Man's Heath, Far Meadow	--	--	--	1038	--	--	1238	--	--	--	1438	--	--	--	--	--	--	--	--	--	--
Grindley Brook, Horse & Jocky PH	0850	--	--	1044	--	--	1244	--	--	--	1444	--	--	--	--	1644	--	--	--	--	--
Whitchurch, Bus Station	0855	--	--	1049	--	--	1249	--	--	--	1449	--	--	--	--	1649	--	--	--	--	--

Timetable Codes

NS - Not Saturdays

41, 41A, 41B Chester - Christleton - Waverton - Tattenhall - Broxton - Malpas - Whitchurch
Monday to Saturday/Sundays



Large print versions
of this timetable are
available on request
from the Cheshire Traveline.

Whilst every care has been taken in compiling
this information, the bus times in this local
timetable are subject to change without notice.
Council will not be responsible for any loss,
damage or inconvenience caused by an operating
failure, or in consequence of any inaccuracies.

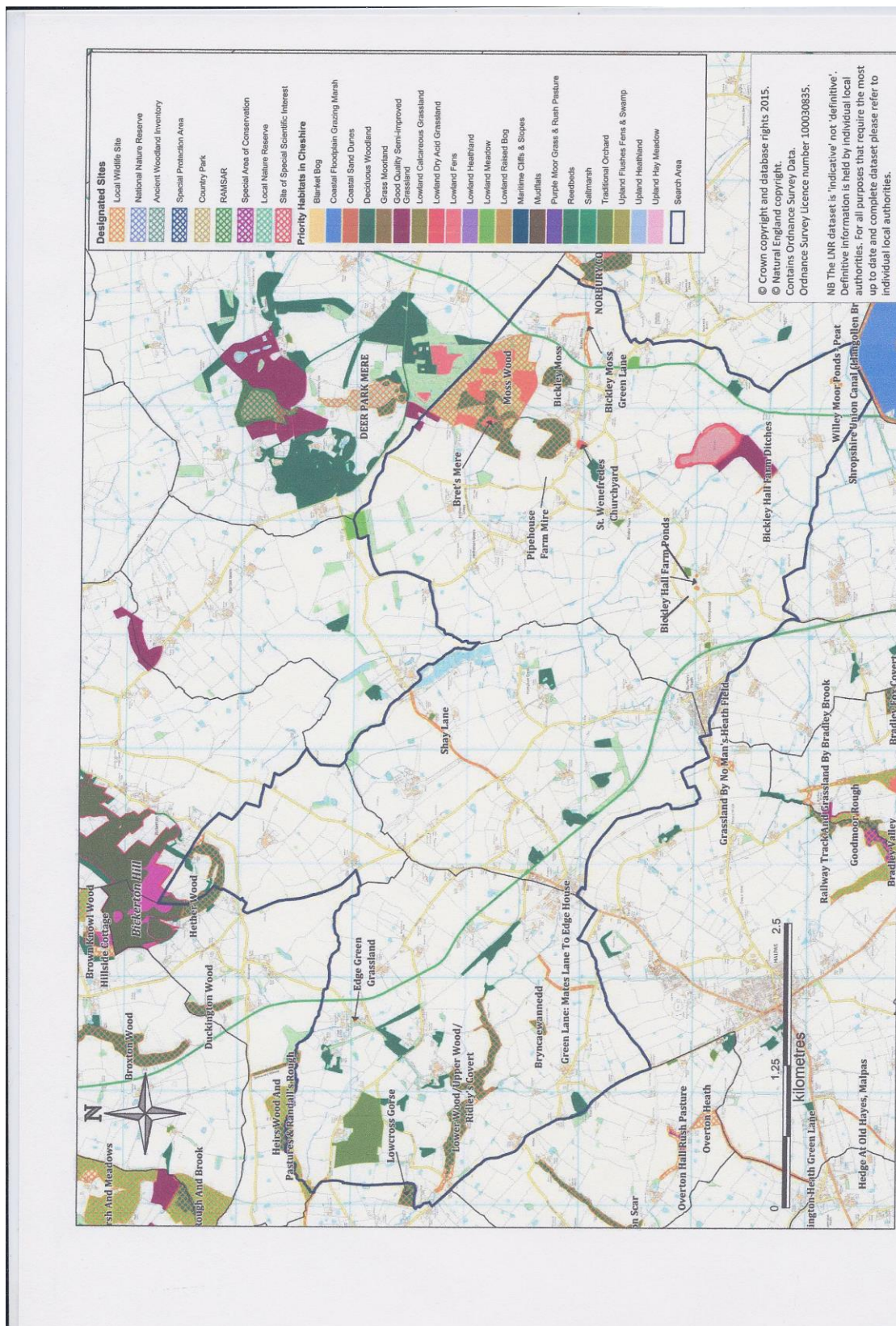
Appendix 2

Listed Buildings in NMH&D (Source: English Heritage, confirmed 28 September 2015)

	Title	Grade	Location
<u>Bickley Parish</u>			
1	Church of St Winefrede	II	Church of St Winefrede, Bickley Moss, Bickley
2	Sycamore Cottage	II	Sycamore Cottage, Bickley Moss, Bickley
3	Bickley Hall Farmhouse, and attached wing of farm buildings	II	Bickley Hall Farmhouse, and attached wing of farm buildings, Bickley WOOD, Bickley
4	Bickley Moss Cottage	II	Bickley Moss Cottage, Tarporley Raod A49, Bickley
5	Top House Farmhouse	II	Top House Farmhouse, Whitchurch Road (A41), No Mans Heath, Bickley
6	Cobweb Cottage	II	Cobweb Cottage, Whitchurch Road (A41), No Mans Heath, Bickley
7	The Heritage	II	The Heritage, Bickley Moss, Bickley
8	Bickley Town Cottages, with store shed at rear.	II	Bickley Town Cottages, wit store shed at rear, 1 and 2, Bickley Town, Bickley
9	Cottage immediatley south west of cobweb cottage.	II	Cottage immediatley south west of cobweb cottage., Whitchurch Road (A41), No Mans Heath, Bickley
10	Faraway Meadow	II	Faraway Meadow, Cross O'Th Hill Road, Bickley
11	Rockbarton	II	Rockbarton, Tarporley Raod A49, Bickley
12	Pumphouse with Hand Pump	II	Pumphouse with Hand Pump, Whitchurch Road (A41), No Mans Heath, Bickley
13	Oaktree Cottage	II	Oaktree Cottage, Tarporley Raod A49, Bickley
<u>Hampton Parish</u>			
1	Barn to the North West of Hampton Old Hall	II	Barn to the North West of Hampton Old Hall, Cholmondeley Road, Hampton
2	Ashton Cross Farmhouse	II	Ashton Cross Farmhouse, Stevensons Lane, Hampton
3	Hampton Old Hall	II*	Hampton Old Hall, Cholmondeley Road, Hampton
4	Hampton Post	II	Hampton Post, Cholmondeley Road, Hampton
<u>Edge Parish</u>			
1	Higher Hall Farmhouse	II	Higher Hall Farmhouse, Edge Lane, Edge
2	The Bank	II	The Bank, 3 Brassey's Contract Road, Edge
3	Edge Hall	II*	Edge Hall, Hall Lane, Edge
4	Mole End	II	Mole End, Mates Lane, Edge
5	Gatehouse Farmhouse	II	Gatehouse Farmhouse, Tilston Road Edge
6	Noonday Cottage	II	Noonday Cottage, Tilston Road Edge
7	Hannett's Cottage	II	Hannett's Cottage, Tilston Road Edge
8	Gameswood Cottage	II	Gameswood Cottage, Tilston Road Edge,
9	Brassey's Contract Cottage	II	Brassey's Contract Cottage, Brassey's Contract Road, Edge
10	The Round House	II	The Round House, Edge Lane, Edge
11	Dairy Range at Dairy House Farm	II	Dairy Range at Dairy House Farm, Hall Lane, Edge
12	Kidnall Cottage	II	Kidnall Cottage, Tilston Road Edge
13	Lowcross Mill	II	Lowcross Mill, Tilston Road Edge
14	Dyers Farmhouse	II	Dyers Farmhouse, Scar Lane, Edge
15	Park Cottages	II	Park Cottages, Scar Lane, Edge
16	The Bryans	II	The Bryans, Brassey's Contract Road, Edge
17	Stone Bridge to North of Edge Hall	II	Stone Bridge to North of Edge Hall, Hall Lane, Edge
18	The Carrage House	II	The Clock House, Whitchurch Road, Edge.
19	Old Hall Heys moated site	Scheduling	
<u>Larkton Parish</u>			
1	Larkton House	II	Larkton House, Duckington Lane, Larkton

Appendix 3

Local Wildlife Site:- Name		Reasons For Designation		
Selection Criteria		X	Y	Notable Features
Bickley Hall Farm Ditches	353349	347389	H20, H24, H26, S13	Ponds & ditches, Wildlife corridors/buffers, Accessible natural greenspace, Vascular plants
Bickley Hall Farm Ponds	352424	347995	H20, H26	Ponds & ditches, Accessible natural greenspace
Bickley Moss	354273	349240	H2, H24	Wet woodland, Wildlife corridors/buffers
Bickley Moss Green Lane	354814	349116	H25, H26, S13	High value hedges, Accessible natural greenspace, Vascular plants
Bret's Mere	353858	349772	H1, H18, H24	Lowland mixed deciduous woodland, Fens, swamps, bogs & reed-beds, Wildlife corridors/buffers
Bryngaewannedd	348564	349357	H1	Lowland mixed deciduous woodland
Edge Green Grassland	348625	350970	H7, H26	Neutral grassland, Accessible natural greenspace
Green Lane: Mates Lane To Edge House	348902	349122	H5, H24, H25, H26	Veteran & ancient trees, Wildlife corridors/buffers, High value hedges, Accessible natural greenspace
Heirs Wood And Pastures & Randall's Rough	347594	351542	H2, H5, H12, H24, H25, S4	Wet woodland, Veteran & ancient trees, Undetermined grassland, Wildlife corridors/buffers, High value hedges, Dragonflies & Damselflies
Hether Wood	349664	352324	H1, H24, H26	Lowland mixed deciduous woodland, Wildlife corridors/buffers, Accessible natural greenspace
Lowcross Gorse	347084	350496	H1, H24, H26, S13	Lowland mixed deciduous woodland, Wildlife corridors/buffers, Accessible natural greenspace, Vascular plants
Lower Wood/Upper Wood/Ridley's Covert	347897	349960	H1, H24	Lowland mixed deciduous woodland, Wildlife corridors
Moss Wood	354098	349893	H24	Wildlife corridors/buffers
Norbury Common 108	355234	348887		Lowland mixed deciduous woodland, Wet woodland, Neutral grassland, Fen, Open water, Botanically diverse & uncommon wetland flora.
Pipehouse Farm Mire	353728	349271	H1, H2, H8, H11, H24	Lowland deciduous woodland, Wet woodland, Marshy grassland, Restorable grassland, Wildlife corridors/buffers,
Shay Lane	350999	350122	H5, H24, H25, H26, S13	Veteran & ancient trees, Wildlife corridors/buffers, High value hedges, Accessible natural greenspace, Vascular plants
Shropshire Union Canal (Llangollen Branch) At Marbury	353370	345024	H7, H19, H24, H25, H26, S9	Neutral grassland, Meres, lakes, reservoirs, canals, Wildlife corridors/buffers, High value hedges, Accessible natural greenspace, Terrestrial/freshwater invertebrates.
St. Wenefredes Churchyard	353651	349012	H7, H9, H25, H26,	Neutral grassland, Acid grassland, High value hedges, Accessible natural greenspace
Willey Moor Ponds - Peat	354219	346788	H18	Fens, swamps, bogs and reed-beds



Key Building Design Features

Decorative Chimneys, arched window lintel, especially to ground floor, dormer style windows to front elevation sometimes with timber A frame, dental line style at top of first floor, decorative brick line to top and side of first floor windows



Edge Common Land (Green)



Composite Data Review of CWaC LP Housing Growth Projections

- All the data has been extracted from CWaC publicly available documentation.
- Current Dwellings are as listed in the Strategic Market Housing Assessment of 2013.
- Proposed new builds are extracted from the draft Local Development Plan, STRATs 3,4,5,6 and 8.
- STRAT 8 also suggests 4200 as being a reasonable total for rural development and specifies 2300 for Key Service Centres leaving 1900 for all none defined areas (Chester villages, Rural east and Rural north).
- Using the 1900 growth projection and the sum of the homes in the defined rural areas of 17231, an estimated percentage growth for the LP period is 11.03%.
- Sharing that expectation equally across the defined rural area No Mans Heath & District could be expected to bring forward in the region of 51 homes over the 20-year period.
- The “made” LP has had the numbers changed from maximum to minimum but the broad concept has been kept and even a 20% increase in expectation will only add ten more homes to the estimate for No Mans Heath & District.

Distribution of New Build in CWaC 2013-2030 (as of 23 Aug 2013)					
Urban	Current dwellings (1)	Proposed New build (draft LDF)		% inc 2013 - 2030	% gwrth
Chester Urban Area	35,228	5,250			14.90
Ellesmere Port Urban area	25,747	4,800			18.64
Northwich Urban area	22,624	4,300			19.01
Winsford Urban area	12,399	3,500			28.23
Total urban	95,998	17,850		18.6%	18.59
		Proposed New build in Key SC (draft LDF)	Proposed Local SC & others (draft LDF)		% gwrth
Chester villages	3,469				
Cuddington & Sandiway	2,284	200			8.76
Farndon	2,523	200			7.93
Frodsham	4,105	250			6.09
Helsby	2,175	300			13.79
Malpas	1,745	200			11.46
Neston	7,090	200			2.82
Rural East	6,341				
Rural North	7,421				
Tarporley	1,952	300			15.37
Tarvin & Kelsal	3,259	400			12.27
Tattenhall	1,908	250			13.10
Total rural	44,272	2,300	1,900		9.49
Total CWaC	140,270	22,050			15.72
<i>(1) 2013 Strategic Housing Market Assessment</i>					
Note: Distribution of 1,900 New build dwellings in Rural area will be shown in Part 2 of LDF					
					% grth
Chest Vill+ RE + RN	17,231	1900			11.03
Specified Others	27,041	2300			8.51
No Mans Heath projection @ 11.03%	459	50.61	2.53		
		<i>(over 20 years)</i>	Per Year		

Appendix 8 (1/2)

				Built Y	B No
2016					
15/04923/FUL	Convert living accommodation in the annex to holiday let for 2 people.	Whitegate Farm Back Lane, No Mans Heath	Approved		
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		
2015					
15/04948/LBC	Conversion of outbuilding to form single dwelling	Dyers Farm Scar Lane Edge Malpas	Approved		
15/04947/FUL	Conversion of outbuilding to form single dwelling	Dyers Farm Scar Lane Edge Malpas	Approved		
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		
2014					
14/04811/FUL	Erection of bungalow for holiday occupancy	Millmoor Farm, Millmoor Drive, Macefen	Approved	1 Y	
14/03959/FUL	Sub division of house and outbuildings into three self-contained dwellings	Barmere House, Whitchurch Road, Bickley	Approved		N
14/04175/FUL	Erection of single dwelling, Plot 2 (amendment to 13/05163/REM)	Land adjacent to The Granary, Chester Road, Hampton	Approved		N
14/03207/FUL	Detached dwelling with associated garage	Ash Grove, Witney Lane, Edge	Approved		N
14/02220/FUL	Refurbish redundant house & stables to dwelling	Redundant house & stables, Edge Hall, Hall Lane, Edge	Approved	1Y	
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	Demolition started	
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	1 Y	1 N
2013					
13/05414/FUL	Rear extension & subdivision of property to form 2 dwellings	Old Rose Cottage, Old Coach Road, Hampton	Approved	1 Y	
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		N
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 started	
13/01486/FUL	Conversion of redundant former agricultural building to residential use and provide new access	Witney Lane Farm, Witney Lane, Edge	Approved	1 Y in progress	

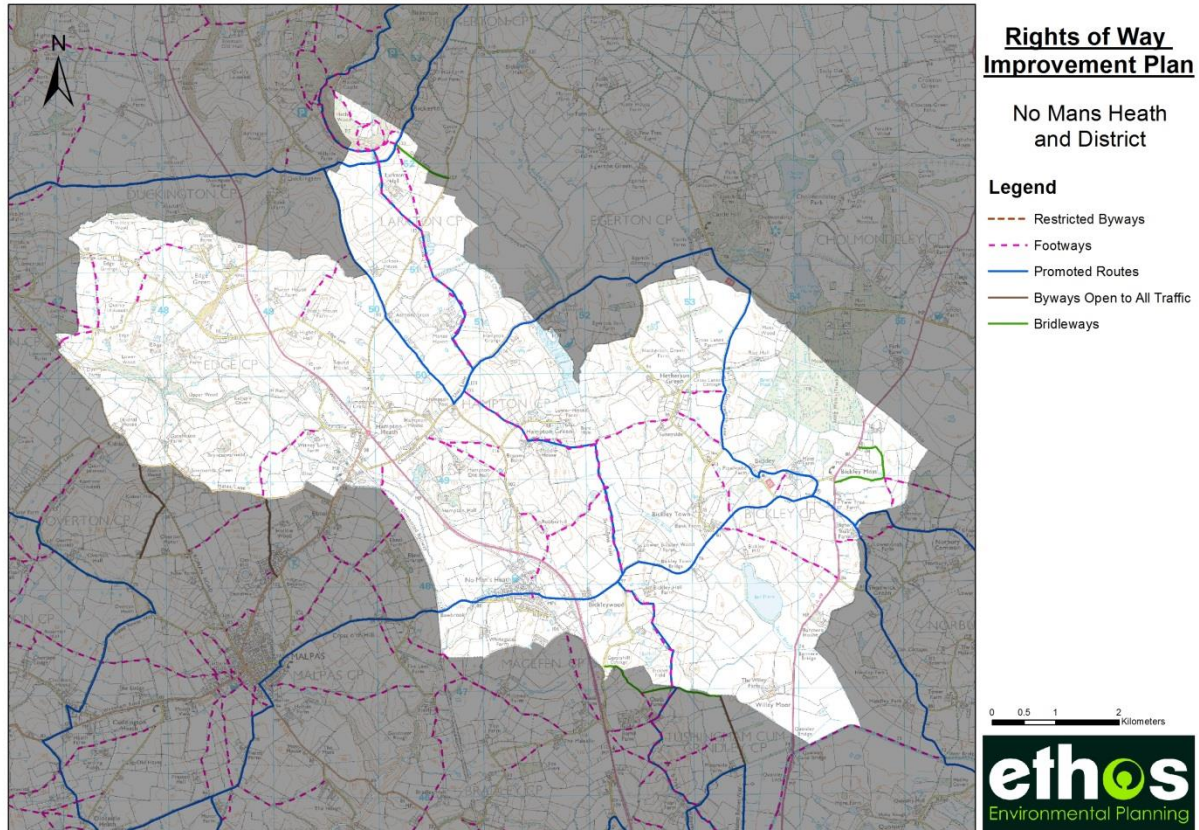
		Appendix 8 (2/2)			
13/00949/FUL	Conversion of existing ancillary building to single dwelling & discharge of Section 106 obligation attached to planning permission 02/02036/S73	Office & Stable block Edge Lea Farm, Edge Green Lane, Edge	Approved	1 Y	
13/00607/FUL	Conversion of existing ancillary building into separate dwelling	Smithy Cottage, Smithy Lane, Edge	Approved	Started	
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 Y	
12/02805/OUT	Erection of single dwelling	Land adjacent to The Firs, Chester Road, Hampton	Approved		
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 Y	
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		
12/01315/FUL	Barn conversion to 2 residential units and construction of new garages.	Pipe House Farm, Pipehouse Lane, Bickley, SY13 4JG	Approved	2 Y	
	New dwelling, amendment to application 09/10238/FUL	land at rear of 30 Back Lane, No Mans Heath (Parish of Malpas)	Approved	1 Y	
2011					
11/03112/FUL	Conversion of barn to residential use.	Oak Farm, Hetherson Green Lane, Bickley, SY14 8EJ	Approved	1 Y	
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 Y	
11/02136/FUL	Proposed 2 storey dwelling house & detached garage	Land adjacent Top House Farm Chester Road, Hampton	Approved	1 Y	
11/00920/FUL	Development of 2 detached houses.	Land between Chapel House & The Cottage, Old Coach Road, Hampton	Approved	1 Y	1 N
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 Y	
2010					
10/13263/FUL	New dwelling House & Garage	Top House Farm, Coach Road, SY14 8DY	Approved	1 Y	
10/12295/FUL	Retrospective application for 8 dwellings	Former Petrol Station, Chester Road, NMH	Approved	6 Y	2 N
10/11403/FUL	To erect two-storey detached house with detached garage	Land adjoining Ash Grove, Witney Lane, Edge	Approved	1 Y	
10/10214/FUL	Construction of agricultural workers dwelling	Hampton Grange, Shay Lane, Hampton, SY14 8AD	Approved		

Between 2010 and 12 May 2016

Approved
87

Built/Started
63

Rights of Way – No Mans Heath & District



Parish Delivery Plan – Items

Economy

1. Encourage the expansion of Hampton Heath Industrial Estate - Parish Council to work with Cheshire West and Chester Council.
2. Sustainable growth of local businesses – Parish Council to work with local businesses.

Transport

1. Reduce vehicle speeds on local lanes – Parish Council to work with Cheshire West and Chester Council and the police.
2. Improve the A41/Bickley Lane junction – Parish Council to work with Cheshire West and Chester Council.
3. Encourage improved bus services in the area - Parish Council to work with Cheshire West and Chester Council.

Landscape

1. Protect and improve local areas of distinctiveness – Parish Council work with the Cheshire Wildlife Trust.
2. Decommissioning of renewable energy projects in the future - Parish Council to work with Cheshire West and Chester Council.

Housing

1. Provision of small scale housing to meet local needs - Parish Council to work with Cheshire West and Chester Council, the local Community Land Trust and local land owners/developers.

Recreation and Social Infrastructure

1. Encourage the improvement of existing facilities and the provision of new facilities in the Plan area - Parish Council to work with Cheshire West and Chester Council.
2. Improve and extend local footpaths, cycle-ways and Bridleways - Parish Council to work with Cheshire West and Chester Council.

Section 106

1. General improvements to local infrastructure. To include but not only, foul water removal and treatment in No Mans Heath settlement, electricity capacity, gas supply and full provision of high speed broadband to existing properties – Parish Council to work with land owners, developers and Cheshire West and Chester Council.

Definitions of Section 106 and Community Infrastructure Levy

Section 106

Agreements are legally binding agreements that are negotiated between the Planning Authority and the applicant/developer and any others that may have an interest in the land (landowners). Alternatively applicants can propose them independently, this is known as a 'unilateral undertaking'.

They are attached to a piece of land and are registered as local land charges against that piece of land. Section 106 Agreements (planning obligations) enable a council to secure contributions to services, infrastructure and amenities in order to support and facilitate a proposed development and are intended to make unacceptable development acceptable.

It is a legal requirement that agreements meet three tests as set out in the Community Infrastructure Levy Regulations. These tests are that the obligations must be:

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

An obligation must meet all of these tests.

It is incumbent on communities to identify those areas where there are weaknesses in social and physical infrastructure to which contributions could be sought from new development, provided that the contribution relates in scale and kind to the development.

Section 106 agreements are expected to continue as a planning tool for ensuring more general infrastructure deficiencies are dealt with. A new tool, the Community Infrastructure Levy (CIL), can be used by the Unitary Authority and Parish Councils to mitigate against specifically identified infrastructure issues. It is anticipated that S106 and the CIL will run side by side.

Community Infrastructure Levy

CIL provides a mechanism for developer contribution to add towards infrastructure needed to support the development of the area. It is not to remedy existing deficiencies unless the new development will make it worse. CIL is not mandatory Councils must develop a policy to support the imposition of CIL and must spend the income on infrastructure. Cheshire West and Chester Council does not yet have a CIL in place as this has to be based on an approved Local Plan, evidence of the infrastructure gap and the potential impact on viability.

However, once this is in place a Parish Council with a ‘made’ Neighbourhood Plan can claim 25% of the Levy, uncapped, paid directly to the Parish. CIL can be paid ‘in-kind’ as land or infrastructure, as well as by cash.

CIL can be spent on:

- the provision, improvement, replacement, operation or maintenance of infrastructure eg play areas, parks, green spaces, transport, schools, health and social care facilities, cultural and sports facilities;
- anything else that is concerned with addressing the demands that development places on an area, e.g. at Parish level, affordable housing.

As with the S106 agreements it is incumbent on communities to identify those areas where there are weaknesses in social and physical infrastructure to which contributions could be sought from new development (the contribution must relate in scale and kind to the development).