

Cuddington Neighbourhood Plan Guide to Supporting Evidence

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1. Purpose of this Guide

This document provides an introduction to information generated by the Cuddington Parish Neighbourhood Plan Steering Group during the production of the Neighbourhood Plan. The documents are all based on consultation exercises undertaken within the Parish between 2014 and 2017.

The Neighbourhood Plan has been generated in accordance with the National Planning Policy Framework process, which requires it to be in general conformity with the strategic policies in the Cheshire West and Chester Local Plan – Parts 1 and 2. It is not the intention of this document to signpost the aspects of these (and other) formal documents that have been used in the preparation of the Cuddington Parish Neighbourhood Plan.

2. Structure

This document will begin by providing some of the basic statistics for our village. It will then list the supporting references and provide a brief introduction to the information that can be found in each of them.

3. Parish Profile (based on 2011 Census)

Data taken from 2011 census quoted in the Housing Needs Survey Report: -

[2011 Census Overview Profile CWAC.](#)

[2011 Census Overview Profile Weaver and Cuddington Ward](#)

Table 1: Population

Age Range	Parish	CWaC Area	NW Region	2014 Parish**
0 – 15	15.9*	17.7	18.6	15.6
16 – 24	7.7	10.8	12.1	7.3
25 - 44	19.7	25.1	26.4	17.9
45 - 59	21.9	21	19.8	21.6
60 - 74	22.5	16.8	15.1	23.9
75+	12.3	8.6	7.7	13.7
Total Population	5333	329608	7052177	5019
% over 60	34.8	25.4	22.8	37.6

*Figures are percentages of the total population at the base of the column.

** Based on Cheshire West and Chester 2015 Community Governance Review, which altered the boundaries of the Parish, hence the reduction in total numbers.

Table 2 Household Size

Household size	Parish	CWaC Area	NW Region
1 person	24.6*	29.6	32.2
2 person	43.3	36.1	33.5
3 person	13.4	15.8	15.7
4 person	14.2	13	12.2
5 person	3.5	4	4.3
6 person	0.8	1.1	1.5
>6 person	0.2	0.4	0.6
Total number of households	2250	141442	3009549

*Percentage of total households at base of column

Table 3 Property Type

Type of Property	Parish	CWaC	NW Region
No of detached houses and bungalows	55.6*	30	18
No of semidetached houses and bungalows	26.2	36.5	36.4
No of terrace/ mews	11.7	21.5	29.9
No of Flats and Apartments	6.3	11.4	15.4
No of caravans	0.2	0.6	0.2
Total Number of Properties	2250	141276	3002651

*Percentage of number of properties shown at base of column

Table 4 House Size – based on no of bedrooms

No of Bedrooms	Parish	CWaC	NW Region
1	3.6*	7	9.5
2	15.2	23.6	28.5
3	37.7	46.8	45
4	37	17.5	13.1
5 and more	6.4	4.9	3.7
Total number of properties	2250	141442	3009549

*Percentage of total number of properties at base of column

Table 5 Tenure

Type of Tenure	Parish	CWaC	NW Region
Own outright	46.7*	34.7	31
Own Mortgage/ Loan	37.3	36	33.5
Shared Own	0.3	0.8	0.5
Social Rent Council	3.6	7.4	7.7
Social Rent Housing Assoc	4.1	7.3	10.6
Rent Private	6.1	11.3	14.1
Rent/ Other	1.9	2.4	2.5
Total Properties	2250	141442	3009549

*Percentage of total number of properties at base of column

A broader based picture containing more detailed information is available from the Rural Community Profile for Cuddington (Weaver and Cuddington) (Parish) - July 2013. This reference (also based on the 2011 census) covers the following headings:-

Social and Cultural
Equity & prosperity
Economy
Housing and the built environment
Transport and connectivity
Services
Environment
Governance

The report can be found on the village website at:

[2013 Cuddington Profile](#)

4. Location

Fig 1 shows the location of Cuddington Parish within the Cheshire West and Chester borough and Fig 2 shows a more detailed map of the Parish. The Parish comprises 3 villages – Cuddington, Delamere Park and Sandiway. The Key Service Centre comprises Cuddington and Sandiway – see Fig 3 black border area. The Key Service Centre is bounded by the green belt on the north, west and east sides and by open countryside on the south. Delamere Park is embedded within green belt.

5. Documents produced for Cuddington Parish Neighbourhood Plan

5.1 Cuddington, Delamere Park and Sandiway Village Plan July 2015

5.2 Cuddington (Parish) Character Assessment August 2016

5.3 Housing Needs Survey Report May 2016

5.4 Policy Ideas Survey Report

5.5 Assessment of Open Space against the NPPF criteria for protection of Local Green Spaces

5.6 Consultation Statement

5.7 Documents prepared on behalf of the Neighbourhood Plan Steering Group

5.1 Cuddington, Delamere Park and Sandiway Village Plan July 2015

In some areas this report covers issues that recur in the Neighbourhood Plan but was not restricted to land-use planning issues.

The Key Headings are: -

Part 1 Introduction – community profile, consultation process, Survey Statistics

Part 2 Survey Results

Traffic and Transport

Environment

Facilities & Community

Young People

Primary School Children

Business Survey

Table of Actions

Approximately 2400 questionnaires were distributed – one to each household in the village (i.e. Cuddington, Delamere Park and Sandiway) that was occupied at the time. The response rate was ~36%. This report laid the groundwork on which the requirement for the Neighbourhood Plan was established. It is apparent that many of the issues raised in the Village Plan Survey also appear in the responses to the Housing Needs Survey and the Policy Ideas survey. One of the common recurring themes was a desire to ensure that no further development takes place within the village because two large housing developments had already been approved for construction.

Fig 4 provides a copy of the contents list of the report. The report can be found on the village website at:

[Cuddington Delamere Park and Sandiway Village Plan](#)

5.2 Cuddington (Parish) Character Assessment (August 2016)

The Character Assessment process split the Parish into 14 zones – see Fig 5. It used a team of residents –some of whom lived in the zone being looked at – to review the zones against the criteria below: -

1. Topography – Landscape setting/ gradient of the local area (flat, sloping, valley, plateau, hilltop, etc).
2. Land Uses – Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.

3. Layout – Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide, narrow, long, short etc)
4. Roads, Streets, Routes – Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.
5. Spaces – parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.
6. Buildings – building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct and/ or predominant architectural features, window types, condition, etc.
7. Landmarks – Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural).
8. Green and Natural Features – Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.
9. Streetscape – Lampposts, benches and seating, street surfacing materials, signage, boundary treatments, etc.
10. Views – Important views in and out of the character area (record location of viewpoint and direction and extent of view).

One or two of each group who were undertaking the review were common to all review teams to ensure consistency of approach.

Fig 6 is a copy of the Index page of the report. The report can be found on the village website at:

[Cuddington Parish Character Assessment February 2018](#)

5.3 Housing Needs Survey Report May 2016

This is a report of the results of a survey undertaken by the Steering Group. The survey provided a questionnaire to each house in the village (i. e. all properties in Cuddington, Delamere Park and Sandiway) that were occupied at the time. 2413 forms were posted through letterboxes. The response rate was 31%.

The sections of the questionnaire were:

Section 1: Your household – covered the numbers and age groups in the household.

Section 2: Your home – main issues type of property, ownership status, number of bedrooms, and car ownership.

Section 3: Use of transport – dealing with transport to work and education.

Section 3: Use of village facilities – listing most of the village facilities (asking about use and sufficiency) and a question on weekly shop.

Section 5: Location of respondent – looking for information on closest landmarks to the respondents (to check the coverage of responses) and whether any changes in accommodation were envisaged in the next 10 years or so.

Section 6: Future housing requirements – main issues movement into and out of the village, expectation of need for different accommodation in 1 and 10 years, type of accommodation required, type of ownership required.

Information was also requested on how much first time buyers would be able to afford to pay for those wishing to buy a property with a similar question for those who wished to rent accommodation.

The form closed with an opportunity to provide the respondents top 3 priority issues, which had not been covered in the remainder of the form. 595 comments were received under this section that are briefly summarised in the report. All comments are listed in an Appendix to the report.

Fig 7 is the index of the report. The report can be found on the village website at:

[Cuddington Neighbourhood Plan Housing Needs Survey Report](#)

5.4 Vision, Objectives and Policy Ideas Survey

Based on information from the documents listed above opinion was canvassed on 22 policy ideas together with suggested aspiration(s) in the topic areas. The survey listed the proposed overall vision for the village and also proposed objectives associated with the topic areas that had been chosen as the key areas of the plan. 2474 surveys were distributed – one to each house occupied in the village at that time. The survey received a 19% response rate.

The overall proposed vision for the village is:

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

[Note that the use of the ‘Cuddington’ as shorthand for ‘Cuddington’ Parish caused some confusion because some inhabitants of Sandiway and Delamere Park thought they were not included. This was not the intention!]

The proposed objectives were as follows:

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

Economy: 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 Development: to improve the housing mix through sustainable development by providing smaller and affordable homes which meet the needs of the 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.

22 policy ideas were offered in the survey together with some suggested aspiration(s) in each of the topic areas. The form allowed three options: - to skip the question (or abstain), to ‘support’ or ‘not to support’.

The policy ideas report lists the statistics of the response to each idea and aspiration – number of responses, number of skips, number supporting and number not supporting. A very brief summary of comments relevant to the Neighbourhood Plan process is given for each policy idea/ aspiration and the full list of comments is appended to the document. In some cases where the response is vastly in favour of the policy idea/ aspiration only this fact is noted. It should be noted that the lowest approval rate for any policy idea/ aspiration exceeded 80%.

The Survey and report on the Survey can be found on the village website at:

[**Neighbourhood Plan Informal Consultation - Vision, Objectives and Policy Ideas**](#)

[**Neighbourhood Plan Informal Consultation - Vision, Objectives and Policy Ideas Report**](#)

5.5 Assessment of Local Green Spaces

This assessment uses the criteria provided in the NPPF paragraph 77, to identify and describe 15 Green Spaces that are valued by the local community. The analysis can be found on the village website at:

[**Neighbourhood Plan Local Green Space Analysis**](#)

5.6 Consultation Statement

This statement provides a history of the consultation process from the opening meeting to the Pre Submission Regulation 14.

The statement contents are as follows:

1. Introduction and Context
2. Consultation Timeline
3. Regulation 14 Consultation
4. Communications Programme
5. Post Regulation 14

Appendices

- Appendix 1: Village Plan Report
- Appendix 2: Neighbourhood Plan Launch Meeting 13 October 2015
- Appendix 3: April 2016 Roadshows – Post-it Notes and Verbal Comments
- Appendix 4: Housing Needs Survey and Report
- Appendix 5: Cuddington Gala Articles 2016 and 2017
- Appendix 6: Neighbourhood Character Assessment
- Appendix 7: October 2016 Roadshows
- Appendix 8: November 2016 Consultation: Vision, Objectives and Policy Ideas
- Appendix 9: November 2016: Drop in Sessions
- Appendix 10: Pre Submission Consultation Table of Comments and Responses
- Appendix 11: Round Tower Special Editions
- Appendix 12: Publicity in Local Press
- Appendix 13 Parish Council briefings

The report can be found on the village website at:

[Neighbourhood Plan Consultation Statement](#)

6. Documents prepared on behalf of the Neighbourhood Plan Steering Group

Prepared by Cheshire West and Chester Council December 2017:

SEA Sustainability Appraisal and HRA Screening Determination for Cuddington Parish Neighbourhood Plan

Prepared by Urban Imprint, Town Planning Consultants

Cuddington Parish Basic Conditions Statement
Cuddington Parish Environmental Assessment
Cuddington Parish Sustainability Appraisal

The reports can be found on the village website:

[Key Documents](#)

7. Pre Submission Consultation

Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 (as amended) requires the Parish Council to present a pre-submission of their draft Neighbourhood Plan for consultation with the statutory and other bodies referred to in paragraph 1 of Schedule 1 of the same Regulations and with people who live, work or carry on business in the neighbourhood area.

This consultation occurred in June and July 2017 and 33 responses were received from statutory bodies and from local residents. The responses were reviewed by the Steering Group, Cuddington Parish Council and in liaison with Cheshire West and Chester Planning department. The draft Neighbourhood Plan was modified in response to this consultation, and several policies were re-written. The Submission Draft Neighbourhood Plan is the result of that process.

The comments received in the Pre-Submission consultation and the response to these comments are shown in the Consultation Table of Comments and Responses which can be seen on the village website at:

[Neighbourhood Plan Pre Submission Consultation Table of Comments and Responses](#)

8. List of Figures

Fig 1: Location of Cuddington Parish in the Cheshire West and Chester Borough

Fig 2: Detailed Map of Cuddington Parish

Fig3: Boundary of Key Service Centre

Fig 4: Index to Village Plan

Fig 5: Cuddington Parish Character Assessment Zones

Fig 6: Index to Cuddington Parish Character Assessment

Fig 7: Index to the Housing Needs Survey Report



Fig 1: Location of Cuddington Parish in the Cheshire West and Chester Borough



Fig 2: Detailed Map of Cuddington Parish

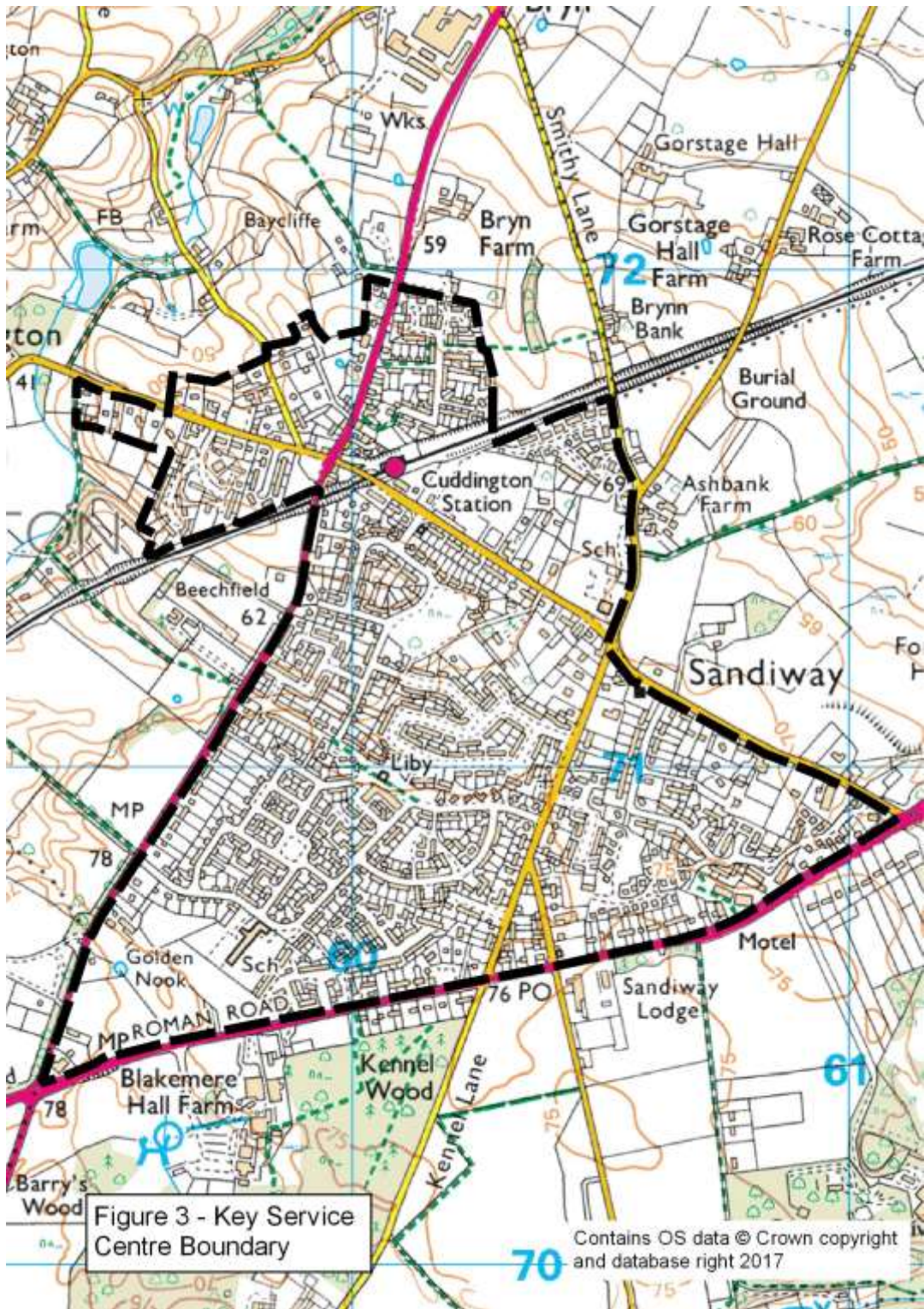


Fig3: Boundary of Key Service Centre

Fig 4: Index to Village Plan

Village Plan Part 1: Introduction

- 1.0 Community Profile - History
- 2.0 Community Profile – Now
- 3.0 Why have a Village Plan
- 4.0 Consultation Process
- 5.0 Village Plan Survey Statistics

Village Plan Part 2: Village Surveys

- 1.0 Traffic and Transport
 - 1.1 General comments
 - 1.2 Parking
 - 1.3 Traffic Management
 - 1.4 Public Transport - Buses
 - 1.5 Public Transport – Trains
- 2.0 Environment
 - 2.1 General Comments
 - 2.2 General Aspects of the Environment
 - 2.3 Problems with the Environment
 - 2.4 Ideas for Improving the Environment
 - 2.5 Housing and Development
 - 2.6 Sustainability
- 3.0 Facilities and Community
 - 3.1 Welfare Facilities
 - 3.2 Leisure Facilities
 - 3.3 Safety and Security
- 4.0 Young People
 - 4.1 Introduction
 - 4.2 Communications
 - 4.3 Leisure Facilities
 - 4.4 Traffic and Transport
 - 4.5 Environment
 - 4.6 General Comments – Living in the Village
- 5.0 Primary School Children
 - 5.1 Introduction
 - 5.2 Survey Responses
 - 5.3 Conclusions from responses
- 6.0 Business Survey
 - 6.1 General comments
 - 6.2 Survey Responses
 - 6.3 Conclusions from responses
- 7.0 Tables of Actions

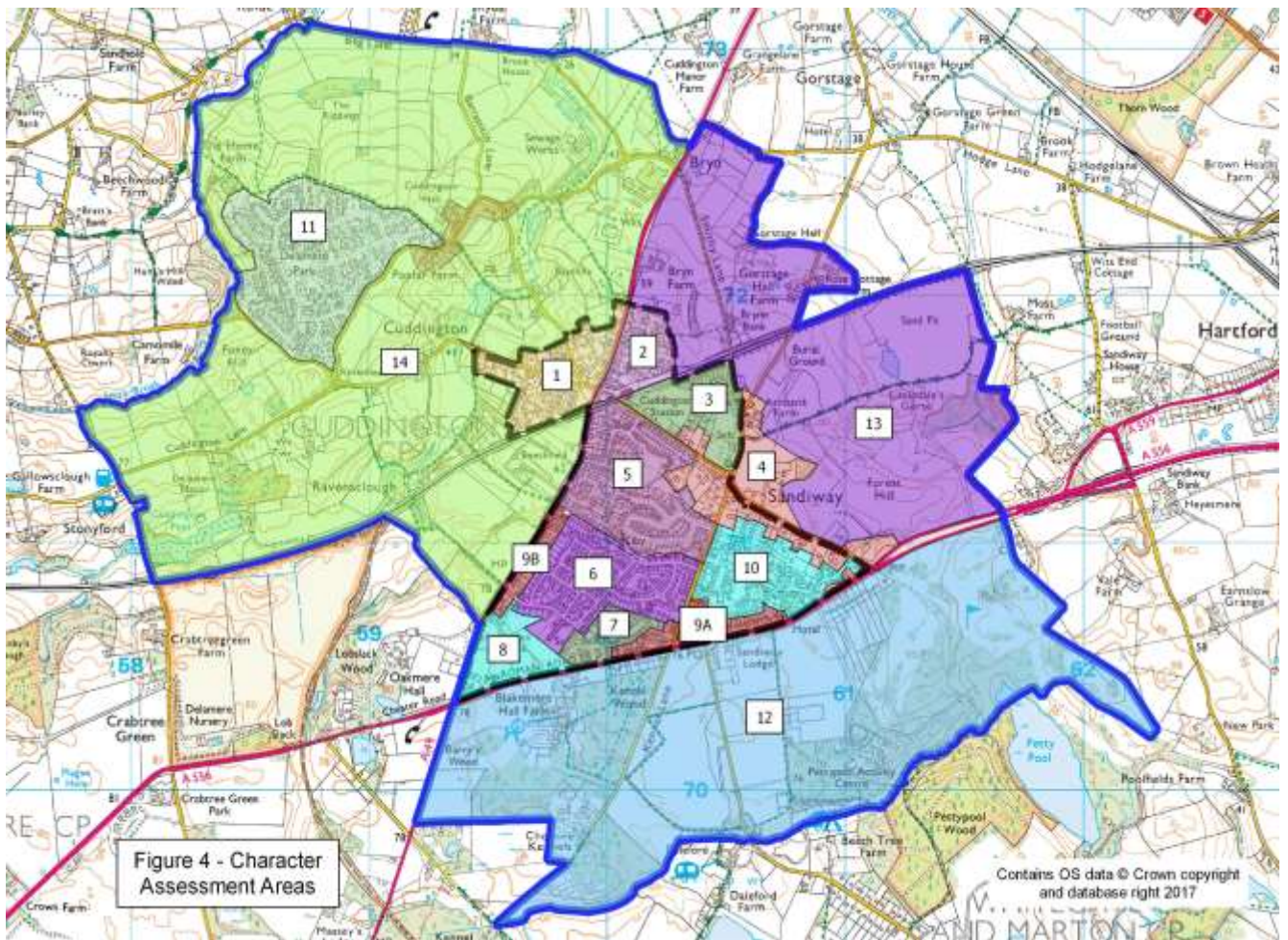


Fig 5: Cuddington Parish Character Assessment Zone

Fig 6: Index to Cuddington (Parish) Character Assessment Report

1. Introduction to Cuddington Character Assessment
 2. Introduction to Cuddington Parish
 3. Community Profile – History
 4. Changes in Character of Parish
 5. Neighbourhood Character Assessment
 - 5.1 Area 1 – Mill Lane and Area 2 Moorlands Park
 - 5.2 Area 3 – Village Hall and Playing Fields
 - 5.3 Area 4 – John Douglas and Conservation Area
 - 5.4 Area 5 – Cartledge Moss, Moss Lane, East Lane and Sandown Crescent
 - 5.5 Area 6 – Mere Lane Shops and Housing Estate
 - 5.6 Area 7 – Grange Estate
 - 5.7 Area 8 – Forest Edge Estate
 - 5.8 Area 9A – Linear A556, Weaverham Road, School Lane
 - 5.9 Area 9B – Linear A49
 - 5.10 Area 10 – Hadrian Way, St John’s Way, Chiltern Close and Weaverham Road
 - 5.11 Area 11 – Delamere Park
 - 5.12 Area 12 – Open Countryside south of A556
 - 5.13 Area 13 – Green Belt: East of Village
 - 5.14 Area 14 – Green Belt: North of Village including Eden Grange
 6. Roads, Streets and Routes in the Parish
 7. Road Traffic Issues
 8. Travel Issues
-
- | | |
|------------|--|
| Appendix A | Adjacent to the Parish Boundary |
| Appendix B | Growth since 1766 |
| Appendix C | Development Impact since 1948 |
| Appendix D | Footpaths |
| Appendix E | Conservation Areas |
| Appendix F | Open Areas and Walkers’ Paths |
| Appendix G | Streetscape Features |
| Appendix H | Topography |
| Appendix I | Vistas – Examples |
| Appendix J | Views |
| Appendix K | Historical Buildings |
| Appendix L | Historical Landscapes |
| Appendix M | Cheshire Historic Environment References - Extract |
| Appendix N | Landmarks |
| Appendix O | Catalogues |
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- References
- Acknowledgements

Fig 7: Index of Housing Needs Survey Report

1. Introduction
2. How representative is the survey?
 - 2.1 Population: comparison of survey data with census data
 - 2.2 Household Size: comparison of survey data with census data
 - 2.3 Property type and size: comparison of survey data with census data
 - 2.4 Tenure: comparison of survey data with census data
3. What does it tell us?
 - 3.1 Your Household
 - 3.1.1 Questions 1 - 5: Occupancy of detached properties by the over 60s
Respondents who consider their property too big/ too small
 - 3.1.2 Questions 6 – 9 Homes modified for health issues
Respondents on housing waiting list
 - 3.2 Use of Transport
 - 3.2.1 Questions 10 – 15 Car Ownership
Car Parking
Travel to Work
Travel to education
 - 3.3 Village Facilities
 - 3.3.1 Question 16 Use of Village Facilities
 - 3.3.2 Question 17 Weekly shop
 - 3.4 Question 18 Location
 - 3.5 Future Housing Requirements
 - 3.5.1 Question 19: Change of accommodation in the next 10 years
 - 3.5.2 Question 20: Family members moving into the village
 - 3.5.3 Question 21: Barriers to moving back into the village
 - 3.5.4 Question 22: Moving out of the village
 - 3.5.5 Question 23: Barriers to moving within the village
 - 3.5.6 Questions 24 & 25 People needing accommodation in the next year and the next 10 years
 - 3.5.7 Question 26 Suitability of present accommodation
 - 3.5.8 Question 27 Sort of accommodation that respondent of family members needs to move to
 - 3.5.8.1 In the next Year
 - 3.5.8.2 In the next 10 years
 - 3.5.8.3 Use of all responses to Q27
 - 3.5.8.4 Comparison of accommodation types and sizes
 - 3.5.9 Question 29 Kind of home ownership / tenure required
 - 3.5.10 Questions 29 & 30 Potential Capital contribution/ affordable rent
 - 3.6 Question 31 Additional Comments

9. List of Background Documents used in the Preparation of the Submission Draft Neighbourhood Plan

1. Cuddington, Delamere Park and Sandiway Village Plan July 2015
2. Cuddington (Parish) Character Assessment August 2016
3. Cuddington Neighbourhood Plan Housing Needs Survey - May 2016
4. Housing Needs Survey Report May 2016
5. Cuddington Neighbourhood Plan Vision, Objectives and Policy Ideas Consultation Report _ November 2016
6. Cuddington Draft Neighbourhood Plan Pre-Submission Consultation Feedback
7. Cuddington Neighbourhood Plan Consultation Statement
8. 2001 and 2011 Census Data
9. Key Service Centre Background Paper July 2013
10. National Planning Policy Framework: Core Planning Principles
11. Cheshire West and Chester Local Plan Parts 1 and 2
12. 2011 Census: Overview Profile Cuddington Parish council
13. Rural community profile for Cuddington (Weaver and Cuddington) (Parish) - July 2013
14. Cheshire West and Chester Landscape Strategy 2016
15. Cheshire Historic Environment Record (HER)
16. Cheshire West & Chester Council Local Retail Centres Study June 2016
17. Cheshire Retail Study Final Report April 2016
18. Cheshire West & Cheshire Council Local Plan: Employment Land Study Update 2013
19. Chester West & Chester Council – Local Economic Assessment ‘Story of Place’. February 2011
20. Vale Royal Borough Local Plan- Retained Policies
21. The Mersey Forest Plan C1, C15, C18
22. R M Bevan Publication “Cuddington & Sandiway”
23. A D Coxhead and R M Bevan publication “The Story of Delamere House and Delamere Park”
24. Northwich & District Heritage Society booklet “John Douglas 1830-1911”

25. Roger King: John Douglas 1830- 1911 The Outstanding Cheshire Architect
26. Jill King: William Horner and his Creamery CC Publishing 2012
27. Robert Carstairs: An Appreciation of Cuddington Vale published by The Society for the Preservation of Rural Cuddington
28. Planning Aid England – “Thinglink” A Guide to Preparing a Neighbourhood Plan- Case Studies
29. My Community Locality - Neighbourhood Planning Green Spaces
30. Cheshire West and Chester - Neighbourhood Planning Toolkit
31. Cheshire West and Chester – Travel Planning and Guidance SPD
32. Cheshire West and Chester – Parking Standards SPD
33. Town and Country Planning (Use Classes) Order 1987, amended by the TCPA Order - May 2017