

Your reference number is FS764837.

Thank you for submitting Designation of a neighbourhood area application form

Organisation: Combined Wybunbury Parishes

Name: Trevor Lightfoot

Position: Chairman: Wybunbury Parish Council

Postcode search: CW5 7HG

Address: Fairfield Haymoor Green Road, Wybunbury, CW5 7HG

Telephone number: 01270 568302

Are you representing a relevant body?: Yes

Please state how the organisation or body making the application is a 'relevant body': The Neighbourhood Area comprises the combined parished areas of the Wybunbury Ward: Wybunbury Parish Council, Doddington & District Parish Council, Hough & Chorlton Parish Council and Hatherton & Walgherton Parish Council.

Does the proposed neighbourhood area also include all, or part, of another town or parish council? please confirm that their consent has been given: Yes

Please provide details of that consent (including a copy of the resolution and key contact details): Consent by all parishes is minuted in their Parish Council Meeting Minutes (These will be provided separately)
Key contact details are as follows:

Wybunbury PC Clerk: Mr David Owen E: clovelly@davidgeorgeowen.plus.com

Hatherton & Walgherton PC Clerk: Mrs C. Knibbs E: handwpc@gmail.com

Doddington & District PC Clerk: Mr R. Bason E: ralphbason@aim.com

Hough & Chorlton PC Clerk: Mrs Sue Davies E: houghparishcncl@btinternet.com

Please attach relevant documentation:

Neighbourhood area name: Wybunbury Ward Combined Parishes

Please include a map of the area: Proposed Wybunbury Combined Neighbourhood Area.pdf

Please describe the area: The combined Wybunbury Ward Parishes lie in the South-Eastern section of the Cheshire East Unitary Authority bordering both North Shropshire to the South-East at Woore and Staffordshire to the North-East at Wrine Hill.

The West Coast mainline railway runs through the North/North-East parts of the Ward through the hamlets of Checkley, Blakenhall and Chorlton and marks the proposed route for part of HS2 to Crewe.

The four parishes are Wybunbury, Hough & Chorlton, Hatherton & Walgherton and Doddington & District (this latter parish council covers Doddington, Hunsterson, Bridgemere, Checkley-cum-Wrinehill, Blakenhall and Lea). These small hamlets together with Wybunbury Village have a combined population of approximately 2,650 residents.

This is a predominantly rural and close-knit area comprising a number of actively worked farms and rural businesses; some of which enjoy both national and international standing. The area is connected by the A51 that runs through the area and by a network of rural lanes, popular PROW and cycle routes, including the South Cheshire Way and South Cheshire Cycle Trail.

Wybunbury Village is a Conservation Area and provides some limited services for the hamlets of the combined parishes. It is the location of the RAMSAR SSSI site Wybunbury Moss and of the leaning Wybunbury Tower.

The Wybunbury Ward Parishes collectively share two primary schools, two churches, a chapel and two Community Halls. They support a range of active community groups across the area providing support and interaction for groups of all ages.

Please explain why this area is considered to be appropriate to be designated as a neighbourhood area:

The Wybunbury Ward Combined Parishes lie in a clearly defined area bounded to the north by the Newcastle Road,

to the West by the Audlem/Nantwich Road (A529) and the Shropshire/Staffordshire/Cheshire boundaries to the South and East. They are all historically aligned by their associations with the Delves-Broughton Estates, centred around Doddington Hall (to the South of Wybunbury). The two churches (St John's, Doddington & St Chad's, Wybunbury) share the same Vicar and both schools (Wybunbury Delves School, Wybunbury and Bridgemere School, Bridgemere) are Church-aided. Both schools retain links with the Delves-Broughton family who funded their development in the early 19th century.

Wybunbury Village produced a Parish Plan in 2011 and all four Parishes completed their own Parish-based 5-year Housing Needs assessments in 2012 in response to the CE Local Plan. All parishes have developed their own websites and each offers links to the others and to the shared facilities available across the parishes. These activities will help inform the Neighbourhood Plan.

Whilst Wybunbury Village offers some services to the wider area, it does not satisfy the criteria for a Local service centre as determined by the CE Emerging Local Plan. These factors have resulted in a set of hamlets and small settlements that despite covering a wide geographical area, retain an holistic sense of community within the recognisable physical boundaries identified above - thus creating a strong, viable and appropriate Neighbourhood plan area as identified on the map (attached)

In addition, the proposed area applied for corresponds with the existing administrative and political boundaries of these parishes within the Wybunbury Ward and is familiar to residents, neighbouring parishes and the Local Planning Authority. The proposed area does not overlap any other existing neighbourhood plan area or include land within another town or parish council administrative boundary outside the Ward. The proposed area is appropriate in spatial planning terms and does not subdivide any existing or proposed major development sites.

What is the intention of the neighbourhood area?: Neighbourhood development plan