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Foreword

This Plan has been produced by the Norley Neighbourhood Plan Steering Group on behalf of Norley Parish Council following three years of study, research and consultation with the communities of Norley parish.

We have also worked closely with Cheshire West and Chester Council and Cheshire Community Action.

We have consulted with the community through open days, interest group meetings and surveys and we believe that this Plan reflects the views of our community. There has also been consultation with statutory bodies and landowners.

A strong message emerging from the consultation process is that the local people are proud of the village character and have a very strong desire to retain this character. This was key to developing the overarching Vision of the Plan.

The aims and policies of the community have all been derived from the Vision and are detailed in this Plan. We strongly believe that this Plan is robust and when formally adopted will provide the necessary guidance for Norley until 2030.

A handwritten signature in black ink, appearing to read 'MJ Bell', with a stylized flourish at the end.

MJ Bell

Chairman, Norley Neighbourhood Plan Steering Group on behalf of Norley Parish Council.

Scope of the Plan

The Parish of Norley was granted Neighbourhood Plan status on the 7th March 2013.

The Norley Neighbourhood Plan sets out a series of policies which, once made, will be used to guide development and the preparation of planning applications. The policies will be used by Cheshire West and Cheshire Council (CWaC) in determining planning applications for all development proposals in the parish.

The Norley Neighbourhood Plan has been prepared in general conformity with the strategic policies of the CWaC Local Plan as well as the saved policies of the Vale Royal Local Plan. The Neighbourhood Plan period starts from January 2014 and will run for the same period as the CWaC Local Plan, expiring in 2030.

The starting point for any development proposals in Norley will be the CWaC Local Plan. Where development is compliant with this Local Plan, the Norley Neighbourhood Plan will provide more detailed policy applicable to proposals within Norley parish. Once adopted the Norley Neighbourhood Plan will have the status of a Development Plan Document.

A number of projects have been identified during the Norley Neighbourhood Planning process and these have been detailed in a separate Delivery Plan Document for the Parish Council.

The Neighbourhood Plan has been prepared in general conformity with the strategic policies in the Local Plan and will be reviewed every 5 years or when the Local Plan is amended or changed and those changes have a material impact on the Neighbourhood Plan.

The area covered by the Neighbourhood Plan, Norley parish in March 2015, is shown in Appendix A.

Vision For Norley

‘The distinctive rural character of Norley will be maintained and enhanced whilst evolving and expanding in a way that respects and reflects the views of the community.’

Norley is a rural parish located within the Green Belt. The gentle rolling countryside is characterised by trees, hedgerows, woodlands and watercourses. The open spaces within the parish contribute to this character and also provide opportunities for formal and informal recreation. The provision of a network of paths accessing open spaces and the surrounding countryside is important to the people of Norley.

The Neighbourhood Plan will aim to sustain and promote local businesses and a wide range of community activities and facilities including the primary school, churches, village hall, local pubs and village shop. It will build upon the strong sense of community, quality of life and flourishing natural environment of the area that currently exists.

Norley is a special place and local residents are determined to keep it that way. This is a very strong message emerging through the consultation process, which has led to the publication of this, the first Norley Neighbourhood Plan. People not only appreciate the social and environmental qualities of Norley 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, if possible, 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 into the village, providing they are in keeping with the area.

Importantly people recognise the need for small-scale housing development over the period of the plan providing it is carefully controlled, designed to ensure it is in keeping with the character and rural setting of the village and that the environmental sustainability of Norley is enhanced. The acceptance of any small scale development must maintain and enhance the form of the village retaining the important open spaces and open views and vistas as well as preserving existing trees and hedgerows and not encroaching into open countryside.

Any additional new housing should meet the needs of people who already live in the area or wish to move into it. The provision of low cost market housing in the community, especially for young people, will be supported. It is also important to meet the needs of the older residents in Norley who wish to downsize without leaving the village.

This Neighbourhood Plan aims to deliver the Vision for Norley going forward to 2030, to reflect the issues set out above and many others raised by the

local community. The consultation process leading up to the preparation of this Plan has been considerable and is detailed in a separate document entitled 'Statement of Consultation'. The Neighbourhood Plan is, we believe, in general conformity with the principles and policies contained in the Cheshire West and Chester Local Plan. It importantly looks to ensure that through till 2030 the views of the people of Norley have a legal status in the planning process as intended by the Localism Act 2011.

Aims

- To provide sufficient homes to meet the Housing Requirements* of Norley for the period of the plan up to 2030.
- To encourage limited, small-scale, sensitive development which protects and enhances the existing rural character, built form and landscape setting of the village.
- To sustain and improve local services and community facilities to meet the changing needs of Norley over the plan period
- To strengthen and support economic activity in Norley
- To secure ongoing improvements to transport, infrastructure and digital connectivity for the area.
- To prioritise local distinctiveness in every element of change and growth.
- To protect existing open spaces and the landscape setting of Norley and to enhance local nature conservation.
- To protect existing important vistas and views which characterise the setting of Norley and its position above the Cheshire Plain
- To protect and enhance the natural environment and wildlife habitats in the area.
- To involve local people in the process of plan making, monitoring and delivery of the Neighbourhood Plan.

*See Appendix I for definition of Housing Requirement

Introduction

Norley Today

The parish extends to 793 hectares of mainly agricultural land bordering on and extending to the east of Delamere Forest. In 2011 there were 462 private dwellings and a total population of 1186. The demographic profile is one of an expanding yet ageing society.

A good community spirit prevails and numerous clubs and societies meet on a regular basis at various locations, including the village hall and scout hut. The Parish Church and the Methodist Chapel, The Primary School, The Stores, The Fortune Palace restaurant and the two public houses of Carriers Inn and Tigers Head provide commercial and social hubs for parishioners and visitors alike in both Norley Village and Hatchmere settlements.

Infrastructure serving the parish is generally well developed, with good road and rail links, and high speed broadband arrived in 2015. More than 60 businesses currently operate in and from the village. The majority employ only one or two persons but one has a staff payroll of 30. The types of businesses include manufacturing, agriculture and professional services. Many businesses are home based.

Norley is especially rich in biodiversity with Hatchmere and Flaxmere being of international importance. Human activity now results in continuing loss, fragmentation and degradation of these sites. Key to regaining favourable condition for these sites will be maintaining positive habitat management in the long term. An extensive network of public rights of way and open access to Delamere Forest provide excellent leisure facilities.

Norley village was based originally upon the agricultural activities of the two significant land holdings, Norley Hall and Norley Bank, their associated farms and of course on Delamere Forest. As farming became increasingly mechanised, and in the latter decades of the 20th century as agricultural activity declined, the farm buildings and workers' cottages have steadily transferred into individual private ownership. These buildings have often been rebuilt and modernised to become residences mainly for occupation by local people who have moved out of the agricultural economy and also for commuters seeking the rural life

There is a diverse stock of houses and buildings mainly built during the 19th and 20th centuries. Although red brick has been the dominant building material, local sandstone also occurs as well as half-timbered structures. Many of the earlier brick structures have been rendered to protect the rather porous Cheshire brickwork. Additions to the buildings of the village during many of the past decades, with a variety of architectural styles, are now interspersed with the original core of the village. The 1920's and the 1930's

are widely represented by individual dwellings dotted around the village. Significant numbers of private dwellings have been built in the 1960's, 70's, 80's and 90's in response to market demand, both locally and from outside the local area.

Norley village has traditionally grown organically through the addition of individual houses in small clusters. It was not until recent years that larger estates were approved ie Stanneybrook / Foresters/The Spinney and it is felt that these introduced a suburban, cul de sac style of development out of scale and character with the rest of the settlement. These were located on the edge of the settlement and co-joined older clusters of housing, and our consultations have made it clear that the community does not want any more "estate" type development.

Norley village is characterised by its low density development, comprising small clusters of greater housing density and with many open spaces interspersed between houses and a second, much smaller, centre at Hatchmere. Agriculture is an important business activity which is carried out on these open spaces. The parish has not experienced the same population expansion that the adjacent villages of Kingsley and Cuddington have seen over the last 40 years, making it quite different in character. In adjoining parishes there have been planning approvals on a number of major residential sites with a potential supply of c. 600 new homes within 2 miles of Norley.

It is this context which has resulted in organic small scale development in dispersed clusters of housing that defines Norley's scale and characteristics. In supporting further small scale development, it is these qualities which the community wishes to protect and enhance through its neighbourhood plan policies.

Housing Growth

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key housing issues that policies HOU1 – HOU4 seek to address.

Housing development that:

- Preserves the open countryside
- Maintains the character of the village
- Provides an overall level of growth of 30-33 houses in the plan period January 2014 – March 2030
- Encourages proportionate infill within the settlement boundaries
- Allows redevelopment of brownfield sites within the parish, prioritising development which provides employment opportunities, while also allowing housing where this would meet all the policies in the Neighbourhood Plan
- Provides small housing sites of up to 4 houses within the settlement boundary in accordance with the views of the community and following discussions with CWaC officers. (*Refer also to the Consultation Statement sections 5 Table 2, 6 Table 3, and Appendix 15 sections 5.1, 6.0 and 6.1.*)
- Provides housing choice that meets Housing Requirements (Appendix I) as set out in the most up to date housing needs survey and as defined in the Local Plan. The Norley Housing Survey Report March 2014 indicated that 4 affordable houses and 8 low cost market houses would be required over the next 5 years.

Justification and Evidence

The majority of dwellings in the parish are accommodated within the settlement boundaries of Norley and Hatchmere (see Appendix B for maps of settlement boundaries) whilst the remainder is spread across the surrounding rural area.

Norley and Hatchmere, (hereafter called the Settlements), are small interdependent rural settlements washed over by Green Belt. They have existing settlement boundaries (Vale Royal Local Plan) and these have been updated in this Plan, confirmed by consultation and with the support of the Parish Council, to reflect more recent development and provide scope for infill and small scale development within the boundaries in character with these settlements. (*Refer also to document: Rationale for Settlement Boundaries*).

Norley and Hatchmere are interdependent settlements which are 1500 metres apart. Norley village has a pub, school, shop and public transport. Hatchmere village has a pub, a restaurant with a take-away service, and shares the same public transport as Norley village. Both have community facilities (Hatchmere has a swimming pool used by the community), although at Norley village these are more substantial, reflecting its larger size. The respective communities use the facilities at both locations and very much regard themselves as part of a single community. We have therefore regarded the combined Hatchmere and Norley Settlements as meeting the services and facilities requirements of Local Plan STRAT 8 and so can therefore be considered as a potential Local Service Centre.

We have identified site boundaries which tightly bound the existing form of the built up settlements. Whilst the Local Plan (STRAT 9) indicates that where there is a need to accommodate development on the edge of a settlement then the boundary will be drawn to reflect this, it also states (para 5.69) that in the Rural Area there will be little if any need for additional allocations to be made because of existing completions and commitments. This is certainly the case in Norley where, at the start of the Plan Period from January 2014 there are now 6 new planning approvals and a total of 32 houses yet to be completed as a result of these and earlier planning approvals. (*Appendix of document: Norley - Provision of Sufficient Housing to Meet Demographic Needs*). This is also why the Plan's Housing policies limit small scale development to within the settlement boundary as there is no justification to encroach into the open countryside apart from windfall opportunities presented on brownfield sites.

The Cheshire West and Chester Local Plan sets the agenda for housing growth in rural areas, allowing communities to plan for the future through Neighbourhood Plans and other mechanisms that will facilitate appropriate levels of development to meet local needs, subject to any additional restrictions in the Green Belt.

Within the Settlements sympathetic, well designed and sustainable development will be permitted, such as the conversion of buildings or infilling of a small gap with up to 2 dwellings. Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.

The Local Plan (para 5.67) confirms that the local community is best placed to understand its needs for local services and specific housing needs. Neighbourhood Plans and other mechanisms including Community Right to Build Orders and Rural Exception Sites aim to satisfy these needs. The Local Plan (para 5.70) also confirms that any developments in the Settlements should be of a scale and design that respects the character and rural setting. In response to this policy context the development of the Neighbourhood Plan has involved extensive consultation with the community on the appropriate scale of development, a survey and analysis of housing needs and an evaluation of the form and characteristics of the Settlements and their

capacity to accommodate development (*Refer also to document: Norley - Provision of Sufficient Housing to Meet Demographic Needs*).

Delivering a choice of homes to meet Housing Requirements, including low cost market housing, is a key issue and the local communities recognise the need for a small amount of sustainable housing development in scale and character within the Settlements to reflect Policy STRAT 8 in the Local Plan. Whilst it is not the intention to cap the overall amount of development, the rate of sustainable growth should be in line with the forecast that some 30 to 33 houses will need to be accommodated over the Plan Period to reflect organic growth of the Settlements primarily through infill development. It is against this background and the views of the community that the housing policies have been formulated. In the context of this plan the Housing Requirement is defined in Appendix I.

The Local Plan (STRAT 8) directs new housing development to within settlements and provides the opportunity for small scale development within Local Service Centres. The Neighbourhood Plan Policy HOU1 A has identified the potential for small sites up to 4 houses within the Settlements. Consultations have indicated that the community believes that larger scale developments, often necessitating suburban, cul-de sac, estate-type schemes, do not reflect the scale and character of Norley and would therefore not comply with STRAT 8. (*Refer to the Consultation Statement section 5 Table 2, section 6 Table 3, and Appendix 15 sections 5.1, 6.0 and 6.1.*)

Consultations have also indicated the desire to re-use brownfield sites and this is reflected in Policy HOU1 B. This is in line with the Local Plan STRAT 1 sustainability objectives and para 5.22 aim to maximize the use of brownfield land. Redevelopment of previously developed land in the Green Belt is an exception identified in STRAT 9 and NPPF.

Consultations and the 2014 Housing Needs Survey have shown a need for only a small amount (4 over the next 5 years) of Affordable Housing. It is important that Affordable Housing is prioritised in the first instance to occupants which have a Norley Connection. This requirement is in line with Local Plan para 7.16 and NPPF. To enable this requirement to be met Policy HOU 2 requires the Norley Connection to be made available for 12 months to provide adequate time for this policy requirement to be met in practice. This approach aims to stimulate earlier engagement between a developer and an Affordable Housing provider to assure themselves (and subsequently the local community) that Affordable Housing Need is thoroughly proven. That being the case then the 12 month stipulation would not be reduced and would not act as a barrier to the scheme's viability.

In supporting Local Plan ENV 6 Norley wishes to see high quality design and sustainable construction in new housing developments to serve the needs of the whole community. This is reflected in Policy HOU3 which encourages the use of Lifetime Home Standards and Building for Life 12 in appropriate

circumstances.

To reflect Norley's distinctiveness and variety of architectural styles which have evolved from its organic growth, Policy HOU 4 requires new housing developments to be phased over the Plan Period. At the start of the Plan Period there exists sufficient housing commitments to meet forecast requirements. *(Refer to Appendix of note: Norley – Provision of Sufficient Housing to meet Demographic Needs)* It is therefore essential that any new approvals are phased to take account of the actual development of these existing commitments and any changes in Housing Requirement which could change over the Plan Period. Phasing is also required to enable the limited capacity of local services and facilities eg the village primary school to be properly managed to achieve sustainable growth.

The following plans, documents and strategic policies support housing policies HOU1-HOU4:

- National Planning Policy Framework
- Cheshire West and Cheshire Local Plan Part 1 January 2015
- Vale Royal Borough Local Plan First Review 2006
- Cheshire West and Chester Strategic Housing Market Assessment
- Norley Housing Needs Analysis – August 2013
- Norley Housing Survey Report – March 2014
- Norley - Provision of Sufficient Housing to meet Demographic Needs
- Norley Village Baseline Report 2012
- Rationale for Settlement Boundaries
- Building for Life 12
- Code for Sustainable Homes

Policy HOU1 – Scale and Location of Housing Development

New development will be supported in principle within the Settlements boundaries in accordance with Local Plan Policy STRAT 8 provided that it is small scale, up to 4 houses, and environmentally sustainable. The total number of houses to be accommodated in the plan area will be phased over each 5-year period of the plan as described in HOU4 and will be delivered as follows :

- A) Development within the Settlements Boundaries (Local Plan Policy STRAT 8 and NNP HOU3)

- Infill housing development of a small gap in an otherwise built up frontage of up to two dwellings, in character with adjoining developments.
- Small housing sites of up to 4 houses, including Affordable Housing, to meet Affordable Housing Needs and in character with adjoining developments.

B) Development within the Parish (Local Plan Policies STRAT 8 and STRAT 9 and NNP HOU3)

- The redevelopment of brownfield sites within the parish, including within the Settlements Boundaries, where they are neither suitable for nor capable of employment development, to meet Housing Requirements and satisfy in all other respects the policies contained in the Neighbourhood Plan, paragraphs 111 and 89 of the NPPF and Policies Strat 8 and Strat 9 as appropriate in the CWaC Local Plan.
- Encourage the re-use of empty properties.
- Allow the rebuilding and replacement of existing dwellings within their curtilage on a one for one basis provided that it is appropriate to the form and character of its surroundings and makes adequate provision for car parking and private amenity space.
- Allow extensions to dwellings in the open countryside which have been created through the conversion of rural buildings only where they are small in scale and do not adversely affect the character of the original building.

Policy HOU2 – Affordable Housing

Affordable Housing that meets an objectively assessed Affordable Housing Need (see Appendix I) will in future be subject to planning conditions requiring the occupants to have a Norley Connection.

Any Affordable Housing provided to meet Affordable Housing Needs when it is Completed or subsequently becomes available for re-occupation shall be made available from that time for a period of 12 months for occupation by people who have a Norley Connection.

The sequence of allocating Affordable Housing will be; (a) to those with a Norley Connection; (b) to those in adjoining parishes and (c) to the remaining CWaC area.

Policy HOU3 – Design and Layout

We will be supportive of new housing proposals providing a mix of house types including an element of low cost market housing. Houses should be in

small groups to reflect the dispersed character of the settlements and must be well related in scale, form and character, paying particular attention to:

- a) Complementing and enhancing where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining development.
- b) Demonstrating that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, overdominance or general disturbance.
- c) Providing an appropriate level of landscaping, which complements and enhances the rural character of the local area.
- d) Providing garden space commensurate with the size of the dwelling proposed, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers.
- e) Providing for the changing needs and life-styles of an ageing population and including where appropriate an element of fully compliant Lifetime homes, reflecting the guidance in Building for Life 12 and adopting a minimum building standard of Code for Sustainable Homes Level 3 or the equivalent in force at the time.
- f) Avoiding a suburban, cul-de-sac, estate-type scheme which is out of scale and character with the parish's settlement pattern.

Policy HOU4 – Phasing

To ensure an appropriate phased delivery of housing over the plan period a minimum of 30 houses should be delivered. This is not intended as a cap and any demonstrable increase in Housing Requirement (see Appendix I) to justify an increased delivery of additional dwellings should be accommodated. The rate of housing growth should be phased equally over each 5 year period of the Plan and should be counted cumulatively to make up any shortfalls. Applications for new housing in excess of the Housing Requirement would need to demonstrate the exceptional circumstances to justify its approval. This policy allows for sites to come forward through the Plan Period accompanied by the provision of local infrastructure including, where appropriate, contributions to sustainable transport measures, green infrastructure, local services and community facilities.

The delivery of new home commitments in the parish will be reviewed by the Parish Council in partnership with CWaC at the end of each 5 year period and, where necessary, may be updated to adapt to market conditions or an advance or lessening of a Housing Requirement. When assessing whether delivery rates in the parish are being met, monitoring will also take into account any net increase or decrease of units and bedspaces brought about by demolition, conversion or new build on windfall sites, and consents in adjacent parishes.

Local Character

Justification and Evidence

The Settlements in Norley parish are characterised by low density, dispersed development of small groups of housing in the Green Belt interspersed with open fields and important views and vistas into and out of and across the settlements of the wider rural area. It is essential that these qualities are protected and that the layout and design of all new development should reflect the rural setting and be complementary in scale and design with adjoining properties.

Existing trees, hedgerows and ponds in the area contribute to the amenity and rural setting of the parish and every effort should be made to retain them. All new development should therefore incorporate new tree planting and landscaping schemes designed to safeguard existing trees, hedgerows and ponds. There are a number of existing deciduous woodland areas which are listed in the inventory of priority habitats by Natural England

Norley will only allow high quality, environmentally sustainable development and will resist mediocre, suburban designs, which do not reflect the rural character of the area. Building for Life 12, a Government backed industry standard for well-designed homes ensures this will be delivered. Building for Life 12 sets out twelve criteria to assess the quality of a development and proposals coming forward in Norley should meet all of these criteria.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to Local Character that policies LC1 – LC6 seek to address:

- All developments must complement the existing characteristics of low density dispersed development
- Significant open views (see policy LC2) into and out of and across the settlements should be maintained and where possible enhanced
- The impact of development upon existing woodlands, hedges, ponds and streams should be minimised
- All new developments should reflect the rural setting of the settlements and be complementary in scale and design to adjoining properties
- All new developments should have gardens that are of an appropriate size to serve the dwelling to which they relate
- Cheshire fencing is an important and prominent local feature around the parish. (now included in the Parish Council Delivery Plan, Appendix J)

The following documents and strategies support policies LC1-LC6:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan Part 1 January 2015
- Vale Royal Borough Local Plan First Review 2006
- Building for Life
- Norley Village Baseline Report 2012
- Cheshire Landscape Character Assessment 2008
- Natural Environment and Rural Communities Act (2006) Section 41.
(*Norley parish contains a number of Deciduous Woodlands which are habitats of principal importance and listed in DEFRA's priority habitats inventory*)
- Vale Royal Landscape Character Assessment SPD 5 (LCA) 2007

Policy LC1 - Built Environment

New development will be expected to respond positively to the local character of its immediate environment, particularly the low density dispersed nature of small groups of buildings surrounded by open countryside, by showing an understanding of the qualities which make up this character. All new development should be accompanied by a Design and Access Statement and demonstrate a high quality of design and a good standard of amenity for existing and future occupiers of the proposed development, at the same time ensuring that the amenities of neighbouring properties will not be adversely affected.

Using local materials such as red Cheshire brick and sandstone with slate or clay tile roofs, whitewashed finishes and Cheshire fencing will maintain the local vernacular and enhance the sense of place.

Policy LC2 - Landscape Quality

All new development will be expected to respect and enhance the local landscape quality ensuring that important local views and vistas into, out of and across the settlements and the rural skylines are maintained and where possible enhanced and protected from development. (See Appendices C and D for a list and map respectively of important local views and vistas).

Policy LC3 – Woodland, Trees, Hedgerows and Fencing

New development should seek to protect local woodland, trees, hedgerows and Cheshire fencing from loss or damage. Any new development that involves the loss or damage to local woodland, trees, hedgerows and Cheshire fencing that contribute to the character, amenity and rural setting of Norley must demonstrate the need for the development proposed and provide for appropriate replacement planting or fencing on site together with a method statement for the ongoing care and maintenance of that planting.

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

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

Policy LC4 – Extensions and Alterations to Existing Buildings

Proposed extensions and/or alterations to buildings should reflect the size and scale of the existing and adjacent dwelling and will be required to be constructed of complementary materials. The design should reflect and enhance the character and appearance of the existing dwelling and the proposal should also provide garden space commensurate with the size of the extended or altered dwelling in accordance with the prevailing pattern of development in the locality. (See NNP HOU3)

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

Conversion of farm buildings must be sensitive to the vernacular style (i.e. simple design and of sandstone and brick construction). Particular attention must be paid to the features which accompany the conversion such as driveways and gardens, ensuring that these features do not 'suburbanise' the landscape.

All new extensions and alterations to existing buildings shall identify and protect during both demolition and construction works all underground utility infrastructure assets within or adjacent to the development site.

Policy LC5 – Infill and Replacement Development

Infill development of up to two dwellings will be designed to reflect the size and scale of adjoining development and the prevailing character of the locality.

Replacement dwellings will be proportionate to the size of the site and the scale of surrounding existing development.

Policy LC6 – Backland Development

Backland development will be resisted if it would impact upon existing residential amenity through overlooking, loss of amenity and intrusion of privacy.

Landscape and Environment

Justification and Evidence

Norley is a rural parish located within the Green Belt. The parish retains a number of important open and green spaces that contribute to its character and provide opportunities for both informal and formal recreation and agriculture. The community wishes to see these important local spaces protected and accordingly they will be afforded protection from new development. New development should enhance existing open and green spaces or create new open or green spaces within the parish. The parish contains areas of significant wildlife value as well as trees and hedgerows, woodlands and watercourses that provide important local wildlife habitats. In addition access to the surrounding countryside is important via the local public footpath network.

The landscape character has been assessed as “Undulating Enclosed Farmland” (Norley) and “Woodland, Heath, Meres and Mosses” (Hatchmere). The *Norley Undulating Enclosed Farmland* represents a particularly undulating area of farmland, influenced by glacial drift deposits. Key characteristics include small scale fields, steep wooded valleys containing small brooks, disused sand quarries and a network of small, sunken lanes. Characteristic vernacular architecture includes sandstone farmsteads and a sandstone church. The overall management objective for this landscape is to conserve the rural, pastoral character of the landscape and enhance the hedgerow and woodland network.

The area around Hatchmere is a gently undulating, large scale landscape of meres, mosses, swamp, fen, farmland, woodland and heathland. There are large open water bodies occupying kettle holes formed during the last glaciation, known as meres, and peatland features include quaking bogs or ‘schwingmoor’, where sphagnum moss has formed over the water surface. Delamere Forest is a large recreation area. Buildings are characteristically red brick or sandstone with clay or slate tiles. Whitewashed buildings are also characteristic and prominent features within the landscape. The overall management objective for this landscape is to conserve the mosaic of habitats, the low settlement density and sense of tranquility of this well visited landscape.

Community Feedback

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

- Any new development must complement the existing settlement pattern retaining gaps and open vistas to preserve the look and feel of this rural parish

- Undeveloped fields and paddocks within the parish should remain undeveloped to retain the rural aspect of the area
- Open countryside between settlements should be maintained
- Undeveloped gaps and open spaces should be protected
- The school playing fields and other important open spaces should be protected and enhanced as local green space
- Local wildlife corridors should be enhanced and protected.
- Conserve open areas along roads and seek to limit incremental linear development which could create a continuous built edge.
- Encourage sympathetic integration of horse paddocks through retention of hedgerow field boundaries, rather than sub-division of fields and erection of high visibility fencing - ensure the land use does not break up traditional field patterns.

The following documents and strategies support policies ENV1 – ENV5:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan Part 1 January 2015
- Vale Royal Borough Local Plan First Review 2006
- Vale Royal Landscape Character Assessment SPD 5 (LCA) 2007
- Norley Village Baseline Report 2012
- Cheshire Landscape Character Assessment 2008
- RECORD Biodiversity information system: Norley Parish summary report

Policy ENV1 – Open Space within the Parish

Areas of open space that have sport, recreation or amenity value will be protected from new development unless an overriding need for development can be demonstrated. Where such an overriding need is demonstrated then open space of an equivalent size and value shall be provided within the Settlements to replace the space that is lost. (Open Spaces within the parish are listed in Appendix E1 and shown on the Green and Open Spaces maps in Appendix F).

Policy ENV2–Green Space Policy

‘Green Spaces’ will be protected from new development unless it is development that is in accord with NNP Policy ENV4 and is not detrimental to the purposes for designating the land as Green Space. Green Spaces are in close proximity to Settlement Boundaries and have been selected because they are special and have a particular local significance. They are described, with their justifications, in Appendix E2 and shown on the Green and Open Spaces maps in Appendix F. These Green Spaces meet each of the 3 tests identified in NPPF para 77.

Policy ENV3 – New Development in the Open Countryside

New development in open countryside and in accordance with Local Plan policy STRAT 9 will be restricted to that which requires a countryside location and cannot be accommodated within the Settlements. In all cases the applicant must demonstrate how the development proposed will protect and enhance the open countryside and key views.

Policy ENV 4 – Agricultural Buildings

New agricultural buildings, stables and animal field shelters that require planning permission must be sited in the least obtrusive location and be of a size, scale, design and appearance appropriate to their intended use and the rural area.

The extension of riding schools, stables and equestrian developments in the open countryside should be proportionate to the nature and scale of the site and its setting including any proposed fencing, trackways, jumps and other ancillary development.

Policy ENV 5 – Footpaths

Improvements to the existing public footpath network in the parish will be supported. The construction and appearance of new paths, tracks or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area.

Biodiversity

Justification and Evidence

Norley parish acknowledges the importance of biodiversity not only for its intrinsic value but also for the services it provides such as clean air and water, pollinating insects, food production, carbon sequestration, nutrient recycling, health and well-being.

The parish is blessed with a number of important natural assets; Flaxmere and Hatchmere are sites of international importance for the wetland habitats they support. They are also designated nationally as Sites of Special Scientific Interest. Although both are considered by Natural England to be in 'unfavourable' condition recent management of Hatchmere by the Cheshire Wildlife Trust means that its status in 2014 was assessed as 'recovering'.

In addition to these nationally designated sites Norley has six Local Wildlife Sites (LWS), the majority of which are in private ownership and not necessarily managed for their wildlife. Delamere Forest Local Wildlife Site is considered to be in positive management mainly through the efforts of the Forestry Commission. A project led by the Cheshire Wildlife Trust entitled 'Delamere's Lost Mosses' will see habitat management taking place on Flaxmere Moss and Wickentree Waste LWS in 2014 and 2015. Key to regaining favourable condition for these two sites will be maintaining positive habitat management in the long term.

In 2011 the government published a white paper 'The Natural Choice: securing the value of nature' which identified the strong economic arguments for safeguarding and enhancing the natural environment. It highlighted that the UK's wildlife is now highly fragmented and unable to respond to pressures such as climate change. Halting the loss of biodiversity requires sites for nature conservation to be 'bigger, better and joined'. In order to achieve this vision Core Sites, such as SSSI's and Local Wildlife Sites, need to be linked together by wildlife corridors. Providing linkages should facilitate the movement of species from one site to another and allow declining wildlife populations to recover.

Core Sites are areas of high nature conservation value. They include protected wildlife sites and other semi-natural areas of high ecological quality. Core Sites in Norley parish are identified in the list in Appendix G.

Norley parish has mapped the Core Sites for nature conservation and is in the process of identifying areas for biodiversity enhancement including possible wildlife corridors, which may be used in the future to link the Core Sites (see map in Appendix H). Other areas in the immediate vicinity of the Core Sites could be considered for biodiversity enhancement measures in order to provide a protective buffer around the Core Sites.

Norley Neighbourhood Plan sets out to protect and enhance the community's

biodiversity assets by restoring the functionality of Core Sites and ecological networks, securing ecosystem services and mitigating against the impacts of climate change. Biodiversity assets will also be retained for the benefit of the community and future generations, whilst contributing to the local character and distinctiveness of Norley parish.

Community Feedback

Consultations on the emerging Neighbourhood Plan highlighted the following key issues in relation to Biodiversity:

- Existing protected habitats need to be maintained and enhanced and new buffer zones and wildlife corridors identified (now included in the Parish Council Delivery Plan, Appendix J)
- Carry out a review and assessment of Breech Moss as a Local Wildlife Site and establish a restoration plan (now part complete and forms part of the Parish Council Delivery Plan, Appendix J)
- Ensure that there are no negative impacts on the biodiversity of protected sites by assessing the impacts of all development proposals
- Establish closer links with community organisations, the school and other academic institutions to increase awareness and knowledge of the local biodiversity in the parish (now included in the remit of the newly formed Norley Wildlife Group)
- Conserve and manage the remaining field ponds, bogs and mosses that are of importance for biodiversity as well as contributing to the diversity of the landscape.

The following plans, documents and strategies support policies BIO1-BIO3:

- National Planning Policy Framework– Sustainable development. *Local Wildlife Sites may provide building blocks and linkages of networks of biodiversity and as such the NPPF guidance advises that sustainable development requires such networks to be protected, enhanced and managed.*
- NERC act 2006. Biodiversity duty – *This places a duty on a Local Authority including Parish Councils to conserve biodiversity in exercising its functions, which includes restoring or enhancing a population or habitat. This includes species and habitats of principal importance on the S41 list (UK BAP).*

- National Pollinator Strategy Policy Paper DEFRA 4th November 2014 – *Encourages landowners and the public to promote simple changes to land management to provide food, shelter and nest sites*
- RECORD Biodiversity information system: Norley Parish summary report.
- Cheshire West and Chester Local Plan Part 1 January 2015
- Vale Royal Borough Local Plan First Review 2006
- Norley Village Baseline Report 2012
- Standing Advice for Ancient Woodland and Veteran Trees, Natural England and the Forestry Commission, 7 April 2014 - *Cheshire Wildlife Trust advise using this recommendation of a 15metre buffer zone as a proxy for all woodland and other sensitive habitats.*
- The Conservation of Habitats and Species Regulations 2010 – *Encouraging the management of features of the landscape which are linear/continuous or act as stepping stones essential for the migration, dispersal and genetic exchange of wild species.*
- Protected Species Legislation including: *Protection of Badgers act 1992, Wildlife and Countryside Act 1981 (schedules 1, 5 and 8), Countryside and Rights of Way Act 2000 (section 74) and the Hedgerows Regulations 1997.*
- The Basic Payment Scheme or any superseding scheme under the Common Agricultural Policy- *Semi-natural habitat in the farmed environment is afforded some protection through the Basic Payments Scheme. These standards provide a baseline of environmental protection for habitats and wildlife in order to maintain biodiversity and sustainable farming and are linked to Cross Compliance requirements and the Single Payment Scheme.*
- Creating a Coherent Ecological network for Norley. Cheshire Wildlife Trust June 2014

Policy BIO 1 – Core Sites, wildlife corridors and habitats/species of principal importance

Sustainable development should not result in the loss of or negatively impact upon Core Sites, identified wildlife corridors and habitats/species of principal importance unless very special circumstances can be demonstrated. *(Negative impacts have the potential to occur where watercourses, catchments, habitat linkages and land within a minimum of 15 metres of Core Sites are developed)*

Policy BIO2 - Achieving no net loss of biodiversity

All new developments should contribute to the government's commitment to halt the overall decline in biodiversity. Where appropriate all proposals must:

- submit a scheme to protect and enhance wildlife by incorporating green corridors, native species planting (local provenance) and provision for long-term habitat management. Where this cannot be achieved on site, enhancements should be secured off site
- integrate measures for sustainable water management that also provide opportunities for biodiversity enhancement

Policy BIO3 - Achieving a net gain in biodiversity

New development proposals must seek to provide net gains in biodiversity and ideally facilitate the enhancement, restoration and long-term management of core sites, wildlife corridors and roadside verges for the benefit of pollinators and other species. This should be achieved through developers or their agents working with local landowners, the Norley Wildlife Group and the local authority.

Community Infrastructure

Justification and Evidence

The parish of Norley has a range of buildings and facilities that serve the community as a whole. However, these are not seen as offering sufficient capacity to meet the present day needs of the village. Some are underutilised whilst others are in need of repair or modernisation, requiring significant funding to secure their long-term improvement.

Within the parish in the interdependent settlements of Norley and Hatchmere there is a Church and a Chapel, a Village Hall with activity playground, Bowling Green and open green space, a Primary School, the Parish Centre, a Scout Hut, two Public Houses, a Restaurant and a General Store. To promote the ongoing prosperity of the parish it is essential that Norley retains and provides local services that will sustain the vitality of the community. Receipts from New Homes Bonus and Community Infrastructure Levy (CIL) Regulations 2010 will be used to deliver new and improved community infrastructure provided any monies received from CIL are necessary to make the development acceptable in planning terms, directly related to the development proposed, and are fairly and reasonably related to the scale and kind of the development.

Community Feedback

Consultations on the emerging Neighbourhood Plan highlighted the following key issues in relation to community infrastructure:

- To retain and provide local services that will sustain the community
- To resist the loss of the shop and other community facilities unless it can be demonstrated that all reasonable efforts have been made to secure their continued use
- To assess the impact that all new development may have on community infrastructure
- To provide new leisure facilities in the parish (now included in the Parish Council Delivery Plan, Appendix J)
- To improve access to health care and advice (now included in the Parish Council Delivery Plan, Appendix J)

The following plans, documents and strategies support policies CI1–CI2:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan Part 1 January 2015
- Vale Royal Borough Local Plan First Review 2006
- Cheshire West and Chester Rural Regeneration Strategy and Action Plan 2011
- Norley Village Baseline Report 2012

Policy CI 1 – Existing and New Facilities

The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses together with the shop and public houses will be supported. The relocation of services or facilities within the Settlements will be supported where it can be demonstrated that there will be no loss but there will be an equal level or greater level of service and accessibility for the community.

The loss of the shop, public houses and other community infrastructure from the parish will be resisted unless it can be demonstrated that the existing uses have been marketed for at least 12 months and any replacement use will provide equal or greater benefits to the community, including benefits through contributions on other sites within the Settlements.

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

Policy CI 2 – Contributions to Community Infrastructure

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

Any contributions paid directly to the local community as a result of New Homes Bonus or CIL will be pooled to deliver priorities and subsequent schemes identified in the Neighbourhood Delivery Plan.

The provision of community infrastructure by developers in lieu of financial contributions will be supported where such community infrastructure projects are identified in the Neighbourhood Delivery Plan.

Local Economy

Justification and Evidence

Historically dairy farming was the predominant business in the parish. However over the past 10 years the local economy has changed and there is only one dairy farm remaining. Now mixed livestock and arable farming, horticultural and equestrian businesses and agricultural and landscape contracting all take place within the rural economy of the parish. There are now over 60 small businesses in Norley and the majority is engaged in Consultancy, Finance and IT.

The Neighbourhood Plan sets out to maintain and encourage the local economy and to support the local community. It will support the sustainable growth of small businesses and enterprises within the parish as well as rural tourism and local facilities that will benefit the local economy and the wider community and respect the rural character of the area and Green Belt Policy.

Community Feedback

Consultations on the emerging Neighbourhood Plan highlighted the following key issues in relation to the local economy

- To promote and support existing businesses and the ongoing prosperity of the parish
- To provide high speed broadband across the parish

The following plans, documents and strategies support policies ECON1-ECON5:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan Part 1 January 2015
- Vale Royal Local Plan First Review 2006
- Norley Village Baseline Report 2012

Policy ECON 1 – New Business in the open countryside

Proposals which extend existing or promote new small scale sustainable employment opportunities in the open countryside will be supported where it can be demonstrated that the development will have no impact on the openness of the Green Belt or the purposes of including land within it.

Proposals for small scale retail facilities within the rural area to support farm diversification will be supported.

Policy ECON 2 – New Business within the Settlements

Proposals which extend or promote existing and new small scale sustainable employment opportunities within the Settlement boundaries that benefit these local communities and the local economy will be supported. It will be important that these proposals do not adversely impact upon the character and appearance of the locality or the amenity of adjoining properties.

Policy ECON 3 – Loss of Employment

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

Policy ECON 4 – Use of Rural Buildings

In addition to farm diversification, schemes that re-use, convert and adapt permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:

- The building being structurally sound and capable of conversion without substantial reconstruction
- The proposed use being appropriate to a rural location
- The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area
- The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site
- All applications for the change of use of agricultural buildings, including stables, within 4 years of the completion of the building must be accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure.
- The redevelopment proposed would result in significant environmental improvement, contribute to the achievement of objectives for use of the land in the Green Belt and comply with policy ECON 1

Policy ECON 5 – Scale, Design and Amenity

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

- Complements and enhances where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining development
- Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, overdominance or general disturbance
- Provides an appropriate level of landscaping which complements and enhances the rural character of the local area
- Provides on-site car parking that meets the needs of the prospective occupiers

Transport and Communications

Justification and Evidence

Norley is a rural parish and there are no major roads within it, however the B 5152 Frodsham to Cotebrook road passes through. The majority of the roads in the parish are Class C, are often narrow lanes and many are restricted to 30mph.

There are no railway lines within the parish and the nearest stations are at Delamere, Cuddington and Acton Bridge. There is one bus service, No 48 between Frodsham and Northwich, which serves the parish. However this service does not connect with the stations at Delamere and Cuddington and whilst it calls at the station at Acton Bridge the timetable does not co-ordinate with that of the train service.

There is a network of footpaths and bridleways within the parish linking with other parishes although improved linkage would be of benefit. The Cheshire Cycleway passes through the parish.

All properties in the parish can have access to mains gas and electricity. There are no public telephone boxes in the parish.

Community Feedback

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

- Traffic speeds on local roads
- Improvements to pedestrian safety
- Provision of bus services with destinations and route timings that reflect local demand
- Extension of existing footpath network to create local circular routes
- Provision of superfast broadband to all within the community

These issues are now included in the Parish Council Delivery Plan, Appendix J

The following plans, documents and strategies support policies Trans 1 – Trans3:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan Part 1 January 2015
- Vale Royal Borough Local Plan First Review 2006
- Norley Village Baseline Report 2012

Policy TRANS 1 – Public Rights of Way

Development proposals that are linked to and contribute towards improvements to the existing public rights of way network within the parish will be supported as will the creation of circular footpath routes to encourage forms of transport including walking and cycling within the parish.

Policy TRANS 2 – Fibre Optics to Premises

New development should demonstrate how it would contribute to and be compatible with local fibre optics or internet connectivity. This should be through a 'Connectivity Statement' provided with all relevant planning applications. Such statements could consider such aspects as; the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed, realistic assessments of connection potential or contribution to any such networks.

Where possible and desirable, additional ducting should be provided that also contributes 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. Such developers are encouraged to have early discussions with local broadband groups.

Policy TRANS 3 – Traffic

New schemes of more than 4 houses and proposals on brownfield sites should be accompanied by a mitigation statement that provides an objective assessment of the impact of the additional traffic that will be generated by the development proposed and the effect this may have on pedestrians, cyclists, equestrians, road safety, parking and congestion within the parish including measures to mitigate any impact. All new development will be encouraged to contribute towards enhancement of the existing networks of cycling, equestrian and pedestrian facilities within the parish.

Implementation and Delivery

The Norley Neighbourhood Plan will be delivered and implemented over a period of time and it will be subject to a number of reviews as new challenges and opportunities arise. It provides a framework for how change can take place in the parish through the vision, aims and policies.

A number of non-planning related projects have been identified during the Norley Neighbourhood Planning process and these have been detailed in a separate Delivery Plan Document for the Parish Council, shown in Appendix J.

The Parish Council's approach to delivery and action in the key areas can be summarised as follows.

Housing

The Parish Council will work with developers to deliver small-scale sustainable housing to meet Housing Requirements including low cost market housing over the plan period to 2030 and carry out any periodic housing needs surveys as appropriate.

Local Character

The Parish Council wish to protect the rural qualities of Norley characterised by low density small groups of housing interspersed with open fields and views into the surrounding countryside.

Landscape and the Environment

The Parish Council will work with Cheshire Wild Life Trust, landowners and other groups to ensure that the green spaces, wildlife and countryside in Norley parish are protected and enhanced.

Biodiversity

The Parish Council will work with local Agencies and the Norley Wildlife Group and other local organisations to protect and enhance the Local Wildlife Sites and the Sites of Special Scientific Interest in the parish.

Community Infrastructure

The Parish Council will work with local organisations, outside agencies and the Borough Council to improve facilities for local people.

Local Economy

The Parish Council will encourage and support the sustainable growth of small businesses and enterprises within the parish.

Transport and Communications

The Parish Council will work to improve pedestrian safety, address speed issues, upgrade broadband and create circular footpath routes within the parish.

Review

It is anticipated that the Norley Neighbourhood Plan will be reviewed every 5 years or when the Cheshire West and Chester Local Plan is reviewed.

GLOSSARY

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

Affordable Housing Need – The local need for Affordable Housing for those with a Norley Connection. Evidence of local need should be based on the latest Norley Parish Council housing needs survey which will change over time or, if out of date, the most appropriate objectively assessed review of housing needs in the future. (See Appendix I)

Amenity – An element that contributes positively to the overall character or enjoyment of an area.

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

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

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

Cascade – The sequence allocating Affordable Housing; (a) to those with a Norley connection; (b) to those in adjoining parishes; (c) to the remaining CWaC area (see Appendix I)

Cheshire West and Chester Council (CWaC) – The Local Authority for Norley

CIL – Community Infrastructure Levy

Code for Sustainable Homes – This is a voluntary national standard for new homes. It assesses, rates and certifies the performance of new homes on a scale of zero to six, with six being for a design and construction that minimizes environmental impact.

Common land – is defined under Commons Registration Act 1965 section 22 as land that is subject to “rights of common”. Historically certain people that did not own the land had the right to graze livestock, collect wood, cut peat etc on this land. Common land in

Norley generally falls into the category of “Waste Land of the manor” that is not subject to rights of common. Common land in Norley generally falls into the waste land category. Waste land is open, uncultivated and unoccupied land. There should be no development on common land.

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 – A levy allowing Local Authorities to raise funds from owners and developers of land who undertake new building projects in their area.

Completion – a dwelling is regarded as completed when it becomes ready for occupation or when a completion certificate is issued whether it is in fact occupied or not.

Consultation Statement – A Consultation Statement accompanying the Norley Neighbourhood Plan is required by the Localism Act. The Consultation Statement must explain what consultation was undertaken and how this informed the Neighbourhood Plan.

Core Sites – Core Sites are areas of high nature conservation value. They contain habitats that are rare or important because of the wildlife they support or the ecosystem services they provide. They generally have the highest concentrations of species or support rare species. They include protected wildlife sites and other semi-natural areas of high ecological quality.

Curtilage – The area of land, usually enclosed, immediately surrounding a dwelling house.

CWaC – Cheshire West and Chester Council

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.

Employment Land – Development of land including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Evidence Base – The researched, documented, analysed and verified foundation for preparing the Norley Neighbourhood Plan.

Green Belt – Area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by restrictions on building.

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

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

Green Infrastructure – The network of accessible multi-functional green open spaces.

Green Spaces – defined areas of undeveloped land afforded special protection in this Neighbourhood Plan. These are designated Local Green Spaces in terms of the NPPF.

Infill Development – Infilling is defined as the filling of a small gap (with up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement.

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

JNCOT – Joint Norley Community Organisations Trust, a registered charity.

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.

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.

Low Cost Market Housing – private sector housing (purchase and/or for rent) that is below the typical local average price for housing and is available for residents who wish to down size and for young people establishing a new home.

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.

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

Mixed use – Developments where more than one use is proposed. 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 – The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It sets out the Government’s Planning policies for England and how these are expected to be applied.

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

Norley Connection - Those who currently live in Norley and have been residing here continuously for 2 years, close family members of Norley residents residing here continuously for 5 years or are in employment in Norley. In the case of essential agricultural dwellings, occupants will be employed or last employed in agriculture.(See Appendix I)

Housing Requirement – Low Cost Market Housing and Affordable Housing to meets needs identified in the latest Housing Requirements survey which will change over time or, if out of date, the most appropriate objectively assessed review of housing needs in the future. (See Appendix I)

Open Countryside –The area outside the settlement boundary.

Open Space – Defined areas of land which offer opportunities for sport, recreation, public amenity, or have community value and which are afforded special protection in this Neighbourhood Plan.

Plan Period – The period for which the Norley Neighbourhood Plan will set policy for Norley. This will be from January 2014 (for Policy HOU4) or from the adoption of the Plan until 2030 by agreement between Norley Parish Council and Cheshire West and Chester Council.

RAMSAR – The Ramsar Convention is an international treaty for the conservation and sustainable utilization of wetlands. It was signed in Ramsar, Iran in 1971.

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

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

Settlements – the built up areas of Norley and Hatchmere as defined by their settlement boundaries.

Settlement Boundary - This defines the boundary between the built up areas of the Settlements and the Open Countryside

SSSI – Site of Special Scientific Interest.

STRAT 8 and STRAT9 – strategic policies in the Cheshire West and Chester Local Plan Part 1 January 2015

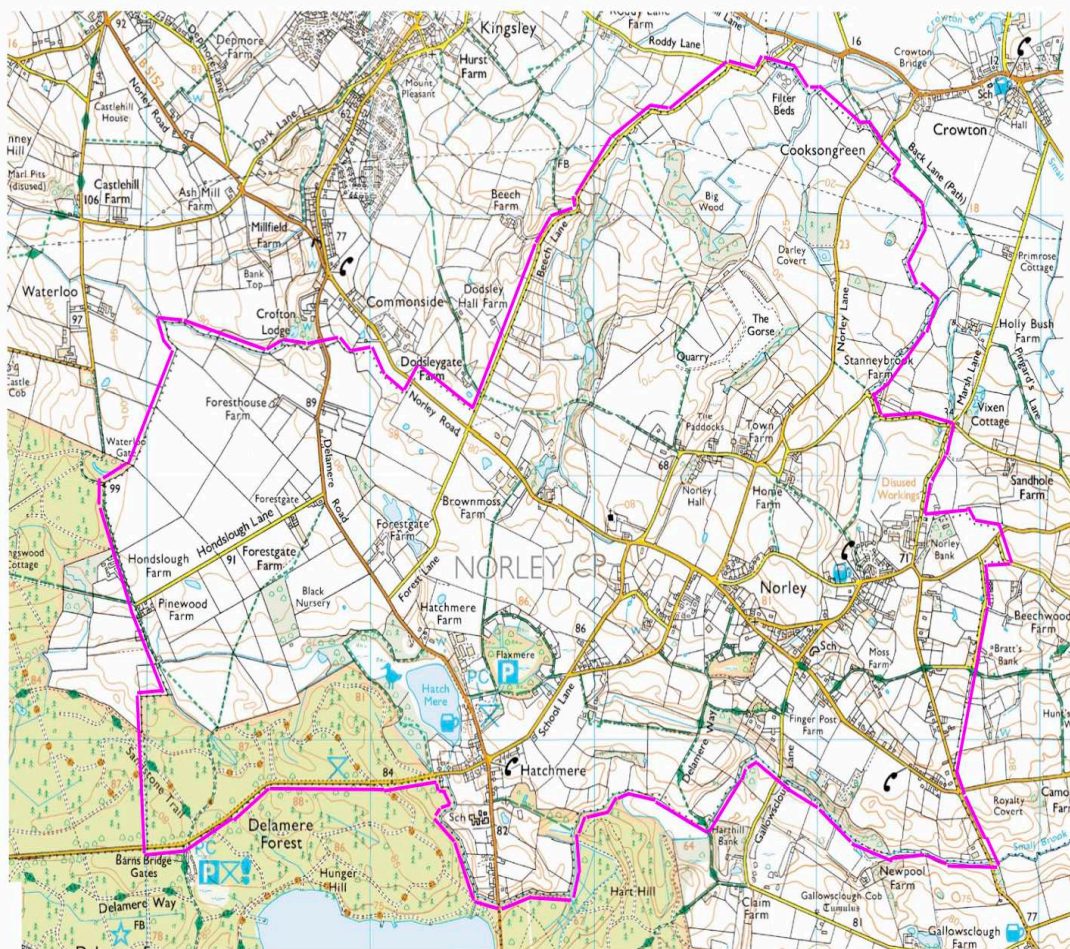
Steering Group – A group of local people representing the Parish Council, community groups and businesses that informed and guided the work on the Norley Neighbourhood Plan.

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

Windfall sites – Sites not allocated for development in the Norley Neighbourhood Plan that unexpectedly come forward for development.

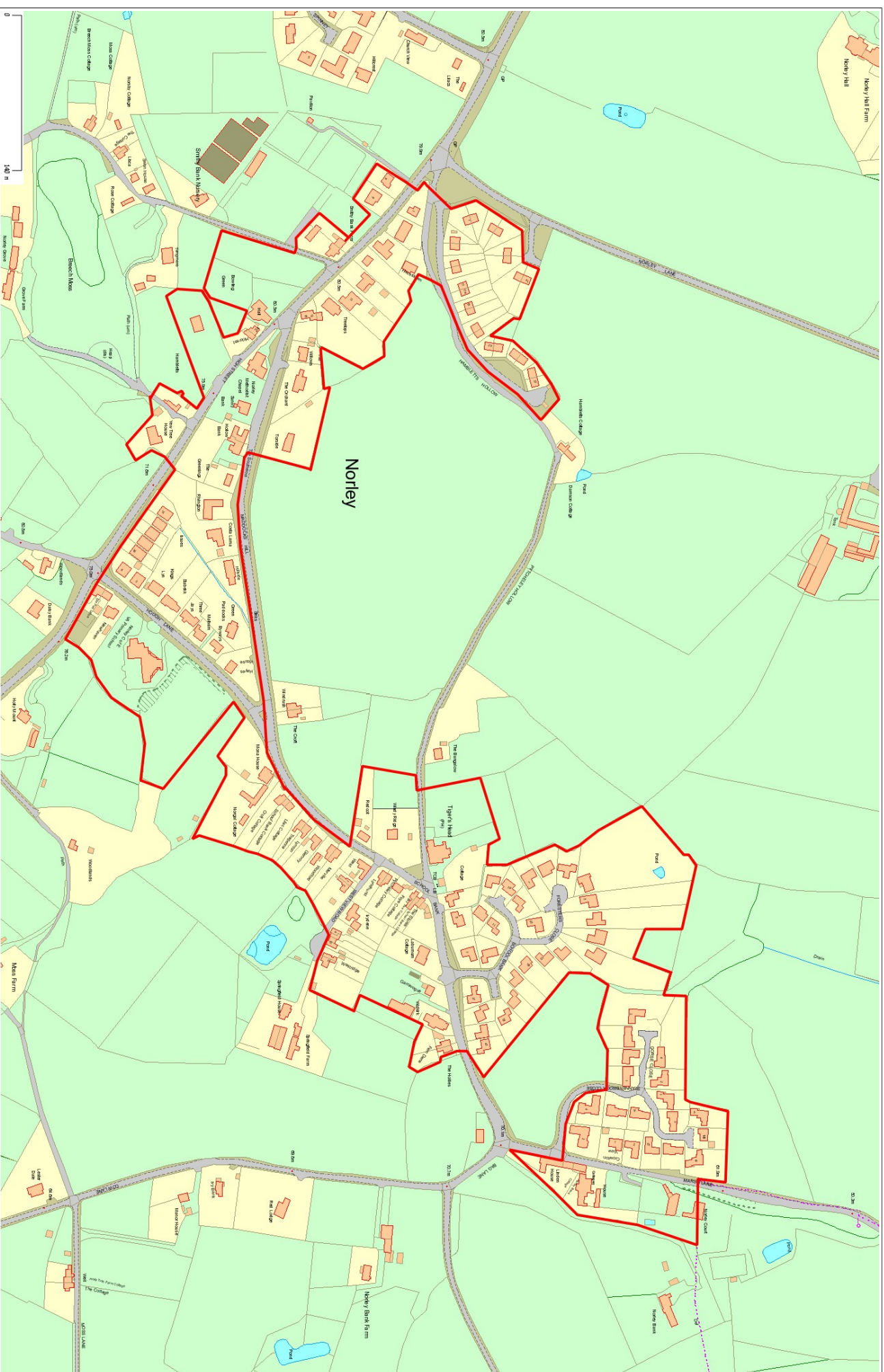
APPENDIX A

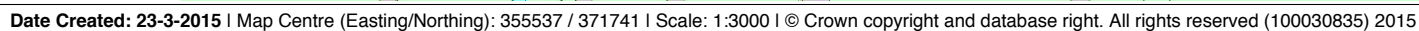
NORLEY PARISH March 2015



APPENDIX B

NORLEY AND HATCHMERE SETTLEMENT
BOUNDARIES





APPENDIX C

IMPORTANT LOCAL VISTAS

The following list of vistas is considered important such that they fall under Policy LC2. The list has been subject to detailed discussion and some modification by the Neighbourhood Plan Steering Group resulting in the finalized list below. It has been the subject of formal consultations with all residents.

This list differs from the list of Local Green Spaces in Appendix E as follows:

- Although the vistas are local to the settlement areas they are not necessarily within or adjacent to them.
- With one exception (Hatchmere Lake) they are all long distance views that extend well outside the parish boundaries. (Hatchmere Lake is an exception because of its iconic status, featuring in local media and publications).

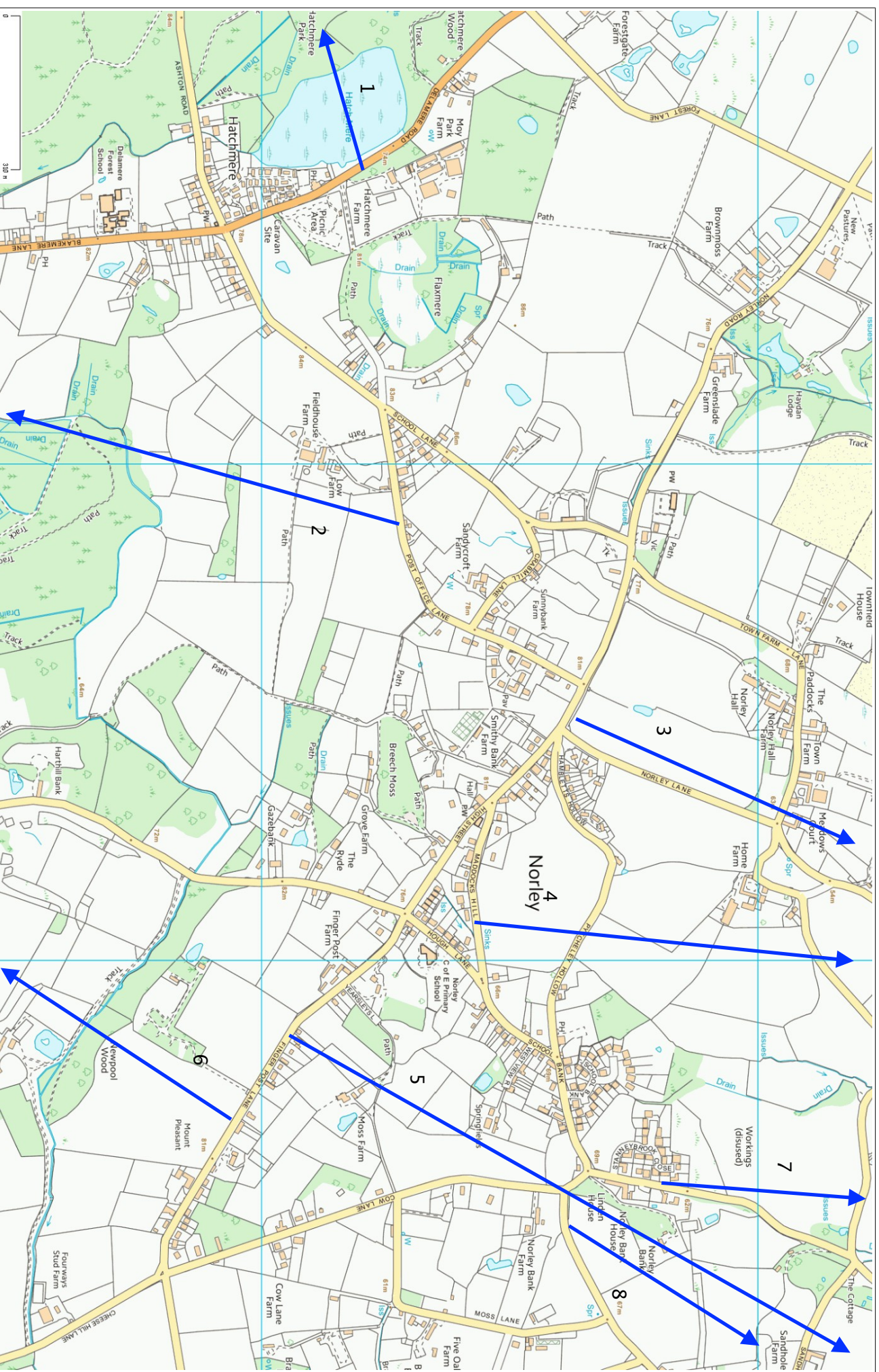
The vistas described below are shown on the map in Appendix D

- 1) Delamere Road across Hatchmere Lake
- 2) Post Office Lane south to Delamere Forest and Eddisbury Hill
- 3) Norley Road and Norley Lane north over to the Weaver Valley
- 4) Maddock's Hill north over Pytchley's Hollow to the Pennines
- 5) From Fingerpost Lane north east to Northwich
- 6) From Fingerpost Lane south west to Delamere
- 7) Gorse Close and Marsh Lane north to Weaver Valley
- 8) Cow Lane and Bag Lane north east to Northwich

APPENDIX D

MAP OF IMPORTANT LOCAL VISTAS

The vistas shown in blue correspond to the list in Appendix C. All are from public highways.



APPENDIX E1

NORLEY OPEN SPACES

Those Open Spaces with sport, recreation and amenity value (indicated by [OS] in the table below) are the subject of the Norley Neighbourhood Plan Landscape and Environment Policy ENV1, are listed below and shown on the maps in Appendix F. Landowners of all our specified Open and Green Spaces have been identified through the Land Registry. The consultations which have been held, and the land ownership as of February 2015, are described in Appendix 27 of the Consultation Statement.

These are sites valued for recreation and amenity by local clubs and the community. They are areas where residents can come together informally and where community events are held. Initial suggestions for such Spaces came from a consultation event in March 2014.

Reference	Description	Comment
OS1	Children's play area, adjacent bowling green and land between play area and High Street used for overspill car parking for village hall.	One of the key community recreation locations for Norley parish.
OS2	School Playing Field, Hough Lane	The School Playing Field is a valuable resource which the school shares with the community.. The parish does not have a similar facility elsewhere.
OS3	Tigers Head Bowling Green and land behind Tigers Head pub	A well used local bowling facility and land used by the community for fetes, the garden show, and community events.

APPENDIX E2

NORLEY AND HATCHMERE GREEN SPACES

Green Spaces, the subject of the Norley Neighbourhood Plan Landscape and Environment Policy ENV2, are listed below and shown on the maps in Appendix F. All of these spaces fall within the Green Belt but will be given additional protection under NNP Policy ENV2.

National planning policy stipulates that Local Green Space designation will not be appropriate for most green areas or open space and identifies three criteria which must all be satisfied;

- that the green space is in reasonably close proximity to the community it serves
- the green area is demonstrably special to a local community and holds a particular local significance and
- it is local in character and not an extensive tract of land.

The Green Spaces selected are all in close proximity to the Settlements of Norley and Hatchmere, and to smaller intervening built up areas. These Green Spaces are a valued and important feature within and close to the Settlements boundaries and make a very significant contribution to the character of the Settlements, adding to the distinctive, open feel of Norley and Hatchmere. Consultation has confirmed the community's view that these sites are special and significant and there was overwhelming endorsement of their status as Green Spaces.

The particular attributes they have for their selection as Green Spaces are described and classified below. Landowners of all our specified Open and Green Spaces have been identified through the Land Registry. The consultations which have been held, and the land ownership as of February 2015, are described in Appendix 27 of the Consultation Statement. Two Green Space areas are currently the subject of Planning Applications for housing. If these are successful and the developments are Completed, the Green Space designation will not apply to them.

Classifications

1. Spaces at the key entrances to the Settlements, which provide introductory characteristics of open outlooks and views which are typical of the open rural character of Norley.
2. Spaces which are buffers of open land between non-contiguous settlements and prevent agglomeration of housing into

uncharacteristic, larger areas of development.

3. Spaces which provide outstanding outlooks or views or which maintain a rural skyline.
4. Land of potential nature conservation value (refer to “Creating a Coherent Ecological network for Norley”. Cheshire Wildlife Trust June 2014)

Reference	Description	Class	Comment
HGS1	Land south of Ashton Road and west of Blakemere Lane to old Delamere Forest School on south	3	Rural open outlook from Blakemere Lane and Ashton Road to Delamere Forest. [Excludes the brownfield part of old Delamere Forest School]. Characteristic of the open aspect of Hatchmere with its proximity to Delamere Forest always in view.
HGS2	Land west of Blakemere Lane from old Delamere Forest School south to old Delamere Forest Inn	1, 3, 4	Rural open outlook from Blakemere Lane downhill across fields to Delamere Forest. Keeps Hatchmere in scale as a small settlement on the edge of the forest. Recorded sightings of Great Spotted Woodpecker and others. (<i>Dendrocopos major</i>)
HGS3	Land between Flaxmere and School Lane (south west)	1, 2, 4	Provides an open outlook at the key entrance to Hatchmere settlement from the west and from the north. Part of the open space that separates Norley village and smaller, built-up areas from Hatchmere and prevents agglomeration of these areas. Forms part of potential wildlife corridor between Flaxmere SSSI and Wickentree Waste Local Wildlife Site. Sightings of West European Hedgehog, Eurasian

			Badger (<i>Meles meles</i>), Coal Tit (<i>Periparus ater</i>), Common Swift, and Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)
HGS4	East of Blakemere lane to Wickentree Waste	1, 3 4	Characteristic rural views east, at the entrance to Hatchmere settlement from the south. There is nature conservation value as a Buffer Zone to Wickentree Waste Local Wildlife Site. Adjacent to a site where <i>Ruddy darter</i> has been observed, also recorded sightings of Small Pearl-bordered Fritillary (<i>Boloris selene</i>), Variable Damselfly (<i>Coenagrion pulchellum</i>) and which provides a habitat for an extensive range of rare and highly specialised plants.
NGS1	Land north of Norley Road and west of Norley Lane	1 3	Together with NGS 2 and NGS 3 these spaces provide a clear rural outlook as the settlement is approached, and are typical of the character of Norley at a key crossroads at the main entrance to the village. Outstanding long views north from Norley Road to the Weaver valley and beyond.
NGS2	Land south of Norley Road to north of Crabmill Lane	1 3	Rural open outlook at the entrance to Norley village from the south and west. Part of the characteristic village entry provided by NGS 1, 2 and 3 Views over Crabmill Lane towards Flaxmere and Delamere Forest and west to the Parish Church tower.
NGS3	Triangle of land east of Norley Lane and top of Hamblets Hollow and road verge down Norley lane	1	This small area of land at the entrance to the village is typically rural, adds bucolic character, and is used for recreation by local children. Forms part of the village wildflower walk.
NGS4	Land between Spinney and Smithy Bank	2	This land is valued by the community as it separates Norley village settlement from the Spinney / Crabmill Lane residential area and prevents

		3	<p>agglomeration into a much larger built-up area.</p> <p>This Green Space is important to maintain the open outlooks south and east from The Spinney across the field and north to Norley Road and the Cheshire Plain.</p>
NGS5	Land bounded by Post Office Lane, School Lane and Crabmill Lane	<p>2</p> <p>3</p> <p>4</p>	<p>Part of the open space which separates Norley Village from Hatchmere and prevents agglomeration between The Spinney & Crabmill Lane settlement and the houses in School Lane north/ Post Office Lane into a large, uncharacteristic, suburban development ,</p> <p>Open rural outlook from Post Office Lane/School Lane north across the fields to the Parish Church and from Crabmill Lane towards Flaxmere.</p> <p>Includes an important characteristic green space at the corner of Crabmill Lane and Post Office Lane.</p> <p>This particular space is surrounded by country lanes which provide part of a popular circular walk linked by wildflower plantings and which is open and pastoral. Home to Eurasian Badger (<i>Meles meles</i>), Foxes, the Common Buzzard (<i>Buteo buteo</i>) and other wild animals. Also Bluebells (<i>Hyacinthoides non-scripta</i>).</p> <p>Potentially part of a wildlife corridor linking Flaxmere and Breech Moss.</p>
NGS6	Land between Yew Tree Cottage and Gallowsclough Lane, south of High Street	<p>3</p> <p>4</p>	<p>This land forms the skyline viewed from High Street and the south end of School Bank. The elevated hedge and tree line dominates the south end of Norley village. Recorded sightings of many bird species including European Green Finch (<i>Carduelis chloris</i>), Great Tit (<i>Parus major</i>), Great Spotted Woodpecker (<i>Dendrocopos major</i>), Common Wood Pigeon and others. Also Field Woundwort</p>

			(<i>Stachys arvensis</i>) and Bluebell (<i>Hyacinthoides non-scripta</i>).
NGS7	Land north of High Street and Maddocks Hill to Hamblett's Hollow and Pytchleys Hollow (The Southernns)	3	This provides an outstanding panoramic view to the north and across NGS 9 to the Pennines from a residential part of the village approaching the centre. Most residents visiting the pub, shop, village hall, or play area will walk past here and enjoy the agricultural sentience and the views, which are very special to the community. Rural outlooks to the south from Pytchleys Hollow are also provided and valued.
NGS8	Barnes Field	3 4	Barnes Field is currently the subject of Planning Applications for housing. The field is central to Norley village and is a local feature, which is typical of the rural character of Norley and is highly visible from the centre and from the western approaches to the village. The land is of high ecological quality which is boggy and wet in the SE corner and dry higher up the slope. Great Crested Newts (<i>triturus cristatus</i>) and Barn Owl (<i>tyto alba</i>) are regularly observed here and recorded sightings of Eurasian Sparrowhawk (<i>Accipitor nisus</i>)
NGS9	Land north of Pytchleys Hollow	2 3 4	This is a buffer between the houses in Hamblett's Hollow and those in the centre of Norley (School bank) which, with NGS7, maintains the essential character of a simple small pastoral lane linking two parts of the village together. The views north to the Weaver valley and the Pennines are highly valued by the community. Spring bulbs including snowdrops blanket the verges, and wild flowers are abundant in summer. Home to Eurasian badger (<i>Meles meles</i>)
NGS10	Archery Bank		Currently the subject of a Planning Application for housing.

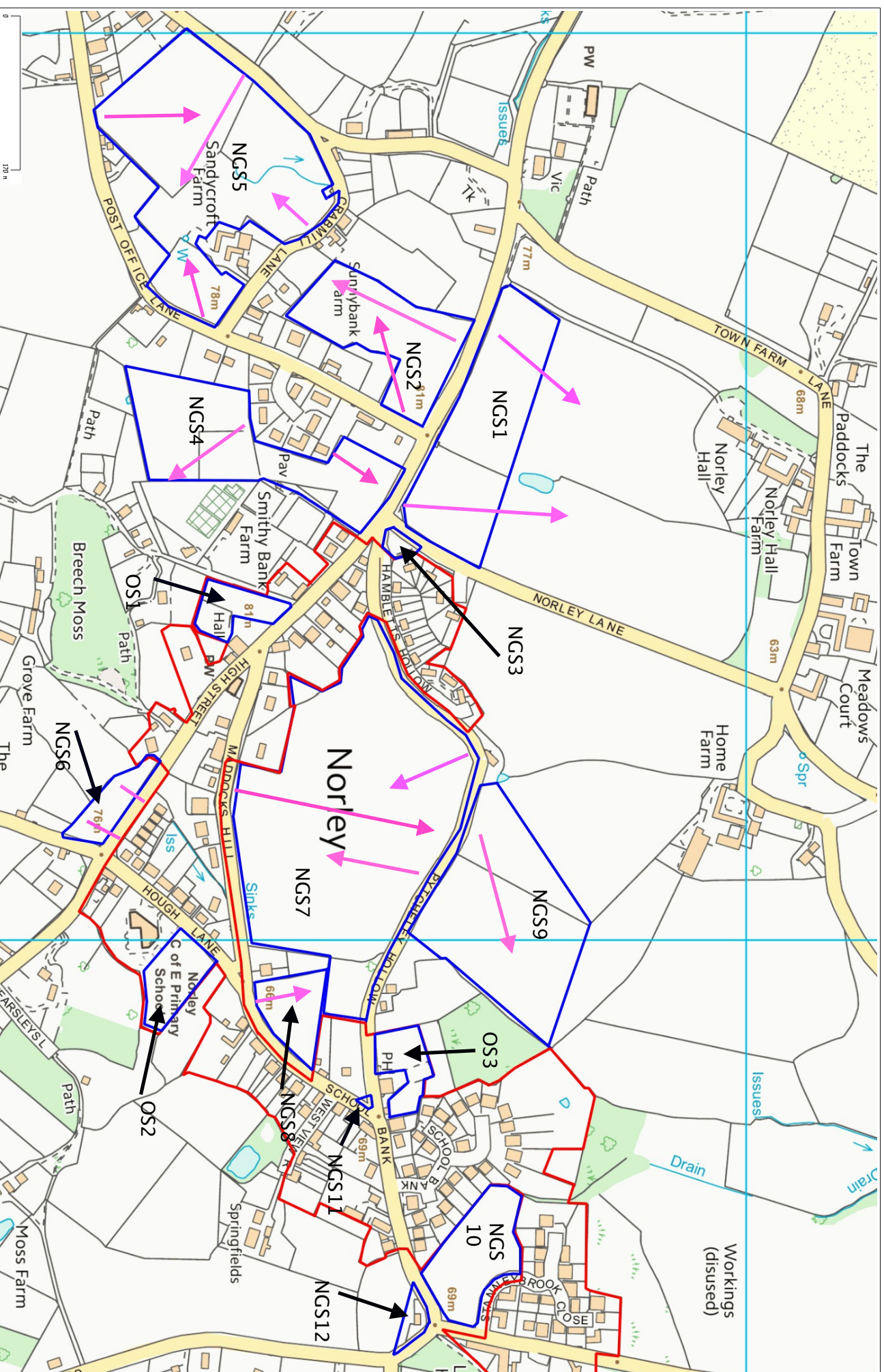
		2 1	This space (protected by a s.106 Agreement) prevents the coalescence of Gorse Close/Stannebrook Close and Foresters Close/School Bank into an uncharacteristically large suburban development. It preserves the open space character at this 3-way entrance to Norley village.
NGS 11	Land opposite the Tigers Head and the Stores	2	Small triangle of land used for sitting, and for the village Christmas Tree. Between the shop and the pub, it provides a notional centre to the village and significantly enhances the sense of unremarkable but solid rural history .
NGS12	Land at junction of Cow Lane and School Bank	1 4	Important rural vista at three-way entrance to Norley Village from the northeast. Recorded sightings of Polecats (<i>Mustela Putorius</i>)

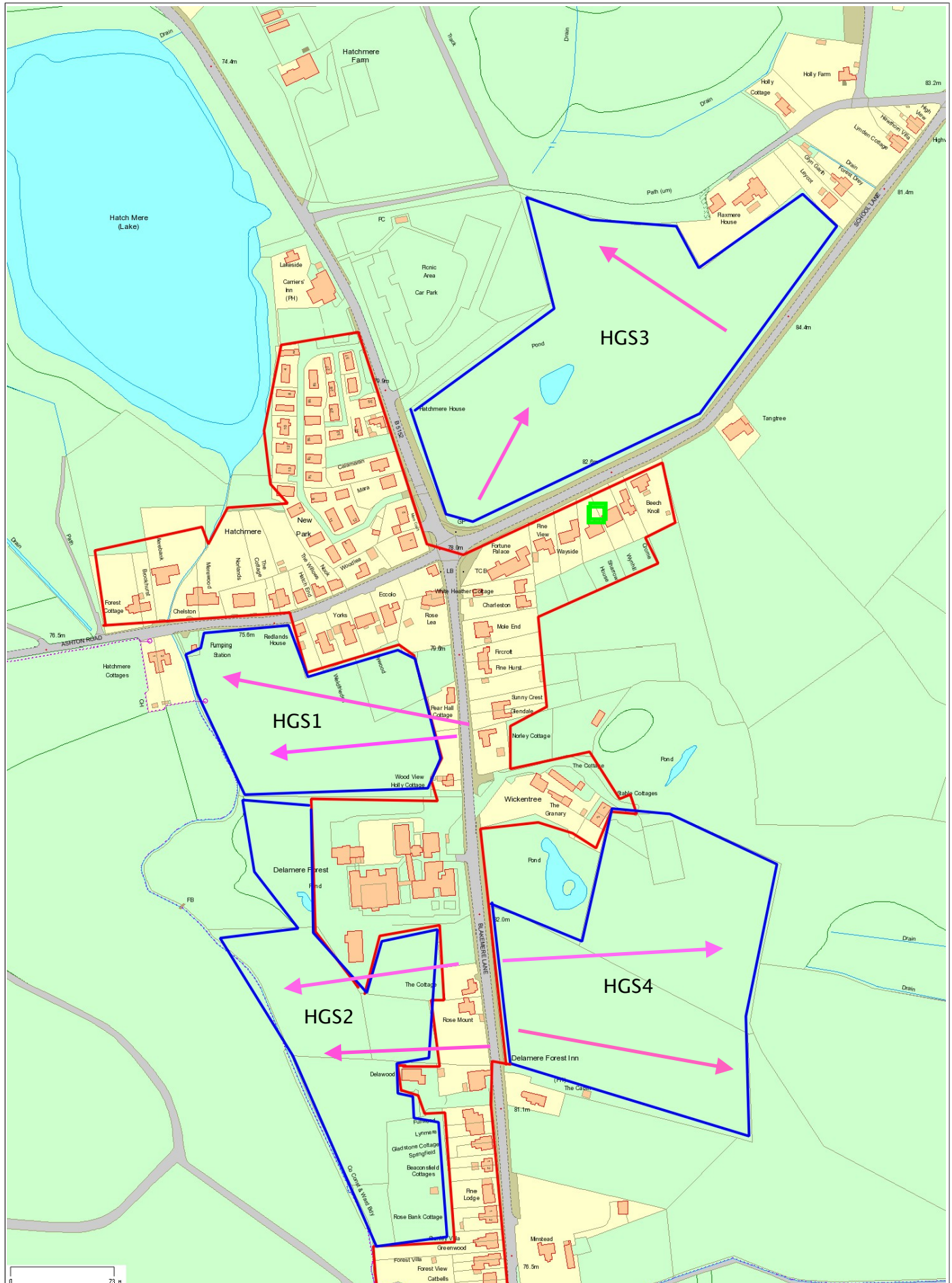
APPENDIX F

MAPS OF OPEN AND GREEN SPACES

The Open and Green Spaces are shown bordered in blue on the maps, with their associated outlooks and views (where relevant) shown as pink arrows. The settlement area boundaries are repeated in red on these maps.

Norley Green and Open Spaces





APPENDIX G

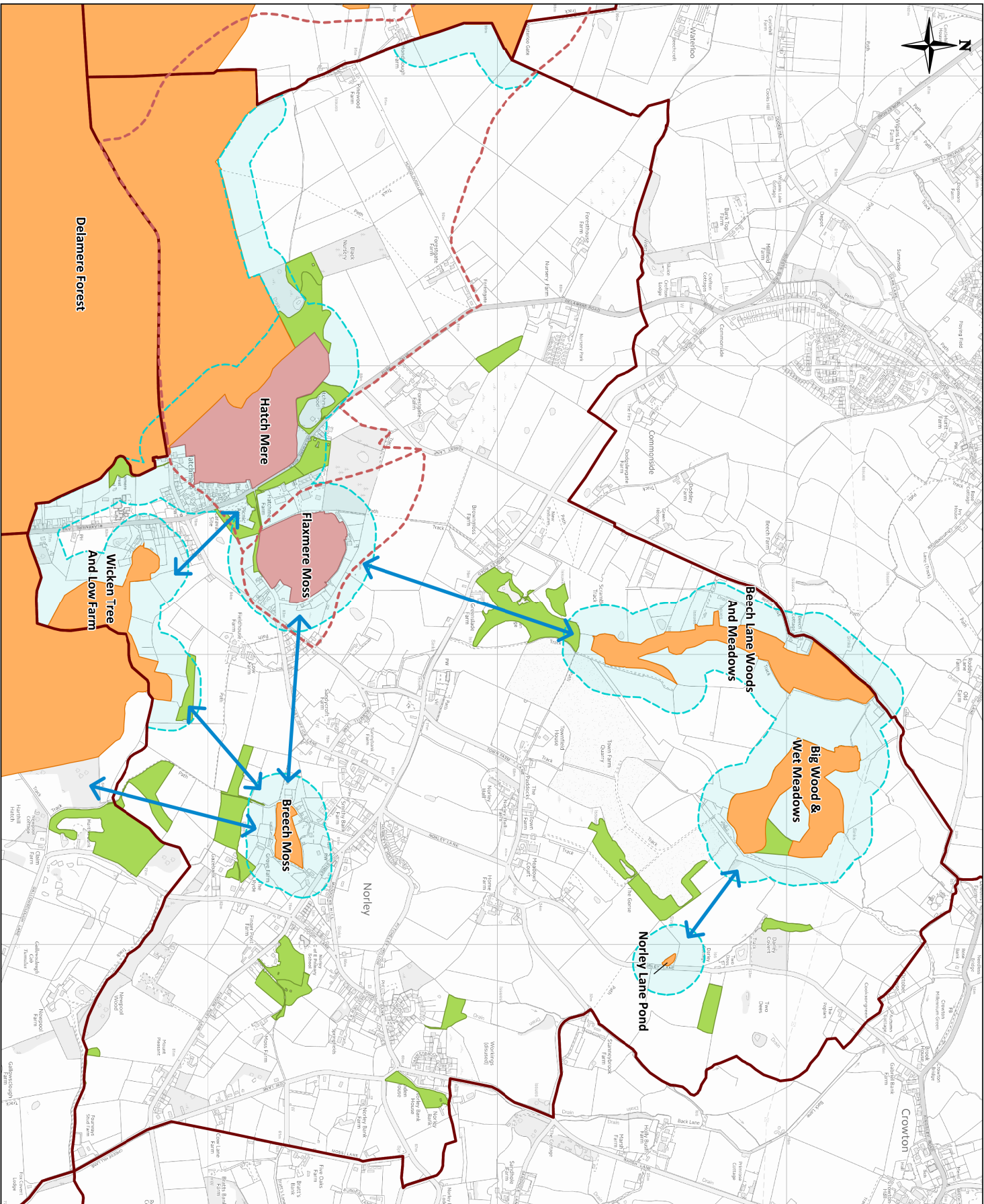
CORE SITES

Core Sites are areas of high nature conservation value. They contain habitats that are rare or important because of the wildlife they support or the ecosystem services they provide. They generally have the highest concentrations of species or support rare species. They include protected wildlife sites and other semi-natural areas of high ecological quality.

- Flaxmere Moss: SSSI, RAMSAR site. Wetland site. Managed by CW&C and Norley Parish Councils, who liaise closely with Natural England. Part of the Delamere's Lost Mosses project led by Cheshire Wildlife Trust. This is the most important site in the county for the study of the history of the Cheshire flora from the pollen record preserved in the peat. Common land.
- Hatchmere: SSSI, RAMSAR site. Eutrophic Lake. Owned and managed by Cheshire Wildlife Trust who are liaising closely with Natural England
- Delamere Forest: Local Wildlife Site. Managed by the Forestry Commission, partly for amenity purposes.
- Breech Moss: Local Wildlife Site. An area of scrub woodland which has developed on a peatland site. Common land.
- Wickentree and Low Farm: Local Wildlife Site. A complex of semi-improved and unimproved grassland and an area of basin mire which is of importance. Part of the Delamere's Lost Mosses project led by Cheshire Wildlife Trust. Partly Common land (Wickentree Waste).
- Beech Lane Woods and Meadows: Local Wildlife Site. A narrow, steep-sided clough draining into Crowton Brook.
- Big Wood and Wet Meadows: Local Wildlife Site. Mature, mixed woodland and some marshland.
- Norley Lane Pond: Local Wildlife Site. An open and unshaded but botanically rich pond.

APPENDIX H

MAP OF CORE SITES AND POTENTIAL WILDLIFE CORRIDORS



Core sites and wildlife opportunity enhancement areas in Norley Parish

Map 2

Local Wildlife Sites

- SSSI and Ramsar sites
- Hatchmere and Flaxmere catchments
- Priority habitats (deciduous woodland)
- Identify opportunities to enhance habitats to buffer core wildlife sites
- Identify opportunities to enhance habitats to join up core wildlife sites
- Norley Parish boundary

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APPENDIX I

HOUSING REQUIREMENT

The Norley Neighbourhood Plan and the Parish Council Housing Needs Survey have identified two types of housing need;

- Low Cost Market Housing; for example to meet the needs of local residents wishing to downsize or for young people wishing to establish their own homes
- Affordable Housing for those whose needs are not met by the market

In both cases development proposals should be consistent with the Housing Requirement identified in the latest Norley Parish Council housing needs survey or, if out of date, the most appropriate objectively assessed review of housing need. This includes the needs of existing Norley residents and takes account of supply and demand factors from Norley's position in the local housing market. It is in line with the Government's Planning Practice Guidance (Para 017) which states that local housing needs surveys may be appropriate to assess affordable housing requirements specific to the needs of people in rural areas. The 2014 Norley Housing Survey indicated a need for 8 Low Cost Houses and 4 Affordable Houses in the first 5 years of the Plan.

Affordable Housing

Affordable Housing is 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 in perpetuity for future households with a Norley Connection or for the subsidy to be recycled for alternative affordable housing provision. Low cost market housing is not considered as Affordable Housing.

Affordable Housing is justified in exceptional circumstances in the Green Belt to meet the Affordable Housing Needs. Affordable Housing eligibility priorities are people with a Norley Connection ie those who currently live in Norley and have been residing here continuously for 2 years, close family members of Norley residents residing here continuously for 5 years or people in employment in Norley. In the case of essential agricultural dwellings, occupants will be employed or last employed in agriculture. Affordable Housing that meets these local needs will in future be subject to planning conditions and/or planning obligations requiring the occupants to fulfill these criteria.

Affordable Housing when it is Completed shall be made available from that time for a period of 12 months for occupation by people who meet the Norley Connection criteria as set out above.

The sequence of allocating Affordable Housing will be; (a) to those with a Norley Connection (above); (b) to those in adjoining parishes, (c) to the remaining CWaC area.

APPENDIX J

PARISH COUNCIL DELIVERY PLAN

The issues listed below have received consistently strong support at consultation events held in connection with the Neighbourhood Plan, but do not form a part of the Neighbourhood Plan because they are not planning issues. As a Delivery Plan, the Parish Council may appoint and coordinate an Implementation and Action Group to take the actions forward either as a whole group of actions or on an individual basis.

Key Issue	Action to be taken	Lead Organisation	Proposed Schedule	Measure of Success	Resource
A. Traffic	1. Reduce 40MPH speed limit to 30 MPH on Blakemere Lane, Ashton Road, Delamere Road	CW&C and Parish Council	2016	Reduced speeds through Hatchmere	CW&C
	2. Improve pedestrian safety at School Bank / The Stores area	CW&C and Parish Council	2016	Protected route for pedestrians.	CW&C
B. Community Infrastructure	1. Provide local access to health care and medical advice	NHS Vale Royal Clinical Commissioning Group and Parish Council	2017	Regular Surgery or Nurse attendance at Village Hall or Parish Centre or other community rooms	Vale Royal Clinical Commissioning Group, JNCOT and / or Parish Centre (St. John's Church)
	2. Provision of new leisure facilities: Financial contributions paid direct to the local community as a result of New Homes Bonus or CIL will be pooled to deliver priorities	Parish Council, JNCOT, Norley School, interested Norley residents	As funds and opportunity arise.	Priority from Consultations was: 1) Outdoor green spaces for all to use 2) Tennis Court 3) Football pitch 4) Facilities for young people to meet etc.	Possible direct delivery by developers. Financial contributions paid to Parish Council or raised by community effort.
C. Biodiversity	1. Maintain Breech Moss under CW&C guidance as a "Forest School" site for the local school. Some safety and access works needed. (Schools may be able to access funding from CWT).	Norley School, Cheshire Wildlife Trust (CWT), CW&C, Parish Council	2016	Invasive species managed and further degradation prevented. Area maintained as a damp woodland	CWT, CW&C, Norley Wildlife Group responding to PC
	2. Adopt Plantlife's	CW&C,	2016	Enhanced	CW&C,

	guide to Good Road Verge Management for Norley parish.	www.plantlife.org.uk		connections between fragmented habitats. More wildflowers in our verges	Local MP, Local press, Warrington BC (have data on costs and implementation)
	3. Implement wildflower memorial walk: sow the seeds of poppies and other wildflowers at selected places around the village (possibly combine with Project D2)	Norley Wildlife Group, Parish Council, Scouts, volunteer residents.	Started 2015	Great war commemoration: areas will be found where a simple plaque will be surrounded by wildflowers, incl red poppies.	Scouts, Norley Wildlife Group
	4. Enhance, restore and manage Local Wildlife Sites and identify future proposed wildlife corridors and buffers.	CW&C, Landowners, CWT, Parish Council	Start habitat mapping in 2015 then ongoing	Local Wildlife sites in Norley assessed as being back in positive management	Refer to CWT report "Creating a Coherent Ecological Network for Norley" April 2014. Norley Wildlife Group
D. Transport	1. Identify bus service needs and improve service to meet these needs	Parish Council, CW&C	2015	Service matches ACB and Cuddington train timetables and carries more people.	Parish Council, CW&C
	2. Create a circular footpath route that will attract visitors to community facilities and provide educational and learning opportunities.	Parish Council (Possibly combine with Project C3)	2016	Circular footpath link established and used.	Parish Council, volunteer effort from Neighbourhood Plan group and others.
E. Local Character	1. Obtain statutory protection for : (a) Tigers Head "Barn" (b) Norley Lane Horse trough (c) Telephone kiosk (d) Cheshire railings through Hatchmere and Norley	Parish Council CW&C	2016	"Centre" of Norley (shop, Tigers Head and barn, etc) a designated conservation area?	Neighbourhood Plan volunteers