



Dunham-on-the-Hill & Hapsford Neighbourhood Plan

Agenda

1. Welcome and Introductions

2. Neighbourhood Plan Process

3. Planning Issues for the Parish

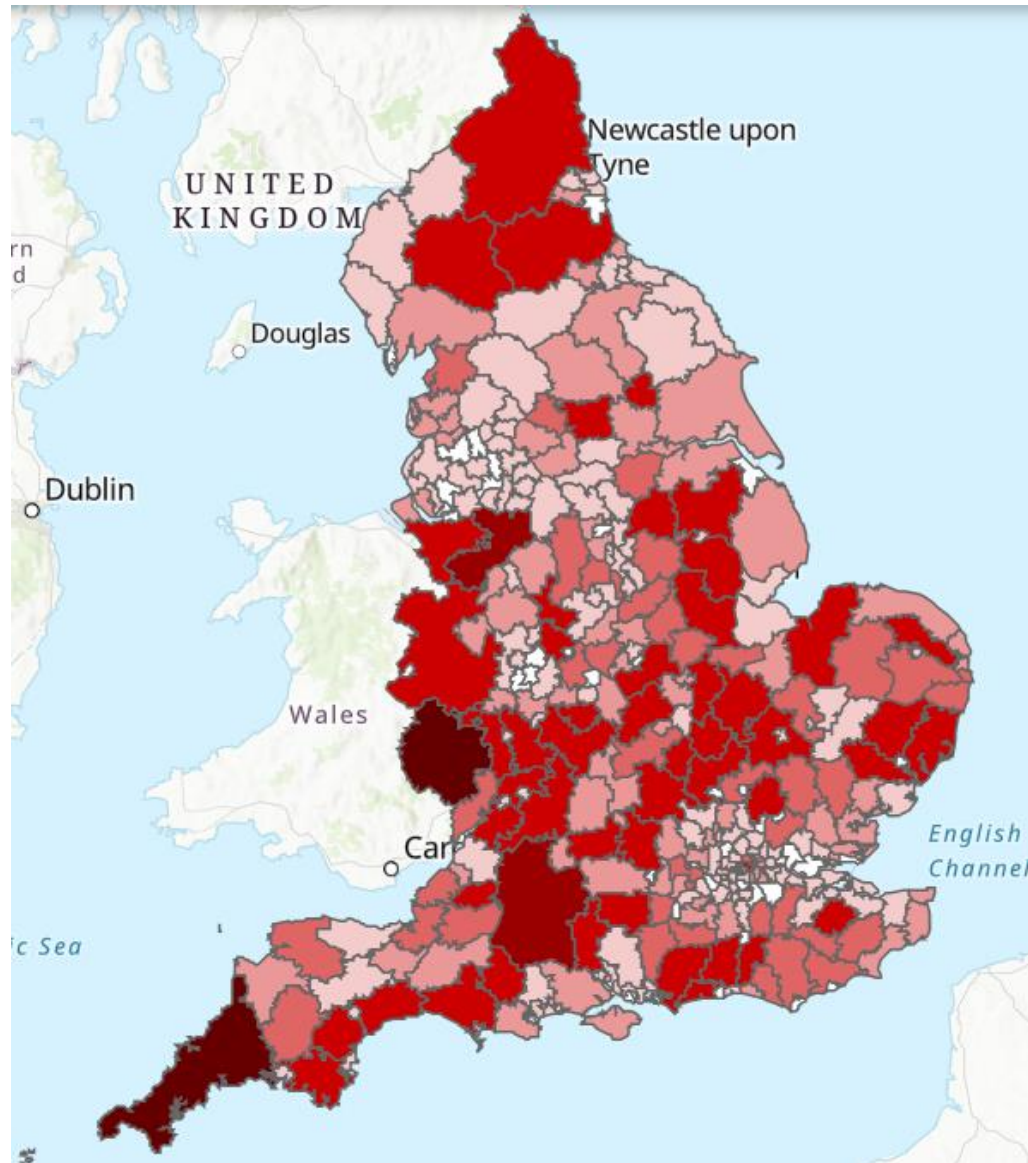
4. Your Feedback

5. Next Steps

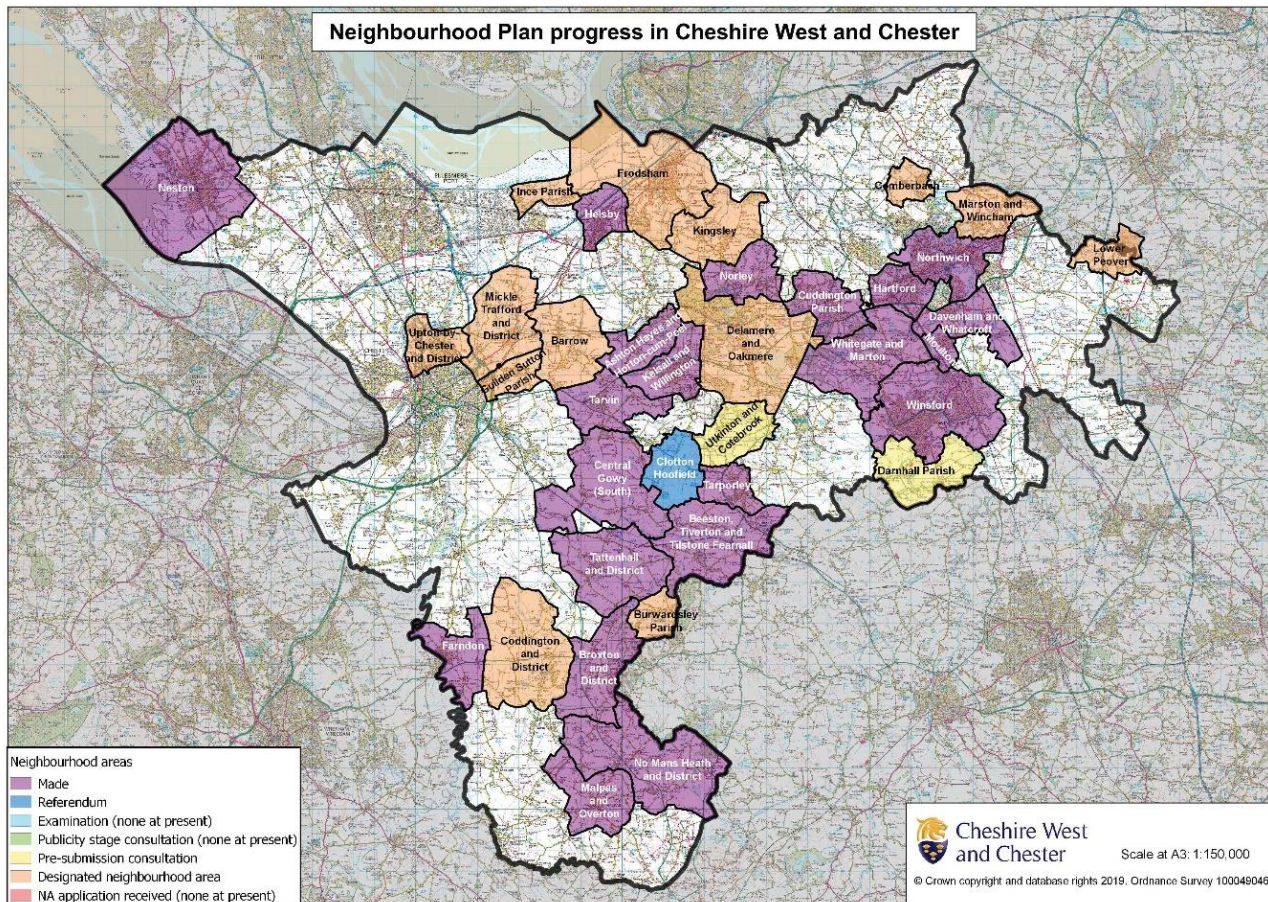
What are Neighbourhood Plans?

- Used to determine planning applications
- Statutory status – Localism Act 2011 giving communities the ‘right to plan’ – powerful planning document
- They are drawn up by the community themselves, but the Parish Council is the ‘responsible body’ where a parish boundary overlaps a neighbourhood area. In the absence of a Parish or Town Council a neighbourhood forum must be set up.
- They must focus on land use and development policies

National Picture



Cheshire West



- 21 made Neighbourhood Plans
- 16 Plans underway
- 1 Community Right to Build Order

Relationship with Local Plan

- Must be in general conformity with the adopted local plan and national planning policies
- Can provide more local detail – distinct to the community
- Fill ‘gaps’ in planning policy which Local Plan does not cover

Essential Steps

1. Agree the area and submit area application to the LA
2. Research the issues and build evidence that will support your policies
3. Produce a draft plan for public consultation
4. Submit your final plan to the LA
5. Meet the “basic conditions” to gain a successful result from an independent examination
6. Win a referendum

What could be in it?

- Vision, Objectives, Policies, justification
- No fixed template, could have one policy, or 100
- Control the type and mix of new development
- Address local affordable housing need
- Protect green spaces and biodiversity
- Set design standards for new development.....
- Should be distinct to your community

What does your community want to achieve?

What cannot be in it?

Community Events X

Highways Issues X

Bus Timetables X

Speeding X

Litter X

All must be realistic and deliverable.

How long will it take and how much will it cost?

- Depends on complexity
- Number and skills of volunteers
- Depends on size of the community
- Probably run into £1000's
- 15 = average number of volunteers involved (2018)
- 3.8 years = average time taken to produce a NP (2018)
- 2,800 = average number of volunteer hours spent on producing a neighbourhood plan per group (2018)
- Anecdotal evidence that the process is getting quicker for many groups

Benefits

- Development is likely to happen – this is your chance to shape it
- You can indicate what community benefits you would like from development
- Great way of getting the community together
- Must be considered by the Local Authority when determining planning applications
- Neighbourhood Plans are being used to fight, and win appeals
- Greater knowledge is greater power – communities that undertake neighbourhood plans are better informed and able to influence planning decisions and policy consultations
- Communities that allocate sites for housing, employment or other land uses, tend to have more control over development

Government funding and technical support

- Up to £10,000 available via an easy [online application](#)
- A range of [technical support](#) packages for:
 - Housing needs assessments
 - Site options and assessments
 - Environmental impact assessments
 - Evidence base and policy development
 - Strategic environmental assessments
 - Masterplanning
 - Design codes
 - Habitat regulation assessments
 - Plan health checks
 - Setting up a Neighbourhood Forum
- [Toolkits and guidance](#)

CWaC NP Support

- Initial assistance provided by Cheshire Community Action (funded by CWaC)
- Allocated Planning Policy Officer
- Local Authority undertake formal stages and provide guidance and resources
- Web page: [Cheshire West and Chester Council - Neighbourhood Planning](#)
- [CWaC NP Toolkit](#)
- Contact: neighbourhoodplanning@cheshirewestandchester.gov.uk

Local Planning Issues

POLICY ISSUE 1: Large Scale Development (Mere's Edge Plan)

CWaC Local Plan Policy for site confirmed as employment allocation and greenbelt. Therefore, initial assessment is that the site is unlikely to be approved.

Complexities around significant part of site in neighbouring parish (Helsby) but if approved there would be impacts on DH&H parish overloading an already problematic traffic situation. However, DH&H NP can only influence policies, and therefore sites, within its own area.

Should any new developments be approved of significant scale, the community wants to ensure the character and integrity of the area is preserved and enhanced as much as possible.

Local Planning Issues

POTENTIAL POLICY APPROACH 1: Large Scale Development (Mere's Edge Plan)

Protection of habitats and species – wildlife and biodiversity policies.

Protection of views – policies to safeguard valued views and vistas.

Sustainable development policy for more sustainable construction materials.

Design code policy – to ensure new developments fit with local character and heritage. Could also set out requirements to keep villages separate.

Community facilities / footpaths / cycleways policy – triggered by development of a certain scale to ensure developments contribute appropriate infrastructure e.g. footpaths, cycleways and community buildings.

Local Planning Issues

POLICY ISSUE 2: Local Green Space

Designation of several Local Green Spaces that meet criteria.

Designation of four village greens to be included.

Follow CWaC guidance to ensure spaces meet criteria:

<https://consult.cheshirewestandchester.gov.uk/file/4229861> (pdf download). E.g. old garage site that isn't currently a green space would need agreement with land owner to designate.

Potentially including a '**general greening**' policy to ensure new developments have appropriate amenity space included in keeping with local character and spacing of properties.

Local Planning Issues

POLICY ISSUE 4: Wildlife and Biodiversity

- Identifying sites for protection of wildlife habitats and species could help influence decisions on various types of developments going forward.

POLICY ISSUE 5: Protecting Community Facilities / Assets including the Pub

- Village Hall and Boshaw Centre are the two main community buildings that need protecting.
- Register pub as asset of community value via CWaC application process (not necessarily part of neighbourhood plan). CWaC Community Asset register:
<https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/assets-of-community-value.aspx>

Local Planning Issues

POLICY TOPIC 6: Flood Mitigation

- Create policies on sustainable urban drainage.

POLICY TOPIC 6: Renewable Energy Generation

- The area has, and is likely to continue attracting interest in renewable energy generation which could include solar panels and biomass installations.
- Needs more input from the community to establish what the general views are e.g. would the community like to encourage certain types of renewable energy production in certain places at a certain scale?
- Could include landscape sensitivity work to influence location.
- Could allocate a site to have more control over developments.
- Policies to ensure that developments benefit the local community.
- Could support / favour community led schemes.

Your Feedback

What you like about the Parish

- Gentle pace, small rural feel, quiet, peaceful
- Unspoilt farming heritage (red brick)
- Not over-built
- Motorway access / good transport links
- Conservation area
- Close to Tesco
- Hapsford Woodland
- The community
- History
- Character – mix of old and new properties
- Village Hall and Boshaw Centre events

Your Feedback

What you dislike about the Parish

- Lack of affordable housing
- Derelict pub (Old Wheatsheaf site)
- Traffic speeding (Highways)
- Fly-tipping (Street scene)
- Lack of amenities / facilities
- Footpath maintenance (street scene / right of way)
- New developments not in keeping with the area
- Inconsiderate parking (Highways)
- No post office
- Travellers
- Lack of community spirit

Next Steps

- Call for volunteers to get involved
- Decide the scope of planning issues to be pursued
- Project plan
- Apply for a grant to deliver the plan