

Darnhall Neighbourhood Plan Consultation Statement June 2020



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1. INTRODUCTION

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Darnhall Neighbourhood Plan. The legal basis of the Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed Darnhall Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Darnhall Neighbourhood Plan.

1.2 The parish of Darnhall is an area of open countryside within the unitary authority of Cheshire West and Cheshire. The parish lies to the south and south west of the settlement boundary of Winsford and north of the boundary of the unitary authority of Cheshire East.

1.3 The area occupies a section of the Cheshire plain, but is exceptional as it possesses unique natural features. These are;-

- The Flashes, three lakes along the course of the river Weaver, an area of special county value.
- The Ashbrook valley, lined by ancient clough woods and species rich sloping grassland
- Open fields which still retain ponds known as marl pits
- Views across to the Sandstone Ridge and Derbyshire hills.
- A number of heritage sites including Darnhall Mill and millpond and the remains of the earlier Abbey and Darnhall Hall.

1.4 The predominant economic activity in the area is dairy farming. The parish is sparsely populated with a population of 232 at the 2011 census. Houses are scattered across the area, 42% being rented. 32% of the 92 households in the area and 50% of the land are owned by the Darnhall Estate. As a result of the small number of houses in the parish individual consultation was conducted at the start of the process. During the drawing up of the plan various consultation events took place as listed below.

1.5 The Parish Council has published information on the parish on its website - www.darnhallparish.co.uk which has pages dedicated to the Neighbourhood Plan, where Neighbourhood Plan documents and background evidence have been published and are available to view.

2. BACKGROUND

2.1 The Darnhall Neighbourhood Plan is a community plan and must derive its vision, objectives and policies from the community. From the outset the Parish Council was determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. The steering group consisted of Parish councillors, local farmers, residents, a local historian and stakeholders. Communication and consultation, in various forms, have played a major role in formulating the Neighbourhood Plan.

2.2 Throughout the process, the neighbourhood planning steering group has engaged in consultations with the community, using a variety of methods in order to gain as many views as possible.

2.3 It was considered essential to:

- Promote a high degree of awareness of the project;
- Encourage everyone to contribute to the development of the Neighbourhood Plan;
- Promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development.

2.4 Key to this programme was publicity to gain residents' engagement. This was gained via public meetings such as events at Darnhall show, newsletters, questionnaires, and electronic media via, Parish website. Consultation versions of the Neighbourhood Plan were available to view on the Parish website, along with other documents and reports.

2.5 Every effort has been made to ensure that the vision, objectives and policies of the Darnhall Neighbourhood Plan reflect the views of the majority of the local residents, whilst having regard to local and national policies.

2.6 The Neighbourhood Plan has been developed through regular consultation with the residents of Darnhall. Cheshire West and Chester Council Planning department has also been consulted throughout the process and has provided invaluable information and advice.

3. THE NEIGHBOURHOOD PLAN AREA DESIGNATION

3.1 **Who was consulted and how were they consulted?** The Consultation on the Neighbourhood Plan Area ran from 20th April 2016 – 23rd May 2016. The proposed area was consulted upon for an eight week period and was available to view on the Cheshire West and Chester Council's website.

3.2 Cheshire West sent an email to a list of statutory consultees and other interested groups and parties to inform them of the proposed designation and where it could be viewed. Information was also provided on the dedicated Neighbourhood Planning web pages on Cheshire West Council's website. Comments could be made online, by email or by post.

3.3 **What issues and concerns were raised?** No comments were received on the designation from the environment agency, Cheshire west council legal department, or united utilities. Historic England, and natural England made no specific comments, but gave guidance as to where to source further information.

3.4 **How have the issues and concerns been considered?** The proposed area was therefore considered appropriate and desirable for the purposes of preparing a neighbourhood plan. The Neighbourhood Plan area was officially designated by Cheshire West and Chester Council on 14th June 2016. The Cheshire West designation report can be viewed at the Parish Council's web site.

4. RESIDENTS INITIAL CONSULTATION 2016

4.1 **Who was consulted and how were they consulted?** In May 2016 a Parish Assembly was held when it was agreed that a Neighbour Plan should be undertaken. 35 Members of the public attended the event and were asked what issues they felt were important to them.

4.2 From the Parish Assembly the following issues were identified: - . protecting the environment, preserving heritage assets, maintaining green space between Darnhall and Winsford, preserving rural identity, supporting rural and agricultural businesses, housing development and improving

connectivity of footpaths. This information was used to inform the development of a vision and objectives for the Plan, see Appendix 2.

4.3 In July 2017 a Neighbourhood Plan display stand and drop-in was held at the annual Darnhall Show. A survey was undertaken, 20 residents and 38 non -residents responded.



4.4 **What issues and concerns were raised?** When asked what they most valued in Darnhall 45 respondents named open countryside, 33 valued the Village Hall and 22 valued Public Rights of Way. There was general support for farm businesses, rural businesses and opportunities for leisure pursuits in the countryside. 29 respondents wanted to see lower speed limits on the country lanes of Darnhall. People were also asked about their aspirations for Darnhall. The most frequent request was for improved cycleways and improved Public Rights of Way. There was also requests for bus links to Nantwich and better management for wildlife.

4.5 Respondents were asked about development of brown field sites. The majority of respondents (28) suggested a community asset such as a pub, shop or cafe. A few respondents would like to see affordable housing, bungalows or low density housing. A small number of people wanted to see such areas restored to fields or natural habitat. The full results can be viewed at www.darnhallparish.co.uk

4.6 **How have the issues and concerns been considered?** The results combined with community feedback from the Parish Assembly highlighted the issues which were important for local people to see included in the Neighbourhood Plan. Using this feedback from residents and consulting Cheshire West and Cheshire Planning guidance, key issues were identified. This formed the basis of the Neighbourhood Plan's vision, objectives and policies, and helped to determine what evidence needed to be gathered to develop detailed policies and further public consultation.

5. QUESTIONNAIRE

5.1 **Who was consulted and how were they consulted?** From November 10th to 22nd December 2017 a comprehensive questionnaire survey was developed and delivered by hand to each household in the parish by members of the steering group. Questionnaires were also posted to key local stakeholders. (business and landowners in the parish). Residents could either return the document by post or hand it to a member of the steering group. The survey was also available on-line on the Darnhall parish website. The closure date for this consultation was extended to the 31st January 2018 due to the Christmas period.

5.2 A drop in event was arranged during the Darnhall Christmas Fair, held in the Village Hall on 26th November 2017. A display of Neighbourhood Plan information was presented and residents and interested local people could discuss emerging policies and ideas with Steering Group members and fill in questionnaires.

5.3 The initial public consultation informed the formation of a Draft Vision and Aims for the Plan, see Appendix 3, this was included in the survey.

The survey asked questions on policy issues under 5 areas:-

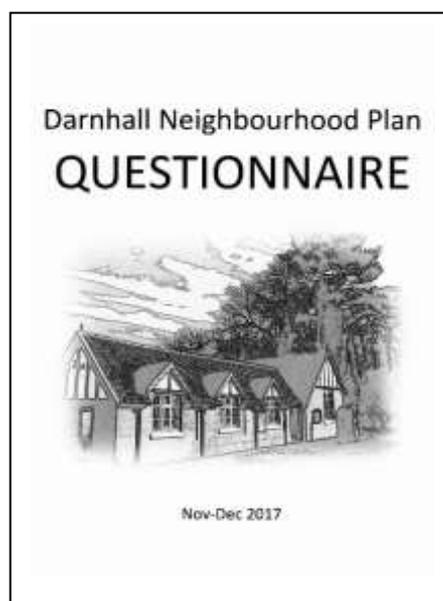
- Protecting the environment
- Protecting community assets
- Traffic and safety
- Residential and commercial development
- Housing needs in the parish.

Questions were also asked about respondent demographics.

5.4 **What issues and concerns were raised?** A total of 63 responses were received, residents from 50% of households in the parish responded. The survey results can be found in Appendix 4 of this Consultation Statement.

5.5 All respondents supported the vision for Darnhall as an area of open countryside maintained through active farming and support for farming businesses. There was a focus on conserving woodlands, areas of natural beauty and opportunities for outdoor activities. The majority of respondents (around 90%) valued woodlands, public footpaths, views, wildlife areas, trees and hedgerows, and the flashes alongside the river Weaver. Heritage assets were also valued, but by fewer respondents. Principal of these was the Village Hall. Nearly all respondents expressed concern about excessive speed limits on the area's country lanes. The majority of respondents wanted a clear boundary between adjacent Winsford town and the countryside of Darnhall.

5.6 Residents and interested parties were asked about housing developments for the area. The majority of respondents did not want new homes built on areas of open countryside. 38 residents and 11 non-residents did say that any brown field sites should be used for a small number of houses, for starter homes or bungalows. The site of a disused pub (The Raven) was cited for this purpose; at present this site has not been registered as a brown field site by Cheshire West and Chester Council.



19 residents and 16 non-residents supported the idea of converting barns or redundant farm buildings to starter or affordable homes. This was provided such conversions were in keeping with the local vernacular and did not have a detrimental effect on the surrounding environment or views and vistas. Several respondents pointed out that there were plenty of new homes available in nearby Winsford so it was not necessary to build them in the open countryside of the parish.

5.7 **How have the issues and concerns been considered?** The results highlighted the issues which were important for local people to see included in the Neighbourhood Plan and formed the basis of the Neighbourhood Plan's vision, objectives and policies. The consultation helped to determine what evidence needed to be gathered to inform the policies. A report highlighting the survey data results can be found at Appendix 4 and more information about the survey can be viewed at www.darnhallparish.co.uk. The results of the survey were fed back at several Community events.

5.8 The consultation results helped steering group understand the priorities of residents and further develop the policies for the emerging Neighbourhood Plan. The policies included in the regulation 14 version of the Neighbourhood Plan are listed in Appendix 5 and consultation results reports can be viewed on the Darnhall Parish website www.darnhallparish.co.uk

6 FURTHER CONSULTATION ACTIVITY

6.1 Further consultation activity included:-

- Display, question and answer drop in and brief utilities infrastructure survey at the Darnhall Show July 2018, this can be viewed at www.darnhallparish.co.uk
- Presentations to the Parish Council, Parish Assembly May 2018 (15 attendees) and May 2019 (30 attendees)
- Presentation to Darnhall & Wettenhall Womens Institute, March 2020 – 21 members attended.
- Quarterly Neighbourhood Plan updates in Parish Council newsletters (distributed to Parish residents, neighbouring community and Village Hall users) Notices posted on the Parish Council Notice Board outside Darnhall Village Hall.



Presentation to Parish Assembly May 2019



Display & drop-in Darnhall Show July 2018

7. REGULATION 14 CONSULTATION

7.1 **Who was consulted and how were they consulted?** As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan Steering Group completed a six week pre-submission consultation on the draft Darnhall Neighbourhood Plan between 10th February 2020 to 23rd March 2020. Within this period the following was undertaken -

- Consultation with statutory consultation bodies
- Notification as to where the pre-submission Darnhall Neighbourhood Plan could be inspected
- Information on how to make representations, and the date by which these should be received
- A copy of the pre-submission Darnhall Neighbourhood Plan was sent to the Cheshire West and Chester Spatial Planning department

7.2 Cheshire West and Chester Council supplied approximately 45 e-mail addresses of statutory stakeholders and interested parties which were all sent the Regulation 14 information letter and links to the Neighbourhood Plan website where they could view the Neighbourhood Plan and accompanying documents. This was supplemented with approximately 15 contacts for local stakeholder organisations, businesses and individuals who it was considered might have an interest in the Plan. All stakeholders were sent emails with the Public Notice of Regulation 14 Consultation and Information on how to view the plan and make representations.

7.3 The Public Notice of Regulation 14 Consultation was posted on the Village Hall Notice Board and on the Parish Council Website. A copy of the Plan, Printed feedback forms and information on how to make representations was available for viewing at three local venues; Darnhall Village Hall, John Bownes Ltd and Winsford Library.

7.4 The Pre-Submission Neighbourhood Plan was made available on the website with comprehensive information on the Regulation 14 consultation together with a library of associated documents. A drop-in Neighbourhood Plan question and answer session was held in Darnhall Village Hall on Sunday 1st March 2020. The steering group met with an important stakeholder, Darnhall Estates, on 2nd March 2020.

7.5 Comments on the Plan could be submitted at the drop in event; from a survey on-line via the Parish Council website, by email to the Parish Clerk or handwritten and by post to the Clerk.

7.6 The regulation 14 consultation information and feedback form was delivered to every residence in the parish by members of the steering group. An explanation was given to residents as to the purpose of the consultation and information on how to complete and return the feedback form. The drop-in event enabled people to ask questions, view the draft Neighbourhood Plan and background documents, and give their comments. Residents were encouraged to respond to the consultation, and it was explained to them the process for doing this, along with the next steps for the plan, following the Regulation 14 stage.

7.7 Along with local residents, the following stakeholders and groups were consulted as part of the Regulation 14 consultation:-

Winsford Town Council	Natural resources Wales
Cholmondeston Parish Council	Network Rail
Wettenhall Parish Council	Severn Trent Water
Church Minshull Parish Council	Sport England(North west region)
Stanthorne and Wimboldsley Parish Council	The Coal Authority
Little Budworth Parish Council	The Mersey Forest
Cadw Welsh Assembly	Three
Cheshire East Council	United Utilities
Cheshire West and Chester Council	Vodafone and o2
National Grid	Welsh Water
Welsh Assembly Government	West Cheshire Clinical commissioning Group
Cheshire Brine subsidence compensation Board	NHS England
Cheshire gardens Trust	Age UK Cheshire
Cheshire Police Constabulary	Vale Royal Disability Services
Cheshire Racial Equality Council	Cheshire Centre for Independent Living
Dee valley Water PLC	Meller Speakman (Darnhall Estate)
EE	Darnhall Estate
Environment Agency	Weaver Methodist Chapel
Health and Safety Executive	Winsford Flash Sailing Club
Highways England	D and R Pipe Fabrications
Historic England	M J Auto Engineers
Homes and Community Agency	John Bownes Ltd
Jodrell Bank Observatory	Ashcroft Farm Airfield
Marine Management organisation	Owner The Raven Inn
MOD (defence infrastructure organisation)	Ash House Kennels
National Grid PLC	Darnhall and Wettenhall WI
Natural England	Darnhall Brownies
Cheshire Community Action	Darnhall Dancers

7.8 **What issues and concerns were raised?** A total of 28 responses at the regulation 14 consultation stage were received, 13 from residents and 15 from stakeholders. In addition 15 statutory consultees responded including Cheshire West and Chester Council. The issues raised included comments about :-

- Wording to strengthen and give clarity to policies and ensure conformity
- Protecting and enhancing the Natural Environment
- Housing
- Heritage
- Design
- Dark Skies
- Drainage
- Renewable Energy
- Views & Vistas
- Road Safety
- Public Rights of Way

7.9 **How have the issues and concerns been considered?** The issues and concerns have been given full consideration, and changes have been made to the Neighbourhood Plan accordingly, in preparation for formal submission. Various wording in the text and policies have been amended, as per suggestions, to add clarity to the Neighbourhood Plan and strengthen conformity with local and national guidance.

7.10 As a result of advice and feedback received in the Reg 14 consultation: -

- Objective 3 was amended to make more explicit the Plan's support for Agricultural development and enterprise
- Two Policies were deleted, CE 4 Ancient Woodland SSSI & Local Wildlife Sites and RCLE 3 Use of Rural Buildings: these subjects have now been addressed through amendment to existing or addition of new policies.
- Three new policies have been created, CE5 Landscape Character, CE 6 Surface Water Management and RCLE 5 Design
- As a result of these changes four policies were renumbered and /or renamed
- Amendments were made to seventeen policies
- Additions and amendments were made to a number of the Justification and Evidence sections supporting the policies.

7.11 In total 22 substantive changes were made to policies in the Pre-submission draft Plan following the Regulation 14 consultation stage.

7.12 A summary of the representations made, along with the Steering Groups response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 1.

8. **CONCLUSION**

8.1 The publicity, engagement and consultation completed throughout the production of the Darnhall Neighbourhood Plan has been open and transparent, with opportunities provided for both statutory consultees and those that live and work within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns for consideration.

8.2 All statutory requirements have been met and consultation, engagement and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

APPENDIX 1: REPRESENTATIONS FROM REGULATION 14 PRE-SUBMISSION CONSULTATION

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
1	Resident 1	<p>GENERAL COMMENTS: The proposals in this plan have been well thought out and will ensure that the parish of Darnhall remains a good place to live and work.</p> <p>Strongly agree with all proposals</p>	Noted. No action required.
2	Resident 2	<p>RCLE2 - Some concerns re the active marketing for at least 12 months; this may be too long for some businesses who are struggling</p> <p>RS1- Thorough; off road access throughout the Parish is to be encouraged</p> <p>RS4 - Very Important for residents' safety</p>	Noted. The 12 month period is to try to ensure that employment opportunities remain in the parish where at all possible. No action required.
3	Resident 3	<p>CE1 - Biodiversity and Dark Skies are a priority in Darnhall.</p> <p>CE2 - Preservation of natural habitats and wildlife corridors should be preserved.</p> <p>CE3 - Housing and other developments must not impinge on local flora and wildlife.</p> <p>CE4 - This should be enforced.</p> <p>CE5 - Any reduction of the Dark Sky principle in Darnhall would be a step backwards.</p> <p>RCLE1 - This should be monitored carefully.</p> <p>RCLE3 - Sympathetic development of existing rural buildings should be allowed but carefully monitored.</p> <p>RCLE5 - Housing Development should be subject to the limits of local infrastructure and Winsford Town's facilities to cope with an increasing population and present traffic demands.</p> <p>RCLE6 - Solar Panel Farms in Darnhall would destroy the traditional appearance of the Cheshire countryside.</p> <p>RSI3- As the B5074 becomes congested and more accident prone between Winsford and Church Minshall, a speed reduction limit of</p>	Comments noted, no action required.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<p>40mph would be safer for all cars, farm vehicles, equestrians, cyclists and pedestrians.</p> <p>RSI4 - This local developing of facilities should be encouraged for the benefit of the community, providing the necessary controls and environmental measures are observed.</p> <p>TC2 - Again, the excessive speeds reached on the B5074 in the Darnhall/Church Minshall areas should be controlled with a 40mph limit, for the safety of local residents and other road users.</p>	
4	Resident 4	<p>CE1 - High Priority habitat sites should be preserved</p> <p>CE2 - Support this to ensure Wildlife corridors are retained. Support</p> <p>RCLE1 - Ensure Support or rural employment and business development.</p> <p>RSI1 - Support enhance and expand community facilities is very important</p> <p>RSI2 - Support, Long term survival of these sites is very important to their existing</p> <p>RSI3 - The public demand to access to the countryside is ever self perpetuating . This must be Advanced</p> <p>RSI4 - Support for safety reasons</p>	Comments noted, no action required.
5	Resident 5	<p>CE2 - the tree along hall Lane should be replaced</p> <p>CE3 - as this is an area of open countryside there should be no need for any development that would lead to losses in biodiversity.</p> <p>CE4 - agree as these area help reduce greenhouse gases</p> <p>RCLE1 - agree but should not be permitted if the development affects biodiversity or causes increased greenhouse gases</p> <p>RCLE2 - agree. redundant agricultural buildings which cannot be converted to houses should be removed and the area landscaped</p> <p>RSI3 - agree. The maintenance of footpaths is important as they contribute to the health and wellbeing of Winsford and Darnhall residents</p> <p>General Comments - need to expand</p> <p>RSI 3 and add in a new policy under</p>	Comments noted, no action required.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		Countryside and Environmental to highlight measures to protect this area as an asset in the fight against climate change and as a cooling area for Winsford (see ref 15.8 Public Health England) eg woodlands, ponds and marshy areas.	
6	Resident 6	Policy TC2 - Development has already created unacceptable impact on traffic on Swanlow Lane through Church Minshull	Noted. No action required.
7	Resident 7	Policy TC2 - First and foremost Darnhall Lane is desperate for attention as the road is breaking away more and more I feel if something is not done soon there could be a nasty accident. Curb edgings being put in place. Also great big potholes, someone who does not know the road could end up in the ditch severely hurt don't let this happen.	Noted. Road maintenance issues are outside the scope of the Neighbourhood Plan.
8	Resident 8	Policy CE1 – Corridors for wildlife are very important. Policy CE3 -Replacement hedgerow / trees must be put in the right place as animal corridor to and from watering holes particularly important Policy CE4 - Occasionally old trees have to be replaced as they have passed their sell by date. Policy RCLE6 - I support solar panels but not wind turbines as they are usually high in order to get sufficient wind. Policy RSI3 – Agree but how do we stop motor bikes Policy RSI4 - Can they also be made bridle paths? General Comments - I feel a great deal of hard work has been done and a very good overall plan has been done for Darnhall	Noted, new bridle paths would be covered by policy RSI3 - no action required.
9	Resident 9	Policy CE1 - If any development outweighs the benefits of habitat and wildlife corridor all measures to relocate and reduce loss must be taken. Net loss of habitat for rare species should not be accepted. Policy CE2 - Agreed - only if improvements can be made.	Noted. Drainage is covered by new policy CE6 on surface water management. See comment 23.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<p>Policy CE4 – Agreed - no plan should be able to allow planning on these sites</p> <p>Policy CE5 – Agreed - could movement sensor lighting be adopted?</p> <p>Policy RCLE2- Possibly not appropriate for here but what about The Raven? That has been allowed to fall to rack & ruin.</p> <p>Policy RCLE3 – Agreed although purchasing in order to run down and force acceptance of demolition and planning permission needs to be actively discouraged.</p> <p>Policy RCLE4 – The location also needs to ensure that any health & safety risks are mitigated.</p> <p>Policy RCLE5 – Again any deliberate attempt to buy then run a property down needs to be considered.</p> <p>Policy RCLE6- I disagree here - more thought needs to be given to allowing reusable energy. I'd rather have wind turbines & solar panels than new houses.</p> <p>Policy RSI3 – Pedestrians also need priority from cycles.</p> <p>Policy TC1- All developments should allow for good access to mobile signals & fast broadband as in rural areas many work from home & this is a vital resource.</p> <p>Policy TC2 - More speed restriction measures are needed anyway - so many speed down Moors lane & Hall lane as examples already.</p> <p>General Comments - Need to include something which also ensures no development on flood plains and that any development will have sufficient land drains to ensure no flooding due to too many houses.</p>	
10	Resident 10	<p>Policy CE3 - Agreed However there may be circumstances where agricultural needs mean the removal of for example a hedge - if so it needs to be compensated by replacement provision.</p> <p>Policy CE5 – Agreed but theft in the countryside is an increasing problem and e.g. Farmers and businesses must be able to protect their assets i.e.</p>	Noted, new bridle paths would be covered by policy RSI3 - no action required.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<p>lighting systems may be required but every attempt should be made to reduce their impact.</p> <p>Policy RCLE1 - Appropriate to as rural environment is the key phrase.</p> <p>Policy RCLE2- Agreed What about appropriate new employment sites?</p> <p>Policy RCLE5 – Agreed Provided it is appropriate in size & scale to a rural environment</p> <p>Policy RSI3 – Please can we have more Bridleways & with east opening access for horse riders.</p> <p>General Comments - This is an excellent plan for the appropriate development of Darnhall parish</p>	
11	Resident 11	<p>Policy RCLE3 – Also for conversion for agricultural worker / family accommodation as stated in RCLE5</p> <p>Policy RCLE5 – Should also include temporary accommodation i.e. lodges and mobile homes to accommodate agricultural workers / family etc so that rural families can stay together.</p> <p>Policy RSI4 – The areas around weaver dairy Farm i.e, Weaver Grove, & Weaver Hall farm including the middle and top flashes are areas of Historical and natural Beauty so please consider these areas as equally important and would suffer greatly if opened up to cycle routes or footpaths.</p> <p>Policy TC1-</p> <p>Policy TC2</p> <p>General Comments -</p>	Noted. No action required.
12	Resident 12	<p>Policy CE1, CE2, CE3, CE4 - Supported – The Cheshire Wildlife Trust report shows Darnhall has important wildlife and habitats that should be protected</p> <p>Policy CE5 – Supported – It is important that this is considered and implemented in all planning applications</p> <p>Policy RCLE2- Supported – it is important that there remain opportunities for small business to exist and work in the parish</p> <p>Policy RCLE6- Supported - No one would like wind turbines near to them but the principals of sustainable</p>	Noted. No action required.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<p>energy should be supported in a way that minimises the impact on the environment and public amenity</p> <p>Policy RSI1 - Supported – the Village Hall is the only public meeting space available to Darnhall Parish and quite a large populated area in the Swanlow Area of Winsford, it is an important well used community asset</p> <p>Policy RSI4– Supported – providing safe connectivity by foot / cycle is becoming increasingly important particularly to allow people to access the countryside and community facilities without using a car</p> <p>General Comments - The plan seems to protect the environment and biodiversity of the Parish whilst supporting the local economy and residential development only where it is appropriate and proportionate to the Rural Parish character so I think it provides a good framework for planning for the future.</p>	

Statutory Consultees

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
13	Sport England	Thank you for consulting Sport England on the above neighbourhood plan. No specific comments.	Noted, no action required.
14	Cheshire Gardens Trust	<p>Thank you for the opportunity to comment on the Darnhall Neighbourhood Plan. We are responding on behalf of Cheshire Gardens Trust (CGT), which exists to promote awareness, understanding and conservation of historic parks and gardens, which in planning terms are 'heritage assets'.</p> <p>Cheshire Gardens Trust works with The Gardens Trust as the National Statutory Consultee. For further information see The Planning System in England and the Protection of Parks and Gardens available at http://thegardenstrust.org/wp-</p>	Noted, no action required.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<p>content/uploads/2019/09/PLANNING-DOC-Final-interactive-4_7_19-2.pdf</p> <p>We have considered the Plan and our comments are as follows:</p> <p>Registered parks and gardens Historic England maintains the Register of Parks and Gardens of Special Historic Interest; these are historic designed landscapes in England and Wales of national importance. We understand there are no Registered Parks and Gardens in the area of the NDP.</p> <p>Unregistered parks and gardens CGT have researched many sites in Cheshire West and Chester, and working with the local authority, aims to include them on a 'Local List' of non-registered landscapes. The Historic Environment Record holds our research and recording reports and our draft lists are available at https://www.cheshire-gardens-trust.org.uk/?Sites---CHESHIRE-WEST--CHESTER The Conservation Officers in Cheshire West and Chester are also aware of this work.</p> <p>Some listed buildings are mentioned under Policy RS1.2 – Heritage Assets. The Appendices are not included with the online consultation document so it has not been possible to ascertain which features have been included as Heritage Sites in Appendix 2. There is some evidence of a designed landscape associated with Darnhall Hall, a site which it is our intention to research. We welcome any contributions to this research by local people and would appreciate the opportunity to access the site for recording purposes if this is possible. Our research and recording will help inform any proposals that arise for re use so that the significance of the heritage assets is retained and continues to contribute to local character.</p>	

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
15	Highways England	Thank you for consulting Highways England in relation to the proposed Darnhall Neighbourhood Plan. Highways England have no comments to make on this at this time.	Noted, no action required.
16	Natural England – CNP615	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted, no action required.
17	Network Rail	Network Rail has no comments on the neighbourhood plan.	Noted, no action required.
18	Health and Safety Executive	LOCAL AND NEIGHBOURHOOD PLANS HSE is not a statutory consultee for local and neighbourhood plans.	Noted, no action required.
19	National Grid	Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary: Gas Transmission Pipeline, route: BRIDGE FARM TO MICKLE TRAFFORD High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines. National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.	Noted, no action required.
20	Marine Management Organisation	Thank you for including the MMO in your recent consultation submission. No specific comments relating to Darnhall.	Noted, no action required.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
21	Historic England	Thank you for consulting us about your draft Neighbourhood Plan. Having considered the proposals we do not consider that there is a need for us to be involved in the development of the strategy for your area at this time.	Noted, no action required.
22	The Coal Authority - CNP620	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted, no action required.
23	United Utilities – CNP618	<p>Thank you for your email and links to the draft neighbourhood plan. United Utilities works closely with Cheshire West Council to understand future development sites and impact on our infrastructure.</p> <p>Specific Comments Policy RCLE 5 – Housing Development and Design We recommend the following is added as a separate point to policy RCLE 5 – Housing Development and Design:</p> <p>Any permitted housing development will be expected to be of a high quality of design which will: VI) Where appropriate, incorporate SuDS which avoids all non-permeable surfaces and minimises run-off by managing surface water at source. Every option within the surface water hierarchy should be investigated before discharging to the public sewer network.</p> <p>We suggest the following text is added as a separate policy to chapter 13. Countryside and Environment Policies: Policy CE6 – Surface Water Management “New development should be designed to manage surface water at source to minimise runoff. The preference is for genuine, above ground sustainable drainage features which provides linkage with policies CE1, CE2 and CE3.</p>	<p>Agreed. ACTION add to policy RCLE5 (see comment 37) h) ‘Incorporate SUDS which avoids all non-permeable surfaces and minimises run-off by managing surface water at source. Every option within the surface water hierarchy should be investigated before discharging to the public sewer network.’</p> <p>Add new policy CE6 – Surface Water Management to read:-</p> <p>New development should be designed to manage surface water at source to minimise runoff. The preference is for genuine, above ground sustainable drainage features which provides linkage with policies CE1, CE2 and CE3.</p> <p>The approach to surface water drainage should be considered in liaison with the Local Planning Authority, LLFA, the public sewerage undertaker and where appropriate the Environment Agency’. Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> · An adequate soakaway or some other form of infiltration system. · An attenuated discharge to surface water body. · An attenuated discharge to public surface water sewer, highway drain or another drainage system. · An attenuated discharge to public combined sewer. <p>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why</p>

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		<p>The approach to surface water drainage should be considered in liaison with the Local Planning Authority, LLFA, the public sewerage undertaker and where appropriate the Environment Agency'. Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> · An adequate soakaway or some other form of infiltration system. · An attenuated discharge to surface water body. · An attenuated discharge to public surface water sewer, highway drain or another drainage system. · An attenuated discharge to public combined sewer. <p>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application. United Utilities cannot emphasise highly enough the importance of applying the surface water hierarchy for the discharge of surface water in a rigorous and consistent manner especially in an era when the impacts of climate change are ever more present. As such we would suggest that a surface water management policy be included in the neighbourhood plan as part of chapter 13. Countryside and Environment Policies, to highlight the challenge of managing the consequences of climate change, which include the increase in heavy rainfall events and therefore the need for new development to wholly embrace the most sustainable form of surface water drainage and the need to encourage the use of sustainable drainage systems.</p>	<p>alternative options are not available as part of the determination of their application.</p> <p>Include new paragraph 13.17 to read 'United Utilities stressed the importance of the Neighbourhood Plan including a surface water management policy to highlight the challenge of managing the consequences of climate change, which include the increase in heavy rainfall events and therefore the need for new development to wholly embrace the most sustainable form of surface water drainage and the need to encourage the use of sustainable drainage systems.'</p>
24	The Mersey Forest	<p>CE3 – COMMENTS:</p> <p>The village of Darnhall is located within The Mersey Forest. The</p>	<p>Agree – add new sentence to the end of Policy CE3 to read 'New tree planting will be supported within new developments, and throughout the</p>

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		<p>Mersey Forest is a community forest established in 1991 with the vision to “get more from trees” to help make Merseyside and North Cheshire one of the best places in the country to live.</p> <p>The Forest works with partners, communities and landowners across rural and urban areas, to plant trees and woodlands, improve their management and complement other habitats. This will increase woodland cover to 20% of the area. It will revitalise a woodland culture, and bring economic and social benefits through the transformed environment.</p> <p>The Mersey Forest Plan is a long term and strategic guide to the work of the Forest and its partners. It is recognised in the National Planning Policy Framework as a material consideration in preparing development plans and deciding planning applications: http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf</p> <p>Other than a reference to mitigating the visual impacts of solar panel installations, there is no mention of new tree planting. It is therefore recommended that the Neighbourhood Plan makes reference to the Mersey Forest Plan, includes it as a Specific Evidence Document and makes consideration of these following policies:</p> <p>C7. Around Winsford Create woodland as an attractive setting for new development, employment sites, and transport corridors; screening the visually intrusive urban area from the surrounding landscapes.</p> <p>C16. Weaver Valley Extend the wooded nature by planting on the valley shoulders, sides and, where appropriate, floor, buffering and connecting ancient semi-natural woodland. Ensure</p>	<p>Parish in line with The Mersey Forest Plan.'</p> <p>Add to para 13.18 - The Mersey Forest Plan https://www.merseyforest.org.uk/about/plan/</p> <p>Add to para 13.18 Add Public Health England, Spatial Planning for Health 2018 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf</p> <p>Add new paragraphs 13.16 to read 'The Mersey Forest Plan details that in the Weaver Valley the wooded nature should be extended by planting on the valley shoulders, sides and, where appropriate, floor, buffering and connecting ancient woodland. In the Darnhall Plain (10a LCA), occasional woodlands should be created, buffering ancient semi-natural woodland. Tree planting should help to screen views of large-scale industry and screen the visually intrusive urban area from the surrounding landscapes, whilst not obstructing long distance views of the Sandstone Ridge and Peak District.'</p> <p>Add new para 13.9 to read 'The mix of woodlands, fields, ponds, flashes and marshes in the Neighbourhood Plan area provide a cooling effect. This helps to mitigate the effects of climate change affecting the parish and the neighbouring urban area of Winsford.'</p>

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		<p>planting does not block the line of the valley floor. Manage existing woodlands with special regard to ancient semi-natural woodlands.</p> <p>C20. Eastern Lowland Plain and nearby areas Create occasional woodlands, buffering ancient semi-natural woodland within and just over the boundary. Maintain and plant hedgerow trees. Help to screen views of large-scale industry, but do not obstruct long distance views of the Sandstone Ridge and Peak District.</p> <p>CE 4 – COMMENTS: The Mersey Forest Plan is embedded within NPPF. Policy 13 of The Mersey Forest Plan states: We will ensure that the natural regeneration, planting and management of trees, woodlands and associated habitats has a positive impact on biodiversity, complementing other important habitats. Ecological networks will be maintained, enhanced, repaired and created to allow species to move. In some instances, for example where a site has a statutory designation or is a Local Wildlife Site for a different habitat, planting is likely to be inappropriate.</p> <p>RSI 3 – COMMENTS: The Mersey Forest Plan is embedded within NPPF. Policy 16 of The Mersey Forest Plan is Access, recreation and sustainable travel We will increase access, recreation, and sustainable travel opportunities for all by creating publicly accessible woodland, improving access both to and within woodlands, creating multi-use greenways, linking town and country, using tree lined streets to complement rights of way, and planting trees along transport corridors. We will promote the use of</p>	

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		<p>walking, cycling, and public transport to reach woodlands.</p> <p>16.1 Increased opportunities for access to and recreation within woodlands, and for green sustainable travel routes, is especially important near to where people live and work, as it can help to boost health and wellbeing and the local economy. It is also important in a changing climate as anticipated hotter summers may make outdoors recreation and tourism increasingly desirable.</p> <p>GENERAL COMMENTS:</p> <p>Climate Change</p> <p>The effects of climate change on any level has not been addressed within the plan.</p> <p>Trees and woodlands provide a range of services that help mitigate and, in particular, help us adapt to projected climate change, such as providing urban cooling, carbon storage, flood alleviation and water management, helping wildlife adapt, low carbon fuels and products, sustainable travel routes, and outdoor recreation opportunities.</p> <p>Cheshire West & Chester Council has declared a climate emergency, and tree planting is increasingly being promoted as a mechanism for dealing with the expected increases in temperature likely to occur in the future through climate change. The opportunities for large scale tree planting in the appropriate manner (as detailed above in the Mersey Forest Plan) should be included.</p> <p>Trees can significantly contribute to improving and ameliorating the worst impacts of climate change. For example, trees and woodlands can help to reduce flood risk and are increasingly being used as part of integrated catchment scale flood risk reduction strategies. Trees and woodlands play a role in helping to manage water flow, particularly on flood plains, by slowing down the movement of water to water courses and increasing the percolation of water into the ground, which then</p>	

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		either slows down water movement or, whilst below field capacity, store the water.	

Cheshire West and Chester Council

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25	Cheshire West and Chester Council	<p>Thank you for the opportunity to review and comment on the Draft Darnhall Neighbourhood Plan.</p> <p>The Council recognises the significant amount of community consultation and work which has been undertaken in the preparation of the Plan.</p> <p>In general, the Plan has been positively prepared and reflects the NPPF and adopted Local Plan.</p>	Noted, with thanks.
26	Cheshire West and Chester Council	General Comment - For consistency, please refer to the CWAC Local Plan as the Local Plan (Part One) or Local Plan (Part Two) throughout the document.	Noted, agreed - amend the NP accordingly as suggested.
27	Cheshire West and Chester Council	<p>CE1 - This policy restricts no net loss of biodiversity to development proposals allowed only under STRAT9. There would be other relevant policies as well as STRAT9 which could allow for development in the neighbourhood area, therefore we would suggest that this restriction and specific reference to STRAT9 is deleted. The policy might read "Development will be supported where there is a net gain...."</p> <p>In respect of 'no net loss' and 'net gain', the old NPPF (2012) talked about moving from net loss to net gains for nature (para 9) and only providing 'net gains where possible' (para 109). The revised NPPF (Feb 2019) changed the wording to strengthen 'securing measurable net gain for biodiversity' (para 174) and the Draft Environment Bill is also requiring developers to demonstrate net gain. Therefore, to align with the latest NPPF and emerging policy/legislation, it is suggested that</p>	<p>Noted, agreed.</p> <p>ACTION – amend policy CE1 - Biodiversity to read:- 'Development will be supported where there is a net gain of biodiversity resources. The habitats and the wildlife corridor network shown on Figures B and C, along with the ancient woodlands and local wildlife sites shown on Figures C and D, shall be protected from new development unless it can be demonstrated that the benefits of development clearly outweigh the impact it is assessed to have on the site and the wider network of sites.</p> <p>New developments shall demonstrate a net gain in biodiversity using appropriate evaluation methods and avoidance/ mitigation strategies. Compensatory measures (for</p>

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		<p>your policy just refers to net gain rather than requiring no net loss.</p> <p>Comments from the Council's Natural Environment Officer:</p> <p>It is pleasing to see that Darnhall's local biodiversity assets are emphasised and brought into the neighbourhood plan policies. The policies also support ENV4 and DM44 of the CWAC Local Plan. We would like to ensure that the Ecological corridor map is complimentary to the CWAC Ecological Networks Strategy under DM44. The Cheshire Wildlife Trust ecological network on Figures B and C of the Neighbourhood Plan uses historical eco-net data, which has been superseded by the CWAC ecological network which should be referenced. The wording in the plan should relate to providing a net gain in biodiversity and refer to Priority Habitats where appropriate, rather than habitat distinctiveness. We can provide further informal advice on specific policy wording to inform the submission Plan.</p> <p>The following Cheshire West and Chester evidence may be of interest:</p> <ul style="list-style-type: none"> - EB029 Draft Tree and Woodland Strategy - EB030 Ecological Network for Cheshire West and Chester - EB051 Landscape Strategy Part 1 - EB052 Landscape Strategy Part 2 <p>These documents can be viewed at:</p> <p>http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/sub/parttwosub</p> <p>This policy refers to dark skies, however this is covered by a separate policy CE5,</p>	<p>example biodiversity offsetting) will be required where a net loss of biodiversity is demonstrated.'</p> <p>Add to para 13.18 - CWaC Ecological Network for Cheshire West and Chester And - Local Landscape Designations:</p> <ul style="list-style-type: none"> - Areas Of Special County Value In Cheshire West and Chester - CWaC Draft Tree and Woodland Strategy - CWaC Landscape Strategy Parts 1 and 2 <p>http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/sub/parttwosub</p> <p>Following further discussions with the Cheshire Wildlife Trust, the Trust confirmed that the maps provided by the Trust are Darnhall specific, unlike the CWAC map, so are more relevant to the Neighbourhood Plan, so we propose to retain the CWT maps, along with the term 'habitat distinctiveness' as this is used on the maps and in the Cheshire Wildlife Trust report.</p>

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		suggest this is kept separate for clarity and reference to dark skies within this policy is removed.	
28	Cheshire West and Chester Council	<p>Policy CE2 - Natural Habitats</p> <p>This policy specifies woodland and water habitats, are these the only ones specific to this area, should it include all habitats?</p>	<p>Agreed. ACTION – amend policy CE2 – Natural Habitats to read:-</p> <p>‘Proposals to protect and enhance all natural habitats will be supported. New developments must seek to provide for greater integration between existing wildlife corridors (Figure C) and where possible should contribute to the creation of new or improved links.’</p>
29	Cheshire West and Chester Council	<p>Policy CE3 - Hedgerows, Trees and Watercourses</p> <p>In exceptional circumstances where the benefit of development is considered to outweigh the benefit of preserving natural features, developments may be permitted subject to adequate compensatory provision being made.</p> <p>The use of the word ‘adequate’ would be difficult to implement and measure. This policy might say ‘in line with the requirements of Local Plan (Part Two) policy DM45” which sets out the provisions for replacement trees, woodland and hedgerows.</p> <p>This policy refers to landscaping schemes, it is suggested that landscaping might become a separate policy within your Plan (see more detailed comments below on paragraph 13.10).</p>	<p>Agreed. ACTION – amend policy CE3 – Hedgerows, Trees and Watercourses to read:-</p> <p>‘Any development that would result in the loss of, or the deterioration in the quality of an important natural feature, including trees and hedgerows and watercourses will not normally be permitted. Where it is demonstrated that integration of these features into the development is not possible and the assets would be lost, developments may be permitted in line with the requirements of Local Plan (Part Two) policy DM45. The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be of an equivalent or a greater amount to that which is lost. New tree planting will be supported within new developments, and throughout the Parish in line with The Mersey Forest Plan.’</p>

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30	Cheshire West and Chester Council	<p>Policy CE4 - Ancient Woodlands, SSSIs and Local Wildlife Sites</p> <p>This policy might not be required as it is a repeat of national/local policy/protected designations. Maybe this policy could be made more locally specific with reference to particular designations within/affecting the Neighbourhood Area? Alternatively, other policies e.g. biodiversity/natural habitats could be expanded to include reference to Local Wildlife Sites.</p>	Agreed - delete policy CE4 and renumber Dark Skies Policy as CE4.
31	Cheshire West and Chester Council	<p>Paragraph 13.9</p> <p>The references to the supporting strategies need updating to include the CWAC Landscape Strategy and Ecological Network (see comments and links to the documents on CE1 above).</p> <p>https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/total-environment/landscape-character-assessment.aspx</p>	Agree – see response to comment 27 above, the landscape character assessment is already listed but will be updated to reflect the new web link, as suggested.
32	Cheshire West and Chester Council	<p>Paragraph 13.10</p> <p>Suggest a separate policy on landscape is included in your Plan as the other policies in this section do not address landscape character specifically.</p> <p>Comments from the Council's Landscape and Design Officer:</p> <p>In general although the document is concise and easy to read it, there is scope to further capture the unique qualities and characteristics that this area offers. The document would benefit with more descriptive information on why this landscape and built form is special. It should include constructive guidelines with regards to potential change for both the built environment and landscape management.</p> <p>1) The document makes no reference to CWAC Landscape Strategy (other than inclusion of a hyperlink) with no supporting background information. Given its rural setting, it would be</p>	<p>Agree – ACTION – include new policy CE5 to read :-</p> <p>Policy CE5 – Landscape Character</p> <p>In order to protect the identity of Darnhall Parish within its open countryside and farmland setting, new development must, where appropriate, respect and enhance the landscape character of the area, as defined in the Cheshire West and Chester Landscape Strategy 2016 or any updated versions. Having regard to the criteria of Policy RCLE6, future developments should respond positively to the local landscape character. Development will not be supported if it causes significant harm to the character of the rural setting of the parish. Development should, where appropriate and viable –</p> <p>a) Conserve the low density, scattered settlement pattern that</p>

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		<p>beneficial for the document to information on the landscape character and its distinctive features.</p> <p>This landscape is characterised by the contrast of the open flat Cheshire plain with the Ash Brook valley; a narrow, steep and wooded valley containing tributaries of the River Weaver. However this is not explained nor defined within in the document.</p> <p>The following documents are attached to the covering email for information:</p> <ul style="list-style-type: none"> <input type="checkbox"/> LCA 10a Darnhall Plain <input type="checkbox"/> LCA 15d: Ash Brook Valley <input type="checkbox"/> LCA 5c: Eaton, Marton & Over <p>2) Weaver Valley Area of Special County Value (ASCV)</p> <p>Part of the Character Area falls within the Weaver Valley ASCV. Regarding local designations, the document should provide more reference to ASCV.</p> <p>With regards to the special landscape character qualities and values it should include information on:</p> <ul style="list-style-type: none"> · Distinctiveness, i.e. importance of landscape character in contributing to sense of place; rarity/uniqueness; typicality etc. · Perceptual character, i.e. special experiential qualities; tranquility; naturalness/lack of intrusion etc. · Landscape and scenic quality, i.e. particular visual/scenic/aesthetic qualities; physical state and condition, etc. · Natural character, i.e. special natural characteristics/designations that add value to the landscape, etc. 	<p>results in a quiet, tranquil landscape.</p> <p>b) Seek to ensure that new farm buildings do not threaten the settings of the older farmsteads, particularly the pre-Victorian and distinctive timber framed 'black and white' farmsteads.</p> <p>c) Ensure conversion of farm buildings is sensitive to the vernacular style, ensuring that features which accompany the conversion such as driveways and gardens do not 'suburbanise' the landscape.</p> <p>d) Ensure riding schools, stables and equestrian development does not accumulate to detract from the rural character of the area – with the sensitive integration of fencing, tracks, jumps and ancillary buildings.</p> <p>e) Maintain the rural character of the narrow, unmarked lanes – resist improvements such as additions of kerbs and lighting that would erode the rural character of the landscape.</p> <p>f) Protect the valley 'crests' from large scale built development that would detract from the 'intimate', hidden character of the Upper Weaver and Ash Brook valleys.</p> <p>g) Conserve and maintain the mill that is typical of tributaries of the Weaver and provides an indication of the former use of the river.</p> <p>In particular, the visual prominence of the Sandstone Ridge looking west, Jodrell Bank and the Derbyshire Hills looking East should be protected. Other notable vistas include the tree lined avenue of Hall Lane and views from the Darnhall Plain towards the prominence of St John the Evangelist's Church at Over. New development should seek to maintain or reinforce these views.</p>

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		<ul style="list-style-type: none"> · Cultural character, i.e. special cultural or historic characteristics / designations / associations that add value to the landscape, etc. · Key functions, i.e. particular or special role(s) of the area in the local context including recreation/amenity; setting etc <p>3) Landscape and Built Form Policy. There does not appear to be a specific landscape Policy for the NP Character Area, nor for Built form. To include local vernacular, buildings and boundary treatment,</p> <p>4) Views and Vistas –There is no identification of any key views and vistas that should be safeguarded/ protected. Provide information on why the views are special and of what the key elements are that require protecting.</p> <p>5) Access - With regards to Public footpaths, more information should be provided. Please explore connecting local circular walks. Please provide more information to explain the proposed new footpath/ cycleway?</p> <p>6) Boundary features –ie walling, fencing, hedgerows etc - please provide detailed information.</p> <p>7) Presentation –please include more images of the character area. (Landscape and Built Form)</p> <p>8) More information needs to be provided on why it is sensitive to change, local distinctiveness and local values.</p>	<p>Further information regarding the landscape character assessment has been added to the justification - paras 13.10-13.15.</p> <p>Add landscape character area maps as Appendix 9.</p> <p>NB Darnhall falls within LCA 10a, 15d and 15a rather than 5c.</p>
33	Cheshire West and Chester Council	<p>Policy RCLE 1 - Business Development</p> <p>Local Plan (Part One) policy STRAT9 does not support 'new' build employment opportunities as suggested by your draft policy. It is therefore recommended that your policy wording is amended to refer to the types of business development allowed in the countryside through STRAT9. This includes conversions, expansion of</p>	<p>Agree –ACTION – amend policy RCLE1 – to read RCLE1 – Rural Economy</p> <p>Subject to respecting the Parish of Darnhall's built and landscape character, and environmental, traffic, parking and residential impacts being acceptable, the following will be supported –</p>

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		<p>existing buildings for employment, replacement buildings and small scale and low impact rural / farm diversification schemes.</p> <p>The second sentence might be expanded to include other considerations for example the scale and design of the development as well as character and amenity.</p>	<p>a. Proposals which support the rural economy and agriculture, horticulture, forestry and equestrian enterprises where they contribute positively to the environment and do not cause unacceptable visual or landscape harm</p> <p>b. Proposals that promote or provide facilities for home working, and businesses working from home</p> <p>c. The re-use of existing rural buildings, for business and enterprise, where buildings are of permanent construction and can be reused without major reconstruction</p> <p>d. The diversification of farms and rural businesses where development is sympathetic to their distinctive character, materials and form</p> <p>e. Replacement buildings</p> <p>f. The expansion of existing buildings to facilitate the growth of established businesses, proportionate to the nature and scale of the site and its setting.</p>
34	Cheshire West and Chester Council	<p>Policy RCLE 2 –Loss of Employment Sites</p> <p>To future proof this policy; suggest deleting the references to the named businesses as these names/premises might change over the life of the Plan. These existing businesses could be identified on your proposals map with a cross reference in the policy.</p> <p>Clarification is required as to whether the policy applies to all employment sites, or just those identified in the policy.</p>	<p>Agree. ACTION – amend the policy to remove business names and instead refer to employment site locations, and include a new map (Figure F) to read:-</p> <p>RCLE2 – Loss of Employment Sites</p> <p>‘Loss of existing local employment sites (Figure F) will only be supported where it can be demonstrated that the existing use is no longer viable and the premises /site/ business has been actively marketed for at least 12 months at an appropriate market price.’</p>

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35	Cheshire West and Chester Council	<p>Policy RCLE 3 – Use of Rural Buildings</p> <p>This policy duplicates STRAT9 of the Local Plan (Part One) while having slightly different wording in relation to the re-use of rural buildings for business use, therefore this could add confusion to the implementation of this policy.</p> <p>The scope for new recreation and tourism opportunities would be considered in the context of STRAT9, ECON3 and DM9 of the Local Plan (Part One and Part Two)</p> <p>Consider deleting this policy?</p>	<p>Agree. ACTION – Delete policy RCLE3. Renumber policies accordingly.</p>
36	Cheshire West and Chester Council	<p>Policy RCLE 4 – Commercial Development Scale, Design and Amenity</p> <p>iv: The Council's Parking Standards SPD does not set out the requirements for vehicle turning space as required by this policy criterion – suggest this is deleted.</p> <p>Reference could be made to the Council's Parking Standards SPD as a general consideration under this policy:</p> <p>http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/spd/parking_standards_spd?tab=info&x=188&y=41</p>	<p>Agree. ACTION – amend renumbered Policy RCLE3– Commercial Development Scale, Design and Amenity iv) to read 'Provides adequate parking to the requirements set out in Cheshire West and Chester's parking standards Supplementary Planning Document.</p> <p>Add bullet point to para 14.12 Cheshire West and Chester's Parking Standards Supplementary Planning Document</p> <p>http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/spd/parking_standards_spd?tab=info&x=188&y=41</p>
37	Cheshire West and Chester Council	<p>Policy RCLE 5 – Housing Development and Design</p> <p>We would suggest considering splitting this policy to cover the two issues (housing development and design) into two separate policies.</p> <p>The second bullet point should also reference policies DM1 (Development of previously developed land) and DM22 (Change of use to dwelling houses and residential conversion) of the Local Plan</p>	<p>Agree – ACTION – Rename Policy RCLE5 as RCLE4 - Housing Development, to read 'All residential development must accord with the Local Plan (Part One) STRAT1, STRAT 9 and ENV5.</p> <p>Acceptable types of new housing development include:</p> <ul style="list-style-type: none"> • Re-use of existing rural buildings which are of permanent construction and can be re-used without major construction that which would lead to an enhancement of the

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		<p>(Part Two) which also relate to the redevelopment of brownfield sites.</p> <p>Design</p> <p>II – ‘adversely affected’ is a very high bar and might be too onerous to implement. Suggest using the requirement set out in policy DM2 of the Local Plan (Part Two) (Impact on residential amenity) which states that development will only be supported where it does not result in a ‘significant’ adverse impact....</p> <p>IV – ‘likely needs of the prospective occupiers’. It would not be possible to assess the likely need of prospective occupiers in terms of the provision of garden space, therefore it is suggested that this sentence is deleted.</p> <p>V – No net loss of biodiversity is addressed through your policy CE1 and therefore doesn’t need repeating within this policy.</p>	<p>immediate area and are in accordance with STRAT9</p> <ul style="list-style-type: none"> • Redevelopment of brownfield sites subject to the criteria listed in policies DM1, DM19 and DM22 of the Local Plan (Part Two) • Where fully justified and assessed, a minimal level of enabling development consistent with ensuring an historic building’s future in an appropriate viable use, in accordance with ENV5. <p>New policy RCLE5 –Design to read</p> <p>To ensure that buildings, characteristic features and materials are representative of the settlement character of Darnhall parish, new development will be encouraged, where appropriate and viable, to:</p> <p>a) Complement and enhance the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the area</p> <p>b) Use local materials and incorporate features to maintain the local vernacular and enhanced sense of place, as detailed in Appendix 4 (Parish Building Design features). This includes</p> <ul style="list-style-type: none"> • brick, both standard stretcher and Flemish bonds, generally rustic reds using ether grey or red mortar • banded or decorative brickwork immediately below rooflines • stone or arched brick lintels • small terracotta roof tiles or slate with pitched, open gables or Jerkinhead roofs

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			<ul style="list-style-type: none"> • gabled dormer windows • gable end walls with timber and render finishes in lieu of brickwork, with painted vertical uprights and white rendered infills. <p>c) Demonstrate that development does not result in a significant adverse impact on the amenities of neighbouring dwellings through overlooking, loss of light or over-dominance</p> <p>d) Provide an appropriate level of landscaping which compliments and enhances the rural character of the area</p> <p>e) Provide garden space commensurate to the size of the proposed dwelling and the prevailing pattern of development in the locality</p> <p>f) Provide boundary treatments which reflect the local character, including hedgerows, Cheshire railings, walls and structured banks</p> <p>g) When adjoining open countryside, provide a sympathetic transition between the rural and village landscapes, through appropriate landscape design and boundary treatments.</p> <p>h) Incorporate SUDS which avoids all non-permeable surfaces and minimises run-off by managing surface water at source. Every option within the surface water hierarchy should be investigated before discharging to the public sewer network.</p>
38	Cheshire West and Chester Council	<p>Policy RCLE 6 – Renewable Energy Installations</p> <p>Wind Turbines</p> <p>ii – ‘it is demonstrated that there is sufficient wind throughout the year’ – it is</p>	<p>Agree – Amend the policy to read –</p> <p>Policy RCLE 6 - Renewable Energy Installations</p> <p>Wind Turbines</p> <p>There are areas of the Neighbourhood Plan Area that</p>

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		<p>unclear how this requirement would be demonstrated by an applicant?</p> <p>Suggest making reference and taking information from the Cheshire West & Chester Low Carbon and Renewable Energy Study on the suitability of wind turbines.</p> <p>https://www.google.co.uk/search?source=hp&ei=7AxqXvn2JJK1kwWbrKOWBQ&q=cheshire+west+Low+Carbon+and+Renewable+Energy+Study&oq=cheshire+west+Low+Carbon+and+Renewable+Energy+Study&gs_l=psy-ab.3...5003.11436..11804...0.0..0.569.6023.2-3j0j9j2.....0....2j1..gws-wiz.WoisnfR3ooc&ved=0ahUKEwj5nNWd25ToAhWS2qQKHRvWCFYQ4dUDCAs&uact=5#spf=1584008441804</p> <p>Solar Generation Installations</p> <p>This policy has been written to set out what you consider to be the local context in relation to the suitability (or not) of large solar generations within the Parish and not as a land use policy. The policy should set out the criteria which should be applied to the consideration of such development in your Neighbourhood Area such as those listed within policy DM52 of the Local Plan (Part Two) e.g. landscape character and sensitivity.</p>	<p>are of high landscape sensitivity and would not be appropriate for wind turbine development (see map Appendix 7).</p> <p>In all cases proposals for wind turbine installations will be subject to an assessment of their impact on landscape character, residential amenity, and local infrastructure in accordance with the Cheshire West and Chester Local Plan, Cheshire West and Chester Council Landscape Sensitivity Study and Guidance on Wind and Solar Photovoltaic Developments and Environment Agency guidance. In Particular, consideration must be given to the impact on the Merlin Network Radio Telescope and the preservation of the local landscape character and sensitivity in the Neighbourhood Plan area to ensure that there is no adverse impact on the network of fields, hedges, woods and ponds and views across the Darnhall Plain to the Cheshire Sandstone Ridge and Beeston Castle.</p> <p>Solar Generation Installations</p> <p>Small domestic or agricultural solar panels will be supported, especially where they are mounted on buildings. Any negative visual impact should, where possible, be mitigated through siting, layout and design where necessary to include tree and hedge planting.</p> <p>Ground mounted solar energy developments will only be supported where they accord with policy DM52 of the Local Plan (Part Two). In particular, consideration must be given to the preservation of the local landscape character and</p>

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			<p>sensitivity of the NP area, to ensure that there is no adverse impact on the network of fields, hedges, woods and ponds and views across the Darnhall Plain to the Cheshire Sandstone Ridge and Beeston Castle.</p> <p>Agree - include reference suggested by CWAC in the Justification & Evidence section, para 14.12, along with the Landscape Sensitivity Study guidance on wind turbines and solar voltaic developments pp49 and 50 re Darnhall Plain and Ashbrook Valley, and fig 1 p123 appendix C</p> <p>Add to justification, paras 14.8-14.10–</p> <p>All of the southern and central area of Darnhall is a Ministry of Defence no fly zone where wind turbine installation is not permitted. In addition the areas of landscape within the Neighbourhood Plan area have strong inter-visibility and wider views which make installation of wind turbines inappropriate. Similar considerations apply to larger solar installations.</p> <p>Merlin stands for the Multi-Element Radio-Linked Interferometer Network, Jodrell Banks array of six observing stations that together form a powerful telescope with an effective aperture of over 217 kilometres. The base telescope is either the Lovell Telescope or the Mark II at Jodrell Bank. Then there are a cluster of two telescopes in the immediately surrounding countryside, both of which are 25 metre dishes. One of these is sited at Darnhall.</p> <p>Jodrell Bank Observatory is one of the world's leading radio</p>

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			astronomy observatories, and is a prominent feature within the Cheshire landscape. In 2019 it was awarded World Heritage Status by UNESCO in recognition of its internationally significant heritage, science and cultural impact. The World Heritage Site inscription acknowledges Jodrell Bank's scientific endeavours and its role in achieving a transformational understanding of the universe.
39	Cheshire West and Chester Council	<p>Paragraph 14.6</p> <p>Suggest expanding on the explanation of development in the countryside as set out at paragraph 12.10 of the Local Plan (Part Two):</p> <p>New dwellings in the countryside, including in the Green Belt, outside of identified settlements, that do not fall within one of the exceptions listed in policy DM19, are not generally supported. New dwellings would create isolated development in unsustainable locations, and increases reliance on the use of private vehicles to access facilities and services. Housing in the rural area should be located where it will enhance or maintain the vitality of rural communities(iii) and in sustainable locations as identified in Local Plan (Part One) policy STRAT 8 and Local Plan (Part Two) policy R 1.</p>	<p>Agree. ACTION. Add new paragraph 14.7 and renumber the following paragraphs. New paragraph 14.7 to read:-</p> <p>'New dwellings in the countryside, outside of identified settlements, that do not fall within one of the exceptions listed in policy DM19, are not generally supported. New dwellings would create isolated development in unsustainable locations, and increases reliance on the use of private vehicles to access facilities and services. Housing in the rural area should be located where it will enhance or maintain the vitality of rural communities(iii) and in sustainable locations as identified in Local Plan (Part One) policy STRAT 8 and Local Plan (Part Two) policy R 1.'</p>
40	Cheshire West and Chester Council	<p>Paragraph 14.8</p> <p>Include/amend reference to documents in line with comments on CE1 above.</p>	<p>Agree. ACTION – add the Cheshire West and Chester Landscape Character Assessment to para 14.12</p> <p>https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/total-environment/landscape-character-assessment.aspx</p>
41	Cheshire West and	Policy RSI 1 – Community Facilities	Agree. ACTION – amend policy RSI1- Community Facilities to

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	Chester Council	The reference to ENV5 in this context may be incorrect as ENV5 relates to the historic environment. STRAT 11 of the Local Plan (Part One) relates to infrastructure and community facilities.	read STRAT 11 rather than ENV5.
42	Cheshire West and Chester Council	<p>Policy RSI 2 – Heritage Assets</p> <p>Suggest a slight wording change to bring the heritage asset policy in-line with the Local Plan and the NPPF:</p> <p>Proposals which conserve the significance of and preserve or enhance Darnhall’s historic assets and their setting will be supported, including the site of the ancient abbey, hall, mill, bridge structures and farm buildings, particularly if the proposals would help retain the assets in active use.</p> <p>Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.</p> <p>The Council’s Archaeologist has commented on the Plan and has noted that there is no specific mention of archaeological matters in the draft plan and, where heritage is mentioned, it is very much focused on the historic built environment. If it is felt that it would be beneficial to widen the scope of the plan to include more information on archaeological matters, a guidance note is attached which covers sources of information and how to access them.</p>	<p>Agree – ACTION, amend policy RSI2 – Heritage Assets to read ‘Proposals which conserve the significance of and preserve or enhance Darnhall’s historic and archaeological assets and their setting will be supported, including the site of the ancient abbey, hall, mill, bridge structures and farm buildings, particularly if the proposals would help retain the assets in active use.</p> <p>Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage and archaeological assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.’</p> <p>Add archaeological assets to appendix 2.</p>
43	Cheshire West and Chester Council	<p>Policy RSI 3 – Access to the Countryside</p> <p>(i) Change ‘their’ to ‘its’</p> <p>Comments from the Council’s PROW Asset Management Officer:</p> <p>i) “or links between existing footpaths” it is not clear here what sort of footpath is</p>	<p>Agree. ACTION – amend RSI3 – Access to the Countryside to read:-</p> <p>i. Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (Appendix 5) its enhancement where possible, and the safety of users of rural</p>

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		<p>intended – is this carriage footway or PROW footpath?</p> <p>ii) There is no definition of “ very special circumstances” and it leaves it open to interpretation who would decide.</p> <p>iii) For information, where there is an existing statutory public right of way, the PROW office would decide if it was appropriate to accept an application to extinguish such a path, at which point we would be asking for mitigation which could be an alternative replacement. Or we would be asking for the route to be incorporated with good design. Under the planning process, it may be difficult to translate the community benefits for this type of application. It is probable that unrelated community benefits could be used to justify an application (eg funding for a scout bus).</p> <p>iv) At the moment, there are no “cycleways” or bridleways in the parish. There are cycle routes which are promoted routes and are reliant on existing highways providing the route map. The PROW in the parish are footpaths and restricted byways.</p>	<p>roads and lanes. The route, construction and appearance of any new tracks, paths, PROWs or links between existing pedestrian routes must be appropriate and sensitive to the character of the locality and the surrounding area and sensitive to biodiversity.</p> <p>ii. Any development that leads to the loss or degradation of any PROW would need to provide mitigation, such as an alternative replacement.</p> <p>iii. Any new development must provide easy, accessible traffic-free routes for nonmotorised users (to include pedestrians, disabled people, people with prams or baby buggies, cyclists and where appropriate equestrians) to the nearby countryside. The provision of any such additional routes will be supported.</p> <p>iv. The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.’</p> <p>New footpaths and/or footways which improve pedestrian safety would be welcomed and supported. It is possible that both carriage footway and PROW footpath may be required to complete new or proposed routes. To clarify, amend paras</p>

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			15.2 and 15.5 to read 'pedestrian routes' rather than 'footpaths' and amend Figure F to read 'pedestrian routes'.
44	Cheshire West and Chester Council	<p>Policy RSI 4 – New Pedestrian and Cycle Routes</p> <p>This policy refers to 'justified contributions' to community infrastructure however it is unclear whether it is your intention that these contributions would be generated through S106 contributions or CIL. S106 planning obligations must be:</p> <ul style="list-style-type: none"> •necessary to make the development acceptable in planning terms; •directly related to the development; and •fairly and reasonably related in scale and kind to the development. <p>and it is therefore unlikely that S106 monies would be able to be directed specifically to deliver the footpath and cycleway projects you list within the policy. You may therefore consider listing these projects as community projects and a spending priority through CIL. This should be done within a separate 'community projects and aspirations' section in the Plan, rather than as part of the policy. Examples you may wish to consider where this approach has been taken include Tarvin Neighbourhood Plan and Seaford Neighbourhood Plan.</p> <p>Comments from the Council's PROW Asset Management Officer:</p> <p>See comments below regarding use of word "footpath"</p> <p>15.5 If the requirement is for a footway (a pavement area adjacent to the carriageway), the paragraph should read Footway/cycleway and substitute footway for footpath where it appears here and at Figure F. The correct use of wording will have more relevance to how</p>	<p>Partly agree. However, other Neighbourhood Plans have successfully passed referendum recently which include policies which list new sustainable transport routes that could come forward if contributions are forthcoming – such as the Acton, Edleston and Henhull Neighbourhood Plan. Policy RSI4 is locally distinct and the Neighbourhood Plan Steering group would prefer to include the routes in policy, rather than as an aspiration. The policy makes clear that contributions arising from new developments would be used for the new routes only where justified. Part i) of the policy will be amended to provide further clarification to read 'Where new development necessitates justified contributions to community infrastructure, or should other funding sources arise, contributions towards or delivery of the pedestrian and cycleway projects listed below and shown on Figure G will be supported'</p> <p>New footpaths and/or new footways would both be supported in order to improve pedestrian safety. To reflect this, the wording has been amended from 'footpaths' to 'pedestrian routes' in Paras 15.2 and 15.5 and a new sentence added to 15.5 highlighting that both footpaths or footways which improve pedestrian safety and access will be supported.</p>

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		<p>something could be delivered. For instance the route A-B has a verge in some parts of the road which could be converted to footway if the highways service were agreeable and funding available.</p> <p>The alternative is if the parish also considered a footpath which could be made available in the adjacent field, either as a permissive route or as a statutory, public footpath – in which case the parish council have their own powers under the Highway Act 1980 s30 to enter into an agreement with a landowner.</p> <p>It is advised that if there were a scheme that detailed an approach relevant to highway services or PROW (or by delivery with the parish) it would be easier to target the funding for delivery.</p>	
45	Cheshire West and Chester Council	<p>Policy TC1 – Telecommunications and Broadband</p> <p>This policy requires amending to make it clear which development criterion relates to telecommunications installations and equipment (i.e. phone masts) and which part of the policy relates to broadband.</p> <p>The second paragraph which relates to the requirement for a 'Connectivity Statement' will need to specify what is meant by 'all new residential and business developments' – would this include minor development including extensions/alterations?</p> <p>It is suggested that the policy is expanded to set out what the requirement for a Connectivity Statement is there to achieve and be more specific in what the statement is required to demonstrate. For example, would the statement align with the requirements of policy DM 18 of the Local Plan (Part Two) which requires developers to make provision for the installation and maintenance of information connection networks, such as superfast broadband, within new</p>	<p>Agree. ACTION - Amend Policy TC1 to read</p> <p>The development of advanced high quality communications infrastructure, including high speed broadband and improved mobile network coverage, will be supported, subject to:</p> <ul style="list-style-type: none"> a) Development being kept to a minimum consistent with the efficient operation of the network. b) Development being sympathetic to its surroundings and camouflaged where appropriate. c) Development must not impair the effective operations of the Merlin site radio telescope. <p>Provision for the installation and maintenance of information connection networks, such as superfast broadband, is required within new developments.</p> <p>New development should be accessed by fibre to the premises (FTTP) or similar</p>

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		developments? Where this is not possible, DM 18 requires adequate ducting to be provided to enable fibre to premises connection at a later date, unless it can be shown that this is not economically viable in this location.	technology enabling access to superfast broadband speeds of at least 30 megabits per second (or the most recent Government requirements, if higher). Where this is not possible, adequate ducting should be provided to enable fibre to premises connection at a later date, unless it can be shown that this is not economically viable in this location.
46	Cheshire West and Chester Council	<p>Policy TC2 - Traffic</p> <p>This would seem to repeat the requirement for contributions towards cycling and pedestrian networks as set out in policy RSI 4.</p>	<p>Agree. Action - Amend policy TC2 to read 'Development must not create any unacceptable impacts on the local road network, including impacts on pedestrians, cyclists, horse riders, road safety, parking and congestion. Mitigation measures should be incorporated into proposals to minimise any adverse issues. Where appropriate, new developments may be asked to contribute to the delivery of sustainable transport projects in accordance with policy RSI4 of the Neighbourhood Plan.'</p>

Developers and Landowners

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47	Wardle Properties Ltd	<p>CE1 – COMMENTS:</p> <p>Encouraging a range of diversified development within Darnhall provides great opportunity to bring about genuine enhancement on several levels, but most obviously environmental given the sensitive location and designations in the area.</p> <p>Similarly development allows for proactive enhancement and betterment of the natural environment, further contributing to the local character and</p>	<p>Agree – see response to comment 27.</p>

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		<p>landscape quality of the Cheshire countryside.</p> <p>Consider adding '<i>assessed to be</i>' before 'likely', to recognise that this will be subject to an appropriate assessment.</p>	
48	Wardle Properties Ltd	<p>CE 2 – COMMENTS:</p> <p>Sympathetic development, in particular development that includes elements of green amenity space will provide further opportunity to encourage wildlife and help nurture existing wildlife sensitive areas. It will also provide an attractive addition to people wishing to live a more rural lifestyle, with better access to the countryside and its benefits, both aesthetic and health driven.</p> <p>Could be worded in more positive language – instead of 'must not create divisions' could state 'should seek to bolster or provide for greater integration between wildlife corridors'.</p> <p>Maybe consider scope for 'natural' habitat to be improved, where presence of non-indigenous species is identified, opportunity to replace that with indigenous, where development proposals could take into account as part of landscaping or wider biodiversity benefits.</p>	Agree – see response to comment 28.
49	Wardle Properties Ltd	<p>CE3 – COMMENTS:</p> <p>Examples of what will constitute circumstances where such losses would be considered acceptably "unavoidable" would be useful, because otherwise this seems to be in direct contradiction with the NP Objective One and NP as a whole, which seeks to protect and enhance the area.</p> <p>Design principles of rural character in terms of landscaping might also be useful e.g. indigenous tree types, or stipulations on density or age, might be justifiable if genuinely characterful of the area.</p>	Noted – see response to comment 27, and the new addition of a landscape policy (comment 32).
50	Wardle Properties Ltd	<p>CE 4 – COMMENTS:</p> <p>This has been positively written and clear in its justification and purpose. Ancient woodland, SSSIs and wildlife</p>	Noted. See response to comment 30.

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		sites are often acutely sensitive not just to changes in the specific site, but changes in surrounding areas. Whilst development must be encouraged, it is sensible to ensure that these sites are only developed where justified and subject to relevant expertly written statements/assessments, which serve to demonstrate how – despite such disturbance – the greater benefit will be served, whether that is social, economic or environmental.	
51	Wardle Properties Ltd	<p>CE 5 – COMMENTS:</p> <p>This might be capable of a slightly better explanation but it is clear that the purpose is to reduce light pollution. Technology can be utilised in new schemes and there is a range of ways in which this might be achieved. This NP allows the developer to consider those options with a view to achieving the overall objective which is termed ‘dark skies’. The absence of anything prescriptive is welcomed to give the developer the greatest opportunity to make best use of advancing technology.</p>	Noted, the policy has been amended. See comment 68.
52	Wardle Properties Ltd	<p>RCLE 2 – COMMENTS:</p> <p>Are these the only employment sites protected under this policy? If not, could it be made more clear, that the sites include these, but are not restricted to these – for future application of this policy.</p>	Agreed –The policy has been amended removing business names and referring to employment site locations with the addition of Figure F. See response to comment 34.
53	Wardle Properties Ltd	<p>RCLE 3 – COMMENTS:</p> <p>Reconsider use of potentially conflicting/confusing wording; ‘structurally sound’, ‘substantial construction’ and ‘major reconstruction’?</p> <p>Tying reuse to ‘being appropriate to a rural location’ is potentially confusing and could arguably prevent diversification of existing uses and homeworking? Is the purpose really to prevent additional traffic – in which case, could this be reworded to say ‘proposed use subject to not having an increased impact on traffic’, or conversionary work to the building in which case could it say ‘subject to not adding disproportionately</p>	Noted – the policy has been deleted, see response to comment 35.

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		<p>to the existing footprint of the building, or changing its external appearance by using materials not already in use in the area?</p> <p>Unsure what is meant by 'general disturbance' and whether this could be enforced through local/neighbourhood plan policies.</p> <p>Please consider what is genuinely meant by 'appropriate' and whether any principles could be set out, or examples of inappropriateness, to better inform landowner/developers.</p>	
54	Wardle Properties Ltd	<p>RCLE 5 – COMMENTS:</p> <p>The inclusion of chimneys appears to fail to address the issues of climate change, unless those chimneys are proposed to be purely decorative in the sense of reflecting existing design, as opposed to a true feature of new build premises. This should be made clearer in the policy to avoid seemingly to encourage the use of burning fuels.</p> <p>The use of non-specific terms such as 'general disturbance' has potential to be confusing or ambiguous. All development brings with it a level of disturbance albeit usually only temporary. This policy in its current draft suggests that on that basis alone – without any qualification – new build/reuse of buildings for the purpose of housing might offend NP Policy.</p> <p>Rather than the use of the word 'appropriate' is the intention for developments to provide proportionate landscaping, to the scale, nature and context of development?</p> <p>The NP recognises opportunity for growth in that Darnhall has relatively low population numbers with significantly lower occupier owned residences, with restrictions in terms of available land due to one main landlord/owner.</p>	Noted – see amendments to the policy as per comment 37.
55	Wardle Properties Ltd	<p>RCLE 6 – COMMENTS:</p> <p>There is no reference to the impact on wildlife that might be impacted by the installation of wind turbines. Birds are</p>	Noted – see response to comment 38. The policy has been amended to include consideration of landscape

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		<p>the most often thought of – which might be relevant depending on location/proximity to wildlife sites – but insects and other animals are often disorientated by the low level hum of a wind turbine as well as potential glaring. These things do not seem to have made mention in this policy, or its explanatory text. The introduction jumps straight to an acceptance of 6 or less wind turbines. There is recognition of landscape sensitive areas, but no wildlife or other animal/insect sensitive receptors that might be affected.</p> <p>In terms of solar installations the policy in its current form lacks detail, using terms such as ‘small’ but not being clear whether this means small in numbers, or size, or indeed relative to ‘small domestic or agricultural’ properties. It fails to recognise permitted development rights which might apply in any event, so again by using a term without clear parameters (at least a maximum) the policy is unclear and has potential to confuse.</p> <p>Furthermore the suggestion that landscaping might mitigate visual impact seems to miss the point about usual positioning of solar arrays which is on top of buildings. It is difficult to imagine how landscaping, no matter how sensitively done, could genuinely screen any visual impact of rooftop solar panels. This might be made more clearer e.g. ‘where views from public rights of way would be negatively impacted...’.</p>	<p>character and environmental assessments.</p>
56	Wardle Properties Ltd	<p>RSI 1 – COMMENTS:</p> <p>The local refurbishment of Darnhall Village Hall positively contributes to the area and acknowledges the importance of this local asset. Its renovation will act as a catalyst for the wider Darnhall area and through the NP encouragement for diversification of development its use long into the future will be secured. In particular encouraging greater choice of residential development will provide for more opportunity for a wider use of the</p>	<p>Noted – no action required.</p>

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		Village Hall by village residents and visitors.	
57	Wardle Properties Ltd	<p>RSI 2 – COMMENTS:</p> <p>When using ‘significance of any heritage assets’ is the purpose to protect those listed/designated assets in a hierarchical context? If so, then maybe that could be better explained/termed here, by referring to listings or recognised assets by designation status, rather than ‘significance’ which requires a quantitative assessment which might suggest something in addition/outside the listing/designation.</p>	Noted – see response to comment 42. It is thought that the policy is clear as redrafted.
58	Wardle Properties Ltd	<p>RSI 3 – COMMENTS:</p> <p>Unsure how a PROW might be able to minimise noise generally – does this need better, clearer explanation in terms of what is intended by noise minimisation? Does it relate to proximity to residential?</p> <p>When stating ‘wider community’ benefits, there should be recognition that the benefits to proposed users of the new development will in fact form part of that wider community. Without any explanation it suggests the benefit must be felt by the whole of the ‘community’ without limit or explanation, which might be considered disproportionate to the proposed scheme for development.</p> <p>Slightly confusing terminology in respect of ‘traffic-free routes’, ‘non-motorised’, but accessible by disabled persons and pedestrians. Potentially prohibitive of motorised mobility scooters, which is presumably not the intention and with more careful wording could restrict the intended exclusions e.g. cars, motorcycles?</p>	Noted – See response to comment 43.
59	Wardle Properties Ltd	<p>RSI 4 – COMMENTS:</p> <p>Due to the location of Darnhall there is an acknowledged reliance on motor vehicle use. Although the use of public transport is less, there is an acknowledged opportunity for larger scale developments in the area to positively contribute to potentially</p>	Noted, no action required. Darnhall is in the open countryside and there is no strategic need for large scale developments.

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		increasing the availability/options of public transport serving Darnhall.	
60	Wardle Properties Ltd	<p>TC 1 – COMMENTS:</p> <p>Whilst Darnhall boasts that it is home to Jodrell Bank radio telescope and recognises the value this installation brings to the area; being part of the wider WHS asset that is Jodrell Bank, this also brings with it limitations that do not appear to have properly featured in the current policies of the NP. Jodrell Bank Direction seeks to direct development to areas which will not detrimentally impact on its ability to function. All development carries with it potential to disrupt the Jodrell Bank purpose, but increasing radio/telecommunication installations must be considered one of the more likely to cause detrimental or fatal issues to Jodrell Bank.</p>	<p>Agree – ACTION - add to Policy TC1</p> <p>c) Development must not impair the effective operations of the Merlin site radio telescope.</p>
61	Wardle Properties Ltd	<p>TC 2 – COMMENTS:</p> <p>Firstly, this policy has been drafted in a negative manner; excluding forms of development, when it should/could be drafted to encourage development that positively contributes to and brings about enhancement of existing, plus potential creation of new, public rights of way or extended/bettered network.</p> <p>Secondly, whilst understandably ambitious it fails to acknowledge that development which benefits one form of traffic is likely to detriment another on the basis of rural limitations e.g. lanes are notoriously slim/single filed and if those lanes were to incorporate cycling lanes unless adjoining landowners were agreeable to dedicating their land as part of an improved widening scheme, this would be to the detriment of other highway users.</p> <p>Similarly if you were to upgrade highways this might be to the detriment of pedestrians or cyclists who specifically travel via rural routes, for their own safety; choosing to avoid motorways or dual carriageways more akin to urban areas.</p>	<p>Noted. See response to comment 46. However, the policy is considered to be appropriate as redrafted. The policy allows for the provision of new sustainable transport routes as per policy RS14.</p>

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		The use of the word 'modified' might be confusing because in some cases enhancement will only come about after creation of new or extended networks, in various guises depending on the types/scale of development.	
62	Wardle Properties Ltd	GENERAL COMMENTS: This NP is generally encouraging of development and the need to bring about some forms of diversification and reuse of vacant and redundant sites in the area, which is to be supported and welcomed by landowners proposing to make best beneficial use of their land within Darnhall.	
63	Meller Speakman for the Darnhall Estate	Objectives – All supported, but suggested change to Objective 1 to read 'To enhance and protect the countryside, the natural environment <i>and the viability of agricultural activity within Darnhall Parish.</i> '	Noted – Support for the Agricultural activity is currently included in Objective 3, however, it is accepted this could be more explicit. Amend Objective 3 to read 'Objective 3 – To support rural and agricultural development, enterprise, outdoor pursuits and recreation that respects the rural character of Darnhall Parish and supports the welfare of the community.'
64	Meller Speakman for the Darnhall Estate	Suggested new policy RCLE7 – Agricultural Development to read 'Development Proposals for agricultural development requiring planning permission will be supported providing the development accords with other policies contained within the Neighbourhood Plan.'	Noted. This is covered by amended policy RCLE1 – see response to comment 33.
65	Meller Speakman for the Darnhall Estate	Policy CE1 – Biodiversity. Amend to read 'Development proposals should ensure no net loss of biodiversity resources. The habitats and the wildlife corridor network shown on Figures B and C shall be protected from new development unless the benefits of development clearly outweigh the impact it is likely to have on the site and the wider network of sites can be demonstrated. <i>Land identified at Figure ? shall be designated as a Nature Recovery Network. In these areas, engineering</i>	Noted. See response to comment 27. It is not considered necessary to designate areas specifically as Nature Recovery Networks to enable future developments within Winsford to provide their biodiversity offsetting in the Neighbourhood Area. Each application requiring planning permission will be assessed on its merits.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<p><i>operations requiring planning permission (pond creation, ground resurfacing etc.) will be permitted.</i></p> <p>New developments shall demonstrate a net gain in biodiversity using appropriate evaluation methodologies and avoidance/ mitigation strategies. Compensatory measures (for example biodiversity offsetting) will be required where a net loss of biodiversity is demonstrated.</p>	
66	Meller Speakman for the Darnhall Estate	<p>Policy CE3 – Hedgerows, Trees and Watercourses. Amend to read ‘Any development that would result in the loss of, or the deterioration in the quality of an important natural feature, including trees and hedgerows and watercourses will not normally be permitted. In circumstances where <i>the objectives and other policies contained within the Neighbourhood Plan support a development proposal and the benefit of development is considered to outweigh the benefit of preserving natural features, developments may be permitted subject to adequate compensatory provision being made.</i> The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be of an equivalent or a greater amount to that which is lost. Appropriate landscaping schemes will be required to show how the rural feel to the area will be maintained and how any negative impacts will be mitigated against.</p>	Noted. See response to comment 29.
67	Meller Speakman for the Darnhall Estate	<p>Policy CE4 – Ancient Woodlands, SSSIs and Local Wildlife Sites – query the necessity of this policy. National policy is protective over Ancient Woodlands and SSSIs. The protection of Local Wildlife Sites should be incorporated into Policy CE2.</p>	Agree. The policy has been deleted
68	Meller Speakman for the	<p>Policy CE5 – Dark Skies - Amend to read ‘Given the rural character of the Neighbourhood area, development proposals that would have a</p>	Noted – add a final sentence to the policy to read ‘Where there is an overriding functional need for outdoor lighting installations

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
	Darnhall Estate	demonstrable negative effect upon the principal of dark skies will not be permitted unless there is an overriding functional need for the light source and it is designed to minimize glare and light spillage.'	development will only be supported where applicants demonstrate measures proposed to support dark skies principles.'
69	Meller Speakman for the Darnhall Estate	Policy RCLE2 – Loss of Employment Sites Amend to read 'Loss of existing local employment sites will only be supported where it can be demonstrated that the existing use is no longer viable and the premises /site /business has been actively marketed for at least 12 months at an appropriate market price.	Agree - the policy has been amended removing business names and referring to employment site locations with the addition of Figure F. See response to comment 34.
70	Meller Speakman for the Darnhall Estate	Policy RCLE3 – Use of Rural Buildings – Amend to read ' <i>Development proposals involving</i> the re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for <i>new homes</i> , small business, recreation or tourism will be supported subject to: i. The building being capable of conversion without major reconstruction. ii. The proposed use being appropriate to a rural location. iii. The conversion and/or adaptation works proposed respecting existing character and the local character of the surrounding buildings and local area. iv. The local highway network being capable of accommodating the traffic generated by the proposed new use and appropriate car parking being provided within the site.	Noted - The policy has been deleted, as per suggestion from CWaC. See response to comment 35.
71	Meller Speakman for the Darnhall Estate	<p>Policy RCLE5 – Housing Design and Development – amend to read '<i>To support the vision and objectives of the Neighbourhood Plan a limited amount of new housing development will be permitted providing it aligns with one of the following categories.</i></p> <ul style="list-style-type: none"> • Re-use of redundant or disused buildings which would lead to an enhancement of the immediate area • Redevelopment of brownfield sites subject to the criteria listed in <i>policy RCLE3</i> • <i>Enabling development capable of ensuring the protection of heritage</i> 	Noted. The policy has been amended to include reference to enabling development. See response to comment 37.

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
		<i>assets consistent with Objective 4 and Policy RSI2</i>	
72	Meller Speakman for the Darnhall Estate	<p>Policy RCLE6 – Renewable Energy Installations – Amend to read <i>‘Renewable energy development proposals will be permitted subject to an assessment of their impact upon the following:</i></p> <ul style="list-style-type: none"> • <i>Landscape character</i> • <i>Residential amenity</i> • <i>Highways</i> <p><i>All applications must be accompanied by a Landscape and Visual Impact Assessment and Transport Assessment. The Transport Assessment must include a method statement demonstrating how plant equipment and other infrastructure can be transported to site without detriment to existing lanes, verges and hedgerows.</i></p> <p><i>Proposals deemed to be inconsistent with the objectives and policies within the Neighbourhood Plan will be refused.’</i></p>	Noted – Policy to be amended, see response to comment 38.
73	Meller Speakman for the Darnhall Estate	<p>Policy RSI2 – Heritage Assets. Amend to read <i>‘Proposals which conserve and enhance Darnhall’s historic assets and their setting will be supported, including the site of the ancient abbey, hall, mill, bridge structures and farm buildings, particularly if the proposals would help retain the assets in active use.</i></p> <p><i>Proposals for development adjacent to designated and non-designated heritage assets and any development permitted under Policy RCLE5 must preserve and enhance their setting.</i></p>	Noted, the policy has been amended as per comment 42.

Appendix 2

First Steps consultation 2016

Public feedback from Neighbourhood Plan Discussion at Darnhall Parish Council - Parish Assembly
31st May 2016

Darnhall Parish Assembly May 2016 – Feedback on Neighbourhood Plan Proposal

There was no feedback objecting to the concept of a Neighbourhood Plan for Darnhall

The following issues were submitted by attendees for consideration in the development of a Neighbourhood Plan

Darnhall / Winsford relationship

Maintain 'green space' between Winsford and Darnhall

Preserve rural identity

Encourage inclusion with Winsford Community

Ensure that Darnhall's Plan supports and develops the objectives of Winsford NP and CWAC local plan

Residential Development

Strengthening the Darnhall Village Community and improving facilities for residents

Development in keeping with character of Parish

Restricted to a level proportionate to nature and needs of the Parish

Reflecting the needs of the residential community particularly young families

Economy

Supporting Rural and Agricultural Businesses

Broadband Connection

Environment / Wildlife / Heritage

Projects linked to conservation particularly for Woodlands, Weaver Valley & tributaries

Opportunities to engage Children and Young People in caring for the environment

Preserve and develop old Mill site for heritage / Education use

Transport / Connectivity

Connecting byways, foot and cycle paths

Foot & Cycle routes on Hall lane and Swanlow Lane

Safe foot and cycle routes to connect the Village centre with whole parish area and Winsford

APPENDIX 3

Emerging Vision and Aims 2017

The Draft Vision and Aims consulted on in the Nov 2017 – Jan 18 survey

Draft Vision

The Parish of Darnhall will retain the local character of the area as being countryside maintained through active farming. Its community facilities and open spaces will continue to benefit people both within the Parish and neighbouring areas. The environment and wildlife will be conserved and Darnhall will be a place where local people can safely live, work, play and enjoy a high quality of life.

Aims

- 1) To enhance and protect the countryside and natural environment of Darnhall Parish.
- 2) To encourage rural development, enterprise and tourism that takes advantage of the characteristics of Darnhall Parish.
- 3) To conserve and enhance community assets and make them more accessible.
- 4) To ensure safe access for non-vehicle users to all parts of the Parish.
- 5) To ensure that previously developed site opportunities are investigated to satisfy residential, commercial and agricultural development.

APPENDIX 4 – Questionnaire results 2017 - 18

The 2017 Public survey questionnaire template and cover letter for respondents can viewed at www.darnhallparish.co.uk

The analysis of respondents non structured – freehand responses and a summary data report can be viewed at Appendix 1.1 and 1.2 Pages 50 - 53 of the Neighbourhood Plan that can be viewed at www.darnhallparish.co.uk

Results of structured question analysis from the 2017 Survey

Darnhall Neighbourhood Plan						
Survey Data results - Nov 2017 – Jan 2018 Public Questionnaire						
<p><u>Key</u></p> <p>Blue Text = Parish Residents</p> <p>Red Text = Non-residents</p> <p>NB. The questionnaire contained some unstructured questions, these are not included in this analysis.</p>						
Q - Ref	Question & response data					
D1	How old are you? Please circle the relevant grouping.					
	<u><18</u>	<u>18-35</u>	<u>36-55</u>	<u>56-75</u>	<u>75+</u>	<u>Omitted</u> <u>Total</u>
	0	0	16	26	5	1 48
	0	2	5	6	2	0 15
						Total 63
D2	Are you a resident of Darnhall?					
	Yes	No	Omitted	Total		
	48	0	0	48		
	0	15	0	15		
			Total	63		
D3	If NO do you have land and/or business interests in Darnhall Parish?					
	Yes	No	Omitted	Total		
	5	4	39	48		
	3	9	3	15		
				63		

Q1	<p>Draft Vision - How important is this vision to you?</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Very Important</th> <th style="text-align: left;">Quite Important</th> <th style="text-align: left;">Neutral Importance</th> <th style="text-align: left;">Not very Important</th> <th style="text-align: left;">Un-Important</th> <th style="text-align: left;">Don't Know</th> <th style="text-align: right;">Total</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">40</td> <td style="text-align: center;">8</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">48</td> </tr> <tr> <td style="text-align: center;">14</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">15</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	40	8	0	0	0	0	48	14	1	0	0	0	0	15							63
Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total																							
40	8	0	0	0	0	48																							
14	1	0	0	0	0	15																							
						63																							
Q1.1	<p>All new development should reflect the character of the Parish, particularly building scale, traditional building materials, design and density. How important is this to you?</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Very Important</th> <th style="text-align: left;">Quite Important</th> <th style="text-align: left;">Neutral Importance</th> <th style="text-align: left;">Not very Important</th> <th style="text-align: left;">Un-Important</th> <th style="text-align: left;">Don't Know</th> <th style="text-align: right;">Total</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">40</td> <td style="text-align: center;">8</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">48</td> </tr> <tr> <td style="text-align: center;">14</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">15</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	40	8	0	0	0	0	48	14	1	0	0	0	0	15							63
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40	8	0	0	0	0	48																							
14	1	0	0	0	0	15																							
						63																							
Q1.2	<p>New development should safeguard existing trees, hedgerows and walls and should incorporate new tree and hedgerow planting.</p> <p>Is this of importance to you?</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Very Important</th> <th style="text-align: left;">Quite Important</th> <th style="text-align: left;">Neutral Importance</th> <th style="text-align: left;">Not very Important</th> <th style="text-align: left;">Un-Important</th> <th style="text-align: left;">Don't Know</th> <th style="text-align: right;">Total</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">34</td> <td style="text-align: center;">11</td> <td style="text-align: center;">3</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">48</td> </tr> <tr> <td style="text-align: center;">13</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">15</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	34	11	3	0	0	0	48	13	1	0	1	0	0	15							63
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34	11	3	0	0	0	48																							
13	1	0	1	0	0	15																							
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Q1.3	<p>Public footpaths and bridleways should be maintained and, if possible, improved and extended. How important is this to you?</p> <table border="0"> <thead> <tr> <th data-bbox="347 293 475 360">Very Important</th> <th data-bbox="499 293 627 360">Quite Important</th> <th data-bbox="651 293 794 360">Neutral Importance</th> <th data-bbox="818 293 946 360">Not very Important</th> <th data-bbox="970 293 1098 360">Un-Important</th> <th data-bbox="1121 293 1193 360">Don't Know</th> <th data-bbox="1249 394 1313 416">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 450 384 472">27</td> <td data-bbox="499 450 536 472">15</td> <td data-bbox="651 450 671 472">5</td> <td data-bbox="818 450 839 472">0</td> <td data-bbox="970 450 991 472">0</td> <td data-bbox="1121 450 1142 472">1</td> <td data-bbox="1249 450 1286 472">48</td> </tr> <tr> <td data-bbox="347 506 368 528">7</td> <td data-bbox="499 506 520 528">5</td> <td data-bbox="651 506 671 528">3</td> <td data-bbox="818 506 839 528">0</td> <td data-bbox="970 506 991 528">0</td> <td data-bbox="1121 506 1142 528">0</td> <td data-bbox="1249 506 1286 528">15</td> </tr> <tr> <td colspan="6"></td> <td data-bbox="1249 573 1286 595">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	27	15	5	0	0	1	48	7	5	3	0	0	0	15							63
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27	15	5	0	0	1	48																							
7	5	3	0	0	0	15																							
						63																							
Q1.4	<p>New development should seek to incorporate footpaths, bridleways and cycle ways to promote sustainability (i.e., that they contribute to social well-being and the local economy). How important is this to you?</p> <table border="0"> <thead> <tr> <th data-bbox="347 831 475 898">Very Important</th> <th data-bbox="499 831 627 898">Quite Important</th> <th data-bbox="651 831 794 898">Neutral Importance</th> <th data-bbox="818 831 946 898">Not very Important</th> <th data-bbox="970 831 1098 898">Un-Important</th> <th data-bbox="1121 831 1193 898">Don't Know</th> <th data-bbox="1249 931 1313 954">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 987 384 1010">30</td> <td data-bbox="499 987 536 1010">13</td> <td data-bbox="651 987 671 1010">5</td> <td data-bbox="818 987 839 1010">0</td> <td data-bbox="970 987 991 1010">0</td> <td data-bbox="1121 987 1142 1010">0</td> <td data-bbox="1249 987 1286 1010">48</td> </tr> <tr> <td data-bbox="347 1043 384 1066">10</td> <td data-bbox="499 1043 520 1066">5</td> <td data-bbox="651 1043 671 1066">0</td> <td data-bbox="818 1043 839 1066">0</td> <td data-bbox="970 1043 991 1066">0</td> <td data-bbox="1121 1043 1142 1066">0</td> <td data-bbox="1249 1043 1286 1066">15</td> </tr> <tr> <td colspan="6"></td> <td data-bbox="1249 1111 1286 1133">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	30	13	5	0	0	0	48	10	5	0	0	0	0	15							63
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Q1.5	<p>Development proposals that would have a significant and / or harmful visual impact on the countryside within the Parish should be discouraged.</p> <p>How important is this to you?</p> <table border="0"> <thead> <tr> <th data-bbox="347 1323 475 1391">Very Important</th> <th data-bbox="499 1323 627 1391">Quite Important</th> <th data-bbox="651 1323 794 1391">Neutral Importance</th> <th data-bbox="818 1323 946 1391">Not very Important</th> <th data-bbox="970 1323 1098 1391">Un-Important</th> <th data-bbox="1121 1323 1193 1391">Don't Know</th> <th data-bbox="1249 1424 1313 1447">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 1480 384 1503">39</td> <td data-bbox="499 1480 520 1503">6</td> <td data-bbox="651 1480 671 1503">3</td> <td data-bbox="818 1480 839 1503">0</td> <td data-bbox="970 1480 991 1503">0</td> <td data-bbox="1121 1480 1142 1503">0</td> <td data-bbox="1249 1480 1286 1503">48</td> </tr> <tr> <td data-bbox="347 1536 384 1559">11</td> <td data-bbox="499 1536 520 1559">1</td> <td data-bbox="651 1536 671 1559">1</td> <td data-bbox="818 1536 839 1559">0</td> <td data-bbox="970 1536 991 1559">1</td> <td data-bbox="1121 1536 1142 1559">1</td> <td data-bbox="1249 1536 1286 1559">15</td> </tr> <tr> <td colspan="6"></td> <td data-bbox="1249 1603 1286 1626">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	39	6	3	0	0	0	48	11	1	1	0	1	1	15							63
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11	1	1	0	1	1	15																							
						63																							

Q1.6	<p>Proposals to maintain and enhance woodlands and create wildlife corridors should be supported. How important is this to you?</p> <table border="1"> <thead> <tr> <th>Very Important</th> <th>Quite Important</th> <th>Neutral Importance</th> <th>Not very Important</th> <th>Un-Important</th> <th>Don't Know</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>33</td> <td>13</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> <td>48</td> </tr> <tr> <td>13</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>15</td> </tr> <tr> <td colspan="6"></td> <td>63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	33	13	2	0	0	0	48	13	1	0	0	0	1	15							63																												
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Q1.7	<p>Dark night time skies are to be preferred over street lights and other outdoor lighting to minimise light pollution and its adverse effects on wildlife. Is this of importance to you?</p> <table border="1"> <thead> <tr> <th>Very Important</th> <th>Quite Important</th> <th>Neutral Importance</th> <th>Not very Important</th> <th>Un-Important</th> <th>Don't Know</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>15</td> <td>21</td> <td>9</td> <td>1</td> <td>2</td> <td>0</td> <td>48</td> </tr> <tr> <td>9</td> <td>1</td> <td>4</td> <td>1</td> <td>0</td> <td>0</td> <td>15</td> </tr> <tr> <td colspan="6"></td> <td>63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	15	21	9	1	2	0	48	9	1	4	1	0	0	15							63																												
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Q2	<p>Please look at the list of community assets in the appendix and list the 3 that are of the most value to you.</p> <table border="1"> <thead> <tr> <th>Ashbrook Bridge</th> <th>Ashbrook tributaries</th> <th>Darnhall Village Hall</th> <th>Darnhall Bridge</th> <th>Darnhall Knobs</th> <th>Darnhall Mill</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>3</td> <td>28</td> <td>6</td> <td>5</td> <td>2</td> <td>49</td> </tr> <tr> <td>0</td> <td>4</td> <td>10</td> <td>0</td> <td>1</td> <td>4</td> <td>18</td> </tr> <tr> <td colspan="6"></td> <td>67</td> </tr> <tr> <th>Bottom Flash</th> <th>Darnhall Mill</th> <th>Radio Telescope</th> <th>Sailing Club</th> <th>Weaver Chapel</th> <th>Parish Woodlands</th> <th>Total</th> </tr> <tr> <td>14</td> <td>3</td> <td>4</td> <td>3</td> <td>4</td> <td>26</td> <td>54</td> </tr> <tr> <td>4</td> <td>1</td> <td>2</td> <td>1</td> <td>2</td> <td>7</td> <td>18</td> </tr> <tr> <td colspan="6"></td> <td>72</td> </tr> </tbody> </table>	Ashbrook Bridge	Ashbrook tributaries	Darnhall Village Hall	Darnhall Bridge	Darnhall Knobs	Darnhall Mill	Total	5	3	28	6	5	2	49	0	4	10	0	1	4	18							67	Bottom Flash	Darnhall Mill	Radio Telescope	Sailing Club	Weaver Chapel	Parish Woodlands	Total	14	3	4	3	4	26	54	4	1	2	1	2	7	18							72
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Q3	<p>The impact of vehicular traffic on the road should be minimised where possible and should not reduce safety for pedestrians and cyclists. How important is this to you?</p> <table border="1"> <thead> <tr> <th>Very Important</th> <th>Quite Important</th> <th>Neutral Importance</th> <th>Not very Important</th> <th>Un-Important</th> <th>Don't Know</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>36</td> <td>9</td> <td>0</td> <td>0</td> <td>0</td> <td>3</td> <td>48</td> </tr> <tr> <td>9</td> <td>6</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>15</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	36	9	0	0	0	3	48	9	6	0	0	0	0	15							63
Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total																							
36	9	0	0	0	3	48																							
9	6	0	0	0	0	15																							
						63																							
Q4.1	<p>Barn conversions and any rebuilt or extended property should seek to retain or enhance the existing character of the original building. How important is this to you?</p> <table border="1"> <thead> <tr> <th>Very Important</th> <th>Quite Important</th> <th>Neutral Importance</th> <th>Not very Important</th> <th>Un-Important</th> <th>Don't Know</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>22</td> <td>18</td> <td>5</td> <td>2</td> <td>0</td> <td>1</td> <td>48</td> </tr> <tr> <td>10</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>15</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	22	18	5	2	0	1	48	10	5	0	0	0	0	15							63
Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total																							
22	18	5	2	0	1	48																							
10	5	0	0	0	0	15																							
						63																							
Q4.2	<p>Brownfield sites within the Parish should be developed in a way that is sensitive to their rural surroundings. How important is this to you?</p> <table border="1"> <thead> <tr> <th>Very Important</th> <th>Quite Important</th> <th>Neutral Importance</th> <th>Not very Important</th> <th>Un-Important</th> <th>Don't Know</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>28</td> <td>16</td> <td>4</td> <td>0</td> <td>0</td> <td>0</td> <td>48</td> </tr> <tr> <td>13</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>15</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	28	16	4	0	0	0	48	13	2	0	0	0	0	15							63
Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total																							
28	16	4	0	0	0	48																							
13	2	0	0	0	0	15																							
						63																							

Q4.3	<p>Development, whether commercial or housing should not result in the loss of important open vistas How important is this to you?</p> <table border="1"> <thead> <tr> <th data-bbox="347 293 475 360">Very Important</th> <th data-bbox="499 293 627 360">Quite Important</th> <th data-bbox="651 293 794 360">Neutral Importance</th> <th data-bbox="818 293 946 360">Not very Important</th> <th data-bbox="970 293 1098 360">Un-Important</th> <th data-bbox="1121 293 1193 360">Don't Know</th> <th data-bbox="1249 394 1313 416">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 450 387 472">29</td> <td data-bbox="499 450 539 472">12</td> <td data-bbox="651 450 675 472">2</td> <td data-bbox="818 450 842 472">2</td> <td data-bbox="970 450 994 472">0</td> <td data-bbox="1121 450 1145 472">3</td> <td data-bbox="1249 450 1289 472">48</td> </tr> <tr> <td data-bbox="347 506 387 528">13</td> <td data-bbox="499 506 523 528">1</td> <td data-bbox="651 506 675 528">1</td> <td data-bbox="818 506 842 528">0</td> <td data-bbox="970 506 994 528">0</td> <td data-bbox="1121 506 1145 528">0</td> <td data-bbox="1249 506 1289 528">15</td> </tr> <tr> <td colspan="6"></td> <td data-bbox="1249 573 1289 595">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	29	12	2	2	0	3	48	13	1	1	0	0	0	15							63
Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total																							
29	12	2	2	0	3	48																							
13	1	1	0	0	0	15																							
						63																							
Q4.4	<p>How important is it to you to maintain open countryside on the boundary between Winsford and the parish of Darnhall? (Please see appendix for map of Darnhall showing the parish boundary)</p> <table border="1"> <thead> <tr> <th data-bbox="347 770 475 837">Very Important</th> <th data-bbox="499 770 627 837">Quite Important</th> <th data-bbox="651 770 794 837">Neutral Importance</th> <th data-bbox="818 770 946 837">Not very Important</th> <th data-bbox="970 770 1098 837">Un-Important</th> <th data-bbox="1121 770 1193 837">Don't Know</th> <th data-bbox="1249 871 1313 893">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 927 387 949">38</td> <td data-bbox="499 927 523 949">6</td> <td data-bbox="651 927 675 949">3</td> <td data-bbox="818 927 842 949">0</td> <td data-bbox="970 927 994 949">0</td> <td data-bbox="1121 927 1145 949">1</td> <td data-bbox="1249 927 1289 949">48</td> </tr> <tr> <td data-bbox="347 983 387 1005">11</td> <td data-bbox="499 983 523 1005">2</td> <td data-bbox="651 983 675 1005">2</td> <td data-bbox="818 983 842 1005">0</td> <td data-bbox="970 983 994 1005">0</td> <td data-bbox="1121 983 1145 1005">0</td> <td data-bbox="1249 983 1289 1005">15</td> </tr> <tr> <td colspan="6"></td> <td data-bbox="1249 1050 1289 1072">63</td> </tr> </tbody> </table>	Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total	38	6	3	0	0	1	48	11	2	2	0	0	0	15							63
Very Important	Quite Important	Neutral Importance	Not very Important	Un-Important	Don't Know	Total																							
38	6	3	0	0	1	48																							
11	2	2	0	0	0	15																							
						63																							

APPENDIX 5

Regulation 14 Policies 2020

From the outcomes of the early public consultation work, the 2017 -18 public survey, consultation with professional planning advisors and Cheshire West and Chester Planning officers and policies were developed and refined

The emerging Policies were consulted on in the Reg 14 Consultation February 2020. Full details of each policy can be viewed at www.darnhallparish.co.uk

Regulation 14 Neighbourhood Plan Policies - February 2020

Countryside and Environment Policies

- Policy CE1 – Biodiversity
- Policy CE2 – Natural Habitats
- Policy CE3 – Hedgerows, Trees and Watercourses
- Policy CE4 – Ancient Woodlands, SSSIs and Local Wildlife Sites
- Policy CE5 – Dark Skies

Recreation, Commercial and Local Economy Policies

- Policy RCLE1 – Business Development
- Policy RCLE2 – Loss of Employment Sites
- Policy RCLE3 – Use of Rural Buildings
- Policy RCLE4 – Commercial Development Scale, Design and Amenity
- Policy RCLE5 – Housing Development and Design
- Policy RCLE6 – Renewable Energy Installations

Recreational and Social Infrastructure Policies

- Policy RSI1 – Community Facilities
- Policy RSI2 – Heritage Assets
- Policy RSI3 – Access to the Countryside
- Policy RSI4 – New Pedestrian and Cycle Routes

Transport and Communications Policies

- Policy TC1 – Telecommunications and Broadband
 - Policy TC2 – Traffic
-