

## Comments

### First Draft Site Allocations and Development Policies Document (11/09/18 to 22/10/18)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR422  |
| <b>Response Date</b>                              | 16/10/18 00:54  |
| <b>Consultation Point</b>                         | Policy PG 10 Infill villages in the open countryside ( <a href="#">View</a> )               |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>Files</b>                                      | <a href="#">Proposed Infill Village Boundary for the Wybunbury/Shavington Triangle.</a>     |
| <b>What is your overall view on this section?</b> | Object  |

#### Your comments on this section:

1. Some maps provided with this policy are classified in ways which are confusing. Three maps are provided on-line for "Wychwood Park Village" (North, Central, South). (1a) The Wychwood Park Village North (page 79 of the document) is in fact WYCHWOOD VILLAGE and is independent of the other two maps. It should be re-labelled accordingly. (Please note that this map is absent from the hard copy map book provided at Strategic Planning on 29th August 2018 leading some residents without access to the internet to believe that Wychwood Village is not included in the FD02 Policy). (1b) The maps depicting Wychwood Park Village Central and South is an inappropriate 'split' of what is in fact a single community, composed of hamlets set within a single demarcated boundary. This is a gated community and its separation into 5 separate 'villages' appears somewhat arbitrary and contrary to the 'design concept' model upon which it was designed and constructed. (1c) We propose that whilst the 'infill boundaries' around the hamlets are useful, the map on page 79 currently labelled 'Wychwood Village Park Central' must be re-labelled as "WYCHWOOD PARK: North" and the map on page 80 labelled 'Wychwood Village Park South' must be re-labelled as WYCHWOOD PARK: South". 2. Four 'In-fill' villages are identified in the Wybunbury Ward, three of which are in the Combined Parishes Neighbourhood Plan Area (WCP NP); Hough, Wybunbury, Wychwood Village and Wychwood Park. The WCP NP Steering Group support the in-fill boundaries for Wybunbury and Hough in principle and will support them in the WCP NP emerging planning policies PROVIDED that these are robustly protected from speculative developers seeking more 'flexible' boundaries in the Open Countryside. 3. The WCP NP Area covers land to the south of the Newcastle Road which includes a Strategic Site within the local plan (the Wybunbury/Shavington Triangle. The majority of this area lies within both the Wybunbury Parish and the Wybunbury Ward. In conjunction with Wybunbury Parish Council. We propose that (3a) THE WYBUNBURY/SHAVINGTON TRIANGLE is removed from SADPD Policy FD42 and is re-classified as an additional In-fill Village UNDER POLICY FD10. (3b) The size of the Triangle and both its current and future configuration closely replicates that of Hough Village in terms

of size, contemporary additional building and rural interest. (3c) The issue regarding two parishes / Wards 'sharing' the area of an infill Village has already been set in the precedent at Wychwood Park where parts fall into both Chorlton and Weston Parishes and so does not represent a legitimate objection to this proposal. (3d) The Newcastle Road provides a clear, reasonable and enforceable 'physical boundary' to the north of the Triangle infill village in exactly the same way as it does for Hough, and that the A531 does between Wychwood Park and Wychwood Village. (3e) The historic links of Dig Lane and Stock Lane to both Wybunbury Village and the Wybunbury Moss are extensive and should not be severed. (3f) The substantive area of the Triangle falls into the Wybunbury Parish and Wybunbury Ward and so is already included as an integral part of the WCP NP Area. 3g) To extend the Shavington Boundary further south of the Newcastle Road is a form of 'development creep' and COALESCENCE that is in direct conflict with what residents have told us (through the First WCP NP Consultation Exercise and subsequent public engagement meetings). (4) An alternative Infill Village boundary encompassing the Wybunbury/Shavington Triangle is proposed on the map attached to these comments. The Infill Village Boundaries are outlined in green. (5) One suggestion from Wybunbury Parish Council is that this infill village is called "Clannor Heath" - the name given to land south and west of the Triangle (and of which the Triangle was once a part). HOWEVER (6) We remain concerned that the concept' of an "Infill Village" in the Open Countryside is completely new. It does not appear in the CELPS (July 2017) and appears to introduce more 'exceptions' to the restrictions set out in Policy PG2 and PG6. (7) In addition the concept of Infill Villages is contrary to the 'justification' statements set out in PG2 and PG6 of the CELPS (2017). Policy PG10 appears superfluous in the context of Wybunbury Village and Hough Village as they are already included in Table 8.3 of the CELPS (section 8.69 of Policy PG6) as Villages with a defined settlement boundary. (8) In relation to Wychwood Village, this enclave has approximately 300 dwellings and is surrounded to the north and east by a country park area and to the west and south by a neglected golf course. This surrounding land was subject to a planning application for 900 dwellings which was dismissed at appeal in 2017. To deliberately encapsulate Wychwood Village from its associated land uses seems counter-intuitive, inviting challenge from developers for land areas that have only recently been deemed unsuitable for development by the Secretary of State and are neither strategic sites in the CELPS nor sites for development in the Weston & Basford Neighbourhood Plan. (9) In relation to Wychwood Park, the process of creating settlement boundaries around each hamlet seems arbitrary for the reasons stated in 1b above. Wychwood Park was designed specifically to be a series of small hamlets (none of which are large enough to constitute a village) situated within a clearly defined area of country park, wildlife areas and the PGA Golf Course - with the Hotel and Golf Club at its centre. (10)The Wybunbury Combined Parishes NP Steering Group ask therefore that both Wychwood Park and Wychwood Village are removed from the list of proposed 'In-fill Villages' for the reasons stated above. 11) As Wybunbury and Hough Villages retain their historic settlement boundaries within this new policy PG10, we see no reason to alter this. 12) We propose that the area known as the Wybunbury/Shavington triangle and policy FD42 is removed and that this area is re-designated as an Infill Village "Clannor Heath", as described above and in the document below.

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[Proposed Infill Village Boundary for the Wybunbury/Shavington Triangle.](#)  
Proposed Infill Village Boundary for the Wybunbury/Shavington Triangle.

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| <b>Comment by</b>         | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>         | FDR317  |
| <b>Response Date</b>      | 14/10/18 18:12  |
| <b>Consultation Point</b> | Policy PG 13 Strategic green gaps boundaries ( <a href="#">View</a> )                       |
| <b>Status</b>             | Processed   |
| <b>Submission Type</b>    | Web   |

**Version** 0.1

**What is your overall view on this section?** Support

**Your comments on this section:**

(1) Strategic Green Gaps are of vital importance to prevent coalescence and to preserve the inherent characteristics of individual villages, hamlets and townships. (2) In areas where opportunistic developments have occurred at scale (prior to the adoption of the CELPS in 2017), the Wybunbury Combined Parishes Neighbourhood Plan Steering Group would prefer to see the map of the Strategic Green Gap south of Crewe, extended to the east to provide additional protection to Weston Village, Wychwood Village and Wychwood Park - all of which will be significantly impacted upon by HS2a construction work over the next 10 years and by the HS2a operations in perpetuity.

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**Comment by** Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541)

**Comment ID** FDR328

**Response Date** 14/10/18 21:09

**Consultation Point** Policy PG 14 Local green gaps ([View](#))

**Status** Processed

**Submission Type** Web

**Version** 0.2

**Files** [Wybunbury Combined Parishes Neighbourhood Plan Steering Group: Proposed Local Green Gap in the WCP NP Area.](#)

**What is your overall view on this section?** Support

**Your comments on this section:**

(1) The Wybunbury Combined Parishes Neighbourhood Plan Steering Group support this policy recognising its importance in helping to maintain the distinctive character of individual settlements and to prevent development coalescence. (2) This is especially important where Local Green Gaps will serve to also protect fragile ecosystems and protected sites. (3) The WCP NP Area is situated in the Meres & Mosses Nationally Designated Meres and Mosses Nature Improvement Area. (4) The Steering Group is actively considering Local Green Gaps in those parts of the NP Area that are especially vulnerable to surface water contamination and development coalescence following liaison with Natural England (See information included below). (5) Local Green Gaps will have a very particular relevance to the protection of those parts of the NP Area that are part of core ecological areas but affected by HS2a. Whilst it is not appropriate for the NP to oppose major national infrastructure projects, Local Green Gaps may help reduce the cumulative impact of other development in close proximity to HS2a.

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.** [Wybunbury Combined Parishes Neighbourhood Plan Steering Group: Proposed Local Green Gap in the WCP NP Area.](#)

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**Comment by** Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541)

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|---------------------------|---|
| <b>Comment ID</b>         | FDR329  |
| <b>Response Date</b>      | 14/10/18 21:29  |
| <b>Consultation Point</b> | 2.20 Paragraph ( <a href="#">View</a> )   |
| <b>Status</b>             | Processed   |
| <b>Submission Type</b>    | Web   |
| <b>Version</b>            | 0.6   |
| <b>Files</b>              | <a href="#">Wybunbury Combined Parishes Neighbourhood Plan Steering Group: Proposed Local Green Gap in the WCP NP Area.</a> |

**What is your overall view on this section?** Support

**Your comments on this section:**

(1) The Wybunbury Combined Parishes Neighbourhood Plan Steering Group is proposing to include a Local Green Gap in the north of the NP Area. (2) The proposed area lies south of the Newcastle Road where already small developments in the Shavington Parish have been approved in areas of Open Countryside. In addition there is a large site (a strategic site in the CELPS) to the west of Stock Lane which is already under construction (Persimmon: 360 dwellings). (3) To the east of the proposed Local Green Gap lies Hough Village with significant HS2a construction between Hough Village and the West-coast Mainline. (4) It is envisaged that this local Green Gap will serve to prevent any further development creep and coalescence from Shavington. (5) The Local Green Gap is bounded by robust, physical boundaries that are both functional and reasonable in terms of ensuring compliance and regulation.

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[Wybunbury Combined Parishes Neighbourhood Plan Steering Group: Proposed Local Green Gap in the WCP NP Area.](#)

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| <b>Comment by</b>         | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>         | FDR331  |
| <b>Response Date</b>      | 14/10/18 21:46  |
| <b>Consultation Point</b> | Policy GEN 1 Design principles ( <a href="#">View</a> )                                     |
| <b>Status</b>             | Processed   |
| <b>Submission Type</b>    | Web   |
| <b>Version</b>            | 0.1   |

**What is your overall view on this section?** Support

**Your comments on this section:**

(1) The Wybunbury Combined Parishes Neighbourhood Plan Steering Group support GEN 1 Design Principles overall BUT there is an overdependence on the CELPS Design Guide with little/no reference to the "Sense of Place" or Design and Character statements produced by Neighbourhood Plans. (2)

Where such additional documents exist, they too must be recognised as having material planning weight in the determination of development in NP Areas. (3) The use of such important 'local' documents will help guard against 'pastiche' designs or overly inappropriate contemporary designs. (4) In conjunction with CEC, the WCP NP Steering Group is currently finalising a "Design & Character Report" that addresses many of these issues from the local perspective. (This very large document will not upload on this site but is available)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541)                  |
| <b>Comment ID</b>                                 | FDR332   |
| <b>Response Date</b>                              | 14/10/18 22:02   |
| <b>Consultation Point</b>                         | Policy GEN 4 The recovery of infrastructure costs and deferred planning obligations ( <a href="#">View</a> ) |
| <b>Status</b>                                     | Processed  |
| <b>Submission Type</b>                            | Web  |
| <b>Version</b>                                    | 0.1  |
| <b>What is your overall view on this section?</b> | Object   |

**Your comments on this section:**

Some elements of this policy seem paradoxical. (1) If the infrastructure required to support an application is not financially viable, the application should NOT proceed. (2) If an application is initially considered viable but later fails (for whatever reason) or requires planning obligations to be deferred, any Council intervention must be based on a legal agreement that requires FULL (not part) recompense. (3) Council Funding (ie the public purse) must not be used to support failing developers or unviable applications.

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR333  |
| <b>Response Date</b>                              | 14/10/18 22:24  |
| <b>Consultation Point</b>                         | Policy ENV 1 Ecological network ( <a href="#">View</a> )                                    |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>Files</b>                                      | <a href="#">CWT Natural Landscape Report (WCP NP Area) 2017</a>                             |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood Plan Steering Group support this policy and its supporting information in principle BUT believe that there are significant issues that have been omitted from consideration or that have not been strongly enough represented.. (1) Neighbourhood Planning Steering Groups have invested in detailed ecological research and reports that must each be incorporated into the ecological policies of the SADPD. This will give a far richer and meaningful

interpretation of our diverse ecologies, recognising the significant differences across the Borough. (2) This Policy fails to take into account the impact of HS2 on the Core Areas, Meres and Mosses, Ancient Woodland, flora and fauna in the land that incorporates the line route and safeguarded land alongside. There is no mention of the mitigation measures to be undertaken by CEC as a result of HS2a petitions nor is there any incorporation of data provided by the Wildlife Trusts in their evaluation of the HS2a Environmental Statements (2017) (3) Figure 4.1 (page 25) is helpful in providing a very broad oversight of the complexity of the CEC ecology network. However if this is to be meaningful, there should also be an appendix to this document describing the network on a ward by ward basis. (4) The WCP NP Steering Group has attached the ecological evaluation of the NP Area as provided by Cheshire Wildlife Trust in 2017. This includes the HS2a line and safeguarded land.

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[CWT Natural Landscape Report \(WCP NP Area\) 2017](#)  
[CWT Natural Landscape Report \(WCP NP Area\) 2017](#)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR334  |
| <b>Response Date</b>                              | 14/10/18 22:42  |
| <b>Consultation Point</b>                         | Policy ENV 2 Ecological implementation ( <a href="#">View</a> )                             |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.3   |
| <b>Files</b>                                      | <a href="#">CWT Natural Landscape Report (WCP NP Area) 2017</a>                             |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood Plan Steering Group support this policy and its supporting information in principle BUT believe that it needs to be strengthened and that there are significant issues that have been omitted from consideration or that have not been strongly enough represented. (1) Neighbourhood Planning Steering Groups have invested in detailed ecological research and reports that must each be incorporated into the ecological policies of the SADPD. This will give a far richer and meaningful interpretation of our diverse ecologies, recognising the significant differences across the Borough. (2) This Policy fails to take into account the impact of HS2 on the Core Areas, Meres and Mosses, Ancient Woodland, flora and fauna in the land that incorporates the line route and safeguarded land alongside. There is no mention of the mitigation measures to be undertaken by CEC as a result of HS2a petitions nor is there any incorporation of data provided by the Wildlife Trusts in their evaluation of the HS2a Environmental Statements (2017) (3) Figure 4.1 (page 25) is helpful in providing a very broad oversight of the complexity of the CEC ecology network. However if this is to be meaningful, there should also be an appendix to this document describing the network on a ward by ward basis. (4) The WCP NP Steering Group has attached the ecological evaluation of the NP Area as provided by Cheshire Wildlife Trust in 2017. This includes the HS2a line and safeguarded land. (5) Ecology Implementation must adhere to development not just as a process that requires ecological mitigation but also one that provides, ultimately, an ecological 'net gain'. This is an essential requirement of nationally designated Nature Improvement Areas (NIAs). The WCP NP Area falls in large part into the NIA Meres and Mosses Area. Development of any size and including HS2a must be held to account in this regard but there is no mention of this in Policy ENV 2. This could be added as an additional point (3.vii) on page 26.

If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.

[CWT Natural Landscape Report \(WCP NP Area\) 2017](#)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR335  |
| <b>Response Date</b>                              | 14/10/18 22:54  |
| <b>Consultation Point</b>                         | Policy ENV 3 Landscape character ( <a href="#">View</a> )                                   |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Object  |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood Plan Steering Group object to this policy. (1) Whilst it is well-meaning in its content, the language used is aspirational rather than conclusive! ("Development proposals should ..." / "Planning decisions should..." / "The Council will seek to..."). This must be strengthened. (2) Neighbourhood Plans that contain further detail in their Landscape and Character Assessments or Reports must be more strongly recognised. Thus 4.19 would read better as " Where Neighbourhood Plans provide further detail at the local level regarding landscape character, these must be respected in any development proposals."

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR336  |
| <b>Response Date</b>                              | 14/10/18 23:07  |
| <b>Consultation Point</b>                         | Policy ENV 4 River corridors ( <a href="#">View</a> )                                       |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.4   |
| <b>Files</b>                                      | <u><a href="#">CWT Natural Landscape Report (WCP NP Area) 2017</a></u>                      |
| <b>What is your overall view on this section?</b> | Comment only  |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood Plan Steering Group support this policy and its supporting information in principle BUT believe that there are significant issues that have been omitted from consideration or that have not been strongly enough represented.. (1) Neighbourhood Planning Steering Groups have invested in detailed ecological research and reports that must each be incorporated into the ecological policies of the SADPD. This will give a far richer and meaningful

interpretation of our diverse ecologies, recognising the significant differences across the Borough. (2) This Policy fails to take into account the impact of HS2 on the Core Areas, Meres and Mosses, River Corridors, streams, Ancient Woodland, flora and fauna in the land that incorporates the line route and safeguarded land alongside. There is no mention of the mitigation measures to be undertaken by CEC as a result of HS2a petitions nor is there any incorporation of data provided by the Wildlife Trusts in their evaluation of the HS2a Environmental Statements (2017) (3) Figure 4.1 (page 25) is helpful in providing a very broad oversight of the complexity of the CEC ecology network. However if this is to be meaningful, there should also be an appendix to this document describing the network on a ward by ward basis. (4) The WCP NP Steering Group has attached the ecological evaluation of the NP Area as provided by Cheshire Wildlife Trust in 2017. This includes the HS2a line and safeguarded land together with the identification of river corridors and streams across the NP Area.

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[CWT Natural Landscape Report \(WCP NP Area\) 2017](#)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR410  |
| <b>Response Date</b>                              | 15/10/18 19:50  |
| <b>Consultation Point</b>                         | Policy ENV 6 Trees, hedgerows and woodland implementation ( <a href="#">View</a> )          |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>Files</b>                                      | <a href="#">Cheshire Wildlife Trust, Phase 2a, Environmental Statement Response (CA5)</a>   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

(1) The Wybunbury Combined Parishes Neighbourhood Plan Steering Group (WCP NPSG) welcome this Policy and in particular welcomes the tree loss compensation proposal of three replacement trees for every one lost. This reflects the need for ecological and environmental mitigation to provide not just 'like for like' replacements but an overall 'ecological net gain' as recommended by Natural England and the Revised NPPF (2018) Para 170 (a-f) (2) The WCP NP SG do not feel that Ancient Woodland, woodland and Hedgerows are adequately addressed / mitigated for in this policy in relation to the impacts of HS2a. Policies related to HS2a ecological mitigation need to be clarified at the earliest opportunity and not solely reliant on monies assured by petition (June 2018).

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[Cheshire Wildlife Trust, Phase 2a, Environmental Statement Response \(CA5\)](#)  
[Cheshire Wildlife Trust, Phase 2a, Environmental Statement Response \(CA5\)](#)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR411  |
| <b>Response Date</b>                              | 15/10/18 20:06  |
| <b>Consultation Point</b>                         | Policy ENV 7 Climate change mitigation and adaptation ( <a href="#">View</a> )              |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Object  |

**Your comments on this section:**

As Climate Change is increasingly impacting on our environment, its mitigation and adaptation to it must be given higher priority - indeed this needs to be the FIRST policy in this suite of environmental policies. (1) The first sentence of this policy is too 'aspirational' and the wording needs to be unequivocally strengthened to read; " Development proposals MUST incorporate measures that can adapt and/or demonstrate resilience to climate change and mitigate its impacts. Development proposals must: ..." Without robust support for climate change mitigation, the other environmental policies are undermined both in principle and practice. (2) The Wybunbury Combined Parishes Neighbourhood Plan Area is situated in the nationally designated Nature Improvement Area for Meres and Mosses with significant SSSI/RAMSAR areas and a National Nature Reserve. Climate Change is a real threat to these areas and its impact is already being manifested in changes to the biodiversity of these sites.

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR412  |
| <b>Response Date</b>                              | 15/10/18 21:09  |
| <b>Consultation Point</b>                         | Policy ENV 9 Wind energy ( <a href="#">View</a> )   |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The development of low carbon, renewable energy is a key principle of climate change mitigation. The points raised in the Policy are considered to be generally robust but it must be remembered that in areas where there are no designated sensitive sites, ecological, historic sites, heritage assets and their settings, the value of unbuilt green spaces may have an equal value in terms of amenity and resource to the communities adjacent to them.

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| <b>Comment by</b> | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
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| <b>Comment ID</b>                                 | FDR416  |
| <b>Response Date</b>                              | 15/10/18 21:48                                      |
| <b>Consultation Point</b>                         | Policy ENV 10 Solar energy ( <a href="#">View</a> ) |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Object  |

**Your comments on this section:**

Whilst the Wybunbury Combined Parishes Neighbourhood Plan Steering Group is supportive of renewable, low carbon energy sources to mitigate climate change, we do not believe that this policy goes far enough. (1) We support 10.1 that proposals should be sited on previously developed land where possible. (2) However there is no mention of land that is currently developed but which provides potential for roof arrays on industrial or agricultural buildings that is recognised as having the potential to provide significant 'above ground level ' capacity with access to the grid. Failure to acknowledge this capacity is a wasted opportunity. (3) Only when both (1) and (2) have been exhausted as potential sites should agricultural or undeveloped land be considered. (4) As Government subsidies to landowners and operators have declined in the past five years and the fiscal viability of 'solar farms' has become more constrained, applications that have been approved prior to the adoption of the Local Plan but not constructed within three years, should be subject to full re-appraisal in the light of the new Local Plan policy SE8 and any SADPD emerging policy (eg ENV10 and GEN4).

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR417  |
| <b>Response Date</b>                              | 15/10/18 22:19  |
| <b>Consultation Point</b>                         | Policy ENV 12 Air quality ( <a href="#">View</a> )  |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Object  |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood Plan Steering Group supports policy that seeks to reduce air pollution and improve air quality however there is no recognition in this policy regarding the impact of low-level air borne contamination (particularly by motor vehicles) on sensitive ecological areas. Air-borne contaminants require a more stringent and robust implementation of LPS Policy SE12 together with this emerging ENV 12 Policy. (See Air Pollution Information System: <http://www.apis.ac.uk/srcl> for further information regarding this subject)

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| <b>Comment by</b> | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b> | FDR419  |

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| <b>Response Date</b>                              | 15/10/18 22:38   |
| <b>Consultation Point</b>                         | Policy ENV 14 Light pollution ( <a href="#">View</a> ) |
| <b>Status</b>                                     | Processed  |
| <b>Submission Type</b>                            | Web  |
| <b>Version</b>                                    | 0.1  |
| <b>What is your overall view on this section?</b> | Object   |

**Your comments on this section:**

(1) Wybunbury Combined Parishes Neighbourhood Plan Steering Group welcomes potential policies that address the very real issue posed by light pollution in Cheshire East. However this policy makes no differentiation between urban lighting where comparatively higher light levels during the hours of darkness may be reasonably tolerated and rural lighting systems that can have a far greater and wide-reaching impact across open countryside. (2) In rural areas where there is limited or no street lighting, the impact of light pollution is immediate. The negative impacts of light pollution rises exponentially the more remote the area is from urban conurbations and their hinterland. (3) The impact of light pollution on wildlife, again has an exponentially higher impact the further the site is from urban centres. (4) This policy therefore requires a statement that reflects the need for more robust conditioning in areas where the lack of night-time illumination is a significant and valued characteristic of that area.

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR420  |
| <b>Response Date</b>                              | 15/10/18 22:59  |
| <b>Consultation Point</b>                         | Policy ENV 15 Surface water management and flood risk ( <a href="#">View</a> )              |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>Files</b>                                      | <a href="#">Wybunbury Moss Water Quality Information 04.2017</a>                            |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood Plan Steering Group strongly support this policy but would like to see a further point added to the policy identifying the specific robust surface water drainage requirements in areas that are within or adjacent to the water catchment areas of ecologically sensitive and designated sites; in particular those related to Meres & Mosses in the NIA and other SSSI/RAMSAR sites across the Borough. The importance of this addition to policy is exemplified in the briefing attached from Natural England and the Environment Agency in 2017.

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| <b>If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the</b> | <a href="#">Wybunbury Moss Water Quality Information 04.2017</a><br><a href="#">Wybunbury Moss Water Quality Information 04.2017</a> |
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file here. Your chosen file will upload when you submit your comment.

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR421  |
| <b>Response Date</b>                              | 15/10/18 23:55  |
| <b>Consultation Point</b>                         | Policy HER 9 Enabling development ( <a href="#">View</a> )                                  |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Object  |

**Your comments on this section:**

(1) The Wybunbury Combined Parishes Neighbourhood Plan Steering Group object to this policy as it fails to include any reference to the Historic England (Heritage England) Guidance "Enabling Development and the Conservation of Significant Places" (Revised 2012). It is acknowledged that this guidance has been subject to further consultation (ended September 2017) however the results of this consultation have not yet been published. (2) It is recognised that the CELPS should have a "positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats" (NPPF 2018, Para185). However the 2018 Revised NPPF affords no more than the following statement in relation to enabling development; "Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies". (3) It is the light of this paucity of national guidance we strongly advocate the continued acknowledgment of the Historic England (Heritage England) Guidance and in particular the underlying principles that inform the Guidance. (4) By utilising and adhering to the Guidance in this way (as was advised in the former 2012 NPPF), the LAPD will be able to present a transparent, coherent and robust case for either accepting or refusing a deviation from local and national planning policies when advising developers, communities and planning committees. Failure to be able to present a well-reasoned and well-structured case in this regard has the potential to undermine the planning process, undermine public confidence in the concept of enabling development and damage the reputation of the LAPD. (Please see attached link to the Historic England Enabling Development Guidelines [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/200809/15124334/](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/200809/15124334/))

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| <b>Comment by</b>         | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>         | FDR771  |
| <b>Response Date</b>      | 19/10/18 00:52  |
| <b>Consultation Point</b> | B.1 Paragraph ( <a href="#">View</a> )  |
| <b>Status</b>             | Processed   |
| <b>Submission Type</b>    | Web   |
| <b>Version</b>            | 0.1   |
| <b>Files</b>              | <a href="#">Clannor Heath.pdf</a>   |

**What is your overall view on this section?**

Object

**Your comments on this section:**

Shavington Settlement Report (2018, Cheshire East Council) [FD 42]: (1) The Wybunbury Combined Parishes Neighbourhood Plan Steering Group and Wybunbury Parish Council (four councillors also serve on the NP Steering Group), OBJECT to the proposal to extend the Shavington Settlement Boundary beyond the Shavington Parish and Ward Boundaries to include a substantive area of the Wybunbury Ward, Wybunbury Parish and the Wybunbury Combined Parishes neighbourhood plan area. (2) The Wybunbury Triangle has been recognised as such for over 200 years and lies to the north of Clannor Heath, west of the Wybunbury Moss and south of Shavington. (3) It can be seen by the Tithe Maps that Shavington Village and The Triangle were completely separated both by the Newcastle Road but also by wide swathes of agricultural land (tithe field networks). Many of the historic cottages seen on the Tithe maps still exist (albeit updated) today. The Triangle is referenced in far older documents held by the Delves Broughton Family (of Doddington) in terms of Dig Lane, Stock Lane, Clannor Heath and their place in the Parish of Wybunbury and St Chad (first of the Lichfield Diocese in medieval times and later as part of the Diocese of Chester). The Triangle was linked to Wybunbury Village via Stock Lane but also by ancient footpaths that are still used as definitive PRsOW starting at on the junction of Dig Lane with Stock Lane, running around the Wybunbury Moss, into the Village (historic conservation area) and initially exiting on Moss Lane, then Kiln Lane (opposite the original school house (now the Village Hall) enabling Triangle residents to attend school, church and the Swan Pub. (4) Since the emergence of Crewe as a railway town in the early 19th Century, Crewe Village expanded and encroached into Shavington-cum-Gresty, spreading southward as part of Crewe's wider industrial hinterland and residential suburbs. Until the 1980s the Newcastle Road remained the principle physical boundary between Shavington and the Wybunbury Triangle. At this time the civic parish boundaries were reviewed and the Cheerbrook culvert that crosses the Triangle to the north of the site was adopted as the new boundary. Nonetheless the substantive Triangle area remained, and continues to remain in Wybunbury. (5) Residents of both Stock Lane, Dig Lane and Clannor Heath identify themselves as Wybunbury residents with strong links to the Wybunbury Parish and Wybunbury Ward and they have made it clear that they so not wish to be 'subsumed' into an ever increasing Shavington Service Centre. (Please see responses to the WCP NP First Consultation June 2017, Document Library. [www.wybunburynp.co.uk](http://www.wybunburynp.co.uk)) (6) The expansion of the Shavington settlement boundary to include a substantial part of Wybunbury (Ward, Parish & NP Area) is seen as an unacceptable form of 'development creep' and COALESCENCE that is in direct conflict with what residents have told us they want (including 4 Shavington residents outside the Triangle.) (7) Wybunbury Combined Parishes NP Steering Group and Wybunbury Parish Council therefore propose that, in accordance with the SADPD draft policy (Policy PG 10 Infill villages in the open countryside), the Shavington settlement boundary is retrenched to utilise Newcastle Road as its southernmost physical settlement boundary. (8) The Triangle will then become an Infill Village in its own right, utilising the domestic curtilages on the West of Dig Lane properties as a clear western boundary, the domestic curtilages and road edge of Stock Lane as a clear eastern boundary, and the Newcastle Road will provide an enforceable northern boundary. (9) The size of the Triangle and both its current and future-build configuration closely replicates that of Hough Village in terms of size, contemporary additional building and rural interest. (10) The issue regarding two parishes / Wards 'sharing' the area of an infill Village has already been set in the precedent at Wychwood Park where parts fall into both Chorlton and Weston Parishes and so does not represent a legitimate objection to this proposal. The Newcastle Road provides a clear, reasonable and enforceable 'physical boundary' to the north of the Triangle infill village in exactly the same way as it does for Hough, and that the A531 does between Wychwood Park and Wychwood Village. (11) As previously stated, the historic links of Dig Lane and Stock Lane to both Wybunbury Village and the Wybunbury Moss are extensive and should not be severed. (Please see attached maps)

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[Clannor Heath.pdf](#)

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541)   |
| <b>Comment ID</b>                                 | FDR1009   |
| <b>Response Date</b>                              | 21/10/18 16:48  |
| <b>Consultation Point</b>                         | Policy RUR 5 Best and most versatile agricultural land ( <a href="#">View</a> )   |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>Files</b>                                      | <a href="http://anddefagov.uk/Documents/Document-OF0370_6527_FRPbbc">http://anddefagov.uk/Documents/Document-OF0370_6527_FRPbbc</a> |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The Wybunbury Combined Parishes Neighbourhood plan Steering Group approve Policy RUR5 in principle HOWEVER it requires strengthening both to protect Best & Most Versatile Land (BVL) and to offer greater clarity to potential developers on how BVL must be evaluated. It is recognised that much land in the Cheshire East Borough falls into the category of Best and Most Versatile land when it is well managed. Therefore there must be a clear understanding that the categorisation of BVL must be understood and determined, in the context of a linear time-frame of good, consistent management. Agrarian land quality is a CONTINUOUS PROCESS of soil engineering (crop choice, soil improvement and enhancement, resting and water management). BVL definitions should therefore be based on the quality of the land where 'reasonable land husbandry' is utilised (usually over a minimum four year period). Attempts to base BVL assessments on too short a time frame may result in ANOMALOUS POOR QUALITY RESULTS based on deliberate or unavoidable neglect of reasonable land management processes. This must be avoided at a time when food security is of rising national importance (and may become more so in a post-Brexit agricultural environment). In short, where land is claimed to be of 'poor quality', it must be subject to an agricultural land improvement scheme over an appropriate time-frame. Development is important but BVL is a finite resource that once lost cannot be restored or mitigated. (There is a wealth of related literature on this issue and that of 'soil health' and 'soil quality' but one useful paper is included for illustration)

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[http://anddefagov.uk/Documents/Document-OF0370\\_6527\\_FRPbbc](http://anddefagov.uk/Documents/Document-OF0370_6527_FRPbbc)  
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| <b>Comment by</b>         | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>         | FDR1013   |
| <b>Response Date</b>      | 21/10/18 17:01  |
| <b>Consultation Point</b> | Policy RUR 2 Farm diversification ( <a href="#">View</a> )                                  |
| <b>Status</b>             | Processed   |
| <b>Submission Type</b>    | Web   |
| <b>Version</b>            | 0.1   |

**Files**

[Information Summary for Wybunbury Moss Water Quality Meeting](#)

**What is your overall view on this section?**

Support

**Your comments on this section:**

The WCP NP Steering Group support Policy RUR02 in principle but ask that a further point be added as follows:- Farm Diversification 1.vii) where intensification of animal husbandry methods (technological and 'agri-business' diversification) do not impact on air and water pollution in areas of ecological importance and/or of national designation. This issue is becoming an increasing threat to areas of ecological importance that are especially sensitive to diffuse water pollution across wide diffuse water catchment areas and where atmospheric carboniferous and nitrate pollution is impacting on the pH of fragile environments. (Please see example in Cheshire East in attached Natural England and Environment Agency Report).

**If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.**

[Information Summary for Wybunbury Moss Water Quality Meeting](#)

Information Summary for Wybunbury Moss Water Quality Meeting

**Comment by**

Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541)

**Comment ID**

FDR1015

**Response Date**

21/10/18 17:18

**Consultation Point**

Policy RUR 12 Residential curtilages in the open countryside and Green Belt ([View](#))

**Status**

Processed

**Submission Type**

Web

**Version**

0.1

**What is your overall view on this section?**

Support

**Your comments on this section:**

The WCP NP Steering Group support Policy RUR12 in principle but the policy needs strengthening to protect the Open Countryside from opportunistic development by those seeing to re-classify paddocks, equestrian menage facilities and agricultural small-holdings (fields) as domestic garden and/or brown-field sites for the express purpose of residential development. The WCP NP emerging policies are compliant with the CELPS and policies related to Open Countryside and Exception Sites however the importance of residential curtilages needs highlighting and so too, the associated 'CHARACTERISTIC ELEMENTS' of rural housing stock (their paddocks and small-holdings) need to be preserved, not subsumed into modern developments in close proximity to the 'older' housing stock.

**Comment by**

Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541)

**Comment ID**

FDR1021

**Response Date**

21/10/18 17:52

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| <b>Consultation Point</b>                         | Policy HOU 3 Self and custom build dwellings ( <a href="#">View</a> )                              |
| <b>Status</b>                                     | Processed  |
| <b>Submission Type</b>                            | Web  |
| <b>Version</b>                                    | 0.1  |
| <b>Files</b>                                      | <a href="#">Wybunbury Combined Parishes Neighbourhood Plan: Five-Year Housing Survey (06.2017)</a> |
| <b>What is your overall view on this section?</b> | Support  |

**Your comments on this section:**

The WCP NP Steering Group support Policy HOU3. (1) It is clear from the First Consultation work of our NP process together with the Five-Year Housing Survey (where a specific question in relation to self-build was included) , that this concept has resonance with a small but significant cohort of our population over the NP Area. (See attached 5-Year Housing Survey) (2) We know from our discussions with Made Neighbourhood Plan areas adjacent to us that the self-build question is now part of most 5-year housing survey pro-formas (and was robustly analysed by external agents who were commissioned for the purpose; eg: Cheshire Community Action). (3) We understand that the accommodation of such sites alongside larger house-builders presents its own challenges but this is not a reason to prevent what is increasingly recognised as an important addition to the wider tenure housing mix. It offers a different opportunity for individuals to gain property in more rural areas that larger housebuilders prefer not to accommodate at the current time (unless it is part of the S106/CIL affordable housing commitment). (4) Self-Build homes must still comply with the CELPS Design Guide. (5) It is encouraging to see as self-build gains wider national and international recognition, that the flexibility and variation in self-build home design is also expanding. This means that self-build designs are better able to blend and complement existing housing stock or that which is being built in adjacent sites, in line with the CELPS Design Guide.

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| <b>If you have any supporting information that is essential to support your comments (for example a map, photograph or report), please choose the file here. Your chosen file will upload when you submit your comment.</b> | <a href="#">Wybunbury Combined Parishes Neighbourhood Plan: Five-Year Housing Survey (06.2017)</a><br><a href="#">Wybunbury Combined Parishes Neighbourhood Plan: Five-Year Housing Survey (06.2017)</a> |
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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR1025   |
| <b>Response Date</b>                              | 21/10/18 18:16  |
| <b>Consultation Point</b>                         | Policy HOU 5 Gypsy, Traveller and Travelling Showpersons provision ( <a href="#">View</a> ) |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The WCP NP Steering Group support the planned location of sustainable permanent and transit sites for 'Gypsy, Traveller and Travelling Show People' Provision. However It is reasonable to predict that non-planned sites may be brought forward in the interim period before all sites are identified and constructed. With this in mind, we would ask that a further 'principle' is added to section 4 of Policy HOU 5: Site Principles: 4 vi) Proposals for Gypsy, Traveller and Travelling Show People sites should make sure that they are restricted to those sites named in Policy HOU5 In addition - Those named sites identified in HOU5 must be compliant with those principles outlined in 4 i) - vi) - Any Proposed site must be assessed in terms of numbers (of pitches) and occupancy numbers (Reason: to ensure the safety and amenity of site occupants and the amenity of adjacent communities (where appropriate)).

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR1031   |
| <b>Response Date</b>                              | 21/10/18 19:18  |
| <b>Consultation Point</b>                         | Policy HOU 6 Optional technical standards ( <a href="#">View</a> )                          |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The WCP NP 5-Year Housing Survey identified that the NP Area has a significant 'older population' over 65 years of age but importantly over 75 years of age. However the majority of older people wish to stay in their communities and would welcome single-storey properties / smaller properties into which to down-size / some form of supported or extra-care living (preferably 'extra-care at home'). (2) So too we are aware of a small number of younger adults with disabilities for whom accessible homes are essential for their well-being and independence. (3) It is important to note that the Disabled Facilities Grant indicator is of NO value in assessing Policy HOU6 as this grant has been designed to be consistently reduced over the past 5 years and ends in CEC in 2020 (See CEC Annual Budget Statements). Shortfalls in DFG have been alternatively accommodated in the assessment of personal care and direct payment budgets by CEC Adult Social Care in order that disabled residents experience no reduction in required services. (Contact Director of ASC Commissioning for further detail). (4) CEC must not fall onto the 'trap' of considering only the needs of older people in the context of this policy. CEC Adult Social Care and Children's Social Care are experiencing a significant shortfall in suitable accessible accommodation for younger adults with disabilities and children with disabilities who wish to remain with their families in a 'family' environment. As medical advances improve, CEC has experienced an exponential increase in the number of children, young people and younger adults requiring this type of accessible housing in the community. (5) What has become clear throughout the Neighbourhood Plan Process is that older people seeking to downsize are prevented from doing so because there is a dearth of local smaller properties. There is a marked 'under-occupation' of larger homes in rural areas where older people have to balance their ability to afford / cope with a larger home and the prospect of moving away from their wider community and social support networks. To stay in a larger home is often not a choice but a necessity and has an impact on the incidence of rural poverty where older people may be 'asset-rich' but 'cash-poor'. (6) In summary, Optional Technical Standards must NOT BE OPTIONAL - they are an essential requirement for an ageing population and a significant cohort of younger adults with additional needs who wish to 'stay at home for longer'. (7) Consequently, provision built to these technical standards must be proactively built in advance of need. To suggest that such homes can only be built for a specific named person is to effectively renounce all responsibility for providing a suitable mix of housing and to deny any reasonable attempt to provide integrated housing and integrated communities. This is disappointing and will set community integration for our older and disabled citizens back by the entire life of the Local Plan. (Further data is accessible

from CEC JSNA, Director of Public Health, Director of ASC Commissioning, NP 5 Year Housing Surveys).

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR1033   |
| <b>Response Date</b>                              | 21/10/18 19:28  |
| <b>Consultation Point</b>                         | Policy INF 1 Cycleways, bridleways and footpaths ( <a href="#">View</a> )                   |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The WCP NP Steering Group Support Policy INF1. However it must be noted that the impact of HS2a in the WCP NP Area (and other parts of CEV) will be significant over the life of the CELPS and must be addressed separately.

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR1039   |
| <b>Response Date</b>                              | 21/10/18 19:35  |
| <b>Consultation Point</b>                         | Policy INF 3 Highway safety and access ( <a href="#">View</a> )                             |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The WCP NP Steering Group support Policy INF3 and would ask that it is applied in the context of the cumulative impact of a proposed development with other activities and demands on the road network in the same area. The impact of additional B2, B8 uses and HGV traffic on a fragile rural network has been substantial across the WCP NP Area and must be evaluated properly prior to the granting of permission.

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| <b>Comment by</b>    | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>    | FDR1056   |
| <b>Response Date</b> | 21/10/18 21:06  |

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| <b>Consultation Point</b>                         | Policy INF 8 Protection of land and routes for proposed infrastructure ( <a href="#">View</a> ) |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The WCP NP Steering Group Support Policy INF8 HOWEVER This policy is deficient (as is the CELPS) in that there is no mention of HS2a (CA5). The route for HS2a is already determined and the Bill is making its way through the parliamentary process. Additional Provisions are being explored (to be reviewed in late 2018) and safeguarded land either side of the route and around construction sites is also identified. There are on-going applications for development in and around the HS2a route and safeguarded land which are not related to the HS2a work and which have the potential to "adversely impact on the delivery of proposals" for this new and significant infrastructure. HS2a needs to be incorporated into Policy INF8 in 10.18 and 10.19.

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| <b>Comment by</b>                                 | Wybunbury Combined Parishes Neighbourhood Plan Steering Group (Cllr Janet Clowes - 1185541) |
| <b>Comment ID</b>                                 | FDR1057   |
| <b>Response Date</b>                              | 21/10/18 21:27  |
| <b>Consultation Point</b>                         | Policy REC 5 Community facilities ( <a href="#">View</a> )                                  |
| <b>Status</b>                                     | Processed   |
| <b>Submission Type</b>                            | Web   |
| <b>Version</b>                                    | 0.1   |
| <b>What is your overall view on this section?</b> | Support   |

**Your comments on this section:**

The WCP NP Steering Group support Policy REC5 in principle HOWEVER (1) It is sometimes assumed that because the NP Area is in a rural area, that community facilities are already established however this fails to fully understand the importance of retaining and maintaining community facilities that are an integral part of the social capital assets and networks that enable a rural community to thrive. (2) Development proposals should therefore not only retain community facilities but should also contribute to and enhance their longer-term sustainability for the benefit of new residents and the wider communities of which they will be a part. THEREFORE this policy should include a further element as follows: Policy REC 5: Community Facilities 1) "Development proposals should seek to retain, enhance and maintain (in proportion to their impact) community facilities that make a positive contribution to the social or cultural life of a community....."