

## Neighbourhood Plan Steering Group Meeting 9

### Notes from Green Issues Workshop

Village Hall, Norley Road, Cuddington

Wednesday 2<sup>nd</sup> March 2016 at 7.30pm

### Minute 47 Green Issues Workshop

#### *The Environment*

Objective for the Environment:

To protect and enhance Cuddington and Sandiway's environment, including its natural and heritage assets, so as to retain the character of the village, and hand it on to future generations in a better state than it is now.

#### 1. Trees and Woodland Development

Proposals should seek to retain mature or important trees, groups of trees or woodland. Where removal of a tree of recognised importance is proposed, a replacement of similar amenity value should be provided on site. Wherever appropriate, the planting of trees should be included in the development, particularly native species that are in keeping with the area.

Explanation:

Trees are an important feature of Cuddington and Sandiway. They are vital to the green infrastructure of the area, and make a key contribution to the green and leafy character of the area. They contribute to the amenity of the area, absorb CO<sub>2</sub> from the atmosphere, and contribute to biodiversity. Once a mature tree is lost, by natural or unnatural causes, it is difficult to replace. The main species that define the area such as ..... , take several decades to reach maturity. Although developers such as Bovis on the Golden Nook Farm site have strived to maintain existing trees and hedgerows, there has been a steady piecemeal loss of trees from the pressures of development, especially where large plots of single dwellings have been split up. Such developments result not only in the removal of trees to enable development, but more trees may be lost after development has been completed due to the long term impact of root disturbance and work undertaken by future occupants. There is strong support from the community for the presumption against felling of trees protected by Tree Preservation Orders. The Parish Council will encourage Cheshire West and Chester Council to review the coverage of Tree Preservation Orders in the area to ensure that important trees or groups of trees which might be affected by development are protected.

#### 2. Natural Assets and Flood Risk

Development should safeguard or enhance natural assets in Cuddington, Sandiway and adjoining areas, including Local Wildlife Sites, Local Nature Reserves, and Regionally Important Geological Sites. Development should not result in the net loss of natural assets or adverse impact on priority habitats or protected/priority species, and should seek to provide gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

Explanation:

The National Planning Policy Framework requires the planning system to contribute to and enhance the natural and local environment (Chapter 11). "If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused."

Within the Neighbourhood Plan area there are a number of designated natural assets; these sites contribute to the biodiversity of the area. Development will not be permitted that would put these sites, and their habitats, at risk. Development in their vicinity should look to enhance the natural and local environment.

The same considerations will apply to developments within Cuddington and Sandiway which may adversely affect designated sites beyond the Neighbourhood Plan boundary.

Priority habitats and protected/priority species, as identified in the UK Biodiversity Action Plan (or its successor), whether within or outside these designated sites, will also be protected from harm by development.

### **3. Solar Panels on Community Buildings**

Solar panels should be installed on all existing and future community buildings whenever possible.

Explanation

A policy to enable local people and organisations to invest in renewable energy and energy efficiency installations should be developed, giving them a financial return and benefitting the local community.

### **4. Development Proposal Standards**

All development proposals in Cuddington and Sandiway must be of a high standard of design and construction, be in keeping with the character and scale of surrounding development and wherever possible be on previously developed land.

Explanation:

The green belt, open countryside, heritage assets, village open spaces as well as the conservation areas are important features valued by the community. They need to be protected.

### **5. Important Views and Landscape**

All developments must preserve the important views into and out of the village as defined on the map .....

Explanation:

Cuddington and Sandiway's heritage helps to make the Parish special. The distinctiveness not only gives local people a sense of belonging and identity, and a feeling of pride in a place, but it can also help to attract investment to an area. Heritage can also be a powerful tool for delivering regeneration and providing space for business, community facilities and other activities.

### **6. Local Character and Historic Environment**

All development must protect and maintain the local character of the area.

Explanation:

New development in and adjoining the countryside will be acceptable where it is designed

and positioned so as to be sensitive to the built environment of the village and its rural setting.

## **7. Green Environment**

The local green environment and its accessibility must be protected.

Explanation:

Areas are listed which should be protected from the adverse impacts of new development unless very special circumstances can be demonstrated. In addition developments or changes of land use must, where possible, enhance the local green space amenity.