

Neighbourhood Plan for Davenham and Whatcroft

Davenham Parish Council, as the qualifying body, has prepared a Neighbourhood Plan for the period to 2030 (the Plan) for Davenham and Whatcroft (known as Davenham Parish) 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. Davenham 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 Friday 25th March.

An on-line copy of this comments sheet and the Plan can be viewed on the Neighbourhood Plan page of the Davenham Parish Council website at: <http://www.davenhampc.org.uk/home/the-neighbourhood-plan/>

Hard copies of the Plan can be viewed at the following locations: Davenham Post Office, Davenham Spar, The Bulls Head, The Oddfellows, Ernest Ashley Hairdressers, First Impressions Hairdressers, The Village Barber and Riverside Organic Farm Café in Whatcroft.

Any questions about the consultation should be emailed to Davenham Parish Council at: clerk@davenhampc.org.uk Alternatively, please call on 07443 579057.

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

Once completed, please return your comments to: 6 Grovemount, Davenham, CW9 8LY.

1. *Name:

2. *Post code:

3. Address:

4. Are you responding as an:

- Organisation or Body
- Individual (if so go to Q5)

Name of organization or body?

***5. Consultee Type (mandatory) - capacity in which you are commenting on the Plan.
(please tick 1 box as appropriate)**

- Local Resident
- Local Business
- Local Authority
- Local Voluntary, Community or Faith Group
- Other (please specify)

6. In general, do you support or object to the Plan?

- Support
- Object

Comments - Please include the page number, section and policy number you are referring to in your comments below.

7. Do you support or object to the Village Character Policy, VC1? (page 31 of the Draft Plan) *VC 1 - In keeping with small scale development and to help preserve existing character, individual new housing developments within Davenham Parish should be for no more than 25 units. Related applications for the same site, adjacent site or sites with a shared access point, must not collectively exceed the initial 25 unit limit and should be phased so as to ensure that the resultant development does not have the appearance or effect of a single larger development in that location.*

- Support
- Object

8. Do you support or object to the Village Character Policy, VC2? (page 31 of the Draft Plan) *VC 2 - The Open Countryside and Local Green Space between Davenham Village and other settlements is to be maintained with no further development outside of the defined settlement boundary.*

- Support
- Object

9. Do you support or object to the Village Character Policy, VC3? (page 31 of the Draft Plan) *VC 3 - The design of new development must ensure that it does not detrimentally impact on the character of Davenham Village centre including, but not limited to, visual impact, services and through traffic.*

- Support
- Object

10. Do you support or object to the Village Character Policy, VC4? (page 32 of the Draft Plan) *VC 4 - Proposed development must be of a high quality design, incorporating local materials and complement the built character of Davenham Village. The proposal must relate closely to the form, scale and styles in the immediate vicinity of the site.*

- Support
- Object

11. Do you support or object to the Village Character Policy, VC5? (page 32 of the Draft Plan) *VC 5 - In keeping with existing buildings, new development should be of modest height (no more than 2 storeys high) and windows in roofs should be within the roof plane.*

- Support
- Object

12. Do you support or object to the Village Character Policy, VC6? (page 32 of the Draft Plan) *VC 6 - Improvements to the current housing stock are encouraged. Replacement dwellings or extensions to existing dwellings would generally be acceptable provided such proposals comply with the policies in this Neighbourhood Plan.*

- Support
- Object

13. Do you support or object to the Housing Location Policy, HL 1? (page 32 of the Draft Plan) *HL 1 - All new development must be either within the defined settlement boundary or on a brownfield site.*

- Support
- Object

14. Do you support or object to the Housing Location Policy, HL 2? (page 32 of the Draft Plan) *HL 2 - Development of greenfield sites in Davenham Parish should be avoided unless such brownfield opportunities are exhausted.*

- Support
- Object

15. Do you support or object to the Sustainability and Local Need Policy, S&LN 1? (page 32 of the Draft Plan) *S&LN 1 - Proposals for new housing, in excess of five dwellings, must demonstrate either that the existing service capacity of Davenham Village (including, but not limited to, school places) will be sufficient to accommodate increased need, or provide a fully funded and credible proposal for the provision of improved infrastructure and services. Particular regard should be given to the cumulative impact of smaller developments.*

- Support
- Object

16. Do you support or object to the Sustainability and Local Need Policy, S&LN 2? (page 33 of the Draft Plan) *S&LN 2 - New housing proposals must reflect the housing need in Davenham Village; i.e. smaller houses (3 bed or less) and bungalows. There is a negligible requirement for larger properties.*

- Support
- Object

17. Do you support or object to the Sustainability and Local Need Policy, S&LN 3? (page 33 of the Draft Plan) *S&LN 3 - The Neighbourhood Plan supports the CWAC Local Plan policies for affordable housing. Affordable Housing to be developed must be consistent with housing types that are needed within the Parish, as identified in policy S&LN 2.*

- Support
- Object

18. Do you support or object to the Sustainability and Local Need Policy, S&LN 4? (page 33 of the Draft Plan) *S&LN 4 - All new residential developments are encouraged to conform to the 'Code for Sustainable Homes' (level 6) or equivalent.*

- Support
- Object

19. Do you support or object to the Building Sustainability Policy, BS 1? (page 33 of the Draft Plan) *BS 1 - Proposals for new development must consider the following and adopt as many as practicable:*

- *Orientation and the impact on a properties potential for solar power*
- *Thermal insulation and its suitability*
- *Rainwater harvesting*
- *Lifecycle sustainability of construction materials used including transport distances and manufacturing energy requirements*
- *Ground heat source pumps*
- *Heat recovery from ventilation*
- *Photovoltaic and/or other solar power*
- *Recycling of 'grey' water*
- *Water permeable drives and hard standings*
- *Renewable fuels*
- *Roof pitches and usable roof voids*

- Support
- Object

20. Do you support or object to the Landscape and Protected Area Policy, L&PA 1? (page 34 of the Draft Plan) *L&PA 1 - Any new development of five dwellings or more must provide green spaces including, but not limited to, wildlife mitigation areas to provide natural buffers around the site - see Appendix 6.*

- Support
- Object

21. Do you support or object to the Landscape and Protected Area Policy, L&PA 2? (page 34 of the Draft Plan) *L&PA 2 - Mature trees are valuable green infrastructure. Design and layout of a development site should aim to incorporate existing trees into communal or public open space as opposed to garden land of individual dwellings. Where it is not possible to incorporate trees within communal or open space, separation distances between properties and trees should take account of future growth and potential shading.*

- Support
- Object

22. Do you support or object to the Landscape and Protected Area Policy, L&PA 3? (page 34 of the Draft Plan) *L&PA 3 - Development proposals must retain and protect existing footpaths and ensure that the most direct footpath routes are retained throughout the Village.*

- Support
- Object

23. Do you support or object to the Wildlife Policy, W1? (page 34 of the Draft Plan) *W1 - All development proposals must demonstrate that the mitigation hierarchy has been adhered to in relation to protected/priority species and habitats (avoid, mitigate, compensate). Compensation measures should only be agreed as a last resort when all other avoidance and mitigation strategies have been employed. All mitigation/compensation measures must secure long term funding for ongoing habitat maintenance work.*

- Support
- Object

24. Do you support or object to the Wildlife Policy, W2? (page 34 of the Draft Plan) *W2 - Developers are required to demonstrate that 'no net loss' (and ideally a net gain) of biodiversity can be achieved using appropriate evaluation methodologies. All areas identified in this Neighbourhood Plan as having high or medium ecological value/distinctiveness will require detailed evaluation at the appropriate time of year for the purpose of demonstrating no net loss. In accordance with national and local planning policies, development on high ecological value priority habitat should be avoided.*

- Support
- Object

25. Do you support or object to the Wildlife Policy, W3? (page 34 of the Draft Plan) *W3 - A*

Davenham natural wildlife corridor network has been identified and recognised in this Neighbourhood Plan. Development within the wildlife corridor network should be avoided. Any development close to the corridor must clearly demonstrate that there will be no adverse impacts, particularly in relation to noise, lighting, surface water/pollution and recreational disturbance. A 15 metre buffer zone to protect the corridor is recommended.

- Support
- Object

26. Do you support or object to the General Policy, G1? (page 35 of the Draft Plan) G1 - *Development proposals for two or more properties must demonstrate that the increases in traffic flow can be accommodated taking into account the daily working life and traffic routes identified in this plan.*

- Support
- Object

27. Do you support or object to the General Policy, G2? (page 35 of the Draft Plan) G2 - *When analysing the benefits generated by a scheme the following hierarchy is to be used:*

- *Loss of Green Fields can not be out-weighed by any other type of benefit generated by a scheme; economic or otherwise.*
- *Social and welfare benefits (eg open green spaces and community facilities) outweigh economic benefits.*
- *Short term benefits, e.g. construction jobs have a negligible weighting. The benefits associated with employment from new residents only have a weighting if the jobs exist in the Northwich area.*

- Support
- Object

28. Do you support or object to the General Policy, G3? (page 35 of the Draft Plan) G3 - *Developers are to put in place a Benefits Realisation Plan against which the benefits of their proposals are measured with failure to deliver those benefits leading to significant recompense*

- Support
- Object

Thank you for responding to the Draft Davenham Neighbourhood Plan consultation!