

Darnhall Parish Council



To:
Mr Andy Mead
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Examinations (IPE) Ltd,
3 Princes Street, Bath
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Darnhall Parish Council
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Your Ref: 01/AM/DNP

Date: 14 January 2021

Dear Mr Mead,

Please find our responses to your questions concerning the Darnhall Neighbourhood Plan in the below annex.

Yours sincerely,

Richard Strachan

Councillor, Darnhall Parish Council

Chair, Darnhall Neighbourhood Plan Steering Group

ANNEX – Darnhall Parish Council

Thank you for your questions and the opportunity for the Parish Council to add clarification, which we have provided below.

1. Policy CE1

- a) CWaCC suggests the protection of ancient woodland is strengthened in the policy. Does CWaCC have any proposed additions to or rephrasing of the policy to achieve that aim?
- b) The policy refers to Figures B and C in the Plan. CWaCC indicates that these plans have been superseded by the Ecological Network for Cheshire West and Chester (July 2016). The document is also referenced at paragraph 1.9 in the Local Plan (Part Two). Does the suggestion from CWaCC mean there should not be replacement maps in the DNP and to rely instead on the CWaCC

Interactive Local Plan Map? Alternatively, are there replacement maps which may be used in the DNP and, if so, please could an internet link be provided to them?

- c) The same questions arise for the map at Appendix 3, which CWaCC suggests is now out of date being replaced by the Ecological Network referred to above. Is a replacement map proposed, or should the Interactive Local Plan Map be used?
- d) Are there similar issues with the maps at Figures D and E? Should they be replaced by a reference to the Ecological Network?

Darnhall Parish Council have considered this issue previously following comments made at Regulation 14. Following further discussions with the Cheshire Wildlife Trust, the Trust confirmed that the maps provided by the Trust are Darnhall specific, so are more relevant to the Neighbourhood Plan. However, having consulted with CWaCC the Parish Council would support deletion of Figure B to be replaced by the map which shows Local Plan (Part Two) policy DM44 and the ecological network for the Neighbourhood Area.

If possible, the Parish Council would therefore prefer to retain the other existing Cheshire Wildlife Trust maps, Specifically Figures C, D and E as they are used in the Cheshire Wildlife Trust report, which forms part of the evidence base of the Neighbourhood Plan.

We would have concerns of only having a link to a map in the Neighbourhood Plan, which users of the Neighbourhood Plan may not always be able to access easily. We would prefer for there to be Darnhall specific, local scale maps showing local detail within the Neighbourhood Plan and complementing the Local Plan map.

2. Policy CE2

Should the reference to Figure C be replaced by a reference to the Ecological Network or an alternative map?

Please see our response above.

3. Policy CE3

Question to DPC. Does the Parish Council agree that the reference in the policy to replacement trees should be to at least two trees for each tree lost, in order to have general regard to Policy CE3 of the Local Plan?

Yes, the Parish Council would welcome this addition, and suggest amending the fourth sentence of the Policy CE3 to read:-

‘Where the loss of such features is unavoidable, replacement provision must be of at least two new trees for each tree lost.’

4. Policy CE5

- a) **Question to CWaCC.** CWaCC suggests that reference should be made to the Upper Weaver Valley Area of Special Landscape Value (ASCV) in Policy CE5. Additionally, reference is made to the Upper Weaver Valley as an ASCV in paragraph 13.15 of the DNP. However, Policy GBC5 of the Local Plan (Part Two) merely refers to the Weaver Valley in the ASCV list. Which is the correct description? If

the Weaver Valley ASCV designation is included in Policy CE5, does CWaCC wish to suggest an appropriate addition to the policy? Is the Weaver Valley ASCV as shown on the map at Appendix 7?

- b) **Question to DPC.** Policy CE5 refers to Policy RCLE6 which, in turn, deals with Renewable Energy Installations. How might future developments “respond positively” to the local landscape character?

The Parish Council agree that this reference to Policy RCLE6 within Policy CE5 is confusing and would suggest deleting the sentence ‘Having regard to the criteria of Policy RCLE6, future developments should respond positively to the local landscape character’ from the Policy.

Within Policy RCLE6 at the end of the Wind Turbine Section, could the following sentence be added? ‘Any negative visual impact should where possible be mitigated through siting, layout, design, landscaping and planting’.

5. Policy RCLE1

Question to DPC. Should support for rural tourism be included in clause a., following from paragraph 14.4 of the Plan?

Yes, the Parish Council supports this addition.

6. Policy RCLE3

- a) **Questions to DPC.** Please could a definition of “commercial” be given in order to include it in the glossary? Alternatively, should the policy title refer to “employment” development as in the first phrase of the policy text.

The Parish Council agrees with the suggestion that the policy title is amended to refer to Employment development.

- b) How would the density of employment development be measured?

The density of employment development could be measured by comparing the square footage of proposed new development with that of adjoining business development. However, it is recognised that new employment developments may have different requirements from existing businesses. The aim of section i of the Policy is to try to ensure that new employment development is in keeping with its surroundings and appropriate to its location, but the Parish Council would have no objections to density being removed from the Policy.

7. Policy RCLE4

Question to DPC. Does the Parish Council have any comments on the changes CWaCC suggest to Policy RCLE4.

The Parish Council is supportive CWaCC’s suggested revisions to the Policy.
