

Church Minshull

Neighbourhood Plan

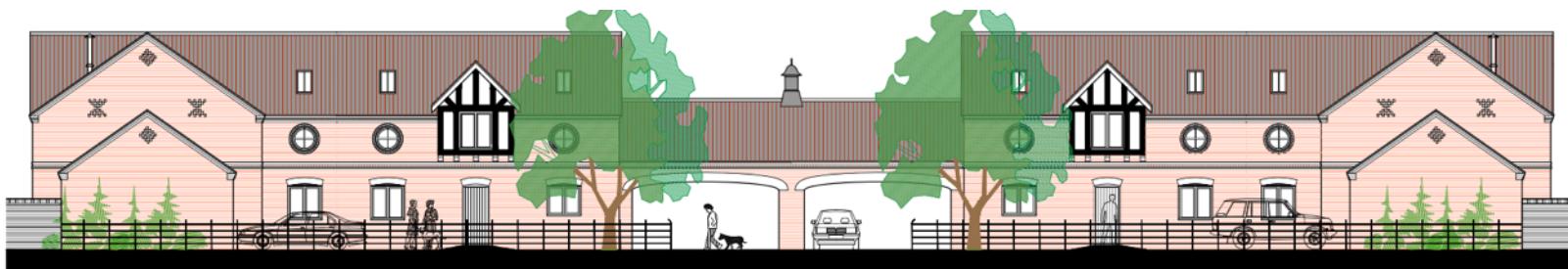
VISION

We want Church Minshull to thrive as a vibrant and distinctive parish and to evolve and grow in a sustainable way. We want the Parish to continue to provide an outstanding quality of life for current and future residents.

98.8% of questionnaire respondents agreed with the proposed vision

AIMS

- To provide housing which is in keeping with existing properties as local need arises
- To maintain the rural character of Church Minshull
- To maintain and improve the high quality natural environment
- To encourage a thriving and prosperous community that delivers a high quality of life for all its residents and supports a distinctive and a flourishing local economy



© PICEA DESIGN

POLICY H1 – NEW HOUSING

In order to meet local housing needs, and to remain on a scale appropriate to the existing character of Church Minshull, permission will be granted for small scale residential developments of up to six dwellings that are well designed and meet all other relevant policies within this Plan and:

- a) fill a small, restricted gap in the continuity of existing frontage buildings, and/or
- b) are located on brownfield land, and/or
- c) are conversions of existing buildings, and/or
- d) are replacing an existing building;
- e) provide for evidenced local affordable housing through rural exception sites

In the case of conversions, or on brownfield sites, where the existing building or brownfield site is of an appropriate size and scale, the number of new dwellings created may be greater, as long as the character of any original building and the surrounding area is respected.

Housing Policy Context and Evidence

- The rural settlement of Church Minshull has not been identified as needing to deliver housing beyond local needs and is formally considered to be outside settlement limits
- Some development will be needed to sustain the community however the questionnaire responses clarified the value people put on the countryside setting

Questionnaire showed overwhelming support of over 94% for the aim of providing housing in keeping with existing properties as local need arises. Support for infill development (89%); small rural sites of up to six dwellings (81%) and the redevelopment of brownfield land for housing (94%).

- Our plan is consistent with the normal permitted development approach for open countryside
- There is local support and the plan should include the need to sustain a green boundary between Church Minshull and the local urban expansion of Crewe and Winsford.





POLICY H2 – Housing Mix

Having regard to viability and/or other material considerations, in order to meet the housing needs of the community of Church Minshull new homes on developments of 3 or more should include a mix of house size and type – including where possible detached, semi-detached, terraced properties and bungalows.



POLICY CDH1 – CHARACTER AND DESIGN

To ensure that buildings, characteristic features and materials are representative of the settlement character of Church Minshull, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2016) and the Church Minshull Spatial Character Assessment (2017).

New development should take the following into account, where appropriate:

a) Development adjoining open countryside should provide a sympathetic transition between the rural and village landscape, through appropriate landscaping, design and boundary treatments.

b) Development should be bordered by boundary treatments appropriate to its location.

c) Development should safeguard existing significant trees, hedgerows and walls.

d) Development should be set back from the main highway.

e) Development should create gaps in frontages to enable views to the countryside.

f) Development should include traditional materials and detailing in new designs, reflective of the high quality traditional features present in the village.

g) Development should reflect the existing density of nearby properties.

h) Development should provide appropriate landscaping for the localised context.

g) Development of, and within close proximity of the defined Character Buildings should be sensitively designed with special regard to design, setting, materials and street scene.

i) Development at the gateways to the core village should be

Policy CDH2 – Important Views and Vistas

Development proposals must demonstrate that there will be no negative impact on the important local views and vistas



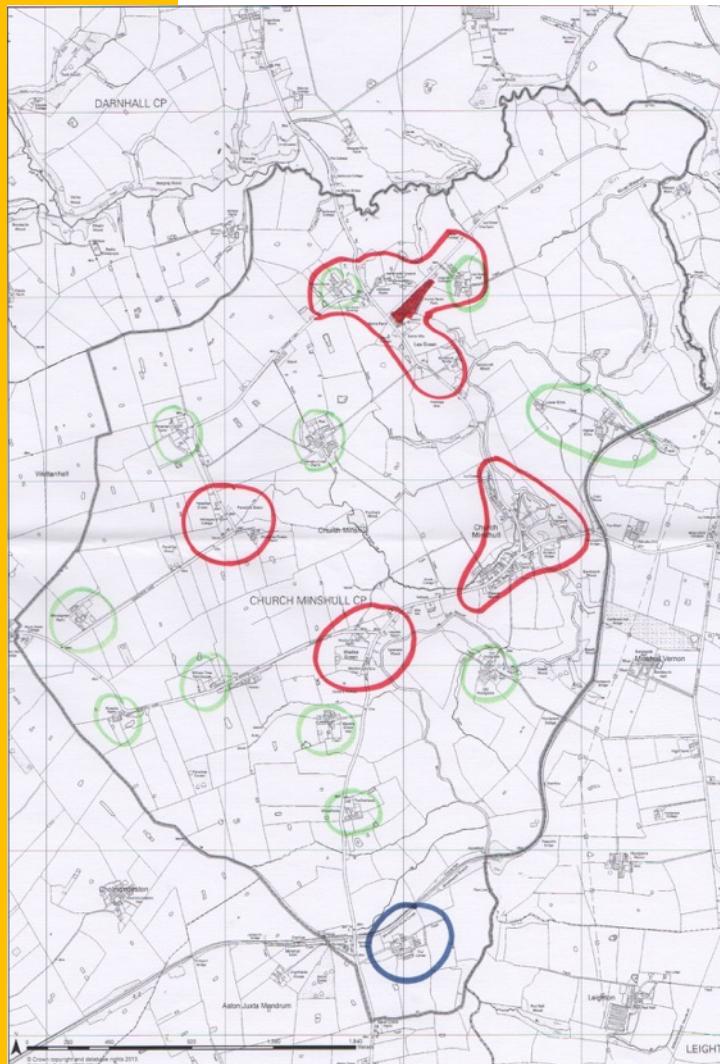
Policy CDH3– Heritage and Conservation

A) Proposals which conserve and enhance Church Minshull's historic assets and their setting will be supported, particularly if the proposals would help retain the assets in active use.

B) 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.

C) Any proposal for a new building or external modification to any existing building within the Conservation Area shall be designed to ensure a truly contextual and harmonising change that will enhance the character of the Conservation Area. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the area as described in the Church

Spatial Character Assessment



Our parish falls quite distinctly into two regional Cheshire landscape classifications.

The East Lowland Plain and River Valleys. The former being described as having a flat topography, small to medium sized fields used for pasture and arable farming and with mixed hedgerows and field sized wooded coverts. Importantly in this context, the built characteristic is of low density, dispersed hamlets with some nucleation. The main village centre is typical of the Cheshire Landscape Character Assessment for a River Valley with a meandering river course, often with steep sides or grassy banks and high levels of ancient woodland.

The NDP team has identified broad areas of the built landscape with 4 centres that are not directly focussed on a single original farmstead. These are:

- The village centre
- The Lea Green area including the Home Park Farm development
- The small hamlet at Minshull Lane and the B5074 and to a lesser extent:
- Paradise/Woodgreen Lane

Character summary

- Prominent natural environment
- Properties are generally aligned to the carriageways with a combination of hard and soft boundary treatments in a linear format but with individuality and variety.
- Layout is formed through the relation of individual dwellings at low density to their immediate surroundings and tends to be linear ribbon development of properties lying parallel to the carriageways interspersed with those positioned perpendicular
- Gaps in built development providing access and views to the countryside, with long range views from elevated positions to the outlying rural area and medium range views across the core recreation area to the north west of the village
- Distinct sense of entrance from the south into the centre of the village
- Carriageway verges incorporate trees along main routes and outlying lanes with very few formal pedestrian pavements except in the village centre
- Hedges are the majority boundary treatments with some and low rise walls. Boundary treatments facing the countryside, although not exclusively true, are either hedges or rail and post fencing in most locations
- A stream runs along the west of the core village area creating a valley forming a natural boundary. The River Weaver is positioned similarly for part of the eastern boundary. The river valley has formed quite steep undulations within and near to the centre of the village and to the east however the west of the parish is open, generally quite flat countryside with grazing and arable cropping.

Environment Policies

POLICY ENV1 – FOOTPATHS AND TOWPATHS

Proposals to maintain and enhance the network of public footpaths and the canal towpath will be supported. Additions, connectivity, links and improvements to the existing network of public footpaths will be sought in connection with any new developments, where viable and practical.

Proposals which lead to the loss or degradation of any footpath or the towpath will not be permitted other than in very special circumstances. Proposals to divert public rights of way must provide clear and demonstrable benefits for the wider community.



POLICY ENV2 – TREES AND HEDGEROWS

Hedgerows and trees which make a significant contribution to the amenity, biodiversity and landscape character of the surrounding area must be preserved, and development which would adversely impact upon them will not normally be permitted. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees and hedgerows, development will be permitted subject to appropriate mitigation. The retention of trees and hedgerows in situ will always be preferable.

New developments will, where appropriate, be required to include suitable plantings of trees and hedgerows.

Verges, trees and hedgerows along country lanes should be retained.



POLICY ECON1: ECONOMY

Subject to respecting Church Minshull's built and landscape character, and environmental, highway and residential amenity impacts being acceptable, the following will be supported -

- a) The development of new small businesses and the expansion of existing businesses
- b) Proposals that promote or provide facilities for home working, and businesses operating from home
- c) The sympathetic conversion of existing buildings for business and enterprise
- d) The diversification of farms and rural businesses

POLICY ECON2: TOURISM

Improvements to services and facilities associated with tourist attractions will be supported, particularly those centred around the Shropshire Union Canal.

This will be subject to respecting Church Minshull's built and landscape character, and environmental, highway and residential amenity impacts being acceptable.

Development proposals should be appropriate in scale, character and location for the development.

