

Wybunbury Combined Parishes Neighbourhood Plan

APPENDIX B(i)

CELP: First Draft Site Allocations and Development Policies

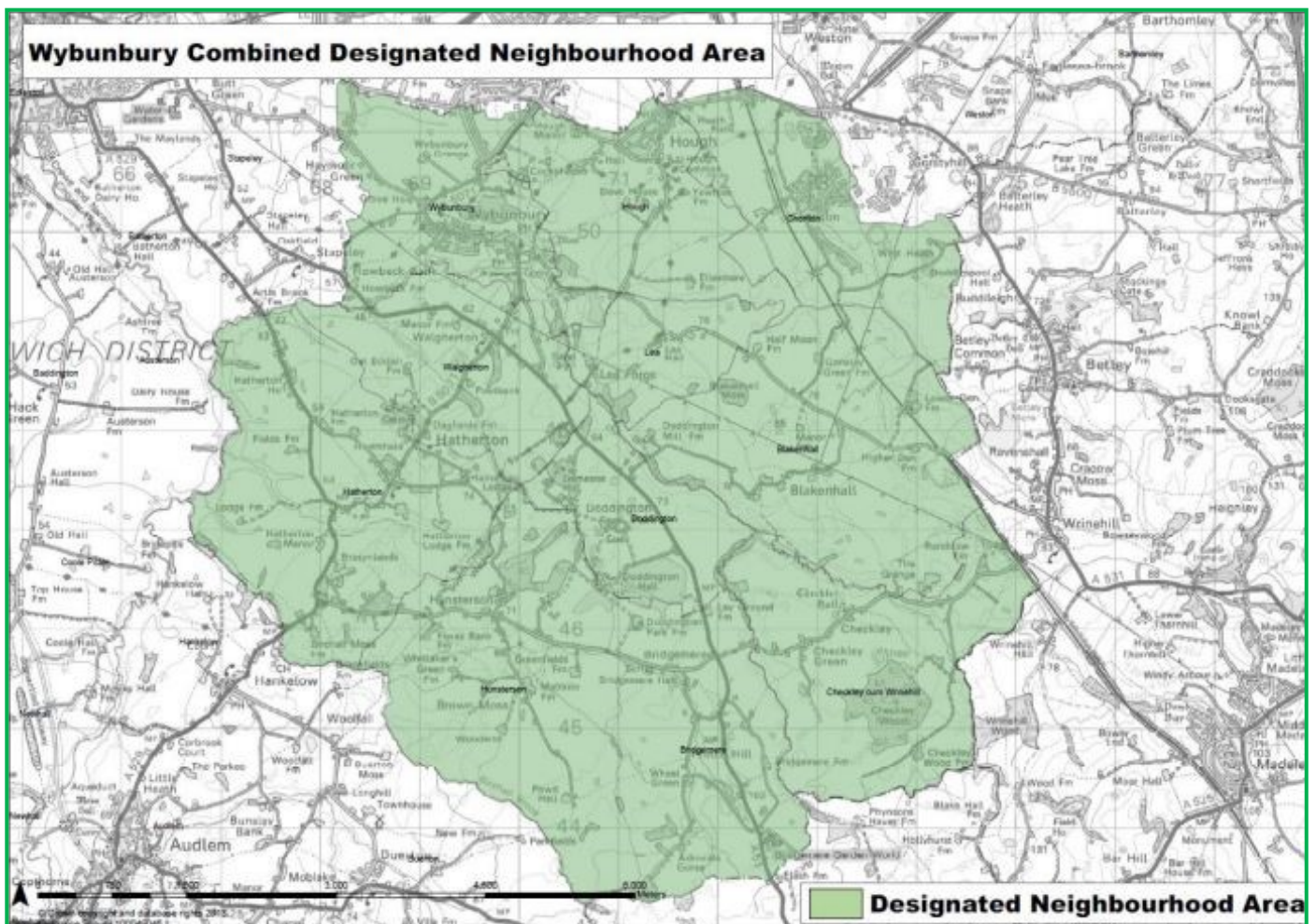
Consultation: October 2018

NPSG Responses:

Policy PG14: Local Green Gaps

<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/evidence>

<http://www.wybunburynp.co.uk/>



Wybunbury Combined Parishes Neighbourhood Plan: Green Gap Policy

In August 2018, Cheshire East Council published the Local Plan “First Draft Site Allocations and Development Policies Document” (SADPD). The first public consultation ended on 22nd October 2018 and the Wybunbury Combined Parishes Neighbourhood Plan Steering Group (WCPSG) have responded to those emerging policies of the SADPD that have direct synergies with the policies of this Neighbourhood Plan.

Policy PG14: Local Green Gaps has particular resonance with comments made by residents in both the April 2017 Five-Year Housing Needs Report and the ‘First Consultation’ highlighting the need to prevent further coalescence between settlements

Policy PG 14

Local Green Gaps

1. To support the distinctiveness of settlements in the borough, the identification of localised separation policies will be supported in neighbourhood development plans. In local green gaps/green wedges identified in neighbourhood development plans, LPS policy PG 6 ‘Open countryside’ will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:
 - i. result in the erosion of a physical gap between any of the settlements identified;
 - ii. adversely affect the visual character of the landscape; or
 - iii. significantly affect the undeveloped character of the local green gap, or lead to the coalescence between or within existing settlements.
2. Exceptions will be defined locally or considered where no suitable alternative location is available.

Supporting information

2.19

Strategic green gaps are defined by [Policy PG 13 ‘Strategic green gaps boundaries’](#) and prevent neighbouring settlements from merging into one another and coalescing, thereby preserving the open character of the area and the settlements in it.

Local green gaps and green wedges, as defined in NDPs, can help provide access to the countryside from urban areas, and protect the character and urban form of settlements, preventing coalescence in a settlement pattern and between nearby settlements.

2.20

We would welcome your views on this policy and whether there are candidate local green gaps/green wedges that the council should consider designating in the SADPD.

Please include a map showing the extent of any areas and give the reasons which you believe justify their designation. Bear in mind that the purpose of local green gaps is to preserve the open character of limited gaps between settlements and prevent their coalescence.

It is not the purpose of local green gaps/green wedges to protect landscape quality, biodiversity or historic assets, although the designation of a local green gap/green wedge may, coincidentally, support these objectives.

(CEC: First Draft SADSPD: August 2018, Policy PG14, Local Green Gaps, Page 11)



The WCPSPG provided the following response to the SADPD Consultation:

Comment Receipt.

First Draft Site Allocations and Development Policies Document Event

Name: **Wybunbury Combined Parishes Neighbourhood Plan Steering Group (1185541)**

Comment by Comment ID FDR Response Date 14/10/18 21:04

Consultation Point Policy PG 14 Local green gaps.

Status Draft Submission Type Web Version 0.1 Files

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.

The following maps identify the Local Green Gap that the WCP SG have proposed both for inclusion in the Cheshire East SADPD and in the WCP Neighbourhood Plan.

It is important to note that the PRINCIPAL rationale for the location of this Local Green Gap is to protect against settlement coalescence from the Shavington settlement, Shavington's significant position in relation to the urban hinterland of urban Crewe and the high number of strategic housing land allocations within Shavington as part of the already adopted Cheshire East Local Plan (July 2017).

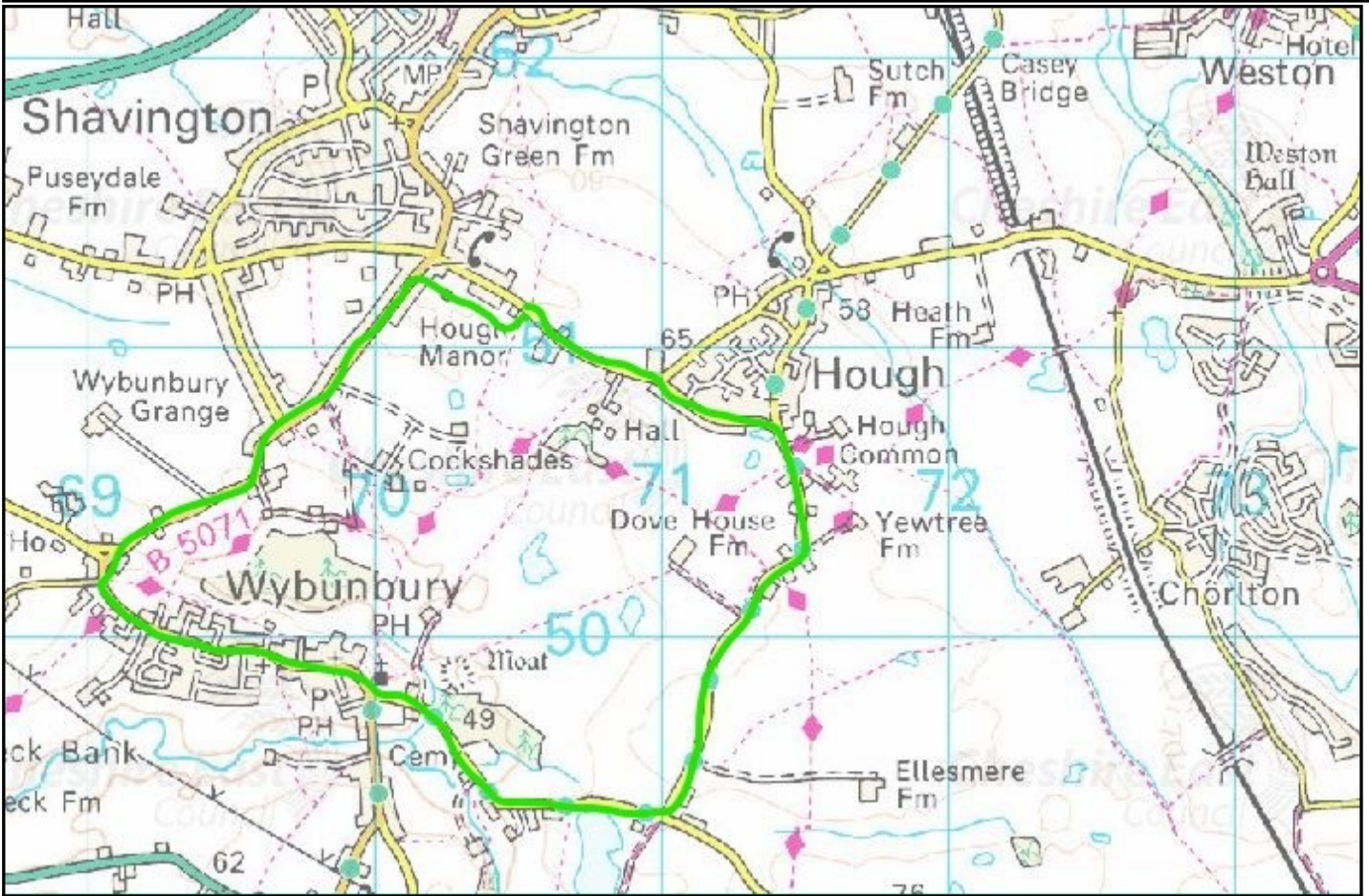
The WCP Local Green Gap has relevance in terms of:

- i) the geographical co-terminosity of its northern boundary with Shavington Ward & Parish.
- ii) its clearly defined and enforceable boundaries.

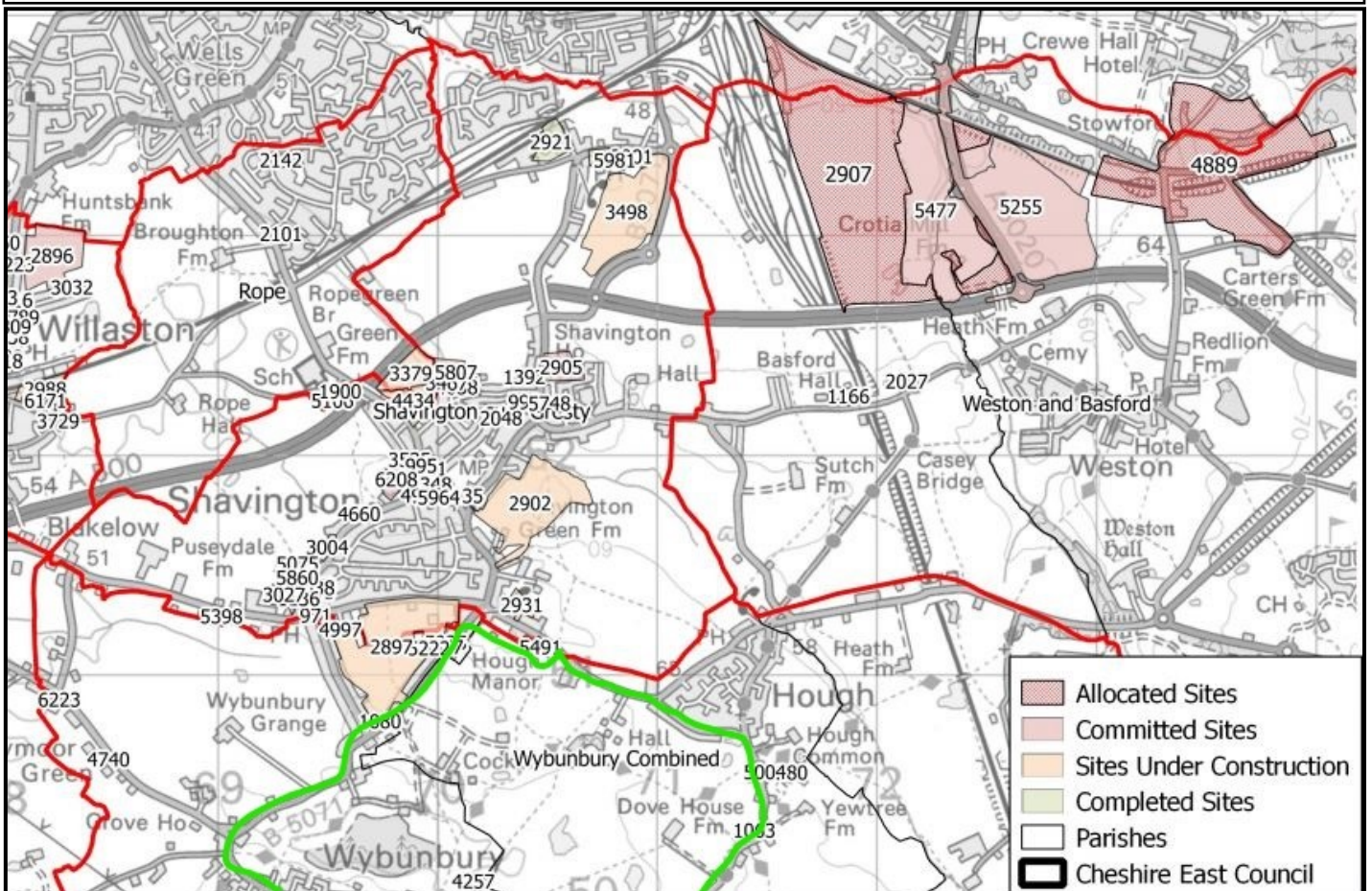
2.



WYBUNBURY COMBINED PARISHES NEIGHBOURHOOD PLAN: Proposed Local Green Gap



Area contained by Stock Lane (west), Main Road, Wybunbury (south), Cobbs Lane & Pitt Lane (east) and Newcastle Road (north)



Southern Crewe Commitments & Completions (March 2018):

Demonstrates potential for coalescence & development creep between semi-urban Shavington & rural Wybunbury.

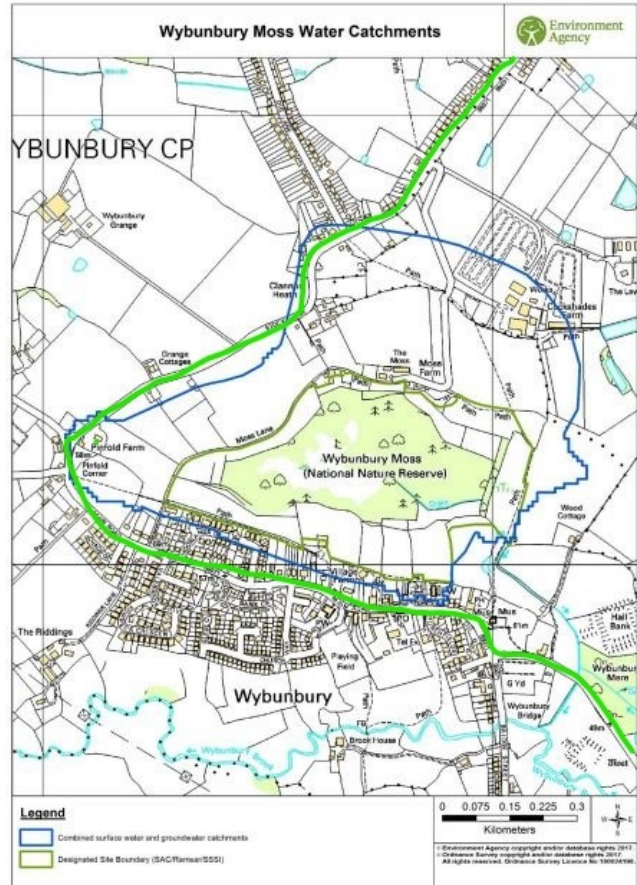


**WYBUNBURY MOSS & WATER
CATCHMENT AREA**



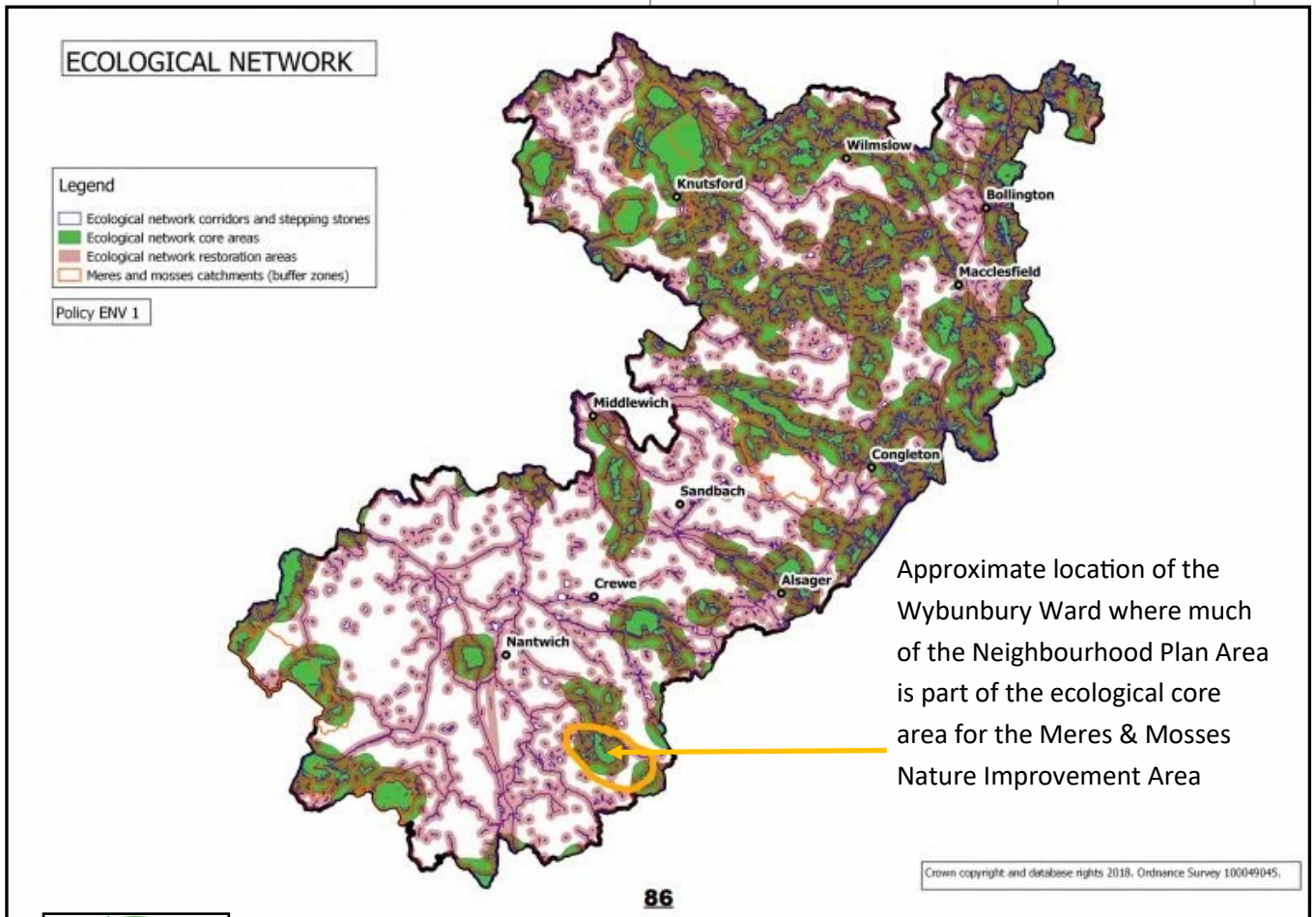
The establishment of a Local Green Gap in this area will also serve a secondary role in protecting the Wybunbury Meres & Mosses National Park (RAMSAR & SSSI). The reduction of development in this area will help control the drainage of surface water run-off and other potential forms of contamination compromising the acidic pH required for the healthy restoration of parts of the Moss.

(Natural England, April 2017)

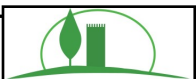


Ecological Areas p86,

FD 02 Draft Adopted Policies Map (CEC)



Approximate location of the Wybunbury Ward where much of the Neighbourhood Plan Area is part of the ecological core area for the Meres & Mosses Nature Improvement Area



5.

