

Statutory Consultation Feedback form

Darnhall Neighbourhood Plan



Darnhall Parish Council, as the qualifying body, has prepared a Neighbourhood Plan for the period to 2030 (the Plan) for Darnhall with the help of the local community.

The Plan sets out a vision for the future of the Parish and planning policies which will be used to determine planning proposals locally. Darnhall Parish Council is now inviting comments on the proposals in this Pre-Submission draft of the Plan before it is submitted to Cheshire West and Chester Council for formal consideration and wider consultation. This period for comments will be open for 6 weeks from **Monday 10th February 2020**.

An on-line copy of this feedback form, the Plan and supporting documents can be viewed on the Neighbourhood Plan page of the Darnhall Parish Council website at:

<https://www.darnhallparish.co.uk>

Any questions about the consultation should be emailed to Darnhall Parish Council at: info@darnhallparish.co.uk Alternatively, please call on 07584 240004

If you are writing on a printed copy, feel free to add additional sheets, but please mark them so we know the section to which you refer and add your name to ensure the additional sheets are connected with this form.

Thank you for taking the time to provide comments on our Neighbourhood Plan. Your comments on the final draft plan are welcome and will be considered carefully prior to submitting the plan with its required attachments to the Council

Once completed this feedback form can be returned by

- e-mail to info@darnhallparish.co.uk
- post to: Neighbourhood Plan Returns, Darnhall Parish Council, Darnhall Village Hall, Hall Lane, Darnhall, Winsford, Cheshire CW7 4DE
- Placed in the post box at Darnhall Village Hall addressed to Neighbourhood Plan Returns
- Handed to a member of Darnhall Parish Council or Neighbourhood Plan Steering Group

All comments must be received by midnight on Monday 23rd March 2020.

Your personal details will not be published or shared with anyone. However, if you prefer to comment without identifying yourself you can.

Your comments will not be taken into account unless your Postcode (if you are an individual) or Organisation Name (if you are not an individual), Postcode and Consultee Type, are included. Additional information is optional but will greatly assist us in analysing responses to the consultation.

Please make additional separate representations if you are responding in different capacities. For example, you are an individual, but you are also an organisation or body or business, or you may be any other consultee type.

All comments will be made publicly available on Darnhall Parish Council website via the Neighbourhood Plan link after the consultation period and when the Submission version of the Plan is released to Cheshire will be identifiable by organisation name and organisation type. All other personal information provided will be protected according to the Data Protection Act 2018 and will not be made available online or otherwise.

Name:

Post code: **(Required)**

Address:

Are you responding as an:

Organisation or Body	Yes / No
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If Yes - Name of organization or body?

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Individual	Yes / No
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Consultee Type - capacity in which you are commenting on the Plan - **Please answer this even if you do not wish to be identified**

Darnhall Parish Resident	Yes / No . (please delete as appropriate)
Neighbouring community resident	Yes / No . (please delete as appropriate)
Local Business	Yes / No . (please delete as appropriate)

Local Voluntary, Community or Faith Group	Yes / No . (please delete as appropriate)
Other (please specify)	Yes / No . (please delete as appropriate)

Countryside and Environment Policies

The Darnhall Neighbourhood Plan has the following objective

To enhance and protect the countryside and natural environment of Darnhall Parish.

Policy CE1 - Biodiversity

Development proposals allowed under STRAT 9 CWaC Local Plan should ensure no net loss of biodiversity resources and the protection of dark skies. The habitats and the wildlife corridor network shown on Figures B [Pg17] and C [Pg18] shall be protected from new development unless the benefits of development clearly outweigh the impact it is likely to have on the site and the wider network of sites can be demonstrated.

New developments shall demonstrate a net gain in biodiversity using appropriate evaluation methodologies and avoidance/ mitigation strategies. Compensatory measures (for example biodiversity offsetting) will be required if a net loss of biodiversity is likely.

CE1 - COMMENTS:

Policy CE2 - Natural Habitat

Proposals to protect and enhance natural habitat in woodlands, Winsford flashes, ponds and watercourses will be supported. New developments must not create divisions between existing wildlife corridors (Figure C Pg18) and where possible should contribute to the creation of new or improved links.

CE 2 - COMMENTS:

Policy CE3 – Hedgerows, Trees, and Watercourses

Any development that would result in the loss of, or the deterioration in the quality of an important natural feature, including trees and hedgerows and watercourses will not normally be permitted. In exceptional circumstances where the benefit of development is considered to outweigh the benefit of preserving natural features, developments may be permitted subject to adequate compensatory provision being made. The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be of an equivalent or a greater amount to that which is lost. Appropriate landscaping schemes will be required to show how the rural feel to the area will be maintained and how any negative impacts will be mitigated against.

CE3 - COMMENTS:

Policy CE4 - Ancient Woodlands, SSSIs, and Local Wildlife Sites

Within the parish are ancient woodlands, SSSIs, and local wildlife sites (Figures D and E Pg19 &20) where in accordance with the NPPF 2019, paragraph 175, planning permission will not normally be permitted.

CE 4 - COMMENTS:

Policy CE5 - Dark Skies

The principal of dark skies is supported to minimise the impact on wildlife, ecology and local amenity. Whilst ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over street lights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the nighttime skies dark and reducing glare.

CE 5 - COMMENTS:

Residential, Commercial and Local Economy Policies

The Darnhall Neighbourhood Plan has the following objective

To ensure that previously developed site opportunities are encouraged for residential, commercial and agricultural development

Policy RCLE 1 – Business Development

Proposals which extend existing or promote new small-scale employment opportunities that are appropriate to a rural environment will be supported. The proposals must not have an adverse impact upon the character and appearance of the locality or the amenity of adjoining properties.

RCLE 1 - COMMENTS:

Policy RCLE 2 - Loss of Employment Sites

Loss of existing local employment sites will only be supported where it can be demonstrated that the existing use is no longer viable and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.

Employment sites include:

John Bownes Ltd, Agricultural Engineers, Swanlow Lane
D&R Fabrication Ltd. Hall Lane
M J Auto Engineers, Smithy Paddock, Hall Lane
Agricultural and Equestrian businesses

RCLE 2 - COMMENTS:

Policy RCLE 3 - Use of Rural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:

- i. The building being capable of conversion without major reconstruction.
- ii. The proposed use being appropriate to a rural location.
- iii. The conversion and/or adaptation works proposed respecting existing character and the local character of the surrounding buildings and local area.
- iv. The local highway network being capable of accommodating the traffic generated by the proposed new use and appropriate car parking being provided within the site.

Any proposal for the conversion of rural buildings for residential use should refer to the Housing Policies in this plan and those in the Adopted CWaC Local Plan.

RCLE 3 - COMMENTS:

Policy RCLE 4 – Commercial Development Scale, Design and Amenity

All new employment development must be of a high quality of design which:

- i. Is in keeping with the size, height, scale, mass, materials, layout, access and density of existing adjoining business development;
- ii. Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light, over-dominance or general disturbance;
- iii. Provides an appropriate level of landscaping which complements and enhances the rural character of the local area and;
- iv. Provides on-site car and commercial vehicle parking plus delivery vehicle turning space to the requirements set out in the adopted parking standards of CWaC.

RCLE 4 - COMMENTS:

Policy RCLE 5 – Housing Development and Design

All residential development must accord with the Local Plan, Part 1, STRAT 1 and 9.

Acceptable types of new housing development are:

- Re-use of redundant or disused buildings which would lead to an enhancement of the immediate area and in accordance with STRAT 9.
- Redevelopment of brownfield sites subject to the criteria listed in policy DM19 of CWaC Local Plan (Part 2).

Any permitted housing development will be expected to be of a high quality of design which will:

- I. Complement and enhance where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the area including where appropriate the provision of chimneys and other features. (see Appendix 4)
- II. Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light, over-dominance or general disturbance.
- III. Provide an appropriate level of landscaping which compliments and enhances the rural character of the local area.
- IV. Provide garden space commensurate with the size of the proposed dwelling, the prevailing pattern of development in the locality, and the likely needs of the prospective occupiers.
- V. Lead to no net loss of biodiversity. Compensatory mitigation must lead to a net increase in biodiversity. (NPPF and CWaC Local Plan)

RCLE 5 - COMMENTS:

Policy RCLE 6 - Renewable Energy Installations

Wind Turbines

Small groups of turbines i.e. 6 or less would be permitted provided that:

- i. there is no significant impact on the appearance of the surrounding countryside;
- ii. it is demonstrated that there is sufficient wind throughout the year
- iii. any turbines are a safe distance from the radio telescope and the flight path at nearby Wettenhall airfield;
- iv. consultation with the MOD and operators of the Merlin site radio telescope has been undertaken;
- v. the turbines are less than 30 metres tall.

There are areas of the Neighbourhood Plan Area that are of high landscape sensitivity and would not be appropriate for wind turbine development (see map Appendix 7). Outside of these areas permission would be subject to impact being acceptable with reference to the above criteria and specifics of the proposed development and individual location.

Solar Generation Installations

Small domestic or agricultural solar panels will be supported especially where they are mounted on buildings. Larger installations will not be supported in line with Local Plan (Part 2 DM52). This is because:

- Larger units are not in keeping with an area of open countryside made up of a network of fields, hedges, woods and ponds with views across to the Cheshire Sandstone ridge and Beeston Castle.
- There are no areas of previously developed land for such installations.
- There are no nearby industrial sites that would benefit from larger solar parks.

In all cases the visual impact should be mitigated through siting, layout and design, where necessary to include tree and hedge planting.

RCLE 6 - COMMENTS:

Recreation and Social infrastructure Policies

The Darnhall Neighbourhood Plan has the following objectives

To encourage rural development, enterprise, outdoor pursuits and recreation that respects the rural character of Darnhall Parish and supports the welfare of the community.
To conserve and enhance community assets and make them more accessible.
To promote safe access for non-vehicle users to all parts of the Parish.

Policy RSI 1 - Community Facilities

The retention, continued use, refurbishment and improvement of community facilities and buildings will be supported in accordance with the CWAC Local Plan Part 2 DM39 and policy ENV 5 of CWAC's Local Plan (Part 1).

Community facilities in the NPA include –

Darnhall Village Hall

Weaver Methodist Chapel

Winsford Flash Sailing Club

The development of new community facilities will be supported, in line with other policies within the Neighbourhood Plan.

RSI 1 - COMMENTS:

Policy RSI 2 – Heritage Assets

Proposals which conserve and enhance Darnhall’s historic assets and their setting will be supported, including the site of the ancient abbey, hall, mill, bridge structures and farm buildings, particularly if the proposals would help retain the assets in active use.

Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.

RSI 2 - COMMENTS:

POLICY RSI 3 – Access to the Countryside

i. Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network and cycleways (Appendix 5) their enhancement where possible, and the safety of users of rural roads and lanes. The route, construction and appearance of any new tracks, paths, PROWs or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area, sensitive to biodiversity and minimise noise and light pollution.

ii. Any development that leads to the loss or degradation of any PROW, cycleway or bridleway will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.

iii. Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to the nearby countryside. The provision of any such additional routes will be supported.

iv. The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure this may include, for example,

separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

RSI 3 - COMMENTS:

Policy RSI 4 – New Pedestrian and Cycle Routes

i) Where new development necessitates justified contributions to community infrastructure, contributions towards or delivery of the footpath and cycleway projects listed below and shown on Figure F [Pg 31] may be required

- From Styal Farm to the Footpath starting at Primrose Hill
- From Hall Lane to the Footpath near Stocker Lane

ii) In accordance with objectives and policies set out in the Winsford Neighbourhood Plan Sections 6.3 & 6.4, the provision of a connected network of pedestrian and cycle routes adjacent to the Bottom Flash for the enjoyment of the area South of Winsford and the Station Quarter will be encouraged. To complete such networks land within the Darnhall Neighbourhood Plan Area may have to be accessed. This provision will be supported subject to any impact on biodiversity and the environment being acceptable or successfully mitigated, with measures introduced to protect the local ecology, wildlife habitats and specifically the Nature Reserve at Weaver Dairy House Farm.

RSI 4 - COMMENTS:

Transport and Communications Policies

The Darnhall Neighbourhood Plan has the following objectives

To deliver improvements to local transport and communications that improve the experience of living in and visiting Darnhall.

Policy TC 1 – Telecommunications and Broadband

The development of advanced high quality communications infrastructure, including high speed broadband, will be supported, subject to:

- a) Development being kept to a minimum consistent with the efficient operation of the network.
- b) Any development being sympathetic to its surroundings and camouflaged where appropriate.

A 'Connectivity Statement' shall be provided with all planning applications for all new residential and business developments. Such statements will consider aspects such as: the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed and how the development will be connected.

TC 1 - COMMENTS:

Policy TC 2 – Traffic

Development must not create any unacceptable impacts on the local road network, including impacts on pedestrians, cyclists, horse riders, road safety, parking and congestion within the plan area.

Mitigation measures should be incorporated into proposals to minimise any adverse issues. Where appropriate new housing and employment developments will be asked to contribute towards ensuring existing networks of cycling and pedestrian facilities within the plan area are suitably modified to include the requirements of the population and road safety.

TC 2 - COMMENTS:

General comments

Any other comments relating to the plan?

COMMENTS:

Reminder - If you are writing on a printed copy, feel free to add additional sheets, but please mark them with the policy numbers so we know the section to which you refer and add your name to ensure the additional sheets are connected with this form.

If you wish to have an opportunity to discuss the plan with a member of the Neighbourhood Planning Team please indicate below.

Yes No

Thank you for taking the time to provide comments on our Neighbourhood Plan.

All comments must be received by midnight on Monday 23rd March 2020.