



Darnhall Parish Council

OUR NEIGHBOURHOOD PLAN

Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

Following extensive engagement and detailed surveys, the Neighbourhood Plan (the Plan) for Darnhall is at the Regulation 14 public consultation pre-submission stage.

Once adopted, the plan will be in place until 2030, although it will be periodically reviewed to ensure its continued validity and relevance. It offers guidance to developers and planners on the nature of development that our community wishes to see. As such it will be a key element of Cheshire West and Chester Council's (CWaC's) planning policy.

Consultation

The Plan will now be issued for formal consultation with the community before it is published and voted on in a referendum during 2020 (see *Next Steps* on back page). All residents and a number of statutory consultees (which include the Environment Agency, English Heritage, Natural England and landowners), can submit comments on the proposed policies in the Plan during the consultation period, which will run for six weeks, from **10th February 2020 until 23rd March 2020**

Following the consultation period, any feedback received from residents or other consultees will be carefully considered. The Parish Council's Neighbourhood Plan Steering Group will update the plan where needed.

Based on feedback from the Policy Proposals Survey issued to all households from November 2017 to January 2018, changes were made to the plan to reflect comments received from residents and CWaC. However, the policies in the Plan will look familiar to those who have read previous versions.

Format

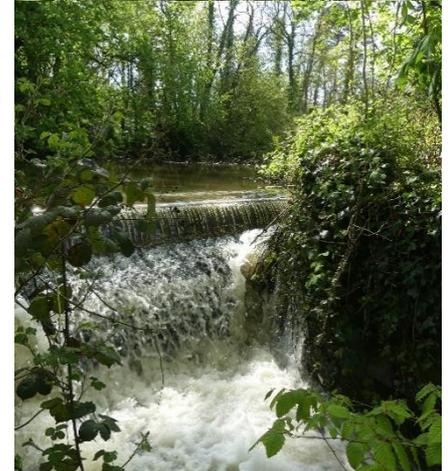
The Neighbourhood Plan comprises three parts.

Part 1 - proposed policies and justification to support them.

Part 2 - detailed evidence base underlying Part 1.

Part 3 - attachments referred to in the plan providing more detail and sources. Parts 1, 2 and 3 will be published on the Parish Council website.

**This 6 week consultation period is limited to Part 1.
See page 3 for details of how to obtain a copy.**



CONTENT OF THE PLAN

Following consultation with the community the following objectives were developed for the Neighbourhood Plan

<p><u>Objective One</u></p> <p>To enhance and protect the countryside and natural environment of Darnhall Parish.</p>	<p>Darnhall is an area of open countryside and agricultural land. The Parish contains ancient woodland and field boundaries which are connected to its social and economic farming history. The community wishes to preserve these historic hedgerows and ancient woodlands. The Parish has darker skies than in towns and cities.</p>
<p><u>Objective Two</u></p> <p>To ensure that previously developed site opportunities are encouraged for residential, commercial and agricultural development.</p>	<p>Darnhall is an area of open countryside and agricultural land. Re-use of previously developed land and any brownfield sites for residential, commercial and agricultural use will be encouraged as such use would be beneficial to prevent loss of green fields.</p>
<p><u>Objective Three</u></p> <p>To encourage rural development, enterprise, outdoor pursuits and recreation that respects the rural character of Darnhall Parish and supports the welfare of the community.</p>	<p>The community have expressed support for developing the agricultural economy through proportionate diversification activities and improving community access to the countryside to support wellbeing and leisure.</p>
<p><u>Objective Four</u></p> <p>To conserve and enhance community assets and make them more accessible.</p>	<p>Darnhall Parish contains a variety of heritage assets, community and recreational facilities which the community wish to safeguard.</p>
<p><u>Objective Five</u></p> <p>To promote safe access for non-vehicle users to all parts of the Parish.</p>	<p>The community have expressed concern about connectivity within the parish and with nearby facilities in Winsford by safe pedestrian and cycle routes.</p>
<p><u>Objective Six</u></p> <p>To deliver improvements to local transport and communications that improve the experience of living in and visiting Darnhall.</p>	<p>The community wish to see improvements in telecommunications, along with safer roads.</p>

The policies in the plan support the objectives over four key areas

Countryside and Environment	policies CE 1 – CE 5
Residential, Commercial and Local Economy	policies RCLE 1 – RCLE 6
Recreation and Social Infrastructure	policies RSI 1 – RSI 4
Transport and Communications	policies TC1 – TC 2

Community Action

Residents have already raised a number of issues which are outside the statutory scope of a neighbourhood plan. Those items have been collated and passed to the Parish Council for action.

The whole neighbourhood plan area is classed as countryside in the Cheshire West and Chester Local Plans Parts 1 and 2. This specifies that developments will be restricted to that which requires a countryside location and cannot be accommodated within larger settlements. As such no sites have been allocated for housing within the Parish in either the local plan nor the Neighbourhood Plan.

TO VIEW THE FINAL DRAFT PLAN

The Parish Council wishes to share the Plan in as environmentally friendly a way as possible.

From February 10, the Plan will be available to download from the Parish Council website <https://www.darnhallparish.co.uk> Alternatively, you can:

- Ask to be emailed a copy of the Plan in pdf format - please email your request to info@darnhallparish.co.uk
- Request a printed copy of the Plan, together with a printed feedback form. Please email info@darnhallparish.co.uk
- Post your request to: **Neighbourhood Plan Returns, Darnhall Village Hall, Hall Lane, Darnhall, Winsford, Cheshire CW7 4DE**
- Drop in consultation event – Darnhall Village Hall – Sunday 1st March 2010 1pm – 3.30pm

- Inspect a printed copy of the Plan at selected locations (see below).
- Printed copies of the Plan will be available, but should not be removed, between February 10 and March 23 at the following locations:
- Winsford Library.
- John Bownes Ltd, Court House Farm Swanlow Lane, Darnhall CW7 4BS
- Darnhall Village Hall – during opening times.

MAKING YOUR VIEWS KNOWN

- Visit the parish council website <https://www.darnhallparish.co.uk/darnhall-neighbourhood-plan-statutory-consultation-2020>
 - Follow the link to the online form to complete and submit your feedback online
 - or
 - Download a feedback form that you can print or complete electronically
- Email feedback should be addressed to info@darnhallparish.co.uk
- You can request a printed feedback form in the same way as the Plan.
- Feedback forms will be provided at the locations listed above
- A letter box for written feedback (in any form) is available at Darnhall Village Hall
- Feedback can be posted to the Parish Council using the Darnhall Village Hall address given above.

Please try to read the Plan and submit any comments, so we can be sure that the plan reflects the views of as many residents as possible.

This information will be repeated on the Parish Council website and available at the selected locations.

All comments must be received by midnight on 23rd March 2010.

Next Steps

Submitting the plan

Once any necessary amendments are made to the neighbourhood plan following this six week consultation period, the plan is formally submitted to the local authority, CWaC. For a further six weeks, the plan is made public and all interested parties, including residents, can send feedback directly to CWaC, for consideration by the Examiner at the next stage.

Independent examination

CWaC will appoint an independent Examiner to review the plan, with necessary attachments and documents, including all comments made through the consultation process.

Local referendum

CWaC will organise a referendum of all residents in the plan area. The question that will be asked is: "Do you want Cheshire West and Chester to use the neighbourhood plan for Darnhall to help it decide planning applications in the plan area?". A simple majority of those voting is needed. Once our neighbourhood plan is brought into legal force, it will form part of the statutory development plan for the area. So, decisions on whether or not to grant planning permission in the area will need to be made in accordance with the plan, unless material considerations indicate otherwise.