

EXTRACT FROM THE CUDDINGTON NEIGHBOURHOOD PLAN

The Policies

Environment and Landscape

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.

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.

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.

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*

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.

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.

Economy and Retail

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.

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.

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.

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.

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.

Housing and Design

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.

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.

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.*

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.

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.

Travel and Movement

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.*

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.

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.

