

## Planning Policy

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Date: 23<sup>rd</sup> June 2017

Mr R Yuille  
C/o Intelligent Plans and  
Examinations Ltd  
Regency Offices  
37 Gay Street  
Bath  
BA1 2NT

Dear Mr Yuille,

### Additional Information Request - Davenham and Whatcroft Neighbourhood Plan

Further to your letter dated 15<sup>th</sup> June 2017, please find below a response to the requested information. The additional map is also provided. We can confirm that the Qualifying Body (Davenham Parish Council) have been sent a copy of your original letter and this response to place on their webpage. This correspondence has also been placed on the Council's Neighbourhood Planning examination portal. In respect of the additional map that was requested in your letter to the Parish Council on the 19<sup>th</sup> June, we can confirm that this particular request has been referred to the Parish Council to respond. The map showing the designations at Fig 7.5 originate from the Cheshire Wildlife Trust and therefore the Council does not hold the GIS data used in this map.

Section	Comments
5.2 (d)	<p>Original Comment</p> <p>Note for clarification - Key Settlement Gaps (KSGs) do not directly replace all former Areas of Significant Local Environmental Value (ASLEVs). ASLEV designations as formerly designated in the Vale Royal Local Plan are not being taken forward to the Local Plan (Part Two). Key Settlement Gaps are being introduced instead for areas outside the Green Belt which may include some areas formerly identified as ASLEVs.</p> <p><b>Proposed modification:</b></p> <p>5.2 Land Segregating Settlements</p>

	<p>a. Land to the north, west and south of Davenham is designated in the Vale Royal Local Plan as Areas of Significant Local Environmental Value (ASLEV). ASLEV designations are not being taken forward to the Local Plan (Part Two). Key Settlement Gaps are being introduced instead for areas outside the Green Belt which may include some areas formerly identified as ASLEVs.</p> <p>b. Sites 1 and 2 shown at Fig 5.2 have been identified as Key Settlement Gaps through the Council's Local Landscape Designation Review Paper (February 2016) which has been prepared as a key evidence base document for the preparation of the Local Plan (Part Two). It is proposed that a policy will be included within the Local Plan (Part Two) specifying that within these Key Settlement Gaps, development will be considered acceptable only where it does not harm the integrity and value set out in the reasons for designation.</p> <p>c. The land segregating Davenham Village from the neighbouring settlements of Moulton and Kingsmead is important to the people of Davenham and helps to maintain individuality. Site 1 (area between Davenham and Moulton) and Site 2 (area between Davenham and Kingsmead) shown at Fig 5.2 below have also been identified by the local community as areas between settlements which need protection.</p>
5.4.1	<p>Original Comment:</p> <p>Areas of Special County Value (ASCVs)</p> <p>A modification to this paragraph is suggested as there are no ASCV designations in the Neighbourhood Plan area.</p> <p><b>Proposed Modification – delete paragraph 5.4.1 as not relevant to the Neighbourhood Area.</b></p>
5.4.2	<p>Original Comment:</p> <p>See comments above re ASLEVs 'These are being updated as Key Settlement Gaps...' – the 3 areas currently designated as ASLEVs are proposed as candidate Key Settlement Gaps but with slightly different boundaries to reflect planning commitments.</p> <p><b>Proposed Modification: suggest deleting paragraph 5.4.2 as the issue of ASLEVs is addressed and explained in section 5.2 'Land Segregating Settlements'.</b></p>
Policies VC2 and VC3	<p>Original comment:</p> <p>These policies should make specific reference to the defined settlement policy boundary at fig 5.1 and clearly set out the development parameters for proposals within and outside the settlement boundary.</p> <p>We consider that these two policies should clearly differentiate between 'The Countryside' being land outside the settlement policy boundary where policy VC2 would apply and the specifically designated 'Local Green Space' where policy VC3 would apply. We suggest removing Local Green</p>

	<p>Space from policy VC2 and amending policy VC3 as suggested below:</p> <p>Suggest using the current policy text as explanatory text and re-wording the policy itself to set out the requirements for development in Local Green Space areas.</p> <p><i>“Local Green Space is designated at the three sites identified at figure 5.5. These areas border the settlement boundary and are special to the people of Davenham and Whatcroft. Development of Local Green Space is not permitted, other than in very special circumstances”.</i></p> <p>The explanatory text supporting policy VC2 and VC3 will also need revising to reflect these changes.</p> <p><b>Proposed modification:</b></p> <p><b>VC 2 – The settlement boundary of Davenham is defined at fig 5.1. Land beyond this boundary is countryside where development will be restricted to that which requires a countryside location as defined in policy STRAT9 of the Local Plan (Part One). Development within the settlement boundary should ensure that the character and individuality of Davenham village is maintained in accordance with STRAT5 and the Village Character (VC) policies of this Plan.</b></p> <p>g. In addition to the built environment, Davenham Village is defined by its boundary. STRAT 5 of the CWAC Local Plan is clear in that it strives to protect the individuality of the settlements within the Northwich Urban Area. The individuality of Davenham Village is maintained through the Open Countryside and Local Green Space between the Village and other settlements such as Moulton and Kingsmead.</p> <p>h. The CWAC Local Plan already offers some protection to the areas identified between the settlements through the designation as Key Settlement Gaps, formerly ASLEVs. This is in addition to the area being defined as Open Countryside and afforded the protection of that status. However, there is still local concern about the individuality of Davenham being eroded via development in these spaces. <b>To protect the character and identity of Davenham Village and maintain the green spaces between settlements, this Plan designates a limited number of carefully selected areas of land as Local Green Space. These areas border the settlement boundary and are special to the people of Davenham and Whatcroft.</b></p> <p><b>Policy VC3 - Local Green Space is designated at the three sites identified at figure 5.5. These areas border the settlement boundary and are special to the people of Davenham and Whatcroft. Development of Local Green Space is not permitted, other than in very special circumstances.</b></p>
<p>VC5 and VC7</p>	<p>Original Comment:</p> <p>Suggest these policies would be better combined to concisely address all matters of design, material, scale and building styles etc. in one policy.</p>

	<p>VC7 – Question how ‘modest height’ would be assessed and the justification for all windows in roofs to be in the roof plane.</p> <p>Again, it would be useful for this section to cite the background sections of the Plan which consider village character (4.0) building styles (4.2) and heritage (5.3).</p> <p><b>Proposed Modification:</b></p> <p><b>VC5 - Proposed new builds must be of a high quality design and must be in keeping with existing buildings in the vicinity. Proposals must incorporate local materials and detailing, and complement the built character of Davenham Village. The proposals must relate closely to the form, scale and styles in the immediate vicinity of the site, and should fully consider the impact on the significance and setting of surrounding heritage assets, both designated and undesignated.</b></p>
S&LN2	<p>Original comment:</p> <p>Suggest the specific local needs identified in the policy text at 9.3 (e) are incorporated within the policy.</p> <p><b>Proposed Modification:</b></p> <p><b>S&amp;LN 2 - New housing proposals must make provision for smaller properties, to reflect the identified need in the local area. Proposals should have regard to the latest housing need assessment for the Parish, undertaken through a review of the Neighbourhood Plan or through Council housing needs assessments updated throughout the life of this plan.</b></p> <p>The community has identified through the Neighbourhood Plan consultation process that there is a need in the local area for small properties, e.g. 3 or fewer bedrooms (Pg 22, Fig 6.3). There is little appetite for additional larger properties. It is anticipated that the provision of bungalows should help to release larger properties onto the market. Development proposals should have a mix of housing types to reflect policy S&amp;LN 2.</p>
BS1	<p>Original Comment:</p> <p>Suggest including the list of sustainable construction methods set out at para 5.7 (b). As it stands, this policy doesn’t add anything to the Plan other than a requirement to follow Building Regulations.</p> <p>Proposed modification:</p> <p><b>BS1 -. Sustainable construction and energy efficiency measures will be encouraged. Development proposals should, where appropriate consider the following:</b></p> <ul style="list-style-type: none"> <li><b>• Orientation (e.g. to allow for efficient use of solar power generation)</b></li> <li><b>• Thermal insulation and its sustainability</b></li> </ul>

	<ul style="list-style-type: none"> <li>• Rainwater harvesting</li> <li>• General sustainability of construction materials used</li> <li>• Ground source heat pumps</li> <li>• Heat recovery from ventilation</li> <li>• Photo Voltaic and/or other solar power</li> <li>• Recycling of 'grey' water</li> <li>• Water permeable drives and hard standings</li> <li>• Renewable fuels (e.g. Bio Mass/ Wind Power)</li> <li>• Roof pitches and usable roof voids.</li> </ul>
Policy L&PA1	<p>Original Comment:</p> <p>Suggest rather than including a specific threshold, the policy could support the provision of green infrastructure in new development, wherever possible contributing to the network identified at Appendix 6 of the Neighbourhood Plan.</p> <p>Policy ENV3 of the Local Plan (Part One) supports the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure.</p> <p>Policy SOC6 states that where new open space is required, this will be expected to be provided in accordance with standards within the Council's Open Space Audit and Playing Pitch Strategy. Proposed standards taken from the CWaC Open Space Study 2016-2030 are included within draft policy DM25 of the Preferred Approach document for the Local Plan (Part Two):</p> <p><a href="http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/pref_app?pointId=4078773">http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/pref_app?pointId=4078773</a></p> <p><b>Proposed Modification:</b></p> <p><u>L&amp;PA 1</u> - All major residential or commercial development should <del>where warranted by the size of the development and in any case for 25 units or</del> <b>provide wildlife and green spaces which contribute to the green infrastructure network identified at Appendix 6.</b></p> <p>Wildlife mitigation areas to provide natural landscape buffers around the site, (in particular between existing properties and any proposed new development) <b>will also be encouraged.</b></p>

Yours sincerely



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Planning Policy team