Cuddington Parish

Neighbourhood Plan
2015 - 2030

Made February 2019

Cuddington Neighbourhood Plan

Undertaken by Cuddington Parish Council
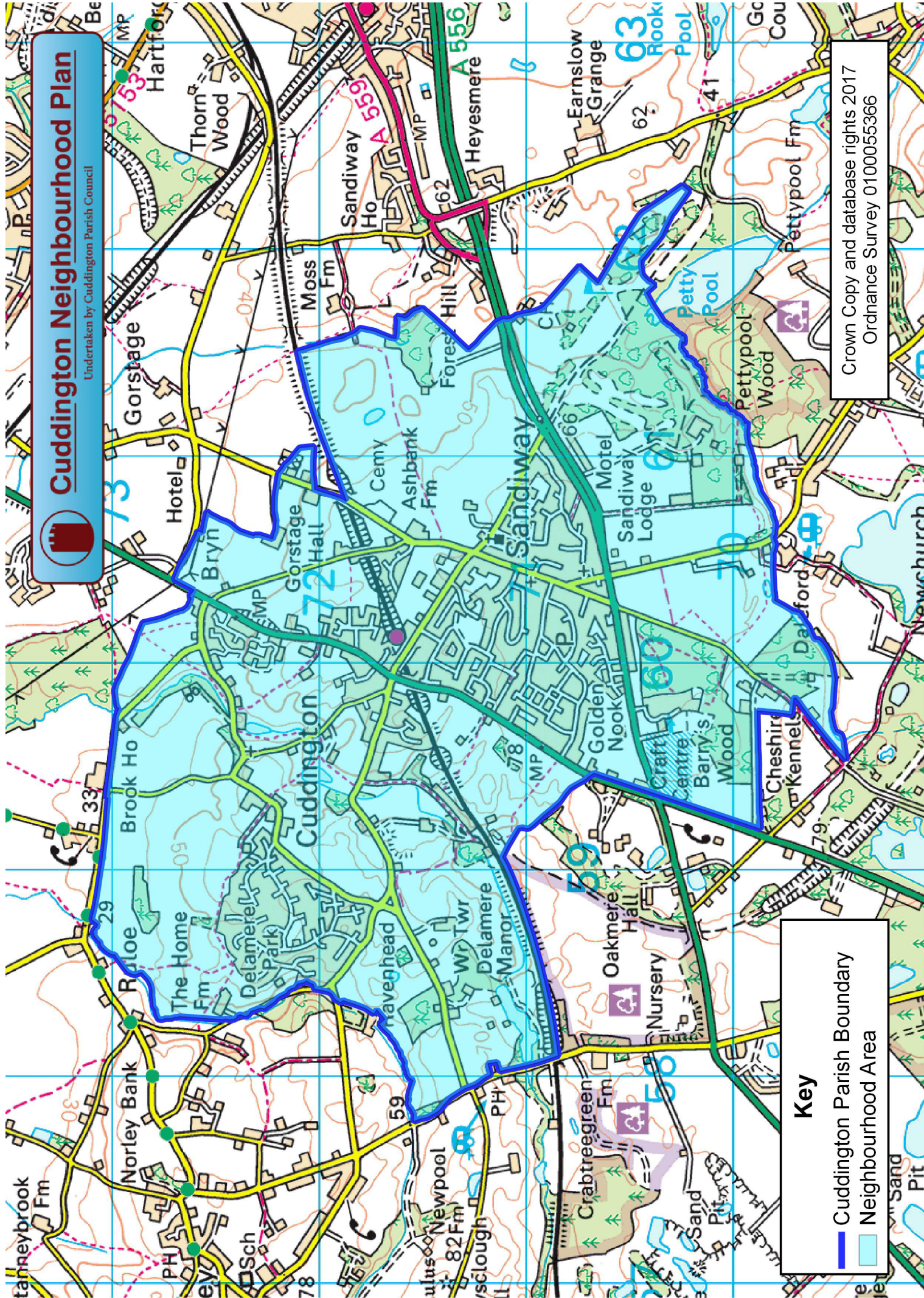
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Cuddington Neighbourhood Plan

Undertaken by Cuddington Parish Council

Key

— Cuddington Parish Boundary

Neighbourhood Area

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1. Preface

1.1 Foreword

In June 2015, Cuddington Parish Council was successful with its application to become a Neighbourhood Area, and in October 2015 the Neighbourhood Plan project was launched at a public meeting.

The Cuddington Neighbourhood Plan reflects the comments, observations and concerns raised by the residents of the Parish about its future, gathered in consultation processes that have been carried out over the past two and a half years. Evidence had also been gathered during the development of a Village Plan from 2013 to 2015. That report, published in July 2015, has provided a very solid base for the Neighbourhood Plan. The Village Plan, along with surveys carried out for the Neighbourhood Plan, have been brought together with census information, strategic and statistical evidence and combined to create a vision for Cuddington Parish and a set of objectives. These summarise the community's overwhelming desire to make Cuddington an even better place to live and work, both now and for future generations.

The plan has been produced by a Neighbourhood Plan Steering Group, which comprises members of the Parish Council and community volunteers. The work of developing the Neighbourhood Plan has involved the gathering, assessment and reporting on large quantities of information. This would not have been possible without the dedication, expertise and hard work of the Steering Group team members. The Parish Council is indebted to them for their efforts. The Steering Group has also been guided and assisted by the Cheshire West and Chester Council Planning Team and Urban Imprint, Town Planning Consultants.

During the development of the Plan, residents of the Parish have been called upon to give their opinions and to give of their time. The response from the Parish has been tremendous and this Plan would not have been possible without the input of so many helpers.

Cuddington Neighbourhood Plan will form part of the development plan and become, with the Cheshire West and Chester Borough Council's Local Plan, the starting point for deciding where development should take place and the type and quality of that development.

1.2 Executive Summary

Cuddington Civil Parish (CP) was formed in 1935. It forms part of the unitary authority ward of Weaver and Cuddington in the Borough of Cheshire West and Chester. Cuddington CP comprises three parish wards, Cuddington, Delamere Park and Sandiway and is bordered by the Parishes of Delamere and Oakmere, Norley, Crowton, Weaverham, Hartford and Whitegate and Marton.

Cuddington is located within The Mersey Forest, a community forest established in 1991 to help make Merseyside, North and Mid-Cheshire one of the best places in the country to live.

The Neighbourhood Plan includes a Vision and Objectives and a number of planning policies for Cuddington. The following vision and objectives have been devised by the Steering Group in response to the core themes and issues that have arisen during consultation and baseline research.

> **"Cuddington seeks to be a vibrant community-centred Parish which retains and enhances its historic and rural village character whilst meeting the needs of all sections of the community."**

In order to deliver this Vision a set of objectives were developed covering the following planning themes:

✦ **Environment and Landscape:**
To protect and enhance Cuddington Parish's natural rural character, including its heritage and natural green areas, for the benefit of present and future generations.

✦ **Economy and Retail:** To maintain and improve the village as a convenient place to shop, work and spend time and to encourage a broad and sustainable rural economy which includes home working.

✦ **Housing and Design:**
To improve the housing mix through sustainable development by providing smaller and affordable homes which meet the needs of our rural Parish.

✦ **Travel and Movement:**
To support and improve safe and sustainable modes of transport (walking, cycling and public transport) across the Parish whilst alleviating potential traffic and parking issues.

The Plan will be used to inform decisions about planning applications, alongside the planning policies of Cheshire West and Chester Council (Local Plan parts 1 and 2) and the National Planning Policy Framework (NPPF).

2. Introduction

2.1 Plan Purpose

This Cuddington Parish Neighbourhood Plan (NP) sets out a series of policies – which can be considered as rules – to be used to guide the development, preparation and assessment of planning applications for our Neighbourhood Area. It is a local document put together by Parish Councillors and volunteers from our community and is based on local consultation. The objective is to shape development in Cuddington, Delamere Park and Sandiway in the future. Certain terms in this Plan have defined meanings. The definitions are to be found in Appendix A. These are drawn from the National Planning Policy Framework (NPPF) and in the Cheshire West and Chester Local Plan (Part 1).

As a 'Made Plan' the Cuddington Neighbourhood Plan is a statutory document having the same legal status as the Cheshire West and Chester Local Plan.

2.2 Legal basis

2.2.1 The legal basis for the planning system is the Town and Country Planning Act (as amended). The current system of Local Plans was mostly put in place by the Planning and Compulsory Purchase Act 2004. This act referred to Local Plans as 'local development documents' and requires local Councils to produce development plans for their area of responsibility over a period of time – in this case up to 2030. Cheshire West and Chester have responded with their Local Plan Part 1 (adopted) and Part 2 yet to be adopted. These plans cover a wide range of issues, e.g. employment; environment; facilities (such as medical, shops, meeting halls, etc); housing demand and development; land use; leisure facilities; transport infrastructure and utilities. They are based on reviews of the Council's area of responsibility and take into consideration a range of future projections on issues like population growth and changes in population age profile.

2.2.2 Neighbourhood planning was formally introduced by the Localism Act 2011, which, along with associated regulations, lays out all the processes for preparing and putting in place neighbourhood planning tools. The Act allows local views to be represented in a Neighbourhood Development Plan.
The definition of a Neighbourhood Plan in the Act is as follows:

> ✦ A 'neighbourhood development plan' is a plan which sets out policies (however expressed) in relation to development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.

While the Act provides a formal role for Neighbourhood Plans (NPs), it also sets out basic conditions that the NPs must meet. One is that all NPs must align with higher level planning policy (i.e. the National Planning Policy Framework (NPPF)) and be in general conformity with the strategic policies in the Local Plan.

2.2.3 The CWaC Local Plan Part 1 sets out the requirement for housing and development in the Borough. It identifies certain places as having a central role in development and others as providing a support role for the surrounding area. In the CWaC Local Plan Part 1 the settlement hierarchy identifies that development should be directed to the urban areas of Chester, Northwich, Winsford and Ellesmere Port. In addition the Local Plan identifies Key Service Centres to provide and support some growth in the rural area. The settlement of Cuddington and Sandiway has been identified as a Key Service Centre (KSC) in the Local Plan. Delamere Park sits outside the Key Service Centre within the Green Belt.

2.2.4 According to the Cheshire West and Chester 2017 Housing Land Monitor Report Cuddington Parish Key Service Centre is very close to meeting its 2030 housing target of 200 houses. Between 2010 and 2017 147 houses have been completed and, on 1 April 2017, a further 51 houses had extant outline or full planning permission. Thus there are a further two houses required to achieve the 2030 target based on the current assessment. It should be noted that the Localism Act allows the NP to provide more than the number of houses and employment land specified in the Strategic Plan (CWaC Local Plan Parts 1and 2), but not less.

3. Our Community

3.1 Community Profile - History

Cuddington and Sandiway are situated on an undulating plateau of sand, probably left when the glaciers began to retreat at the end of the Ice Age, 12,000 years ago. The depth of sand varies but is known to be at least 60 feet deep in places.

From the earliest times, the whole area was covered by the vast forests of Mara and Mondrem. Within clearings in this ancient woodland the first settlements that can be named Cuddington and Sandiway gradually appeared. It was in Anglo Saxon times that Cuddington was given its name, 'the Tun (town) of the people (or farm) of Cuda'. Sandiway was, at this stage, merely a 'sandy way'. For many years the tiny population in Cuddington and Sandiway were poor, sparsely spread farmers and cottagers living as best they could off the land.

In the 7th century the parochial system was introduced and Cuddington was designated to be within the Parish of Weaverham. In the 11th century Domesday Cheshire was divided into 10 hundreds. Weaverham (and thus Cuddington) was contained in the hundred of Roelau which was amalgamated with Risedon to form the Eddisbury hundred. By the late 13th century Cuddington and Sandiway also formed part of the possessions of Vale Royal Abbey, built in Whitegate in 1277. After Vale Royal Abbey was destroyed in the 16th century, during the Dissolution of the Monasteries, it was replaced by the great house of Vale Royal built by Sir Thomas Holcroft.

Toolerstone

In the 15th and 16th centuries Cuddington was still part of the forest, and subject to its harsh laws whereas Sandiway was divided between the Parish of Weaverham and, until 1540, Vale Royal Abbey.

In the mid-18th century, in the interests of efficiency, it was necessary to enclose the common lands of Cuddington and Bryn. The 460 acres were enclosed by Act of Parliament and allotted to several landowners in 1766.

Delamere Lodge (later called Delamere House also known as Delamere Hall) was designed and built in the 1780s by the Wilbraham family. This was demolished in 1939 and in the 1970s the grounds started to be developed as Delamere Park. A significant percentage of the outstanding historic buildings in the Parish are attributed to the Wilbrahams, Thompsons and to John Douglas. Other designated historic buildings were built in the late 19th and early 20th centuries.

The building of Cuddington station in 1869 for the West Cheshire Railways caused the centre of Cuddington to move from Cuddington Lane to around the Norley Road and A49 road junction, and led to the cessation of the turnpikes in 1872.

At the time, these changes must have seemed disconcerting for the few dozen people living in the village but in retrospect these were comparatively small compared to the subsequent developments.

In the 1920s and '30s, before the large housing estates were built, around 300 properties in total were built in linear fashion along the roads of Forest Road (A49), Warrington Road (A49), Norley Road, Mill Lane, Weaverham Road, Nixon Road, Chester Road (A556), School Lane and Waste Lane.

There has been an almost 500% increase in the number of properties in the Parish since the end of the 2nd World War. In 1948 there were around 450 properties and this will have grown to around 2,650 by 2018. The change from a small community based on "squires", horses, smithies, fox hunting and water driven mills with a large amount of "common land" has been dramatic as is true of many rural communities over this period of time.

3.2 Community Profile Today

Cuddington Civil Parish (CP) was formed in 1935 and is a very pleasant village situated in mid Cheshire, within open fields and agricultural land. It forms part of the unitary authority ward of Weaver and Cuddington in the Borough of Cheshire West and Chester. The Parish comprises three wards, Cuddington, Delamere Park and Sandiway and is

bordered by the Parishes of Delamere and Oakmere, Norley, Crowton, Weaverham, Hartford and Whitegate and Marton. Cuddington is located within The Mersey Forest, a community forest established in 1991 to help make Merseyside, North and Mid-Cheshire one of the best places in the country to live.

The village is conveniently situated approximately 4 miles west and 3 miles north, respectively of the neighbouring towns of Northwich and Winsford. It has easy road and rail access to the cities of Chester (11 miles), Manchester (30 miles) and road access to Liverpool (27 miles). Limited bus services and a rail service operate linking Cuddington with Chester, Manchester and local towns.

Round Tower, Sandiway

It has a number of historic buildings, including a railway station which retains many of its original features from the beginning of rail transport in Cheshire, the Round Tower, an iconic remnant of a former gate lodge built in the early 19th century, the White Barn and the Blue Cap public houses.

The Office for National Statistics tells us that at the 2011 Census, the Parish had a population of 5,335. Since that time there has been significant development, on the former Eden Vale factory site (Eden Grange development) and on Golden Nook farm (Forest Edge development). These two sites alone are expected to add 136 and 164 homes respectively to the existing 2250 dwellings (2011 Census data). The Parish has a wide selection of dwellings, ranging from large executive five and six bedroomed properties, three and four bedroomed family houses, individual cottages, flats/apartments and bungalows as well as Housing Association properties, including sheltered accommodation.

Village Hall, Cuddington

There are a number of large and small businesses including two parades of shops; a Post Office; several working farms; Blakemere, craft and leisure centre; a Dentist's Surgery; a GP Surgery and a Veterinary Practice. There are a number of Residential Care Homes and several Churches: Anglican, Methodist and Full Gospel and other buildings offering various forms of religious observance.

Delamere Park Clubhouse

The Parish is a thriving community enjoying a variety of other amenities, including a very well equipped village community hall, two church halls, a residents' clubhouse at Delamere Park and an excellent Library.

There is ready access to a number of public rights of way including a section of the Whitegate Way, a 6 mile safe route created on an old railway track running between Cuddington and Winsford which was originally laid for the transport of salt. This can be accessed at various points in the Parish.

There are numerous local voluntary and community groups providing a wide range of social, craft, sporting and other activities for all ages.

There are sports grounds and playing fields, a bowling green, tennis courts, football pitches; several children's play areas and a community leisure facility. There is also a Golf Club. Within the boundaries there are a number of childcare facilities, and two primary schools (Cuddington Primary School and Sandiway Primary School). Secondary education is available at nearby Weaverham and Hartford, with Further Education in Hartford and Northwich.

4. Preparing the Neighbourhood Plan

4.1 Village Plan

The Village Plan was published in July 2015. The plan was based on extensive data gathering from residents over a 2-year period. The Village Plan aimed to:

- Reflect the views of all sections of the community.
- Identify those aspects of the community which people value most.
- Identify any local problems and opportunities.
- Set out priorities for changes to meet the community's wishes.
- Prepare a plan of action for the next five years.
- Influence bids for funding for community projects.

The Village Plan was based on a survey of the community, the aim of which was to collect the views and opinions of the people of all ages who live, work and attend school in the village and from this information find out how the community sees itself developing over the next few years.
An action plan has been developed based on the views expressed in the surveys.

From the 2400 Household Surveys delivered to homes in the village, we received 888 responses, a 37% response rate. The age and gender profile of respondents matched well with the official 2011 census data for the village.
In addition primary and secondary school pupils were surveyed both in the village and in the secondary schools outside the village. Businesses were also surveyed via a short on-line questionnaire.
A Village Plan Implementation Team was formed in 2015 to realise as many of the actions identified in the plan as possible.

4.2 Neighbourhood Plan Launch

Cuddington Parish Neighbourhood Plan Area was designated on 23 June 2015.
A public Meeting was advertised and arranged by The Parish Council in Cuddington Primary School on the 15th October 2015. The meeting was led by a representative of the Cheshire West and Chester Planning team, along with a representative from Cheshire Community Action, who both gave short presentations. There followed a session in discussion groups where attendees were encouraged to note down their priorities for the Neighbourhood Plan on "post it" notes. 27 people attended the meeting including Parish Councillors, and three Borough Councillors.

The comments listed at this meeting were reviewed and categorised. They helped to formulate the initial views on the key themes for the development of the Neighbourhood Plan.

Green Issues
Economic Development
Housing Development
Movement and Travel

4.3 Housing Needs Survey

In April 2016 the Steering Group undertook a survey of the residents in the Parish. The objective of the survey was to establish what the residents thought their housing needs were likely to be in the next 10 years. This information formed part of the evidence base from which the objectives and policies of the Neighbourhood Plan were generated.
It was decided to undertake the survey on a household basis. 2473 paper survey forms were distributed; one to each property in the Parish, and the opportunity was offered to complete the form on-line should this be preferred. 750 responses were received (i.e. a response rate of approx. 30%) of which 195 used the internet (26% of responses). The data on the paper forms was entered, by volunteers, into the same analysis programme as that offered on-line.

School Lane

4.4 Cuddington Parish Character Assessment

A Neighbourhood Plan is a way in which local communities can influence the planning of the area in which they live and work. The Character Assessment is an important part of this process. A Character Assessment is part of the evidence base, together with the Housing Needs Survey, which leads to the production of a Neighbourhood Plan. It describes what exists in the Parish in terms of housing layout, environmental features and any features that a potential developer should be aware of. Significant recent development has increased the size of the Parish from 2250 homes in 2011 to well over 2500 homes when current developments have been completed. This is reflected in the increasing size of the surveys carried out for the Village Plan and the Neighbourhood Plan.
The Character Assessments took place during July and August 2016.

4.5 Roadshows

Throughout the development of the Neighbourhood Plan, roadshows were advertised and arranged at key locations in the Parish to enable access to the widest possible cross section of the community. Visitors to the Roadshows were encouraged to leave "post-it" notes with their comments on the material being displayed.

Delamere Park Clubhouse

St. John's Church Hall

Sandiway Library

4.6 Consultation: Vision, Objectives and Policy ideas

In November 2016 the Steering Group, undertook a survey of the residents in the Parish to establish the level of support for the Vision, Objectives and draft Policy Ideas for the Neighbourhood Plan.

2542 questionnaires were distributed; one to each property in the Parish, and the opportunity was offered to complete the form on-line should this be preferred. 464 responses were received (i.e. a response rate of ~18%) of which 119 used the internet (26% of responses). Respondents indicated support for the policy ideas ranging from 85% to 99%. All policies receiving less than 95% support have been examined and modified or removed from the Draft Neighbourhood Plan ahead of formal Regulation 14 consultation.

In order to extend the range of consultation, the Neighbourhood Plan Steering Group attended a number of events in the Parish where they might meet up with and encourage active groups in the Parish to complete the questionnaires. In particular, meetings of younger people (pre–retirement) were selected. In total 14 organisations were visited including the Primary School parents' evenings. In excess of 200 residents were engaged in this process.

5. Our Vision for Cuddington Parish

5.1 Vision

The following vision and objectives have been devised by the Steering Group in response to the core themes and issues, which have arisen during consultation and baseline research.

"Cuddington seeks to be a vibrant community-centred Parish which retains and enhances its historic and rural village character whilst meeting the needs of all sections of the community."

5.2 Objectives

In order to deliver this Vision a set of objectives were developed:

✦ **Environment and Landscape**: To protect and enhance Cuddington Parish's natural rural character, including its heritage and natural green areas, for the benefit of present and future generations.

✦ **Economy and Retail**: To maintain and improve the village as a convenient place to shop, work and spend time and to encourage a broad and sustainable rural economy which includes home working.

✦ **Housing and Design**: To improve the housing mix through sustainable development by providing smaller and affordable homes which meet the needs of our rural Parish.

✦ **Travel and Movement**: To support and improve safe and sustainable modes of transport (walking, cycling and public transport) across the Parish whilst alleviating potential traffic and parking issues.

Policy ideas were developed for each of the topic areas and each house and business premises in the Parish received a survey asking whether the residents would support the policy ideas. The survey invited comments to be made on these ideas. The formal policies have been developed from this consultation feedback and represent the majority view of those who responded to the consultation process. The formal policies are described in Section 6.

5.3 Spatial Strategy

The Spatial Strategy provides an overarching view of what the policies of the Neighbourhood Plan seek to achieve. For Cuddington the spatial strategy diagram shows how different factors such as the landscape character and setting of the Parish interact with other factors such as the road network and residential areas. The diagram identifies key areas that should be protected for certain uses, and shows which parts of the Parish need to be better linked.

Cuddington and Sandiway's geographical position has helped secure its historic role within the Cheshire landscape and has led to it being designated as a Key Service Centre by Cheshire West and Chester Council. The designated Key Service Centre (see Appendix D - Boundaries Map) comprises the settlement of Cuddington and Sandiway. Delamere Park that lies to the north west of the Key Service Centre is a separate residential area in the Green Belt (see Appendix F - Environment Map). The Parish is home to a range of services and facilities located within Local Centres: one at Cuddington, one at Sandiway and one at Delamere Park.

The Spatial Strategy provides a visual summary of the key characteristics of the Parish that make it unique. It identifies the three residential areas and their local centres. It highlights the importance of the landscape and Green Belt and open countryside setting that encases the Parish, (see Appendix F – Environment Map). Key infrastructure routes such as main roads and the railway line are presented within this context.

The Spatial Strategy identifies the central aspirations of the Neighbourhood Plan in:

• Protecting areas of landscape setting which make a positive contribution to the Parish's character

- Protecting and enhancing the character of the Plan Area as identified in the Character Assessment

- Linking Delamere Park more strongly with the main Key Service Centre of Cuddington and Sandiway and its highly valued community assets e.g. health facilities, retail facilities, library, village halls, public houses and places of worship.

- Ensuring improved links out into the countryside for residents

- Identifying a Zone for Recreation to protect existing facilities and to encourage their improvement

Please note that the Spatial Strategy communicates the Spatial Vision for the Parish and is not a Proposals Map (a map which identifies how the Neighbourhood Planning policies relate to specific areas of the Parish). The Proposals Map can be found in Appendix E of this Neighbourhood Plan.

What should the overall strategy be for Cuddington?

KEY
- Cuddington & Sandiway
- Delamere Park
- Village centre
- Smaller centre
- Zone for recreation
- Landscape setting
- Main route
- Key links to improve
- Links to the countryside
- Railway line
- Railway station
- Key facility

Preserving our landscape setting

Delamere Park

Improving links to Delamere Park

Cuddington

Making the burial ground more accessible

Protecting our retail centres

Burial ground

Sandiway

Improving local services and facilities

Making the most of leisure and recreation spaces in the parish

Blakemere Village
Supporting local businesses

Spatial Strategy Diagram

6. The Policies

6.1 Environment and Landscape

6.1.1 Introduction

The policies within this section deal with the environmental assets within the Parish of Cuddington. The policies encompass a wide scope of environmental factors in the Parish, such as maintaining the landscape setting of the Parish and its vistas, preserving its heritage assets, retaining the established network of Local Green Spaces and corridors, for the promotion of physical and mental health and wellbeing.

6.1.2 Objective

To protect and enhance Cuddington's rural character, including its heritage and natural green areas, for the benefit of existing and future generations.

6.1.3 Summary of Evidence Base and Consultation Responses

i. The Parish, being topographically elevated, has magnificent distant vistas with the Pennines and Derbyshire Hills in particular clearly seen. In addition there are splendid internal village views looking across fields, into woods and across the valleys as described in the Cuddington Parish Character Assessment.

ii. The Key Service Centre is surrounded by greenbelt and open countryside, which contains established woodlands and valued recreational areas. Quarrying for sand extraction already covers a significant area of the Parish however some comments in the Policy Ideas Questionnaire show opposition to quarrying.

iii. The Parish has nearly 70 historical buildings and landmarks, many of which are of great architectural merit e.g. John Douglas designs. Factual Evidence is shown in nearly 2,000 Parish photographs taken during the Character Assessment where the teams involved were encouraged to take photographs of their favourite views and vistas.

iv. 92% of respondents to the Village Plan said that protection of green spaces would improve the village environment with 78% agreeing that more conservation and special nature areas would be beneficial. 93% of respondents agreed that development in greenbelt and countryside should be resisted.

v. During Neighbourhood Plan public consultation, residents asked that focus should be directed towards brownfield development. This is in line with Local Plan Part 1 STRAT 1 and the aim therein to maximise the use of brownfield land.

vi. Over 98% of residents responding to the survey on Neighbourhood Plan draft policy ideas showed support for protecting the Parish heritage. Many comments referred to preserving the historical significance of the Parish, building in a sympathetic manner and not destroying the rural aspect.

vii. Over 99% supported the policy on Habitats and Wildlife Corridors and nearly 98% supported the policy on Protecting Trees, Hedgerows and Vegetation. Over 98% supported protecting Local Green Spaces and a significant number of residents commented that they wanted no more building.

viii. Over 97% supported the Views and Vistas policy and over 99% supported Landscape Setting with over 97% supporting the policy on Settlement Gateways.

Policy 1 - Landscape Setting

Development should respect and wherever possible enhance the landscape setting of Cuddington Parish. Development schemes that could impact on the landscape setting must demonstrate how they have respected and reinforced historic landscapes including plots and field patterns. Developers should have regard to the design principles, within the Cuddington Parish Character Assessment *. Applications, which lead to the fragmentation or loss of important landscape features, will be resisted.

Wherever possible new developments should be focused on previously developed and appropriate infill sites within the Key Service Centre.

6.1.4 Key Policy Links

NPPF: Section 11 - Conserving and enhancing the natural environment

Local Plan (Part 1) Strategic Policies: ENV 2 – Landscape

Cheshire West and Chester Landscape Strategy – March 2016 - Part 1 and Part 2

> Part 2 LCT 1a Woodlands, Heath, Meres and Mosses
>
> Part 2 LCT 5 Undulating Enclosed Farmland

* Please note, any reference to Cuddington Parish Character Assessment in the Neighbourhood Plan means the assessment carried out in July and August 2016, or any subsequent replacement document.

6.1.5 Explanatory

The rural character and historical setting are features of the Parish that local residents identify strongly with their community. In order to preserve this identity, development should be prioritised on sites where it does not impact negatively on the character and setting of the settlement areas. The Neighbourhood Plan seeks to protect and enhance the landscape setting of Cuddington. Policy 1 targets new development onto brownfield sites within the current Key Service Centre.

Policy 2 - Local Heritage Assets

Development needs to take account of its impact on heritage assets – both designated and non-designated and historic landscapes – with the degree of protection afforded reflecting the position of that heritage asset in the hierarchy. Development should demonstrate how it has preserved or enhanced these heritage assets through carefully designed schemes. These must be of a high quality design, incorporating local materials and detailing, and complement the surrounding built character. Proposals must relate closely to the form, scale and style in the immediate vicinity of the site, and should fully consider the impact on the significance and setting of surrounding heritage assets, both designated and non-designated.

Applicants should refer to the lists of designated and non-designated Historical Buildings and Landscapes, which are contained in Appendices K and L of the Cuddington Parish Character Assessment. Where relevant, planning applications should demonstrate how they would preserve or enhance these assets.

Alterations and extensions to existing buildings must be carefully designed and implemented to ensure that the character of the building, and its contribution to the character of the wider area, is not harmed and that its impact on significant heritage assets and their setting is minimised. The cumulative impact of small changes should be assessed and considered, as this can be detrimental to the character of the area if not carefully controlled.

The Neighbourhood Plan will look favourably on small scale developments, in the Key Service Centre, which demonstrate how schemes will address the preservation and enhancement of locally important heritage assets and conservation sites, as illustrated on the Historic Environment Map, Appendix I in this document, and identified in the Cuddington Parish Character Assessment, Appendices E, K, L and M.

Applications that seek to bring existing heritage assets back into use in a manner sensitive to their heritage value will be supported where they meet the requirements of other policies within the development plan.

6.1.6 Key Policy Links

NPPF: Section 12: Conserving and enhancing the historic environment

Local Plan (Part 1) Strategic Policies: ENV 5 – Historic environment

Cheshire Historic Environment References: Extract – Cuddington Parish Character Assessment Appendix M

6.1.7 Explanatory

i. Cuddington Parish contains a number of heritage assets. The Neighbourhood Plan seeks to protect these assets and promote an overall high quality setting for them, to sustain and enhance their significance for the enjoyment of the local community and visitors alike.

ii.   The character and local distinctiveness of Cuddington Parish is due as much to the numerous small, repetitive details as it is to individual historic assets. The cumulative negative impact of small-scale development, such as extensions, window replacement, etc. can destroy characteristic building details, which make the area more than a collection of individual buildings. The Neighbourhood Plan recognises the contribution which small elements make to the character of the area and seeks to protect them.

iii.   The Neighbourhood Plan seeks to protect and where possible enhance both designated and non-designated heritage assets and historic landscape character, (see Appendix I – Historic Environment Map), and puts in place, in Policy 2, measures to avoid or minimise impact or mitigate damage. Original architectural details such as cornices, fenestration, architraves, type and colour of bricks and tiles etc. are important to the character of the conservation area and preservation or restoration of these features will be encouraged.

iv.   The Parish of Cuddington has nearly 70 historic buildings, many of which hold significant architectural merit, such as those designed by John Douglas. The Character Assessment for Cuddington Parish has identified a list of buildings and heritage assets around the Parish which are both designated and non-designated, (many were identified as part of the original Vale Royal 'Local List') and which the residents of Cuddington wish to see protected. These sites have been identified for their heritage value to the Parish and therefore to preserve the Parish's character, these sites should not be negatively affected by future development. As mentioned in the policy, this list is available to view in Appendices K and L of the Cuddington Parish Character Assessment.

Policy 3 - Protecting Trees, Hedgerows and Vegetation

Development proposals need to demonstrate, through documentation submitted within the planning application, how they propose to retain existing hedgerows, trees and vegetation. If removal is unavoidable, applicants should seek to mitigate the loss and where possible provide a replacement of equivalent hedgerow, trees or vegetation ideally, as part of the development.

Any replacement hedgerow, trees or vegetation will be of native species in character with those existing in the Parish, (see Cuddington Parish Character Assessment Appendix L paragraph 3) unless otherwise agreed with the Local Planning Authority.

Landscaping plans should demonstrate how they have included appropriately sized specimens in their planting schemes to support local character.

All landscaping proposals should include details for their long-term management and maintenance.

6.1.8 Key Policy Links

NPPF: Section 11: Conserving and enhancing the natural environment

Local Plan (Part 1) Strategic Policies: ENV 3 – Green Infrastructure

The Mersey Forest Plan C1, C15, C18

6.1.9 Explanatory

The presence of trees, hedgerows and vegetation within and around the built up areas of Cuddington are a defining feature of the settlements. These help to support the abundance of wildlife within the Parish whilst also creating an attractive environment for its residents and visitors to live, work and play. The protection of trees, hedgerows and vegetation is therefore important in both preserving the biodiversity of the Parish, and maintaining a healthy environment for its residents. In order to protect these beneficial functions, new developments should seek to preserve existing trees, hedgerows and vegetation, whilst also incorporating new trees, hedgerows and vegetation into their designs.

Policy 4 - Local Green Space

> *The Neighbourhood Plan identifies the following areas as Local Green Spaces owing to their special character, significance and community value. These sites will be protected from development except in very special circumstances. The boundaries of these Local Green Spaces are shown within the Environment Proposals Map – Appendix G.*
>
> *• Site 1: Norley Road Playing Fields*
> *• Site 2: Weaverham Road Playing Fields*
> *• Site 3: Jubilee play Area –Boundary Lane*
> *• Site 4: Multi Use Games Area (MUGA)*
> *• Site 5: Norley Road Bowling Green*
> *• Site 6: Cartledge Moss and Green*
> *• Site 7: Forest Edge; large green central area*
> *• Site 8: Green Area between Ash Road and Manor Road*
> *• Site 9: Green Area between Ash Road and Sandington Drive*

6.1.10 Key Policy Links

NPPF: Section 8: Promoting healthy communities: Paragraphs 76 and 77 on Local Green Space Designations

Local Plan (Part 1) Strategic Policies

ENV 2 – Landscape

Natural England Priority Habitat Inventory - magic.gov.uk

6.1.11 Explanatory

i.   Local Green Spaces are those open spaces that are afforded protection from development due to their significant value to the local community which they serve. This policy designates a number of Local Green Spaces, which are considered to meet criteria set out within Paragraph 77 of the National Planning Policy Framework (NPPF).

ii.   In line with the requirements in the NPPF, these Local Green Spaces are considered to be demonstrably special and holding particular significance to the local community, local in character and not simply an extensive tract of land.

iii.   A detailed justification for the proposed Local Green Spaces is given in the Cuddington Neighbourhood Plan Local Green Space Analysis

Policy 5 - Open Countryside

Outside the Key Service Centre, small scale development will be supported providing it would not have any adverse impact on the character of the countryside or local residential amenity, and is in accordance with the Local Plan Policy STRAT 9 and other relevant policies within the Neighbourhood Plan. Proposals for development should demonstrate how it has addressed the design principles and design aspects set out in the Cuddington Parish Character Assessment (Section 5.12) to ensure that any proposed development in these areas is appropriate and in keeping with its surroundings.

Land that is designated as Green Belt should be considered against the relevant policies in the Local Plan Part 1- STRAT 9.

6.1.12 Key Policy Links

NPPF: Section 3: Supporting a Prosperous Rural Economy (paragraph 28)

Local Plan (Part 1) Strategic Policies

  STRAT 9 – Green Belt and Countryside

Vale Royal Borough Local Plan- Retained Policies

  RE7 – Agricultural Workers Dwellings in the Open Countryside and Green Belt

6.1.13 Explanatory

i.   The Parish of Cuddington contains the Key Service Centre of Cuddington and Sandiway. Beyond this, and within the Parish boundary, the majority of land is Green Belt to the North, East and West and open countryside to the South.

ii.   This open countryside provides an attractive surrounding to both Cuddington and Sandiway, and gives them their distinct setting within the local region. Development in this open countryside should therefore be restricted to those exceptions stated in Policy STRAT 9 of the Cheshire West and Chester Local Plan (Part 1).

iii.   New recreational areas have been identified by residents through the Cuddington, Delamere Park and Sandiway Village Plan survey results as being desirable. Therefore, appropriate small-scale development projects which included plans for additional recreation functions would be looked on favourably.

iv.   The Parish has a high degree of agricultural activity within its boundaries and crossing over to neighbouring areas, and residents are in favour of continuing their support for such land uses.

Policy 6 - Vistas and Views

Development should not negatively impact upon the internal townscape views and external landscape vistas identified within the Vistas and Views Map – Appendix H. Planning applications will be required to demonstrate how they have:

- *Retained and framed, where relevant, views of the wider countryside, landscape features and distant landforms;*

- *Reflected the local character of these views through sympathetic design, materials and the use of appropriate vegetation types.*

Development proposals that will block or impinge on these views will be resisted.

6.1.14 Key Policy Links

Local Plan (Part 1) Strategic Policies:

ENV 2 - Landscape,

ENV 6 – High quality design and sustainable construction,

6.1.15 Explanatory

The Parish of Cuddington is topographically elevated, which opens up many views and vistas to the surrounding landscape and its features, most notably the Pennines and Derbyshire Hills.

Views looking into the settlements are also considered an important amenity by residents, in that they promote the attractiveness of the Parish and these should be taken into account, together with those views looking out of the settlements, when considering the impact that new development may have.

6.2 Economy and Retail

6.2.1 Introduction

    i.   The policies within this section of the Neighbourhood Plan are predominantly focused on the economic wellbeing of the Parish. In order to create a sustainable community people must be able to live, work and shop in the Parish. However, this needs to be carefully balanced against ensuring that the development of retail, commercial and tourism uses do not undermine the rural character of the area which is so highly prized by residents and visitors alike.

    ii.   The five policies that follow will each deal with a separate element of the Parish's economic development and set a series of criteria for when this development would be acceptable. In some cases the policies cross-reference to one another, and should be read as a whole to set out the Neighbourhood Plan's commitment to supporting appropriate sustainable economic development within the rural area.

6.2.2 Objective

To maintain and improve the Parish as a convenient place to shop, work and spend time and to encourage a broad and sustainable rural economy which includes working from home.

6.2.3 Summary of Evidence Base and Consultation Responses

    i.   On employment, Policy GS6 of the Vale Royal Local Plan is retained and provides that the reuse of rural buildings for employment, recreation, tourism or community purposes will be allowed when specified criteria can be met. The Village Plan Household Survey asked if the Village Plan should encourage employment opportunities in the village and 89% of respondents said it should. Asked what such opportunities should be based on, 84% said yes to the development of small shops in and around the village and 78% said yes to the development of further small businesses but 72% said no to the development of a business and enterprise zone and 85% said no to the development of a light industrial estate. Policies in this section have been re-examined and clarified based on feedback received in the pre-submission consultation.

    ii.   In the Cuddington Neighbourhood Plan Policy Consultation 86% of respondents supported the Policy on Employment Development set out in the document.

    iii.   With regard to retail development, Cheshire West and Chester Council Local Retail Centres Study June 2016 identifies the shops in Norley Road and the shops in Mere Lane and Fir Lane together with the Library in Mere Lane as centres and recommends that they are designated as local retail centres for Cuddington and Sandiway.

    iv.   Vale Royal Borough Local Plan Policy STC 14 is retained in the Cheshire West and Chester Local Plan Part 1. This Policy relates to all smaller villages with or without defined policy boundaries and provides that the loss of existing village shops (A1 uses) will be strongly resisted and that changes of use to non – A1 uses will not be allowed except in certain specified circumstances.

    v.   In the Village Plan Household Survey residents were asked to rate 'The number and range of local shops and businesses' in the village. 31% of respondents rated them OK, 41% rated them good and 25% rated them very good. In the Cuddington Neighbourhood Plan Housing Needs Survey residents were asked whether or not they considered the provision of various facilities in the village were sufficient and whether or not they used them. Substantial majorities said there are enough of the following "every day need" retailers: - Bakers (70% said yes), Butchers (81%), Convenience Stores (79%), Dry Cleaners (70%), Newsagents (78%), Post Office (61%). The percentages of respondents saying they actually used these facilities were: - Bakers 71%, Butchers 81%, Convenience stores 98%, Dry Cleaners 62%, Greengrocers 81%, Newsagents 94% and Post Office 95%. This suggests that the provision of local shops in the village and the demand for them are more or less in balance.

vi.   In the Cuddington Neighbourhood Plan Policy Consultation 96% of respondents supported the Policy on 'Protecting Retail Uses' set out in this document. In the same consultation, 96% of respondents supported the Policy on 'Working from home'. Also in that Policy Consultation 85% of respondents supported the Policy on 'Tourism'.

vii.   In the Cuddington Neighbourhood Plan Housing Needs Survey 72% of respondents said they use facilities at Blakemere and 62% said they consider the facilities are sufficient.

viii. In the Cuddington Neighbourhood Plan Policy Consultation 91% of respondents supported the Policy on Blakemere set out in the document, which was that 'Any development on this site should support the commercial and tourist facilities at Blakemere, avoiding their loss or change of use whilst improving links with Cuddington.'

Policy 7 – Employment Development

Small scale developments which create employment, will be permitted on sites within the Key Service Centre or on previously developed / brownfield sites elsewhere within the Parish in accordance with Local Plan (Part 1) Strategic Policy STRAT 9.

Any new employment development should demonstrate how it would contribute to the delivery of the overall Neighbourhood Plan Vision of creating a vibrant and viable and sustainable rural economy.

Where appropriate, all new employment development as outlined above should:

- *not impact negatively on nearby residential amenity as a result of noise, vibration, smells and other bad neighbour issues*

- *not result in a net loss of open space or significant green infrastructure, including hedgerows and trees in accordance with Policy 3 of the Neighbourhood Plan, unless this is replaced by equal or better provision elsewhere within the neighbourhood*

- *provide suitable parking and access arrangements, including walking and cycling access and parking for staff and visitors on site. The turning and manoeuvring of delivery vehicles off the public highway should not impact negatively on highways or traffic safety in accordance with Policy 19; and;*

- *be designed to the highest quality, taking account of local character, and avoiding development that is out-of-scale with the village character and rural environment.*

Subject to meeting the criteria set out above, support will be given to the small-scale expansion and modernisation of existing businesses in order to retain a range of employment opportunities within the Parish.

Development proposals that are unable to meet the above criteria will not be supported.

6.2.4 Key Policy Links

NPPF: Core Planning Principles (paragraph 17), Section 1 – Building a Strong, Competitive Economy (paragraph 21), Section 3 – Supporting a Prosperous Rural Economy (paragraph 28)

Local Plan (Part 1) Strategic Policies

> ECON 1 – Economic Growth, Employment and Enterprise

> STRAT 9 – Green Belt and Countryside

Vale Royal Borough Local Plan Policy GS6

Village Plan Household Survey Questions 33 and 34

Cuddington Neighbourhood Plan Consultation Document Survey

Town and Country Planning (Use Classes) Order 1987, amended by the TCPA Order - May 2017

6.2.5 Explanatory

i.   The Neighbourhood Plan supports the creation of new small employment sites which bring with them economic growth which is important to the long-term viability of the Parish. However, care needs to be taken to ensure that this is not at the expense of residential amenity and that large, out of scale industrial development doesn't occur to undermine the rural character. As a result the policy limited the type of employment acceptable to offices, financial and professional services, research and development and light industrial uses.

ii.   A series of key criteria each dealing with matters of importance highlighted by the community as part of the consultation have been developed. These are designed to ensure that only appropriate employment development is brought forward. It is important that new employment development is targeted towards the existing built up area (within the Key Service Centre) so that the wider landscape can be protected from encroachment and that the benefits can be targeted towards the Key Service Centre.

Policy 8 - Retail Development

> *Small-scale development within use classes A1-A5, which help meet the local day to day needs of residents, will be permitted within the local retail centres identified on the Proposals Map - Appendix E.*
>
> *Where planning permission is required, the loss of retail units, either as a result of conversion or redevelopment of sites will not be permitted unless it can be demonstrated that there is no viable future use for the unit for retail, financial and professional services or food and drink (use classes A1-A5).*
>
> *All forms of new developments (including expansions) referred to in this policy must also comply with the terms of Policy 7 of this Plan.*

6.2.6 Key Policy Links

NPPF: Core Planning Principles (paragraph 17), Section 2 – Ensuring the Vitality of Town Centre (paragraphs 25, 26)

Local Plan (Part 1) Strategic Policies - ECON 2 – Town Centres

Cheshire West and Chester Council Local Retail Centres Study June 2016

Cheshire Retail Study Final Report April 2016

Vale Royal Borough Local Plan Policy STC 14

Cuddington Village Plan Household Survey table 3.2.2c

Cuddington Neighbourhood Plan Housing Needs Survey – Section 4: Use of Village Facilities

Cuddington Neighbourhood Plan Consultation Document Survey

Town and Country Planning (Use Classes) Order 1987, amended by the TCPA Order - May 2017

6.2.7 Explanatory

i. In order to create a sustainable, attractive and well-serviced community it is imperative that new retail provision, including shops and restaurants, is supported and that which already exists is retained. The Cheshire West and Chester Local Plan (Part One) identifies Cuddington and Sandiway as a Key Service Centre serving the local population as well as a wider rural hinterland and therefore the vitality and viability of the shopping offer is particularly important.

ii. The Neighbourhood Plan identifies two 'local retail centres' based around the existing shopping parades and shopping streets within the Parish. It is important that these areas are the focus for retail development, where these uses will be most easily accommodated, supporting the overall vitality and viability of the centres. The location of these local centres should be considered in implementing this policy working alongside policy ECON 2 of the Local Plan.

iii. This policy also requires all new retail development (including expansions) to meet the strict tests set out in the previous Policy 7. This ensures that the impacts of increased traffic, noise, smells and other amenity issues are effectively considered at the planning stage to avoid bad neighbour problems within or adjacent to residential areas and that the design takes account of the local townscape and landscape character.

Policy 9 - Working from Home

Where planning permission is required, the conversion and expansion of existing dwelling houses (Class C3) to facilitate home working, will be supported subject to protection of the amenity of the existing and neighbouring properties, including consideration of the amenity impact of any increase in comings and goings.

Care should be taken to ensure that the scale and degree and intensification of the use over time do not result in a change of use from the primary function of a dwelling. Appropriate conditions may be used to ensure that this is achieved through limiting the size of the homeworking element, the number of vehicular comings and goings or the hours of operation. Any extensions should be of a limited scale and proportionate to the size of the original dwelling house.

Where development results in the loss of on-site parking (including loss of a garage), that would lead to an unacceptable impact on the operation or safety of the highway the proposal will not be supported.

Aspiration: Working from Home

The Parish Council will continue to support the delivery of high-speed broadband infrastructure and other telecommunications infrastructure throughout the Parish to facilitate homeworking and reduce the need to travel.

In addition the Parish Council will encourage the use of shared masts for telecommunications.

6.2.8 Key Policy Links

NPPF: Core Planning Principles (para 17), Section 1 Building a Strong, Competitive Economy (para 21)

6.2.9 Explanatory

i.   Whilst working from home is becoming more common, with many residents having a small home office, there is an increasing trend for home business such as nurseries and childminding, online retailing and art and design studios. These may require planning permission as a result of the scale and degree of the uses involved. Whilst the Neighbourhood Plan supports home working and entrepreneurship, and uses of this type are clearly often acceptable, this must be carefully balanced against the impacts of such development in residential areas.

ii.   One of the key concerns raised repeatedly by residents was the impact of new development on parking within the Parish and the impact that businesses of all sizes have on the surrounding townscape. As a result, caveats have been placed within the policy to ensure that development neither results in the loss of existing car parking, nor as a result of the use, generates increased vehicular movements that would be inappropriate within a predominantly residential area. If parking is removed as a result of development – either as the result of the conversion of a garage or loss of parking spaces, which leads to a significant impact on highway operation and safety then the development will need to provide additional on-plot parking.

iii.   In line with policies within the Local Plan (Part 1) the policy aspiration also supports the ongoing provision of improvements to broadband within the Parish. Overall, improvements will reduce the need to travel and assist with improving the economic attractiveness and competitiveness of the rural economy.

Policy 10 - Tourism

The expansion of existing or creation of new tourism opportunities within the Key Service Centre will be supported, subject to the following criteria. In addition tourism development outside this boundary, will be subject to Green Belt and Open Countryside planning policy set out in Policy STRAT 9 of the Cheshire West and Chester Local Plan (Part One).

Proposed schemes should where appropriate:

• Re-use a previously developed site;

• Be of an appropriate design sensitive to the context, paying special regard to scale and mass and use of materials;

• Propose an appropriate layout and visual impact, responding to the landscape setting and ensuring the integration and preservation of existing landscape features;

• Demonstrate an appropriate access and egress strategy, which does not impinge on highways safety, or cause impact on key junctions within the area (as defined by Policy 19).

Schemes, which result in diversification of existing farms, will be supported subject to compliance with the relevant criteria above.

In considering the acceptability of any tourism proposals within the Neighbourhood Area, regard should also be paid to the impacts of one-off, or seasonal land uses on local amenity including traffic, visual impact and other amenity issues.

6.2.10 Key Policy Links

NPPF: Core Planning Principles (paragraph 17), Section 1 – Building a Strong, Competitive Economy (paragraph 21), Section 3 – Supporting a Prosperous Rural Economy (paragraph 28)

Local Plan (Part 1) Strategic Policies

      ECON 2 – Town Centres,

      ECON 3 – Visitor Economy

Cuddington Neighbourhood Plan Vision, Objectives and Policy Ideas - Report

6.2.11 Explanatory

i.   The Neighbourhood Plan recognises that tourism makes a valuable contribution to the economic activity in the area and is often a way of diversifying agricultural complexes to safeguard historic buildings and the long-term future of farming. However, tourism uses bring with them a number of possible impacts both on the character and appearance of the townscape and landscape, but also in terms of noise, disturbance and other amenity impacts.

ii.   The policy supports the expansion of existing sites within the Parish that would in almost every instance require the submission of a planning application. The policy has set a series of strict criteria to ensure that the impacts of these are carefully and appropriately considered as part of any planning application process. This is linked, where appropriate, to other policies within the plan, specifically the key junctions identified as part of Policy 19.

iii.   New facilities are also subject to strict controls as to their location and acceptability. In order to limit the effects on the wider Parish and its landscape and townscape, there are only specific circumstances where they would be permitted. Any new facility should be within the Key Service Centre to avoid encroachment onto the wider countryside, which is identified as being important to the local community. The policy also deals with the impact of 'temporary' uses, which are present on a site for over 15 days and where planning permission would be required.

Policy 11 - Blakemere

> *The development of small scale tourism and leisure at Blakemere (as defined on the Proposals Map – Appendix E) will be permitted subject to ensuring that it meets the criteria set out in Policies 9 and 12 of the Neighbourhood Plan. Small-scale food and drink retail (A3 or A4 use class) development may also be appropriate as part of a mixed-use solution, in accordance with Local Plan (Part 1) Strategic Policies ECON 1 and ECON 3.*
>
> *Development must be confined to the existing developed footprint. Any planning application must demonstrate how access to these facilities can be secured for those walking and cycling from residential areas north of the A556, and should not detract from the overall character and visual appearance of the surrounding countryside.*

6.2.12 Key Policy Links

NPPF: Core Planning Principles (paragraph 17), Section 1 – Building a Strong, Competitive Economy (paragraph 21), Section 3 – Supporting a Prosperous Rural Economy (paragraph 28)

Local Plan (Part 1) Strategic Policies:

> ECON 1 – Economic Growth, Employment and Enterprise
>
> ECON 2 – Town Centres
>
> ECON 3 – Visitor Economy

Cheshire Retail Study Update 2016

2011 Census Results – Economy Profile: Weaver and Cuddington Ward

2011 Census Results – Overview Profile: Cuddington Parish Council

Cheshire West and Cheshire Council Local Plan: Employment Land Study Update 2013

Chester West and Chester Council – Local Economic Assessment 'Story of Place'. February 2011

6.2.13 Explanatory

i.   Blakemere is an existing small-scale retail and leisure complex based around the former Edwardian stable buildings of Blakemere Hall. The Neighbourhood Plan supports the on-going use of this facility and the reuse of land and buildings to further the leisure and tourism offer, which are uses identified as being commensurate with the open countryside location. These facilities are to be within the existing Blakemere 'footprint' and should be 'small scale' in character. This will help support local businesses and crafts.

ii.   In some circumstances food and drink may form part of the mix of uses on this site, but should not be the driver for further development. Residential and further retail uses do not form part of the uses that are considered acceptable as part of the mix, as there is no identified need for further housing, and appropriate growth can be accommodated within the Key Service Centre.

iii. In developing any proposals for this site, it is important that the setting and the character of the area is protected and does not become overly developed. The site is accessed by pedestrian, cyclists and vehicles from the A556 but is somewhat separate from the main settlements and the local population. Any development proposal should also demonstrate how the site and its possible future development is effectively linked back to Cuddington and Sandiway and benefits the wider community.

6.3 Housing and Design

6.3.1 Introduction

i. The preservation of the existing village environment, in terms of good quality gardens, outdoor play areas, access to the countryside; together with providing personal space, privacy and tranquillity are fundamental to the village character, and contribute to the health of all who live here.

ii. The policies within the Housing and Design section respond to the community's wishes to protect and enhance the existing character of the Parish through careful design whilst improving the mix of houses available in the Parish. Particular focus is given to providing starter homes and dwellings suitable for the elderly and those downsizing. Affordable housing for local needs is identified as a key priority for the Neighbourhood Plan and the policies seek its integration with market housing.

6.3.2 Objective

To improve the housing mix through sustainable development by providing smaller and affordable homes which meet the needs of our rural Parish.

6.3.3 Summary of Evidence Base and Consultation Responses

i. The policies in this section derive from the following documentation: The Village Plan (Overall 36 % response rate), the Housing Needs Survey (overall 30% response rate), the Policy Ideas Survey (PS) (overall 18% response rate), the Cheshire West and Chester Local Plan Parts 1 and 2, and national planning policies.

ii. Since 2010, the number of homes in the Parish has risen significantly. At that time there were 2250 dwellings in the Parish and since then a further 300 homes have been added or are under construction in two large developments. The Village Plan, Housing Needs Survey, and Policy Survey all underline residents' opinion that further large developments in the Parish are unacceptable (e.g. in the Village Plan 86% of respondents were against). The Village Plan also indicated that, if further development was absolutely inevitable, sites of less than 5 houses were favoured with nothing greater than 20 houses.

iii. Census data reviewed in the Housing Needs Survey indicate that the age profile in the Parish is shifting upwards with an estimated 59% over 40 in 2014. Around 48% of respondents to that survey were over 60. Cheshire West and Chester data indicates that about 38% of our residents are over 60. The importance of this is dealt with in detail in the Housing Needs Survey Report. The survey found that 81% of the over 60s lived in one or two person households. The 2011 Census data shows that ~82% of properties are detached or semi-detached houses and bungalows and 84% of properties are either owned outright or via a mortgage.

iv. Census data also indicates that the Parish has, in proportion, approximately twice as many 4 bedroomed houses as the rest of the borough and nearly 3 times the number in the North West region as a whole. The Housing Needs Survey responses show that the over 60s occupy about 48% of the 4 and 5 bedroom houses, all of the 2 bedroom bungalows, and approximately 70% of the 3 and 4 bedroom bungalows. 11% of the responses indicated that the respondent considered their property was too large while 6.5% considered it too small. As expected, those who considered their property to be too large were predominantly over 60 while the younger age groups dominated the "too small" category. However, when asked whether respondents would prefer to 'stay and modify' or 'move' in the event of ill health issues, roughly 70% wanted to stay and modify. Questions on car ownership in the Housing Needs Survey found that 59% of respondents own 2 or more cars with comments noting that car parking for visitors was required.

v.   A question on the adequacy of village facilities produced a response that was positive overall. A more detailed analysis showed that the majority of those dissatisfied were over 60 and lived some distance from the facility, for example, those requiring access to the doctor living on the north side of the Parish or in Delamere Park.

vi.   The majority of Housing Needs Survey respondents did not foresee a change in circumstances in the next 10 years but 29% of respondents identified the property they or their family would require. A detailed breakdown of the choices is provided in the Housing Needs Survey Report together with an analysis of which properties were thought to be best for the largest number of people – see Q27 et seq. and Appendices. Three bedroom houses, two and three bedroom bungalows and ground / first floor flats were most in demand. A limited number of comments express concerns about the difficulties of living in larger properties as the owners age, while others indicate the difficulty in finding smaller properties which would suit the older resident e.g. with facilities on the ground floor.

vii.   The Housing Needs Survey found there were ~6% of respondents who provided information which suggests they would like to be considered for affordable accommodation. It is recognised that such housing is being built as part of the on-going developments but the aim of this plan is to ensure there is a continuing supply of such property in the smaller developments which are all that are required between now and 2030.

viii.   Comments in the Housing Needs Survey require any development to be in keeping with the rest of the village environment using modern materials / innovation.

ix.   The policy ideas survey showed that approval of the ideas on which the policies below are based ranged between 85 and 95%.

x.   It should be noted that the Cheshire West and Chester 2017 Housing Land Monitor Report shows that the Key Service Centre is very close to meeting its 2030 housing target of 200 houses. Between 2010 and 2017 147 houses have been completed and, on 1 April 2017, a further 51 houses had extant outline or full planning permission. Thus there are a further two houses required to achieve the 2030 target based on the current assessment.

Footnote:
Dwellings identified as Cuddington and Sandiway in the Housing Land Monitor Report relate to the housing requirement of the Local Plan (Part One) policy STRAT 8 and only consider dwellings within the Key Service Centre boundary. Dwellings outside the Key Service Centre boundary contribute to the rural housing requirement.

Policy 12 - Housing Mix and Type

In order to secure a sustainable and mixed community small-scale residential developments with a range of housing types to meet identified local needs, as set out below, will be supported where they accord with Local Plan policies STRAT 8 and STRAT 9, the Neighbourhood Plan Policy 14 and other relevant policies.

The provision of dwellings which meet the needs of those seeking to enter the property market, the elderly, and those wishing to downsize are specifically sought as part of this mix.

Smaller family houses (e.g. 3 bedrooms) and bungalows (e.g. 2-3 bedrooms) will be favoured. Provision of dwellings which specifically serve those with additional mobility or other needs will also be favoured as part of this mix.

Applications that seek the conversion or subdivision of larger dwellings to provide smaller units, which meet the needs identified above, will be supported where they do not result in the substantial expansion or alteration of the original building.

6.3.4 Key Policy Links

NPPF: Section 6: Delivering a wide choice of high quality homes- Paragraph 47

Local Plan (Part 1) Strategic Policies

    SOC 3- Housing Mix and Type

6.3.5 Explanatory

i.   Currently, there is no identified need for large numbers of additional housing within the Parish. Based on the views expressed by the community in the Housing Needs Survey responses, the Neighbourhood Plan seeks an improved mix of housing within the Parish and improved accessibility to accommodation across the whole community.

ii.   Local residents are aware that the Parish is generally unaffordable, particularly for those wishing to purchase their first home and the existing housing mix is weighted towards provision of larger family homes, too expensive for young families and difficult to manage for the elderly or those with mobility issues.

iii.   Questionnaire and survey work in addition to baseline evidence exploring the age profile of the Parish points strongly towards a need for smaller homes for first time buyers and dwellings, which cater for the elderly and those wishing to downsize. All new residential development should demonstrate how it would be suitable, flexible and accessible for all users and occupants.

Policy 13 - Affordable Housing

Affordable housing (including shared ownership and social rented housing) should be provided to meet local need in accordance with the Cheshire West and Chester Local Plan (Part One) policy SOC1. This policy requires schemes in rural areas that are 3 units or more, or over 0.1 hectares in size, to provide affordable housing.

Where it is necessary to meet affordable housing needs , schemes for 100% affordable housing may be developed on rural exception sites adjacent to the Key Service Centre boundary in accordance with Policy SOC 2 of the Cheshire West and Chester Local Plan (Part One).

Affordable housing should be built in accordance with identified required mix and types of dwelling outlined in Policy 12, or required in any updated housing needs survey.

Affordable housing should be designed and delivered to be of equal quality and indistinguishable from market housing. Affordable housing schemes should demonstrate that sufficient car parking has been provided on site for occupiers and visitors in line with Policy 18 of the Neighbourhood Plan.

Aspiration: Affordable Housing 1

The Parish Council wishes to ensure, as far as is possible, that the initial and subsequent occupiers of the affordable properties on rural exception sites are local people who meet the criteria below. Applicants need to:

• have an income such that they would not be able to buy or rent a property at open market prices in the area,

and

• be currently resident in the Parish and have been resident in the Parish for at least 2 years,

• or have been resident in the Parish in the past for a period of at least 5 years,

• or be currently employed in the Parish and have been for the past 1 year,

• or the applicants parents, grandparents, siblings or children are resident in the Parish and have been for at least the past 5 years

If there is no applicant known to the Parish Council or local registered social landlords (RSL) who meets the criteria set out above then the dwelling may be offered to applicants who do meet the criteria in respect of a neighbouring Parish e.g.: -

Whitegate and Marton, Delamere and Oakmere, Crowton, Norley.

Affordable housing could be made available via any of the following means: Discount for sale, Shared ownership, Help to Buy, Affordable rent, Social rent.

See Appendix C for further information on allocating Affordable Housing in the Parish.

Aspiration: Affordable Housing 2

The Parish Council will seek to ensure that any commuted sums arising from projects where affordable housing is not built according to the policies of this plan will be spent on affordable housing schemes within the Neighbourhood Plan boundary – and not elsewhere.

6.3.6 Key Policy Links

NPPF: Section 6: Delivering a wide choice of high quality homes - Paragraphs 47, 50 and 54

Local Plan (Part 1) Strategic Policies

       SOC 1: Delivering Affordable Housing

6.3.7 Explanatory

The consultation process has identified that the Neighbourhood Plan should encourage the provision of affordable housing over the Plan period for local people. Despite the identified housing need having already been effectively met there is support for small brownfield or infill sites to be developed. In line with Cheshire West and Chester's Local Plan Part 1, the Neighbourhood Plan seeks the provision of affordable housing on sites over 3 units or 0.1 hectare in size. The Parish Council are keen to ensure that new affordable dwellings are designed in a way which ensures they complement existing and surrounding market dwellings and have sufficient parking provision.

Policy 14 - Location of Buildings

Applications for small scale residential developments, including infill and conversions, will be supported within the Key Service Centre subject to compliance with other Neighbourhood Plan Policies and the criteria set out below:

- *Reflect the design of the surrounding neighbourhood in terms of scale, density and plot size, building lines and materials;*

- *Deliver or maintain the broad range of housing types required by Policy 12 when considering both the existing built environment as well as the proposed development;*

- *Where housing for older people or those with mobility impairment (regardless of tenure) is proposed, the application needs to demonstrate how the scheme can deliver safe and direct access (e.g. by walking or using mobility aids) to shops, services and public transport;*

- *Where conversion or change in use of existing non-residential buildings for residential use is proposed, the application providing the type of dwellings outlined in Policy 15, will be permitted where it does not disproportionately increase the size of the property.*

6.3.8 Key Policy Links

NPPF: Section 6: Delivering a wide choice of high quality homes - Paragraph 50

Local Plan (Part 1) Strategic Policies

      Policy STRAT 8 Rural Area

NPPF: Core Planning Principles (paragraph 17),

      Section 4 – Promoting Sustainable Transport (paragraph 38),

      Section 6 – Delivering a Wide Choice of High Quality Homes (paragraph 47),

      Section 7 – Requiring Good Design (paragraph 58)

Vale Royal Borough Local Plan Policies (retained in the Local Plan (Part 1)):

      H8 – Extension/ Alteration to Dwellings,

      H9 – Extensions to Dwellings that have been created through the Conversion of Rural Buildings

      H10 – Rebuilding/ Replacement of Dwellings

Local Plan (Part 1) Strategic Policies

      STRAT1 – Sustainable Development

6.3.9 Explanatory

i. A central aim of the Neighbourhood Plan is to maintain and protect the character of the Parish. The Neighbourhood Plan seeks to focus new homes onto land within the Key Service Centre and onto brownfield / previously developed land and property. Of course, the development of these brownfield sites, often smaller and more constrained than 'greenfield' sites, requires careful thought and consideration to ensure that the best possible design solution is achieved and that they are not 'overdeveloped'.

ii. Provision of new dwellings needs to contribute towards the sustainability of the settlement by ensuring they are well located to the built form and existing services and facilities. Schemes for infill development within the Key Service Centre that relate well to the settlement will be permitted where they are small in scale.

iii. This policy includes a series of criteria that set out the considerations for determining the acceptability of such infill sites or disused buildings.

iv. The community consultation process has identified that schemes in excess of 10 dwellings are unlikely to be considered 'small scale' especially where there is no overriding strategic reasons (from the Local Plan) for supporting any larger growth. As a result development beyond the Key Service Centre is considered unnecessary.

v. Since the area surrounding the Key Service Centre is Green Belt to the north, west and east and countryside to the south, development is constrained. However, although not favoured, it is recognised that (in compliance with Local Plan policy) small scale reuse of rural buildings that are no longer suitable for employment and could be converted to dwellings can be permitted provided any development outside of the Key Service Centre complies with the Local Plan parts 1 and 2- STRAT 9.

Policy 15 - Design for New Development

New development, regardless of use, should demonstrate consideration of the following design criteria to assist in delivering new development of the very highest design quality.

Schemes, including extensions, should demonstrate how they have considered the relevant sections of the Cuddington Parish Character Assessment (Sections 5.1 to 5.12) and responded to the local character with respect to use of materials, architectural detailing, form and mass and provision of public and private space.

Schemes should seek to:

- *Reinforce character and identity through locally distinctive design and architecture without precluding innovative contemporary design where appropriate*
- *Deliver appropriate densities and plot sizes commensurate with the surrounding townscape*
- *Present a layout for new development which integrates well with the surrounding townscape*
- *Establish a clear hierarchy of streets and spaces that include the prioritisation of pedestrian friendly routes where it is safe and practicable to do so*
- *Where appropriate, deliver a strong network of green and blue infrastructure, improving biodiversity, accommodating sustainable urban drainage systems and appropriate public and private spaces, including recreation spaces in line with Policies 3, 4 and 5 of the Neighbourhood Plan, and that*
- *Extensions should not disproportionately increase the size of the property*

Aspiration: Design for New Development

The Neighbourhood Plan has been developed using, amongst many other sources of evidence, a detailed Character Assessment for the entire Parish. This document not only forms part of the evidence base for this Neighbourhood Plan but can be used to guide future development as outlined in Policies 1, 3, 14 and 15. The Parish Council, working with local volunteers will continue to monitor and update this document to ensure that it remains reflective of circumstances.

6.3.10 Key Policy Links

NPPF: Section 7: Requiring good design: Paragraph 58, 59 and 64

Local Plan (Part 1) Strategic Policies: ENV 6 - High quality design and sustainable construction

6.3.11 Explanatory

i.　　This policy seeks to ensure that development of all types makes a positive contribution to the character of Cuddington Parish. (For the sake of clarity this includes property extensions. Such extensions should not disproportionately increase the size of the property.) This is sought through a series of criteria with which applicants need to demonstrate compliance. These criteria address density, plot size, integration with context, streets and spaces, together with green and blue infrastructure (e.g. vegetation and bodies of water). Overall, the policy requires applicants to demonstrate that they are promoting a high standard of design appropriate for its situation within the Parish, which will include conservation areas, see Appendix I.

ii.   The policy also reinforces the importance of using the Cuddington Parish Character Assessment in the preparation of planning applications. The Character Assessment provides a detailed appraisal of the core elements, which contribute towards the character of Cuddington and should be utilised by applicants in all types of development.

Policy 16 - Eco-design and Energy Saving

The Neighbourhood Plan will support schemes which can demonstrate that they exceed minimum standards in terms of reducing carbon emissions through the use of sustainable construction techniques, reuse of materials and promotion of integrated renewable and low energy design solutions.

All schemes need to demonstrate a careful consideration of design that responds to its context in compliance with Policy 15 of the Neighbourhood Plan.

Schemes which make provision for future foreseeable technologies, such as electric charging points, will be strongly encouraged. Schemes using sustainable urban drainage (SUDs) and onsite water management, to avoid increasing surface water runoff into watercourses, will be looked upon favourably subject to meeting other design criteria and being integrated into the overall site design solution.

Aspiration: Eco-design and Energy Saving

Cuddington Parish Council wish to promote a Parish Energy Saving Scheme as part of the National Renewable Energy Action Plan. The scheme aims to facilitate access to energy saving schemes for all the residents in the Parish through individual property upgrade and/ or through a centralised installation whilst ensuring such schemes do not negatively impact the Neighbourhood Area's rural character and situation. The Parish Council will work closely with the Local Planning Authority and other partners to develop such a strategy or scheme.

6.3.12 Key Policy Links

NPPF: Section 10: Meeting the challenge of climate change, flooding and coastal change - Paragraphs 96 and 97

Local Plan (Part 1) Strategic Policies:

>   STRAT 1 - Sustainable development;

>   ENV 1- Flood risk and water management

>   ENV 6 - High quality design and sustainable Construction;

>   ENV 7- Alternative energy supplies;

6.3.13 Explanatory

The Neighbourhood Plan will strongly support small-scale new developments which promote the use of energy saving and renewable technologies, in compliance with all other design and conservation policies within the Neighbourhood Plan. The Parish Council want to encourage higher than required minimum standards in all new development in order to promote environmentally sensitive construction techniques and building design which reduces long term energy usage.

This approach to climate change action is promoted through the Cheshire West and Chester Local Plan part 1: Strategic Objective SO15 and in the overarching vision.

6.4 Travel and Movement

6.4.1 Introduction

The Cuddington Neighbourhood Plan seeks to improve movement between destinations in the Parish and beyond, via all modes of transport; walking, cycling, public transport and cars. The Parish benefits from having a walkable neighbourhood including a railway station and bus service. However, due in part to its largely rural location as well as lack of regular public transport services, there is a heavy reliance on privately owned cars. The ability to access facilities within the Parish and the ease with which residents can travel around is central to promoting sustainable development and community wellbeing.

6.4.2 Objective

To support and improve safe and sustainable modes of transport (walking, cycling and public transport) across the Parish whilst alleviating potential traffic and parking issues.

6.4.3 Summary of Evidence Base

The policies in this section derive from the national planning policies, Cheshire West and Chester planning policies listed in the key policy links identified in each policy, together with the following documentation prepared after consultation within the Parish:

- 2011 Census Data
- The Village Plan with a 36% response rate
- The Housing Needs Survey with a 30% response rate
- The Cuddington Parish Character Assessment
- The Policy Ideas Survey with a 20% response rate

i. The 2011 Census Data shows that 64% of the population of the Parish aged between16 and 74work, and their modes of travel to work are as follows: At home 9%, Train/Tram 2%, Bus 1%, Car81% and Foot 1%.

ii. The Village Plan Chapters 1.4 and 1.5 showed how people got around the village and that they either used the car or walked with few using the bus service. People in Delamere Park commented on the lack of safe access by foot, cycle or bus to the shops, railway station and other facilities in the Key Service Centre. The use of public transport to areas outside the Parish was low, but around 50% of the respondents said they would make more use of the public transport if improvements were made to the service and to its accessibility.

iii. The Housing Needs Survey Section 3.2 looked at the modes of transport to get to work and to places of education, and the results for travel to work were similar to the 2011 census. Travel to places of education shows that 40% of students study in the Parish and around 80% of these appear to travel by foot or cycle with the remainder by car. The local primary schools do also cater for students outside the Parish and these are also likely to travel by car.

iv. The Policy Ideas Survey gave 92% support for improvements to the footpath and cycle network and 88% support for improvements to public transport.

v. The comments from this survey included support for new and improved cycle facilities as well as footpaths along the A49, the A556, Weaverham Road and Norley Road serving Delamere Park, the local primary and secondary schools, the mainline railway station at Hartford and Gorstage Cemetery.

vi. The need for an extended bus service, to serve more areas of the Parish including Cuddington and Delamere Park, with links to Weaverham, was also raised in comments. The timing of the bus services, the provision of evening buses and links to the timing of the train services were also seen as important.

vii. The Cheshire West and Chester parking standards for new housing developments are based on the number of bedrooms and the 2011 Census Data provides a breakdown of the number of bedrooms by people in the household in the Parish as detailed in Table 1 below. 68% of the households are occupied by only 1 or 2 people and these households are likely to only have up to 2 cars at the most. Table 2 below shows the breakdown of the number of cars/vans per household and there, 86% of the households have up to 2 cars. In addition 55% of the households own 2 or more cars.

Table 1: Extract from 2011 Census Data

Number of Bedrooms	1	2	3	4+	Total
Households with 1 Person	65	155	218	115	553
Households with 2 People	16	152	362	444	974
Households with 3 People	2	24	123	153	302
Households with 4+ People	0	11	146	264	421
Total	83	342	849	976	2250

Table 2: Extract from 2011 Census Data

Number of Cars/Vans per Household	0	1	2	3	4+	Total
Number of Households	184	820	942	235	69	2250
Number of Cars/Vans	0	820	1884	705	302	3711

viii. The Village Plan Section 1.2 identified the following locations with parking problems: Sandiway local retail centre, Sandiway and Cuddington schools at drop off and pick up times, Norley Road (particularly at the playing fields when large events take place), Weaverham Road near the doctors and School Lane.

ix. In the Housing Needs Survey Section 3.2, it states that 59% of the respondents own 2 or more cars with comments noting that car parking for visitors was required.

x. The Cuddington Parish Character Assessment – Appendix B states that in the early 1950s up to 400 local authority houses were built with a high dependence on buses for transport. Little provision was made for future levels of car ownership other than some groups of garages. At least one of these garage areas has subsequently been demolished and the land used for new houses. Many of the houses now have limited parking on the front garden but many cars are parked on the verge, footpath and the road. There is also concern that the modern estates do not make enough provision for parking including an allowance for the size of modern cars, the fact that people rarely use the garage for cars and the need for visitor parking.

xi. Around 90% of the respondents to the Policy Ideas Survey supported the need for improved parking on existing roads and improved parking standards on new developments. The respondents commented on issues in the same areas already identified above.

xii. The Village Plan, the Housing Needs Survey, the Cuddington Parish Character Assessment and the

Policy Ideas Survey all raised issues of speeding traffic on all roads around and through the Key Service Centre. In addition congested junctions in need of improvement were identified and comments were made that these areas could be made worse by additional traffic from new developments. In particular speeding traffic is of concern on Norley Road between the Round Tower and Delamere Park, Weaverham Road, Mere Lane, Ash Road and other estate roads within the Key Service Centre.

xiii.   The areas of concern for congestion are the junctions between the A556/School Lane, School Lane/ Weaverham Road, Weaverham Road/A556, Weaverham Road/Norley Road, Norley Road/A49, Norley Road/A556 and A49/A556. The Policy Ideas Survey had 79% of the respondents supporting traffic calming but not through the use of speed humps or chicanes. Traffic calming was not considered appropriate for a policy but the need to extend traffic impact assessment for all new developments for specific roads and junctions within the Parish was supported by 87% of the respondents to the Policy Ideas Survey.

Policy 17 - Improved Pedestrian, Cycle and Public Transport Access

All new developments will, where possible, seek to encourage a modal shift (or transition) towards public transport, cycling, and walking. New, safe and commodious footpath / footway and cycle links to local services and public transport routes will normally be included in the design and development proposals of all new developments.

New developments, which include new highways infrastructure, should provide sufficient and safe crossing points for footpath/footway users, pushchairs, motability vehicles and cyclists. Small-scale developments which seek to improve the routes identified below through provision of new or enhanced infrastructure will be looked on favourably. These routes are:

- *Footpath/ footway and cycle links along the A49 and A556*
- *Footpath/ footway and cycle links along Norley Road*
- *Footpath/ footway and cycle links along Weaverham Road*
- *Footpath/ footway and cycle links to Gorstage Cemetery*
- *Footpath/ footway and cycle links between the railway station and Delamere Park*
- *Footpath and cycle links between Chiltern Close, Hadrian Way and Church Rise*

Aspirations: Improved Pedestrian, Cycle and Public Transport Access

1. Cuddington Parish Council will work with Network Rail, rail operators, the Community and the Local Authority to deliver improvements to facilities at Cuddington Railway Station. This will include improvements to car and cycle parking at the station, waiting facilities and the general improvements to the environmental quality to help encourage the further use of rail transport. Work is already underway looking at railway station parking across Cheshire West and Chester, which will inform this process.

2. The Parish Council will work with the bus companies, Network Rail, rail operators, the community and the Local Authority to deliver improvements to bus and train services to serve a wider area of the Parish including access to Cuddington Railway Station, Delamere Park and local primary and secondary schools.

6.4.4 Key Policy Links

NPPF: Paragraph 35 under " Promoting Sustainable Transport"
         Paragraph 69 under "Promoting Healthy Communities"

Local Plan (Part 1) Strategic Policies:

         STRAT 10 - Transport and Accessibility

Cheshire West and Chester Travel Planning Guidance SPD

6.4.5 Explanatory

i.   Sustainable means of transport are vital in promoting sustainable communities. Providing access to these means of transport improves the likelihood of people using them as an alternative to cars. Taking cars off the roads not only reduces the traffic in the local area, but it also improves the local air quality, reduces noise pollution, and improves the safety of everyone.

ii.   Appendix D of the Cuddington Parish Character Assessment identifies five footpath routes that are commonly used in the Parish yet were in need of repairs and/or improvements. These have been added to suggestions from the community and links identified as part of the development spatial strategy. Improving the safety and increasing the use of these footpaths would be beneficial for the residents of the Parish, as well as those visiting.

iii.   Footpaths are segregated routes for limited users and footways are routes, again for limited users, but adjacent to the carriageway. By law cyclists are not allowed to ride on footpaths/footways and must use segregated cycle routes, shared use footpaths, bridleways or the road. Footpaths/footways may however be used by pedestrians, pushchairs, manual wheelchairs, powered wheelchairs and mobility scooters.

Policy 18 - Parking Standards

> *All proposals for any new residential development in the Parish will need to provide new or additional on-site parking to adequately serve the development proposed whilst complying with the standards in Chapter 3 of the Cheshire West and Chester Parking Standards SPD.*
>
> *Where other new development of any type (including but not limited to retail, commercial or leisure uses) will result in increased demand for car parking spaces when applying the standards in Chapter 4 of the Parking Standards SPD, applications will be required to demonstrate how this demand will be met either by making use of unused off-street capacity or providing additional off-street parking spaces.*
>
> *If any development proposal, whilst seeking to meet the above standards and visitor parking provisions, would lead to an unacceptable impact on the operation or safety of existing streets then the development will not be supported.*

6.4.6 Key Policy Links

NPPF: Paragraphs 39 and 40 – under Promoting Sustainable Transport

Local Plan (Part 1) Strategic Policies:

  STRAT 10 – Transport and Accessibility,

Cheshire West and Chester Parking Standards SPD

6.4.7 Explanatory

Parking issues have been raised frequently in the Parish where previous developments have not taken into account the number of cars per modern household. Parking places designed for these homes were based on times when vehicle use was much lower, as a result of which, many of the pavements and verges are now being used to park cars.

In order to avoid this issue being repeated on future development sites, careful consideration over the incorporation of sufficient parking spaces should be made on new proposals.

Policy 19 - Traffic Impact of New Development

Any development which is likely to generate significant additional traffic should consider the wider impact of the traffic and endeavour to improve road safety, reduce speeds and encourage walking, cycling and the use of public transport.

Any resulting Transport Statement should include the assessment of the impact on local roads within the Parish specifically at key junctions identified on the Proposals Map (Appendix E).

In determining planning applications account will be taken of whether:

- *depending on the nature and location of the site, opportunities for sustainable transport modes have been taken up to reduce the need for major transport infrastructure;*

- *safe and suitable access to the site can be achieved;*

- *improvements can be undertaken within the transport network that cost-effectively limit the significant impacts of the development. Development will only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

Where appropriate, schemes will be required to demonstrate how they have complied with the Cheshire West and Chester Travel Planning Guidance SPD.

6.4.8 Key Policy Links

NPPF: Paragraph 35 – under Promoting Sustainable Transport

Local Plan (Part 1) Strategic Policies:

STRAT 10 – Transport and Accessibility

Cheshire West and Chester Travel Planning Guidance SPD

6.4.9 Explanatory

Safe walkable communities will encourage people to use sustainable means when moving around locally, rather than using their vehicles. Negative impacts from new development schemes on the existing walking routes around the Parish should be avoided, while those schemes that seek positive outcomes to existing walking routes will be looked on favourably. New development will likely bring with it increased vehicle use in the Parish, and therefore should account for its impact on the wider highway network. A series of key junctions have been identified (the junctions of the key routes for traffic improvement identified in the Proposals Map - Appendix E of this Neighbourhood Plan) and are therefore listed within the policy.

7. Making it Happen

7.1 Monitoring

The Neighbourhood Plan, forms part of the Development Plan for Cheshire West and Chester Borough Council, and will be subject to the Borough Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider strategic policies of the Local Plan, including matters of housing and employment delivery.

Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan will be sufficient for most of the Neighbourhood Plan policies.

It may be necessary to monitor separately a number of other specific indicators which should be conducted in partnership with the Borough Council and the Parish Council on a biannual basis. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.

7.2 Review

The Neighbourhood Plan has been prepared to guide development up to 2030.
This is in line with the Cheshire West and Chester Borough Council Local Plan Part One, the document that provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and completely relevant for the entire Plan period and may, in whole or in part, require some amendments before 2030.

There are a number of circumstances in which a partial review of the plan may be necessary. These may include revision of the following existing local planning documents or in the event that the monitoring of the policies listed below does not adequately address the objectives set for the Plan.

- Revision to the Local Plan or its evidence base
- Revision to National Policy
- If committed sites in the Key Service Centre do not complete as planned

The Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan around 2022-23 and then a full review should be no later than 2025.

8 References

National Planning Policy Framework: Core Planning Principles

The Neighbourhood Planning (General) Regulations 2012

Cheshire West and Chester - Local Plan Parts 1 and 2

2001 and 2011 Census Data

2011 Census: Overview Profile Cuddington Parish council

Rural Community Profile for Cuddington (Weaver and Cuddington) (Parish) – July 2013

Key Service Centre Background Paper July 2013

Cheshire West and Chester - Neighbourhood Planning Toolkit

Planning Aid England – "Thinglink" A Guide to Preparing a Neighbourhood Plan- Case Studies

Cheshire West and Chester Landscape Strategy 2016

Cheshire Historic Environment Record (HER)

Cheshire West and Chester Council Local Retail Centres Study June 2016

Cheshire Retail Study Final Report April 2016

Cheshire West and Cheshire Council Local Plan: Employment Land Study Update 2013

Chester West and Chester Council Local Economic Assessment 'Story of Place' February 2011

Vale Royal Borough Local Plan- Retained Policies

The Mersey Forest Plan

Cuddington, Delamere Park and Sandiway Village Plan - July 2015

Cuddington Neighbourhood Plan Housing Needs Survey - May 2016

Cuddington Neighbourhood Plan Housing Needs Survey - Report

Cuddington Parish Character Assessment - August 2016 - Updated February 2018

Cuddington Neighbourhood Plan Vision, Objectives and Policy Ideas - November 2016

Cuddington Neighbourhood Plan Vision, Objectives and Policy Ideas - Report

Cuddington Neighbourhood Plan Pre-Submission Consultation Table of Comments and Responses

Cuddington Neighbourhood Plan Consultation Statement

R M Bevan publication "Cuddington and Sandiway"

A D Coxhead and R M Bevan publication "The Story of Delamere House and Delamere Park"

Northwich and District Heritage Society booklet "John Douglas 1830-1911"

Roger King: John Douglas 1830- 1911 The Outstanding Cheshire Architect

Jill King: William Horner and his Creamery CC Publishing 2012

Robert Carstairs: An Appreciation of Cuddington Vale published by The Society for the Preservation of Rural Cuddington

9 Appendices

Appendix A:

Glossary of Terms and Acronyms (taken from the Cheshire West and Chester Local Plan and National Planning Policy Framework)

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

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

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

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

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

Aggregate - Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone, drainage or bulk filling materials.

Allocated land/sites - Land which is defined in the development plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose.

Annual Monitoring Report (AMR) - Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

ASLEV - Area of Significant Local Environmental Value designated by Vale Royal Borough Council.

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

Brownfield land - See Previously Developed Land.

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

Community Infrastructure Levy - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Areas - Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by Local Planning Authorities under the Town and Country Planning Acts.

Derelict land - Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.

Development - Defined in Section 55 of the Town and Country Planning Act 1990 as:

"The carrying out of building, engineering, mining or other operations in, or, over or under land, or the making of any material change in the use of any buildings or other land".

Development brief - Document providing detailed information to guide developers on the type of development, design and layout constraints and other requirements for a particular, usually substantial, site.

Economic development - Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Edge of centre - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment land - Development of land falling within use classes B1, B2 and B8 or applicable sui generis uses of the Use Classes Order 1987 as amended.

Exception sites - Small sites solely for affordable housing that would not otherwise be released for general market housing.

Financial viability - An objective financial viability test of the ability of a development project to meet its costs including cost of planning obligations, whilst ensuring an appropriate site value to the land owner and a market risk adjustment return to the developer in delivering that project.

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.

Greenfield - Land on which no development has previously taken place unless the previous development was for agriculture or forestry purpose or, the remains of any structure or activity have blended into the landscape.

Green Infrastructure - A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Historic environment - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing land supply - The number of additional dwellings becoming available, either under construction or on land with planning permissions, or allocated within a local plan.

Key Service Centre – see Cheshire West and Chester Key Service Centres Background Paper July 2013

A Key Service Centre is a Market town or large village which represent the most sustainable locations within the rural area, with best access to services and facilities, public transport links. Capable of providing services such as: Secondary or primary school, general store, GP facility, post office, community building, supermarket, bank, place of worship, leisure centre, public house, library, dentist, sports pitches, and children's play area.

Listed building - A building included in a list compiled by the Secretary of State for National Heritage as being of special architectural or historic interest.

Local Development Document (LDD) -The collective term for documents prepared by a local planning authority which contain statements and policies regarding the development and use of land and the allocation of sites.

Local Development Framework (LDF) – A portfolio of local development documents which include the Local Development Scheme, development plan documents, Supplementary Planning Documents, the Statement of Community Involvement and the Annual Monitoring Report.

Local Development Scheme (LDS) - A public document setting out the Council's programme for the production of its Local Development Documents.

Local Plan - A plan setting the statutory planning framework for the area.

Local Planning Authority - The body responsible for carrying out the statutory planning functions.

Local Strategic Partnership - Set up under legislation in 2000, LSPs operate across an authority area and are overarching community partnerships to help deliver change. Often led by the local council, their membership should be representative of the local community.

Local Wildlife Site - formerly SBI

Low Key Recreational Activities - Spontaneous leisure activities which do not require permanent alteration of the existing environment e.g. Walking, cycling, horse riding.

National Planning Policy Framework (NPPF) - Sets out the government's policies for Local Plans and planning decisions.

North West of England Plan Regional Spatial Strategy to 2021 (RSS) - A document prepared by the North West Regional Assembly on behalf of the Secretary of State which set a spatial development framework for the region. It was adopted in September 2008 and was revoked on 20 May 2013.

Neighbourhood Development Order - An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plan - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Localism Act 2011).

Out of centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town - A location out of centre that is outside the existing urban area.

Planning Period- The planning period for the Local Plan and for the Neighbourhood Plan is up to 2030.

Previously Developed Land (PDL) – Land which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself (e.g. residential property and garden). It excludes land and buildings used for agricultural purposes, forest and woodland and urban open space such as parks, allotments and recreation grounds. It is also known as brownfield land.

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary Aggregates/Minerals - Minerals that are extracted or won from where they naturally occur.

SBI – Site of Biological Importance - Now defined as Local Wildlife Site

SSSI - Site of Special Scientific Interest a conservation designation denoting a protected area.

Strategic Housing Land Availability Assessment (SHLAA) - An assessment of the housing land supply and potential within a local authority area with the intention of demonstrating that sufficient housing supply exists/likely to exist over different time bands.

Strategic Housing Market Assessment (SHMA) - An assessment of a housing market produced by authorities or partnership authorities.

Supplementary Planning Document (SPD) - Guidance note produced by the local authority, which gives advice on particular aspects of policies in development plan documents. They can provide a guide for developers. They do not form part of the development plan and are not subject to independent examination.

Sustainability Appraisal (SA) - A means of appraising the social, environmental and economic effects that policies and plans may have in the long term. Sustainability appraisals are required for each development plan document and must fully incorporate the requirements of the Strategic Environmental Assessment Directive.

Sustainable Drainage Systems (SuDS) - A sequence of management practices and control structure, often referred to as SuDS, designed to drain water in a more sustainable manner than some conventional techniques. Typically these are used to attenuate run-off from development sites.

Appendix B:

Schedule of Policies

Environment and Landscape

Policy 1   Landscape Setting

Policy 2   Local Heritage Assets

Policy 3   Protecting Trees, Hedgerows and Vegetation

Policy 4   Local Green Space

Policy 5   Open Countryside

Policy 6   Vistas and Views

Economy and Retail

Policy 7   Employment Development

Policy 8   Retail Development

Policy 9   Working from Home

Policy 10   Tourism

Policy 11   Blakemere

Housing and Design

Policy 12   Housing Mix and Type

Policy 13   Affordable Housing

Policy 14   Location of Buildings

Policy 15   Design for New Development

Policy 16   Eco-design and Energy Saving

Travel and Movement

Policy 17   Improved Pedestrian, Cycle and Public Transport Access

Policy 18   Parking Standards

Policy 19   Traffic Impact of New Development

Appendix C:

Affordable Housing Selection Criteria for the Parish

This appendix provides information on the sort of arrangement that the Parish Council may wish to negotiate with those involved in building affordable homes for the benefit of those that live, work or have strong connections with the Parish.

(a) Planning Body Suggested guidance on a possible arrangement (CWaC Planning Officer)

Affordable housing that is social rented is allocated through West Cheshire Homes and to apply people need to be on the housing register. There is a local connection criterion that applicants must fulfill to be eligible and additional criteria can be added – for example:

- The customer or member of his/her household must currently reside, and have been residing continuously, for the past 2 years in the electoral ward where the property has become available; or

- The customer has permanent fulltime or part- time work in the ward

- The customer has a close family member living in the ward (i.e. mother, father, brother, sister, son, daughter) who has resided there continuously for 5 years.

In the case of other tenures of affordable housing such as shared ownership or discount sale properties, applicants do not need to be on the housing register but eligibility criteria will be agreed in an affordable housing statement required through planning conditions. For shared ownership properties compliance with the local connection criteria will be assessed by the Rural Parish holding an interest and for discounted housing an application has to be submitted to the Council's Affordable Housing Team.

Suggested timescales for advertising properties are:

4 weeks - resident/ strong local connection/ rural ward
2 weeks - neighbouring wards
2 weeks – Cheshire West and Chester
2 weeks – anyone deemed to be in housing need by Cheshire West and Chester.

(b) Planning Body suggestion (CWaC Housing Planning Officer)

General Criteria for selection of Eligible Persons for Affordable Units

1.0 Each unit within the Development shall initially and at any time subsequently upon a vacancy arising, be available to purchase by eligible persons who meet the Homes and Communities Agency / West Cheshire Housing Allocations Policy Eligibility Criteria or equivalent thereof.

1.1 Where there are multiple eligible applicants for a unit, priority should be given to households who:

a) Are in **Housing Need**

b) Require that **size and type** of property to meet their needs

c) Have a **Local Connection** to Cheshire West and Chester.

Definitions

Housing Need – Persons living in unsuitable housing who need to move to solve their housing situation, to include:

1) Persons currently sharing facilities and forming an emerging or separate new household.
2) Persons living in overcrowded, unsafe or poor housing conditions (as defined by Housing, Health and Safety Rating System) where there is a high risk of harm.
3) Persons who need to move on medical or welfare grounds, including disability, abuse or harassment.
4) Persons who are unable to afford their current accommodation or are homeless.
5) Persons moving on from supported accommodation or young people leaving care.

6) Persons who can demonstrate a need to move to be nearer employment or support networks or to give support to a close family member.

7) Persons who have been approved by the local authority for fostering and/or adoption, but lack suitable accommodation.

8) Persons who are under occupying their current property by at least one bedroom and wish to downsize.

9) First time buyers.

Size and type – When prioritising applicants, the number of bedrooms a household requires will be considered. Taking into account national space standards, one bedroom is needed for each:

- Single adult or couple
- Two children under 10 regardless of gender
- Two children under 16 of same gender
- Other adults living in the household
- Where an applicant, or member of their household, is expecting a child and this grants the need for an additional bedroom
- Consideration will also be given where a separate room is required for the use and/or storage of medical equipment; where a disabled person needs an overnight carer; or for employment purposes.
- Where an applicant, or member of their household requires specialised or adapted property, such as accommodation all on one level due to mobility issues, they will be prioritised for such units.

Local Connection – person who meets one of the following criteria:

1) Has lived within the borough for at least 6 out of the last 12 months or 3 out of the last 5 years

2) Has immediate family (mother, father, brother, sister, son, daughter) who are currently living in the borough and have done so for at least the last 5 years

3) Has a permanent contract of employment in the borough or has accepted in writing a firm offer of permanent employment

4) Those who are serving or have served in the Armed Forces within the last two years, including ex-spouses and civil partners of Armed Forces personnel.

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Delamere Park

Cuddington

Sandiway
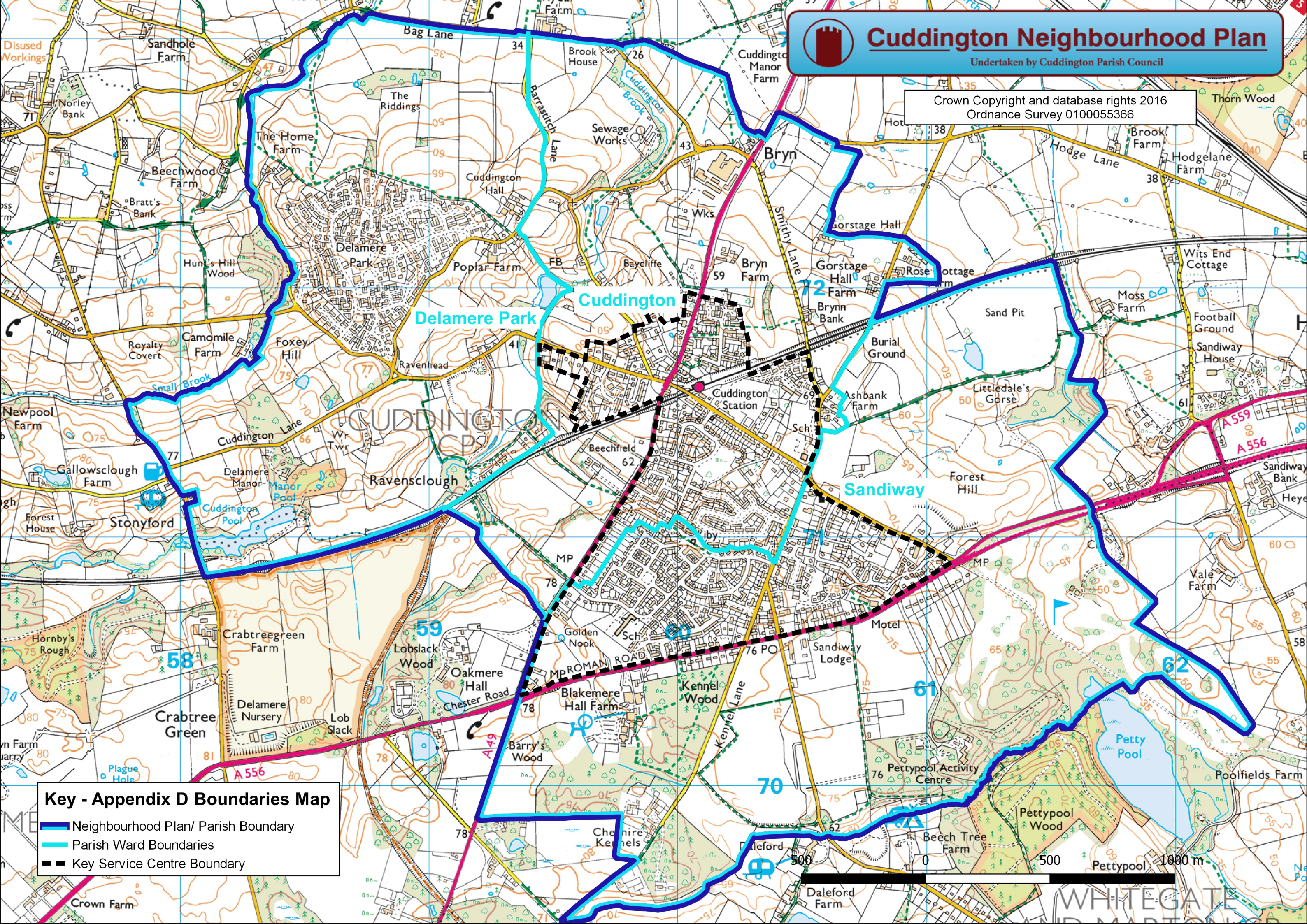
Key - Appendix D Boundaries Map

— Neighbourhood Plan/ Parish Boundary
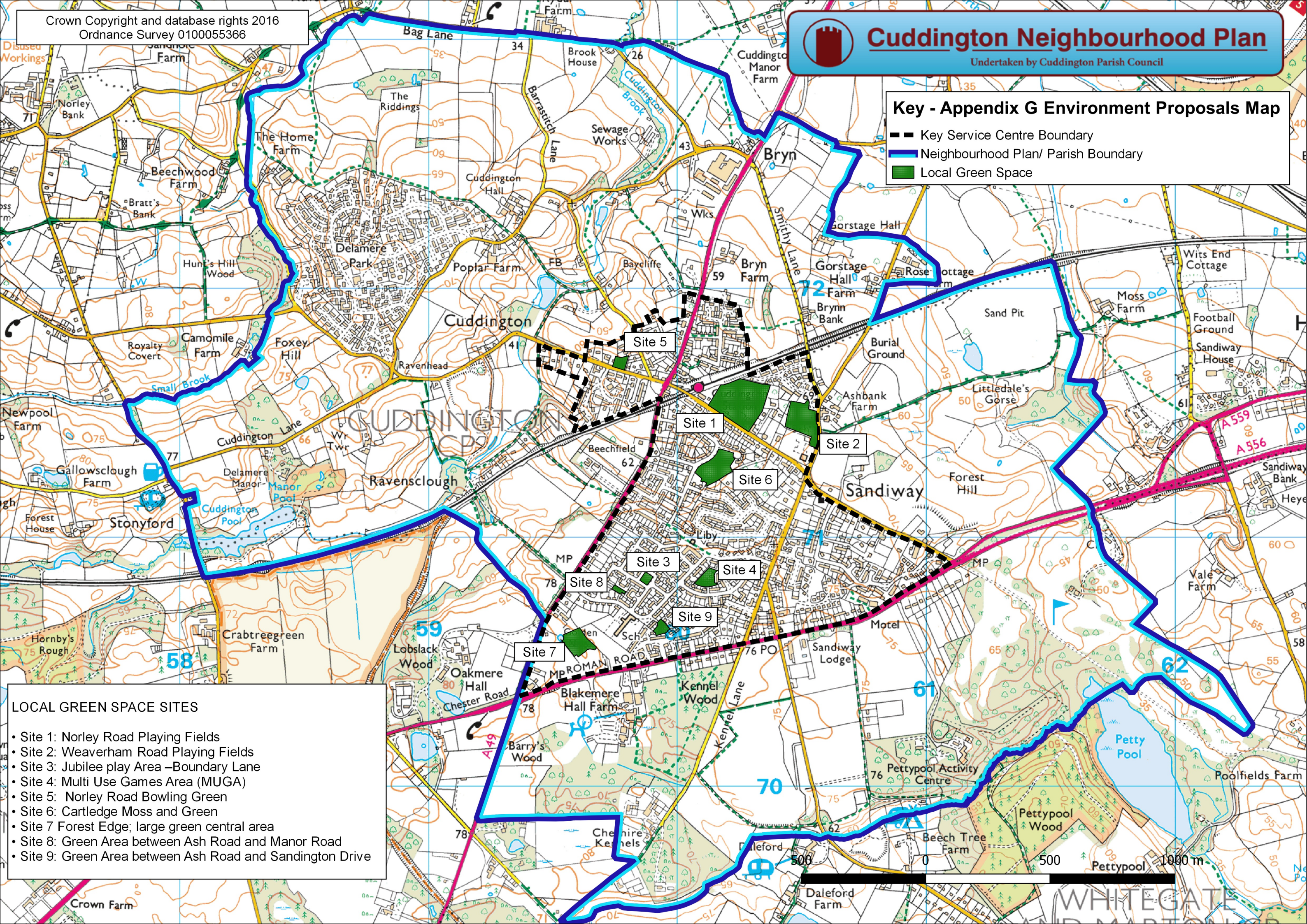— Parish Ward Boundaries
- - - Key Service Centre Boundary

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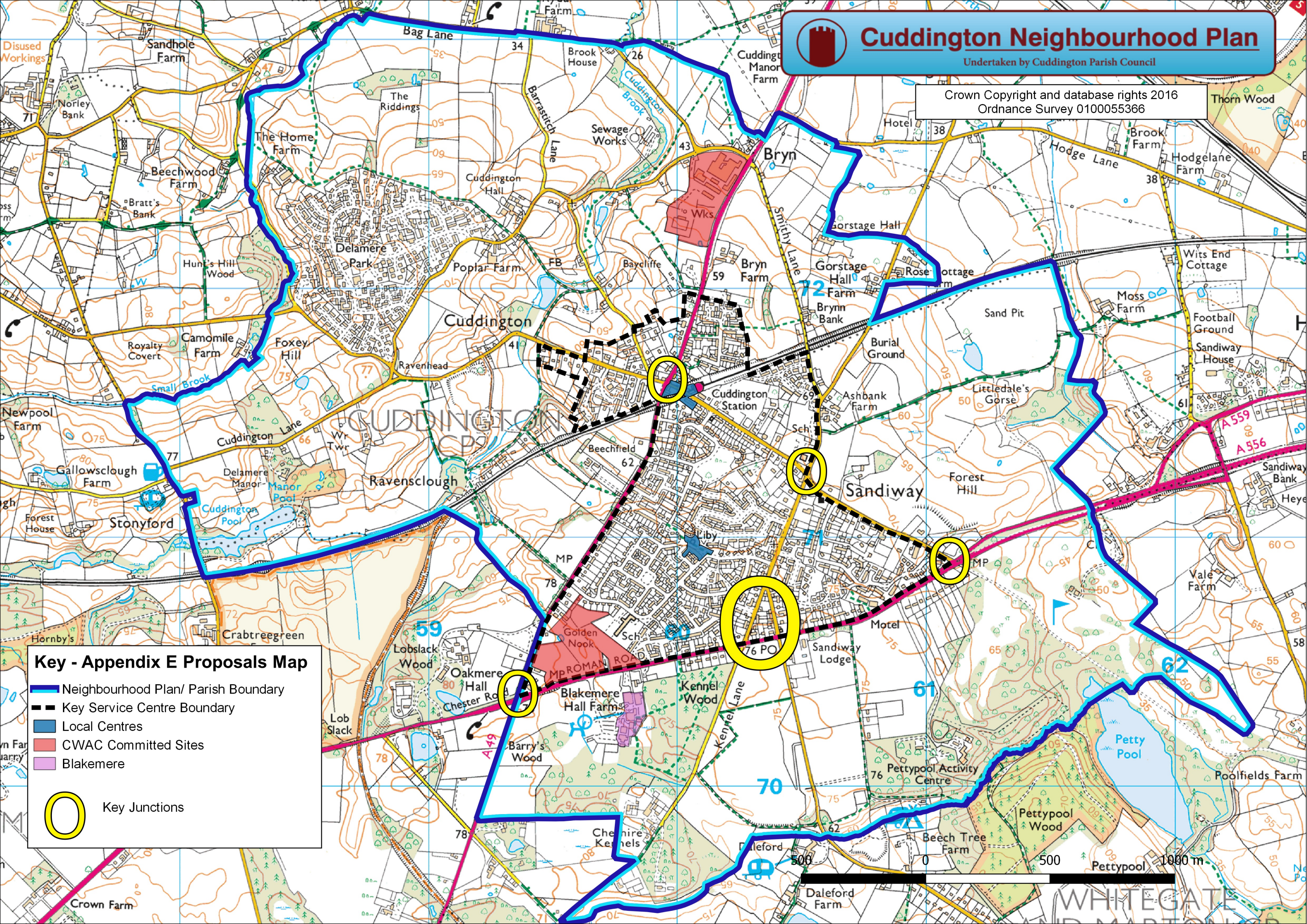
Key - Appendix E Proposals Map

— Neighbourhood Plan/ Parish Boundary
- - - Key Service Centre Boundary
� Local Centres
▨ CWAC Committed Sites
▨ Blakemere

◯ Key Junctions

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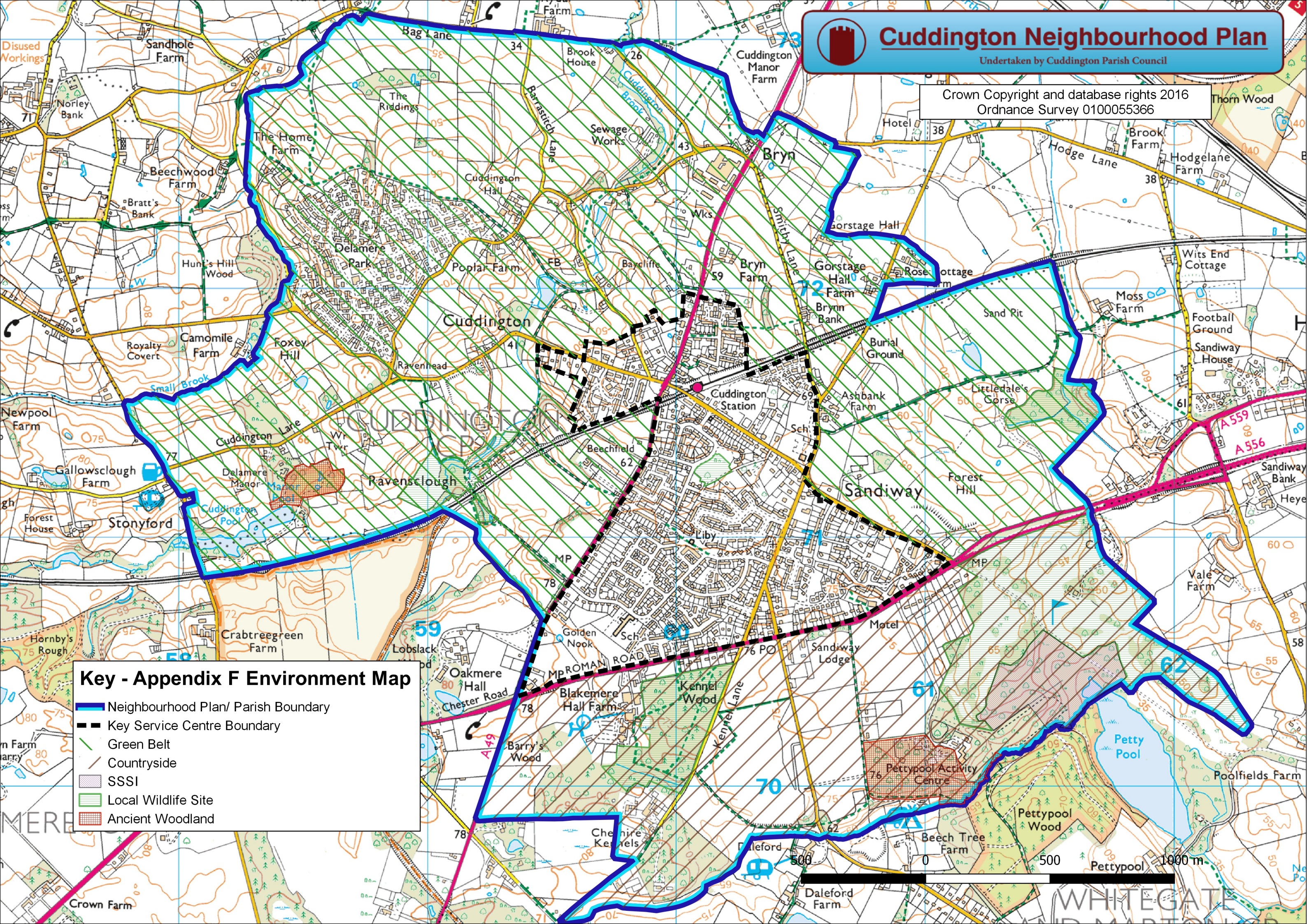
Key - Appendix F Environment Map

— Neighbourhood Plan/ Parish Boundary
--- Key Service Centre Boundary
/ Green Belt
/ Countryside
SSSI
Local Wildlife Site
Ancient Woodland

Cuddington Neighbourhood Plan

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Key - Appendix G Environment Proposals Map

- - - - Key Service Centre Boundary
— Neighbourhood Plan/ Parish Boundary
■ Local Green Space

Site 5

Site 1

Site 2

Site 6

Sandiway

Site 3

Site 4

Site 8

Site 9

Site 7

LOCAL GREEN SPACE SITES

- Site 1: Norley Road Playing Fields
- Site 2: Weaverham Road Playing Fields
- Site 3: Jubilee play Area –Boundary Lane
- Site 4: Multi Use Games Area (MUGA)
- Site 5: Norley Road Bowling Green
- Site 6: Cartledge Moss and Green
- Site 7 Forest Edge; large green central area
- Site 8: Green Area between Ash Road and Manor Road
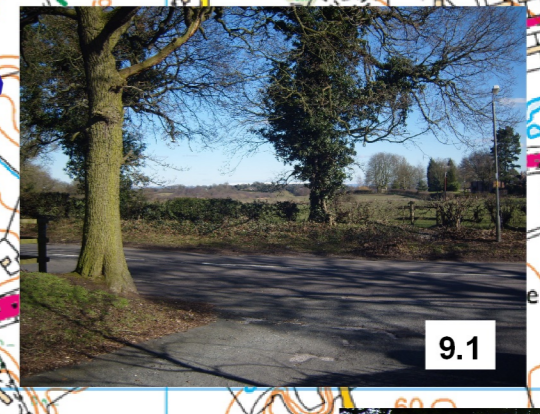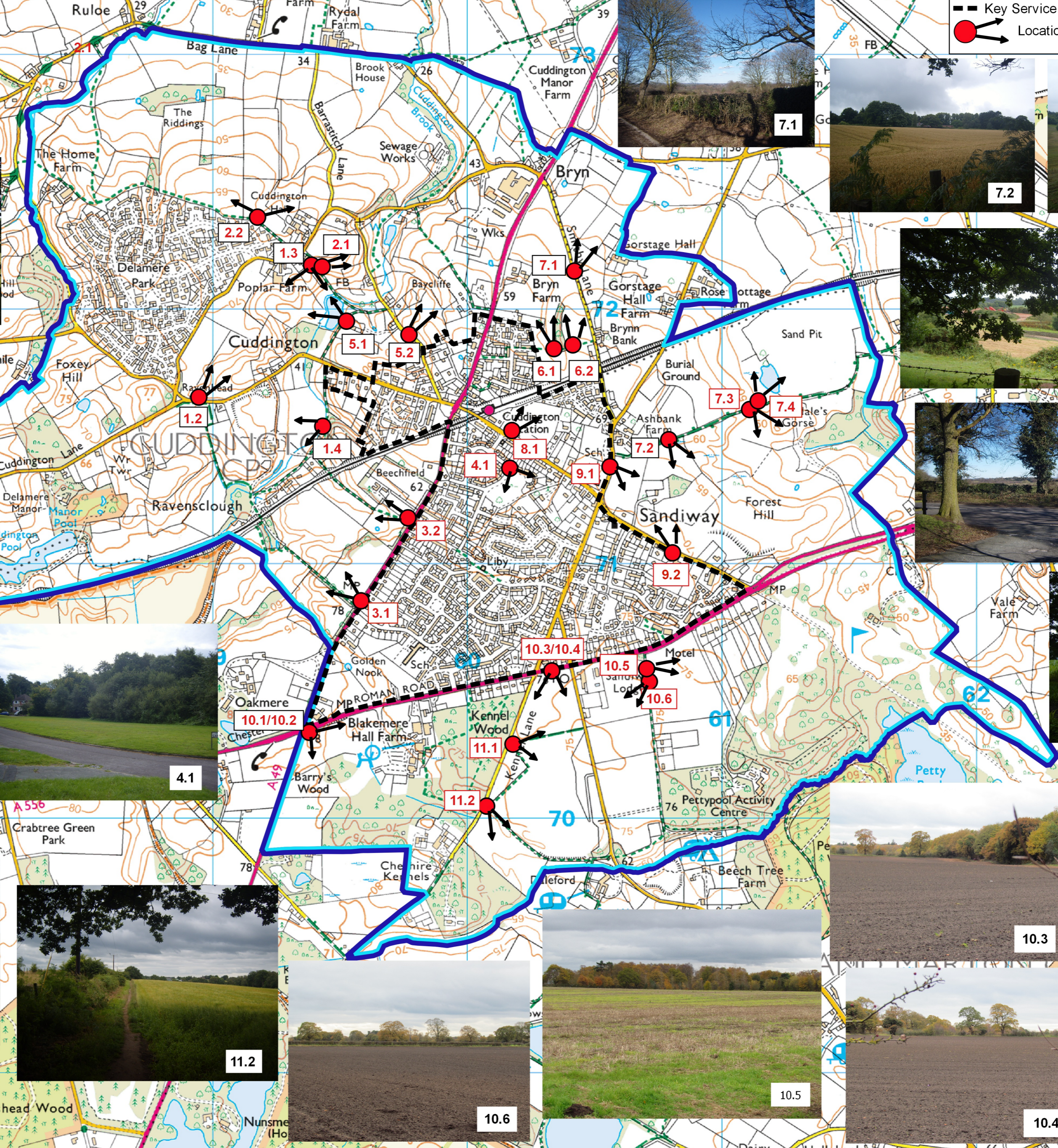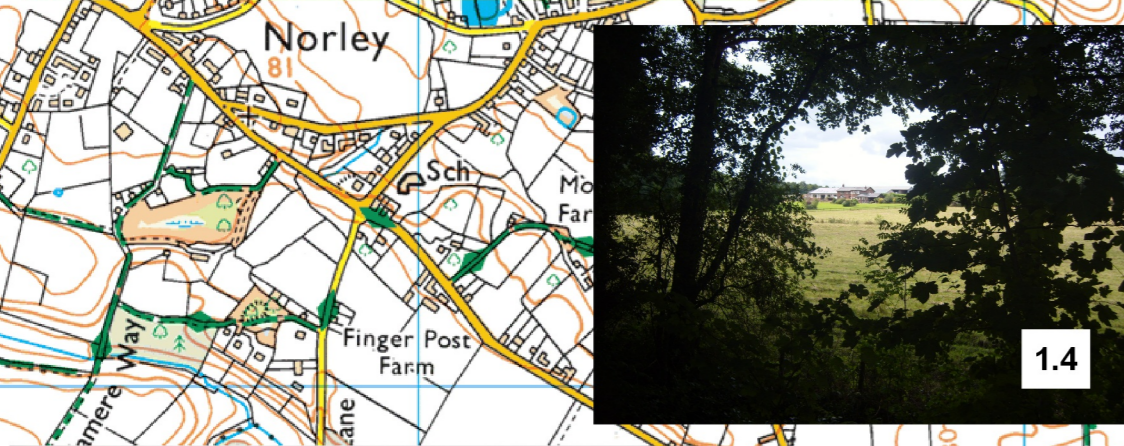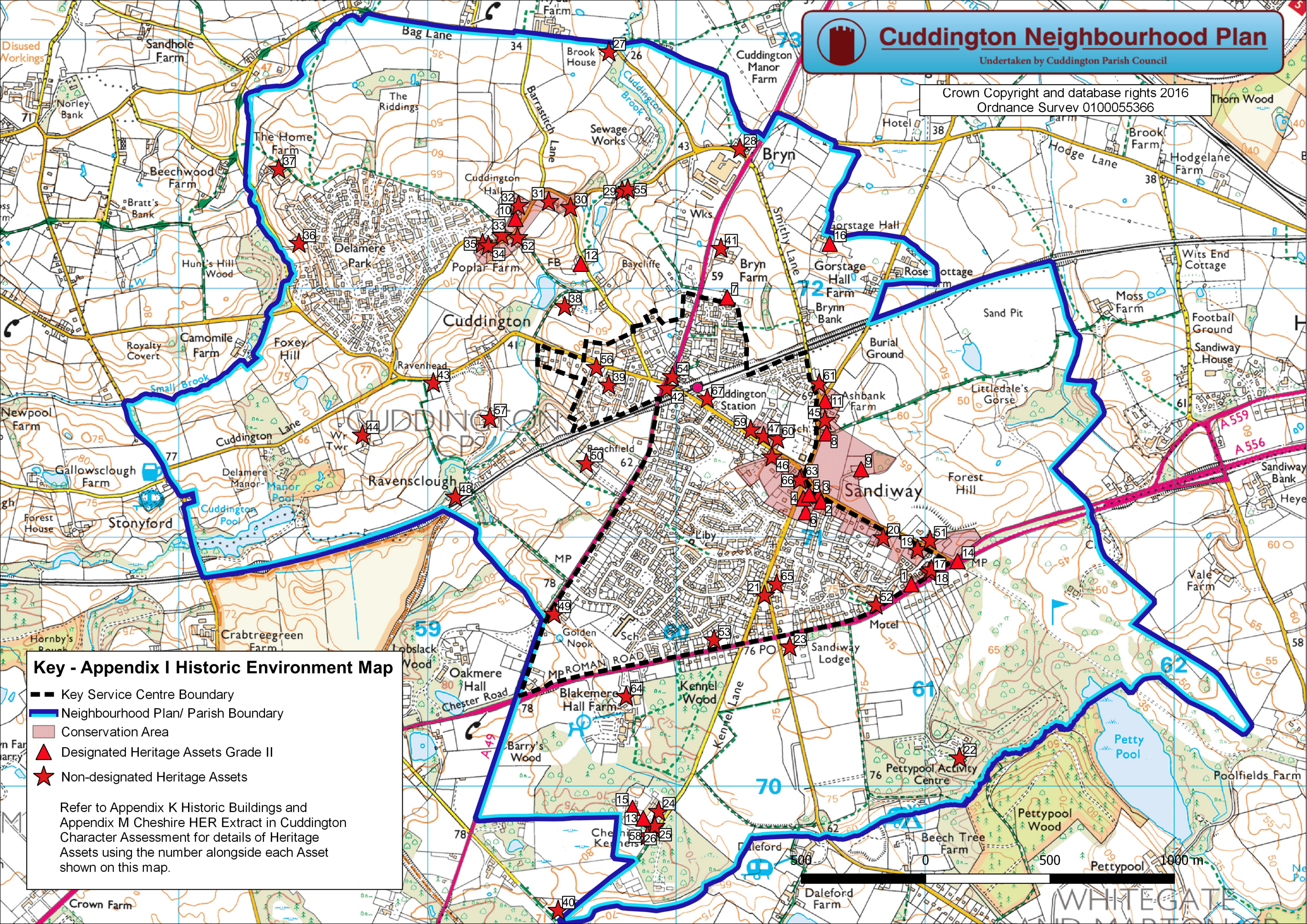- Site 9: Green Area between Ash Road and Sandington Drive

Key Appendix H - Vistas and Views Map

— Neighbourhood Plan/ Parish Boundary
- - - Key Service Centre Boundary
● Location, Direction and Reference of Vista / View

Cuddington Neighbourhood Plan
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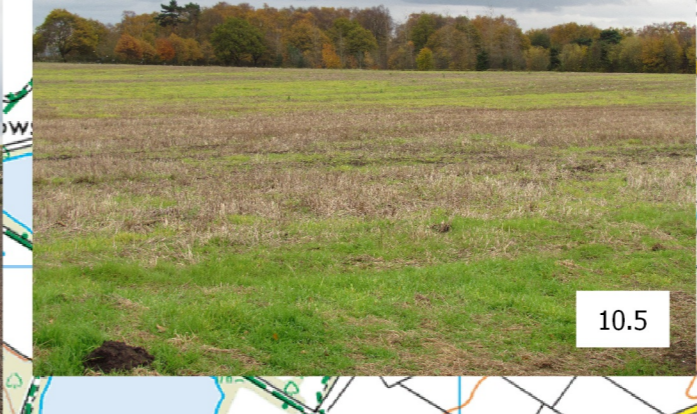
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Key - Appendix I Historic Environment Map

- - - Key Service Centre Boundary
─── Neighbourhood Plan/ Parish Boundary
▬ Conservation Area
▲ Designated Heritage Assets Grade II
★ Non-designated Heritage Assets

Refer to Appendix K Historic Buildings and
Appendix M Cheshire HER Extract in Cuddington
Character Assessment for details of Heritage
Assets using the number alongside each Asset
shown on this map.

10 Acknowledgements

Neighbourhood Plan Steering Group

The Residents of Cuddington Parish for their ideas and support throughout the project

Cheshire West and Chester Planning Team

Urban Imprint

Graphish Design

urban imprint

GRAPHISH
CREATION BY DESIGN

GROUNDWORK
CHANGING PLACES
CHANGING LIVES