



**Bunbury
Neighbourhood
Plan**



Bunbury Neighbourhood Plan

2015 - 2030

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Foreword

This Plan has been produced by the Bunbury Neighbourhood Plan Group on behalf of Bunbury Parish Council after several months of study, research and consultation with the local community. We have also worked closely with Cheshire East Council.

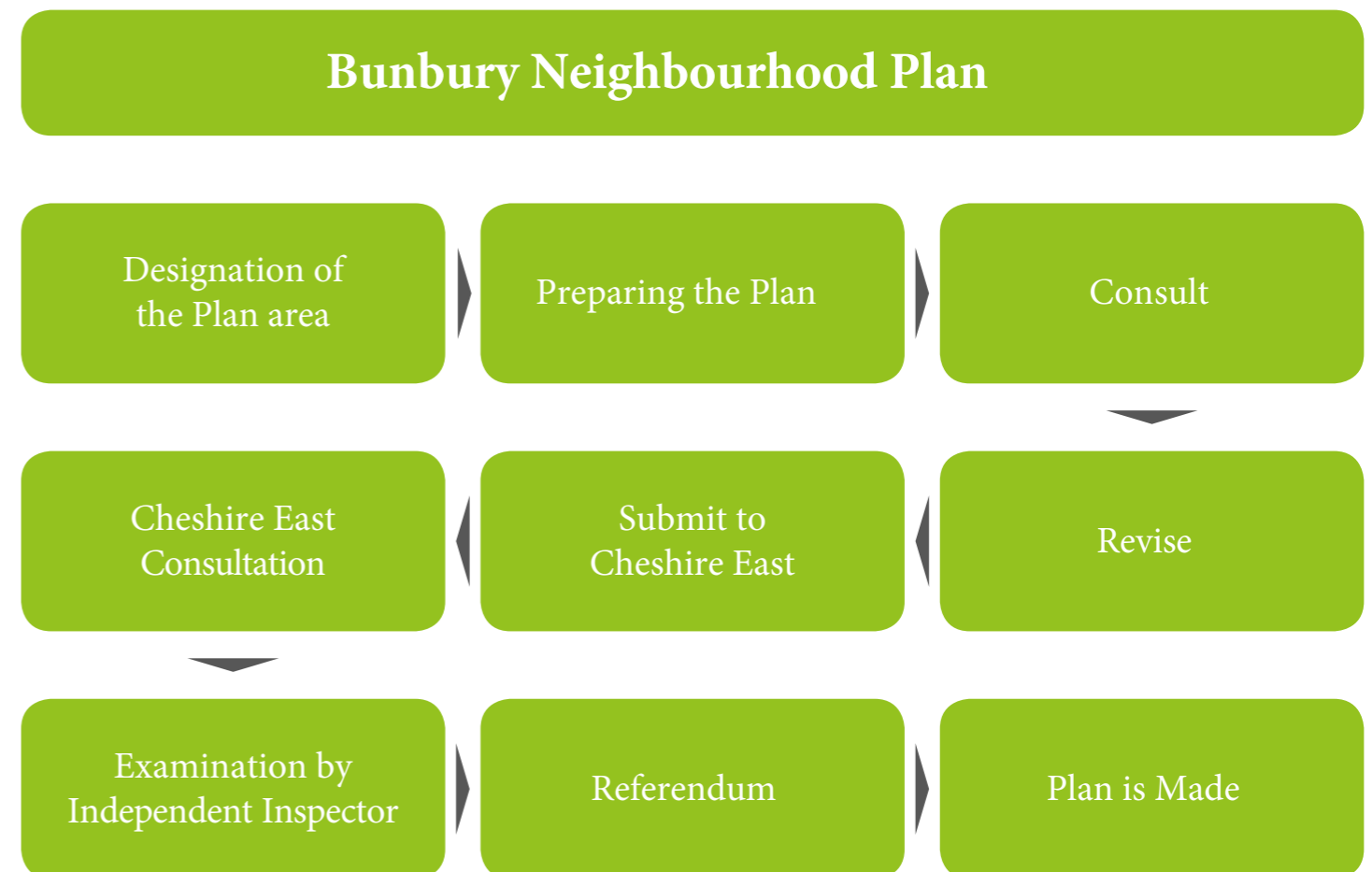
We have consulted with the community through open days, interest group meetings and surveys and we believe that this Plan reflects the views of our community. A strong message emerging from the consultation process was that the local people are proud of the village character and have a very strong desire to retain this character. This was key to developing the Plan Vision.

The aims and policies of the community have all been derived from the Vision and are detailed in this Plan. We strongly believe that this Plan is robust and when formally adopted will provide the necessary guidance for Bunbury until 2030.

A full copy of the plan, statement of consultation and other supporting documents are on the Neighbourhood Plan Web site – www.bunburynpg.org

Ron Pulford

Chair of the Bunbury Neighbourhood Plan Group.



A History of Bunbury

The village of Bunbury lies at the western edge of the Cheshire Plain some 3 miles from Tarporley and 12 miles south east of the city of Chester.

Little is known of its history prior to the Norman Conquest but it is generally accepted that the name is of Saxon origin and it is thought that there was a Christian place of worship on the site of the present parish church long before 1066. Early references to the settlement call it Bunan byrig, the stronghold of Buna.

The village is referred to in the Domesday Book (c 1086) as “Boleberie” and the lord of the Manor was Robert Fitzhugh one of Hugh, Earl of Chester’s, barons. He was also Lord of the Manor of several neighbouring villages including Beeston, Burwardsley and Spurstow. It was also recorded in Domesday that there was a priest, something of a rarity in this part of Cheshire at this time.

The original parish of Bunbury included the townships of Alraham, Beeston, Bunbury, Burwardsley, Calveley, Haughton, Peckforton, Ridley, Tilstone Fearnall, Tiverton and Wardle of which Bunbury was by far the largest and contains the Parish Church, dedicated to St. Boniface. With the exception of Burwardsley and Tilstone Fearnall, which are now ecclesiastical parishes in their own right, the remaining townships make up the ecclesiastical parish of Bunbury. In modern terms, however, the civil parish of Bunbury is the area covered by the old township of Bunbury.

Bunbury itself was split into four parts; Higher Bunbury which contains the church and is the oldest part of the village. Lower Bunbury, the area now containing the shops and the more recent developments, Bunbury Heath, the area at the end of School Lane and alongside the A49 and Bunbury Commons, the area of land lying between Higher Bunbury and the Canal.

The crowning glory of Higher Bunbury and indeed the whole village is the Church. The current building built around 1370 replaced an earlier Norman church which in turn probably replaced an even earlier Saxon one.

Built at the instigation of Sir Hugh Calveley after he returned to the area after many successful years as a soldier of fortune in Europe, the Church of St. Boniface was originally a collegiate church and a number of priests were appointed to celebrate The Mass daily for the benefit of St. Hugh’s soul. His huge tomb lies in the middle of the chancel until this day.

Amongst other memorials in the church, one of the most notable is that of Sir George Beeston, another military man who was reputed to have commanded a ship against the Spanish Armada and to have lived to be over 100.

The church is Grade I listed and is one of 31 listed buildings within the village, an unusually high number for a settlement of its size. This gives some indication of the wealth of history and character that is represented in Bunbury.

Another prominent feature of the village is its school, originally started as a grammar school in 1594 in a building on land behind the Chantry House in Wyche Road. It was built at the instigation of Thomas Aldersey, a London merchant and member of the Haberdashers’ Company who originated from Ridley.

The school moved to its present site on School Lane in 1874 and the old building was subsequently demolished. After changes to the whole state education system in the 1950s the school became the Bunbury Aldersey Church of England Primary School.

Representing the ancient history of Bunbury, Sadlers Wells Wood is situated to the west of the village with a boundary on the A49; it is a remnant of a much larger wood which is mentioned in the Domesday Book. In 2006 the wood spanned 3 acres but has since been extended with the planting of 2 acres of native broadleaved trees. Today the wood is a community asset and is managed and cared for by local trustees and volunteers.

Today Bunbury comprises some 550 households with a population of approximately 1500 people. Although there have been changes over the years with some loss of shops and some housing development, mainly infilling, the community spirit is still very strong.

Many thanks to Trish and Bob Welch for writing this history, originally published on the Bunbury Village Website.

Scope of the Plan

The Parish of Bunbury was granted Neighbourhood Plan status on the 24th September 2014. The Neighbourhood Plan period runs from 2015 to 2030.

The Bunbury Neighbourhood Plan sets out a series of policies which, once made, will be used to guide development and the preparation of planning applications. The policies will be used by Cheshire East Council in determining planning applications for all development proposals in the Parish.

Neighbourhood plans should be in general conformity with the strategic policies of the adopted local plan. The Bunbury Neighbourhood Plan has been prepared in general conformity with the saved policies of the Crewe and Nantwich Local Plan, and, to ensure that the Bunbury Neighbourhood Plan will sit comfortably within

a new local plan for Cheshire East, has also been prepared to take account of the strategic aspects of the emerging Cheshire East Local Plan Strategy.

A number of projects have been identified during the Bunbury Neighbourhood Planning process and these have been detailed in a separate Delivery Plan Document for the Parish Council.

The area covered by the Neighbourhood Plan, Bunbury Parish in 2014, is shown below.

This Neighbourhood Plan aims to deliver the Vision for Bunbury to 2030, to reflect the issues set out above and many others raised by the local community. The consultation process leading up to the preparation of this Plan has been considerable and is detailed in a separate document entitled 'Statement of Consultation.'

Vision for Bunbury

We want Bunbury to thrive as a vibrant and distinctive village and to evolve and grow in a sustainable way. We want our village to continue to provide an outstanding quality of life for current and future residents.

The Neighbourhood Plan Area is characterised by Bunbury surrounded by open countryside interspersed with farms and some isolated houses.

The Neighbourhood Plan will aim to sustain and promote local businesses and a range of community activities and facilities. It will build upon the strong sense of community, quality of life and flourishing natural environment of the area that currently exists.

The plan area is a special place and local residents are determined to keep it that way. This is a very strong message emerging through the consultation process which has led to the publication of this, the first Bunbury Neighbourhood Plan.

People not only appreciate the social and environmental qualities of the village and the wider plan area but consider they have a duty to protect them for future generations who choose to live and work in the area.

They want to keep and, where appropriate, improve the range of community facilities that currently exist. Local businesses are also important and people want to support these as well as attract new enterprises, provided they are in keeping with the area.

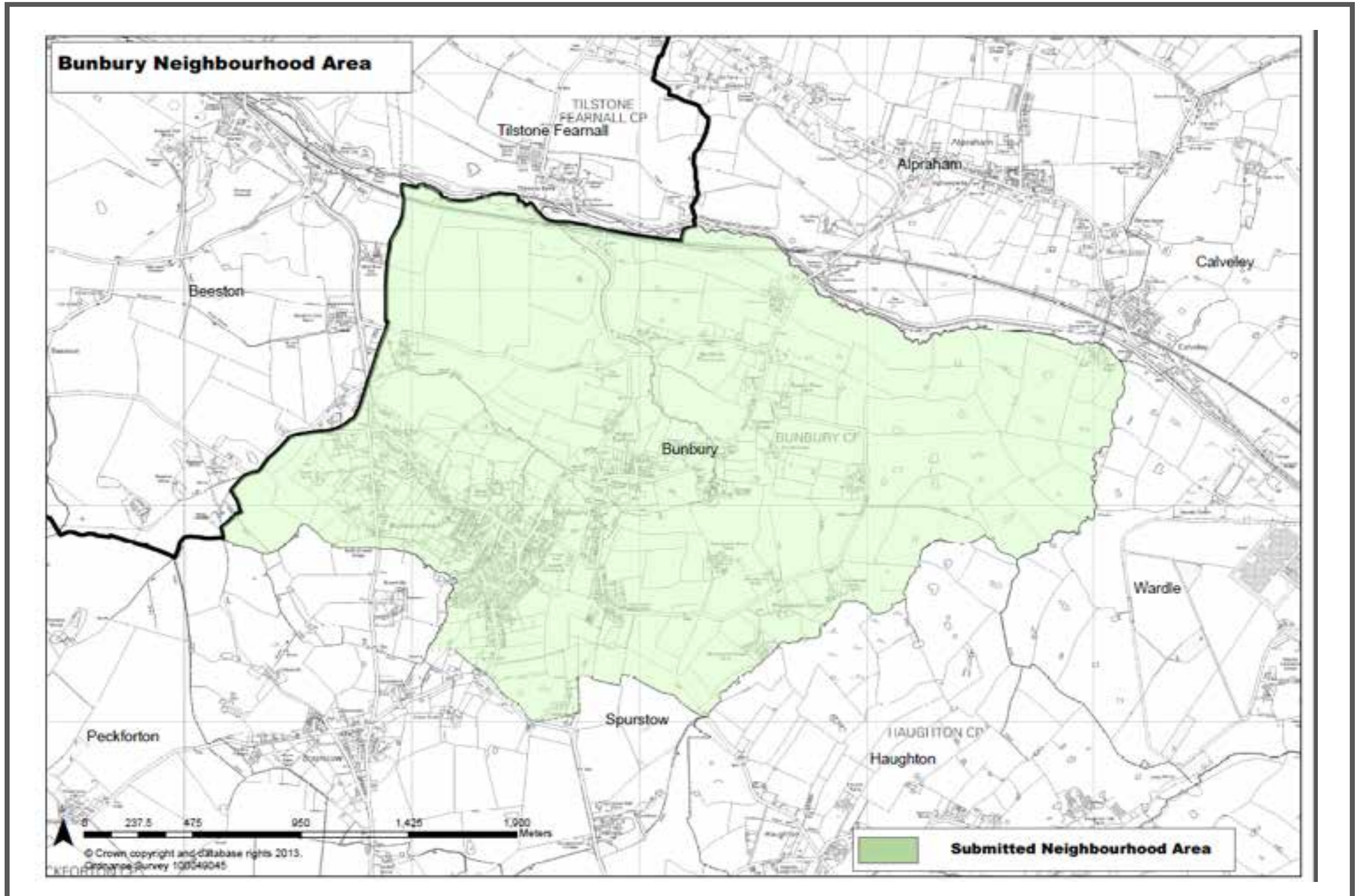
Importantly people recognise the need for small scale housing developments in the village over the period of the Plan, providing it is carefully controlled, the design of any housing is in keeping with the character of the settlement, and the environmental sustainability of the plan area is enhanced.

To be considered acceptable all new development must protect the rural character of the plan area, maintain and enhance the form of the existing settlement retaining the important green spaces and open vistas, as well as preserving existing trees, hedgerows, sandstone banks and walls and not encroaching into open countryside.

Any additional new housing should meet the needs of people who already live or wish to move into the area. Affordability will be important, primarily low cost market housing especially for young people. It is also important to meet the needs of the older residents in the plan area who wish to downsize without leaving the area.

Aims

- To encourage a thriving and prosperous community that delivers a high quality of life for all its residents (All policies within the Plan)
- To promote better public services, mobile phone signals and broadband to support a distinctive and flourishing local economy (Policies T2, CI1, CI3, E1 and E3)
- To maintain the rural character of Bunbury (Policies H5, LC1, LC2, LC3, Env2, Env3, Env6 and Env7)
- To support proportionate and environmentally sustainable housing development to meet local needs (Policies H1, H2, H3, H4, H5 and Env5)
- To endorse policies that have a positive effect on the environment (Policies Env3, Env7, Env8, BIO1, and BIO2,)
- To maintain and improve the high quality natural environment (Policies Env1, Env2, Env3, and Env7)



Housing Policy

Justification and Evidence

Bunbury is a rural settlement surrounded by open countryside. It has an existing settlement boundary, to which this plan proposes limited extension, in order to allow infill and small scale development in character with the village.

The Cheshire East Local Plan, Strategic Submission Version March 2014, sets the agenda for housing growth in rural areas and identifies Bunbury as one of 13 Local Service Centres (LSC) (Policy PG2. 9) (All further references to the Local Plan refer to this version). Local Service Centres are where small scale development to meet localised objectively assessed needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

These 13 LSC's are together expected to provide 2500 houses in the period 2010–2030. Taking into consideration dwelling completions at the time of submission of our Neighbourhood Plan this number has reduced to approximately 1500 new homes.

Cheshire East Council has informed Bunbury Parish Council that on a proportional basis this translates into a requirement for a minimum of 80 new homes in the plan area between 2010 and 2030. All of the community consultation has been based upon this minimum requirement for 80 homes and this has been supported by 86% of the community. We recognise that this figure may change as work proceeds on the revisions to the Local Plan and that there may be a slightly higher housing requirement across the Council area although at the time of writing the only figure we can work to is the minimum of 80 new houses in the plan area.

The inspector who is examining the Local Plan has asked Cheshire East Council to revisit several matters in the Plan however he has confirmed that the proposed settlement hierarchy seems to be justified, effective and soundly based. In the meantime Cheshire East are encouraging communities such as Bunbury to plan for the future through Neighbourhood Plans and other mechanisms that will facilitate appropriate levels of development to meet local needs and satisfy Policy PG2 in the Local Plan.

The existing settlement boundary was identified in the Borough of Crewe and Nantwich Replacement Local Plan 2011 and has been included in this Neighbourhood Plan, confirmed by consultation and with the support of the Parish Council (refer also to document: Rationale for Settlement Boundary Appendix G).

Bunbury has a good range of local services and facilities which serve the wider area and are described later in this plan. This is why Bunbury has been designated as a Local Service Centre in the Cheshire East Local Plan.

We have identified a settlement boundary which tightly follows the existing form of the built up settlement. Whilst the Local Plan (PG2) indicates that, where there is a need to accommodate small scale development to meet locally objectively assessed needs, any new development over and above infilling will have to be accommodated on greenfield sites outside, but immediately adjacent to the settlement boundary.

The Neighbourhood Plan proposes small developments of no more than 15 houses. It also recommends no co-location, (see the Glossary) which means that one group of new houses cannot be built next to another, creating a larger development, as this would be prejudicial to the character of Bunbury and would have significant social and environmental impacts upon the immediate area.

Some consultation responses suggested that smaller groups of houses, developments of 5 or 10, may be more appropriate, however the Neighbourhood Plan Group were not only conscious of any viability arguments that may be advanced by developers to build larger schemes, but also the latest Government advice that groups of 10 or less houses would not be required to provide any affordable housing or planning gain.

When consulted the local community expressed their strong opposition to large scale new housing developments in the village. 95% of the community supported new sites of no more than 15 houses as this scale of development reflects what has happened in the past where new developments were geographically spread around the village, built separately and were easily absorbed into the community without putting undue strain on the village infrastructure. Disruption to village life, importantly to neighbours, was kept to a minimum whilst the village was allowed to grow organically in a planned and co-ordinated manner, which is important to the local community.

The Cheshire East Local Plan sets the agenda for housing growth in rural areas, allowing communities to plan for the future through Neighbourhood Plans and other mechanisms, which will facilitate appropriate levels of development to meet local needs.

Within the settlements sympathetic, well designed and sustainable small scale development will be permitted, to meet localised objectively assessed needs and priorities together with the conversion of buildings or infilling of a small gap with up to 2 dwellings. Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.

The National Planning Policy Framework (NPPF) confirms that the local community is best placed to understand its needs for local services and specific housing needs. Neighbourhood Plans and other mechanisms, including Community Right to Build Orders and Rural Exception Sites aim to satisfy these needs. The Cheshire East Local Plan (8.30) also confirms that any developments in settlements should be of a scale and design that respects the character and rural setting of the area.

In response to this policy context the development of the Neighbourhood Plan has involved extensive consultation with the community on the appropriate scale of development, a survey and analysis of housing needs and an evaluation of the form and characteristics of Bunbury and its capacity to accommodate development.

Delivering a choice of homes to meet Housing Requirements, including low cost market housing, is a key issue and Bunbury recognises the need for a small amount of sustainable housing development in scale and character to reflect Policy PG2 in the Cheshire East Local Plan. Whilst it is not the intention to cap the overall amount of development, the rate of sustainable growth should be in line with the forecast that some 80 houses will need to be accommodated over the Local Plan Period 2010–2030 to reflect organic growth of Bunbury. It is against this background and the views of the community that the housing policies have been formulated.

The Cheshire East Local Plan (PG2) directs new housing development to Local Service Centres. Bunbury is identified as a Local Service Centre and the Neighbourhood Plan Policy H2 A has identified the potential for small sites of up to 15 houses, on greenfield sites, within the extended settlement boundary.

The history of housing development in Bunbury shows a pattern of small developments, dispersed in many different locations. Between 1875 and 2015 there have been 26 separate developments, with a total number of 274 houses completed (excluding developments of 3 or less). The average number of houses per development equates to 10.5. (Source: Cheshire East Planning Website, OS Maps dated 1875, 1910 and 1954, aerial photographs dated 1973, 2000 and 2010).

The maximum number of 15 houses per development, recommended in the Housing Policy, allows for a 50% increase on that figure of 10.5, and provides a number which is viable in terms of builders wishing to develop sites in Bunbury but is also acceptable to residents.

At the time of writing there are outstanding approvals for 23 dwellings. Applications have been submitted but have yet to be decided for a further

101 new dwellings and we have been notified that two further applications will be submitted for a total of thirty new dwellings. It should be noted that one of the applications yet to be submitted is for 15 new homes to comply with policy H2 of the plan in lieu of an application already submitted for 21 houses on the same site (see table in Appendix B).

Consultations have also indicated the desire to allow limited infill and re-use of brownfield sites and this is reflected in Policy H2 B and D of the Neighbourhood Plan. This is in line with the Cheshire East Local Plan Policy MP1 and Policies SD1 and SE2 which aim to maximize the use of brownfield land.

Consultations and the 2013 Housing Needs Survey have shown a need for only a small amount of Affordable Housing (see the Glossary). It is important that Affordable Housing is offered in the first instance to occupants who have a Bunbury connection for 12 months to provide adequate time for this policy requirement to be met in practice. This is in line with Local Plan Policy SC5 and the NPPF. This approach aims to stimulate early engagement between a developer and an Affordable Housing provider to assure themselves (and subsequently the local community) that Affordable Housing Need is thoroughly proven. That being the case the 12 month stipulation would not act as a barrier to the scheme's viability.

In supporting Cheshire East Local Plan (Policy SE1) Bunbury wishes to see high quality design and sustainable construction in new housing developments. This is reflected in Policy H5 which includes the use of Lifetime Home Standards and Building for Life 12 in appropriate circumstances (see the Glossary for definitions of Lifetime Homes and Building for Life 12).

To reflect Bunbury's distinctiveness and variety of architectural styles which have evolved from its organic growth, Policy H6 requires new housing developments to be phased over the Plan Period, 2015 to 2030. At the start of the Plan Period there are already 19 dwellings which have been completed since 2010 and these will be discounted from the overall commitment of 80 new dwellings. It is essential that any new approvals are phased to take account of the actual development of these existing commitments and any changes in Housing Requirement which may occur over the Plan Period. Phasing is also required to enable the limited capacity of local services and facilities e.g. the village primary school and Health Centre, to make provision for an increased population.

The local community is best placed to understand its needs for local services and specific housing requirements. Neighbourhood Plans and other mechanisms including Community Right to Build Orders and Rural Exception Sites aim to satisfy these needs. Any development in Bunbury should be of a scale and design that respects its character and rural setting.

The Neighbourhood Plan has been prepared to be in general conformity with the strategic policies in the Cheshire East Local Plan and will be reviewed periodically or when the Local Plan is amended or changed by Cheshire East and those changes have a material impact on the Neighbourhood Plan.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key housing issues that policies H1 – H6 seek to address:

- To deliver a housing growth strategy tailored to the objectively assessed identified local housing needs and context of Bunbury
- To encourage sensitive development which protects and enriches the landscape, character and built setting of the village
- To provide proportionate and environmentally sustainable housing development as local need arises
- To phase development over the lifetime of the Plan
- New Housing must take account of the Adopted Village Design Statement March 2009
- The number and type of affordable homes built will be determined by Bunbury's needs, established in the recent Rural Housing Needs Survey 2013, the feedback received from the Developer Day in November 2013 and by consideration of developments within neighbouring villages. Bunbury's housing needs will be reassessed every 5 years by Cheshire East Council taking into account demographic projections, developments in neighbouring villages, local surveys and Cheshire East Council's Strategic Housing Market Assessment
- All new housing will be encouraged to be constructed to meet Building for Life 12, the industry standard for the design of new housing developments
- The expansion of the settlement boundary to accommodate developments of up to 15 houses maximum without co-location with any other new housing development
- Infill within the settlement boundary of up to 2 dwellings in a small gap in an otherwise built up frontage.
- Redevelopment of brownfield sites where this would meet all the policies in the Neighbourhood Plan.
- Small rural exception sites of up to 6 houses immediately adjoining the settlement boundary without co-locating with other new developments
- All new housing developments shall provide a mix of size, design and type of dwellings including social, low cost market housing and starter homes.

The following plans, documents and strategic policies support the housing policies:

- National Planning Policy Framework
- Cheshire East Local Plan 2015
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Cheshire East Strategic Housing Market Assessment 2013 update
- Bunbury Parish Plan 2014
- Bunbury Rural Housing Needs Survey Report – 2013
- Bunbury Village Design Statement 2009
- Bunbury Conservation Area reports June 2007
- Feedback from the Developer Day November 2013
- Building for Life 12

Policy H1 – Settlement Boundary

Planning permission will be granted for a minimum of 80 new homes to be built in Bunbury in the period from April 2010 to March 2030.

Development in the Neighbourhood Plan Area will be focused on sites within or immediately adjacent to Bunbury village, with the aim of enhancing its role as a sustainable settlement whilst protecting the surrounding countryside

Policy H2 – Scale of Housing Development

New development will be supported in principle provided that it is small scale, and in character with the settlement phased over the period of the Plan and falling within the following categories:

a. Greenfield Development

A maximum of 15 new houses on any one available and deliverable greenfield site immediately adjacent to the village. Such developments should not be co-located with other new housing developments unless there are demonstrable sustainable benefits from doing so.

b. Infill Development

Infilling of a small gap in an otherwise built up frontage of up to 2 dwellings in character and scale with adjoining development

c. Rural Exception Sites

Sites of up to 6 houses to meet local needs and in character with adjoining developments on land immediately adjacent to the village

Policy H3 – Design

All new housing proposals should be in small groups of up to 15 dwellings to reflect the character of Bunbury and will be expected to be of a high quality of design taking account of the Adopted Village Design Statement 2009 and:

- Complement the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the plan area including where appropriate the provision of chimneys
- Demonstrate that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or noise and disturbance
- Provide garden space commensurate with the size of the dwelling proposed, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers
- Consider the changing needs and life-styles of an ageing population and will be encouraged to build to Lifetime Homes standard in accordance with current national guidance, Building for Life 12
- Innovation to achieve low carbon sustainable design that meets the BREEAM Quality Mark Standard will be encouraged (see definition in the Glossary).
- New development will be encouraged to adopt a ‘fabric first’ approach to reduce energy demand and provide energy in the most cost effective way.
- Good design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.



Social Housing in Bunbury 1874
Peckforton Estate Cottages
on Bowes Gate Road



Social Housing in Bunbury 2012
Tweddle Close

Local Character Policy

Justification and Evidence

It is essential that the qualities of Bunbury and the surrounding area are protected and that the layout and design of all new development should reflect the rural setting and be complementary in scale and design with adjoining properties.

Existing trees, hedgerows, sandstone banks and walls in the area contribute to the amenity and rural setting of the Parish and every effort should be made to retain them. All new development should therefore incorporate new tree planting and landscaping schemes designed to safeguard existing trees, hedgerows, sandstone banks and walls.

Bunbury will only allow high quality, environmentally sustainable development and will resist mediocre suburban designs, which do not reflect the rural character of the area. Each new development will be expected to provide an element of Building for Life 12, which sets out twelve criteria to assess the quality of a development and proposals coming forward in Bunbury should ideally meet all of these criteria.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to Local Character that policies LC1 – LC4 seek to address:

- All proposals must complement the existing characteristics of low density dispersed development
- The impact of development upon existing woodlands, hedges, and sandstone walling should be minimised
- All new development should reflect the rural setting of the settlement and be complementary in scale and design to adjoining properties
- All new development should have gardens that are of an appropriate size to serve the dwelling they relate to

The following documents and strategies support these policies:

- National Planning Policy Framework
- Cheshire East Draft Local Plan
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Building for Life 12
- Bunbury Parish Plan 2014

- Cheshire Landscape Character Assessment 2008
- Bunbury Conservation Area Assessments 2007
- Bunbury Village Design Statement 2009

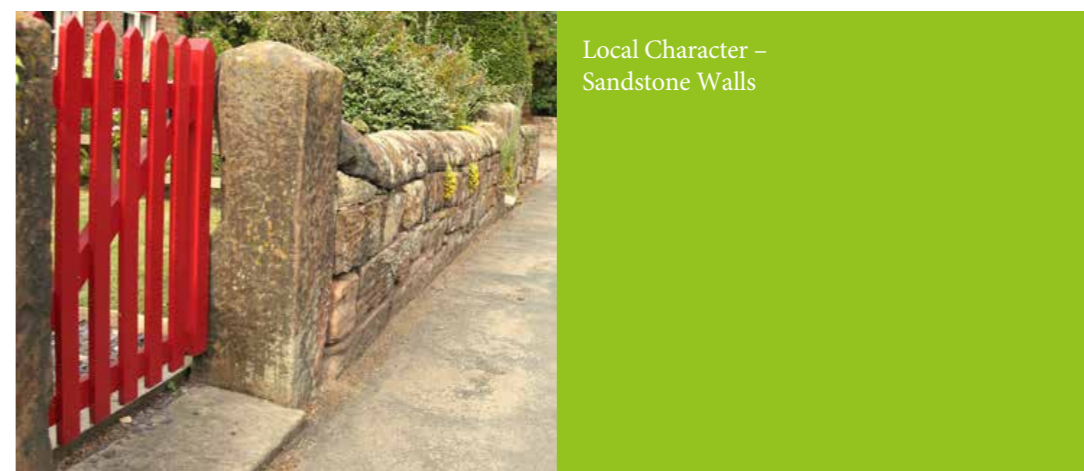
Policy LC1 – Built Environment

New development will be expected to respond positively to the local character of its immediate environment particularly the conservation areas in the village by showing an understanding of the qualities which make up this character. All new development should be accompanied by a Design and Access Statement and demonstrate a high quality of design and a good standard of amenity for existing and future occupiers of the proposed development, at the same time ensuring that the amenities of neighbouring properties will not be adversely affected.

The use of local materials such as red Cheshire brick and sandstone with slate or clay tile roofs, white-washed finishes, hedgerows, sandstone banks and walls will be encouraged to maintain the local vernacular and enhanced sense of place.

Policy LC2 – Backland Development

Backland development will be resisted if it would impact upon existing residential amenity through overlooking, loss of amenity or intrusion of privacy.



Landscape and Environment Policy

Justification and Evidence

On a national level Bunbury lies within National Character area 61 Shropshire Cheshire and Staffordshire Plain, a pastoral area of rolling plain which is particularly important for dairy farming. More locally the Cheshire Landscape Character Assessment of 2008 identified recognisable patterns in the landscape and classifies the Cheshire Landscape into 20 broad Landscape Character Types (LCTs). Different aspects such as geology, landform, soils, vegetation and land use were used to identify character areas. The assessment is intended to be used as a basis for planning and the creation of future landscape strategies as well as raising public awareness of landscape character and creating a sense of place.

The Landscape Character Assessment identifies two recognisable character types (LCTs) within the Bunbury Neighbourhood planning area. LCTs are further refined and subdivided into Landscape Character Areas (LCAs):

Type 7 – East Lowland Plain (Sub type ELP1: Ravensmoor Character Area) incorporating Bunbury village, Higher Bunbury, Lower Bunbury, Bunbury Heath, Woodworth Green, and Priestland.

Key Characteristics of type 7:

- Flat and almost flat topography
- Small to medium sized fields up to 8ha used for pasture and arable farming.
- Mainly hawthorn hedgerows and hedgerow trees, some mixed species hedgerows
- Dispersed hamlets and farms with predominantly low density and some nucleation
- Intensive farming and large farm businesses
- Large number of small water bodies
- Scattered species rich grasslands
- Riparian ancient woodlands and field sized coverts
- Medieval moated sites

ELP1: Ravensmoor Character Area (LCA)

Bunbury lies in the north of this character area in a predominantly flat, open landscape with extensive views. There is a mixture of irregular and regular fields and grid like patches of enclosure. Towards the west of the Ravensmoor Character Area there are smaller fields, abundant hedges and hedgerow trees and the landscape has a tranquil and rural character.

Old meadows survive in isolated locations near Bunbury. Woodland is generally limited and there are small areas of sandy heath.

Type 5 – Rolling farmland (Sub type RF2: Oulton)

Incorporating Shropshire Union Canal near Bunbury, Bunbury Locks, Bunbury Common, Bunbury Hollows and Gosland Green.

Key characteristics of type 5:

- Gently rolling and undulating topography, interspersed with streams
- Irregular and semi-regular small and medium fields (up to 8ha)
- Hedgerow boundaries and hedgerow trees
- Numerous water bodies – mainly ponds created through marl pit digging
- Low woodland density, mainly riparian
- Unimproved grasslands
- Medium settlement density combining nucleated centres and dispersed halls, farms etc

Subtype RF2: Oulton Character Area

The west of this LCA is an elevated rolling landscape. The greater part of this area comprises a medieval field pattern with irregular shaped fields with hedgerow boundaries and scattered trees. Settlement is dispersed and comprises halls and farms interlinked by a network of footpaths likely to be of some antiquity. The canal and River Gowy run through the north of this area. There is ancient woodland and species rich grassland on the banks of the Gowy. Elsewhere there are various scattered coverts and copses. Shropshire Union Canal, Bunbury locks, bridge and stables are worthy of note.

Bunbury is a rural village predominantly surrounded by open countryside which contains a number of small groups of houses and scattered farmsteads. The plan area is primarily rural and is characterised by trees, hedgerows, sandstone banks and walls, and verges which are integral to the landscape quality of the area.

A large proportion of the dwelling stock dates from the 19th and 20th century and the principal use of the countryside was and still is, for agricultural and equine activity. As farming methods became more efficient some farms were amalgamated creating fewer but larger farming units leaving many houses and farm buildings vacant.

Many of these houses and buildings have been renovated and sold or rented on the open market. These changes have been organic, have happened over time and have had little or no impact on the countryside.

Some areas of semi-wild land still remain in the parish, notably the small area of mature deciduous woodland on the western edge of the village, strips of willow scrub in the wet stream valleys and small remnants of the wet mosslands on Bunbury Heath.

Community Feedback

Consultations on the emerging Neighbourhood Plan highlighted the following key issues in relation to Landscape and Environment:

- To treasure what we have
- To keep old hedgerows and open up overgrown ditches
- To protect major assets, especially Sadlers Wells Wood and Bunbury Mill
- To continue to protect wildlife, especially those endangered species such as great crested newts, birds of prey and owls
- To preserve listed buildings
- To protect views into and out of the plan area and rural skylines
- Significant open views (see policy ENV2) into and out of the settlements should be maintained and where possible enhanced

The following documents and strategies support policies ENV 1 – ENV 8:

- National Planning Policy Framework
- Cheshire East Local Plan
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Bunbury Village Design Statement March 2009
- Bunbury Conservation Area reports June 2007
- Bunbury Parish Plan 2014
- Cheshire Wildlife Trust Survey Report May 2015

Policy ENV1 – Agricultural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported.

In addition, farm diversification schemes for the extension of existing buildings or conversion will be supported including small scale retail facilities within the rural area to support farm diversification, or as ancillary to tourism facilities.

Policy ENV2 – Extensions and Alterations to existing buildings in the open countryside

Proposed extensions and/or alterations to existing dwellings in the open countryside should reflect the rural character of the area and will be required to be constructed of traditional materials.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building using traditional materials and to be in keeping with the surrounding development.

Policy ENV3 – Environmental Sustainability of buildings

Favourable consideration will be given on both existing and new developments to the installation of ground source heat pumps and solar panels provided that the installation does not detract from the character of the area and in particular the conservation areas and any heritage assets.

New development will be encouraged to adopt a ‘fabric first’ approach to ensure long term performance to reduce energy demand and provide energy in the most cost effective way

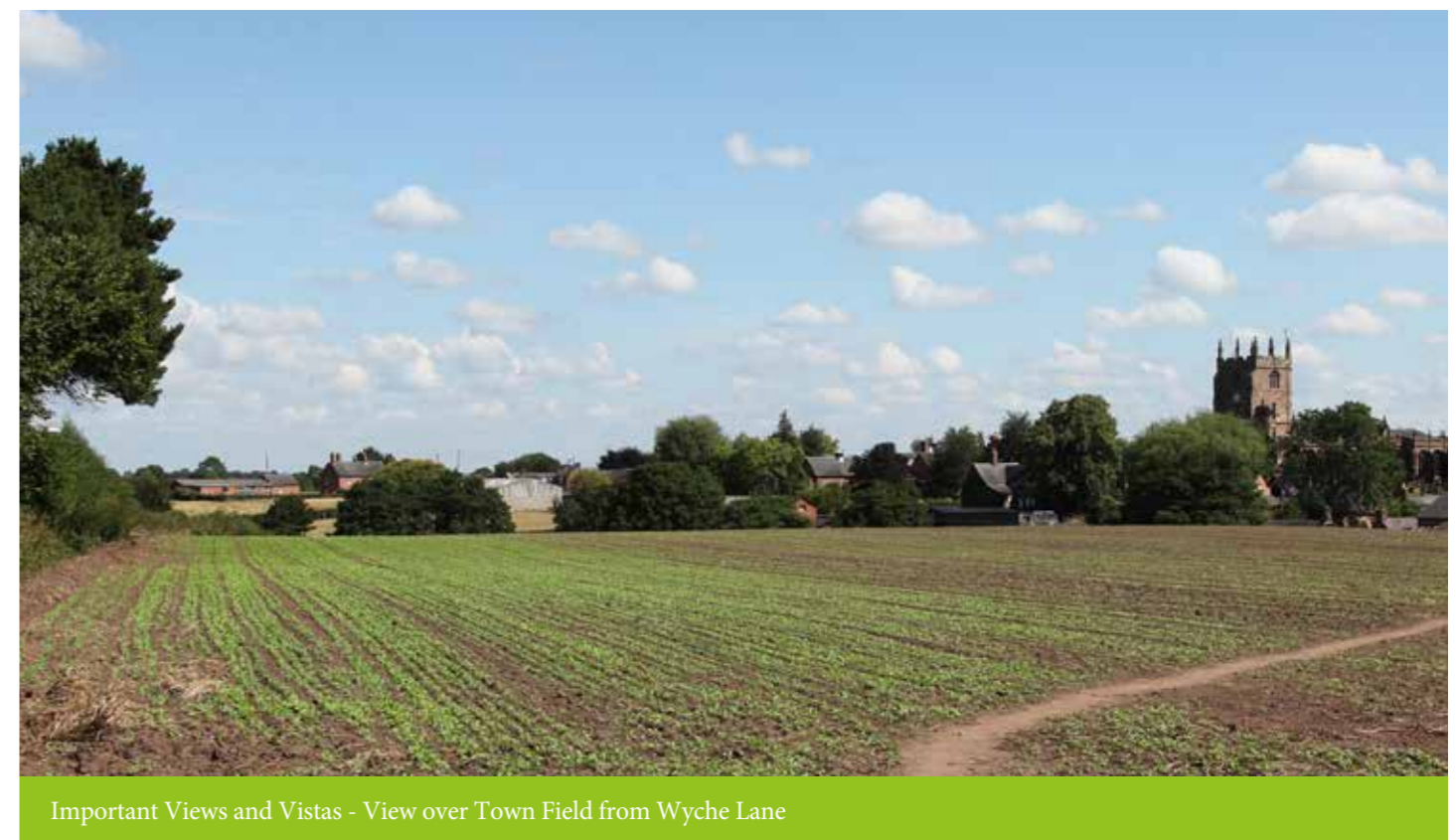
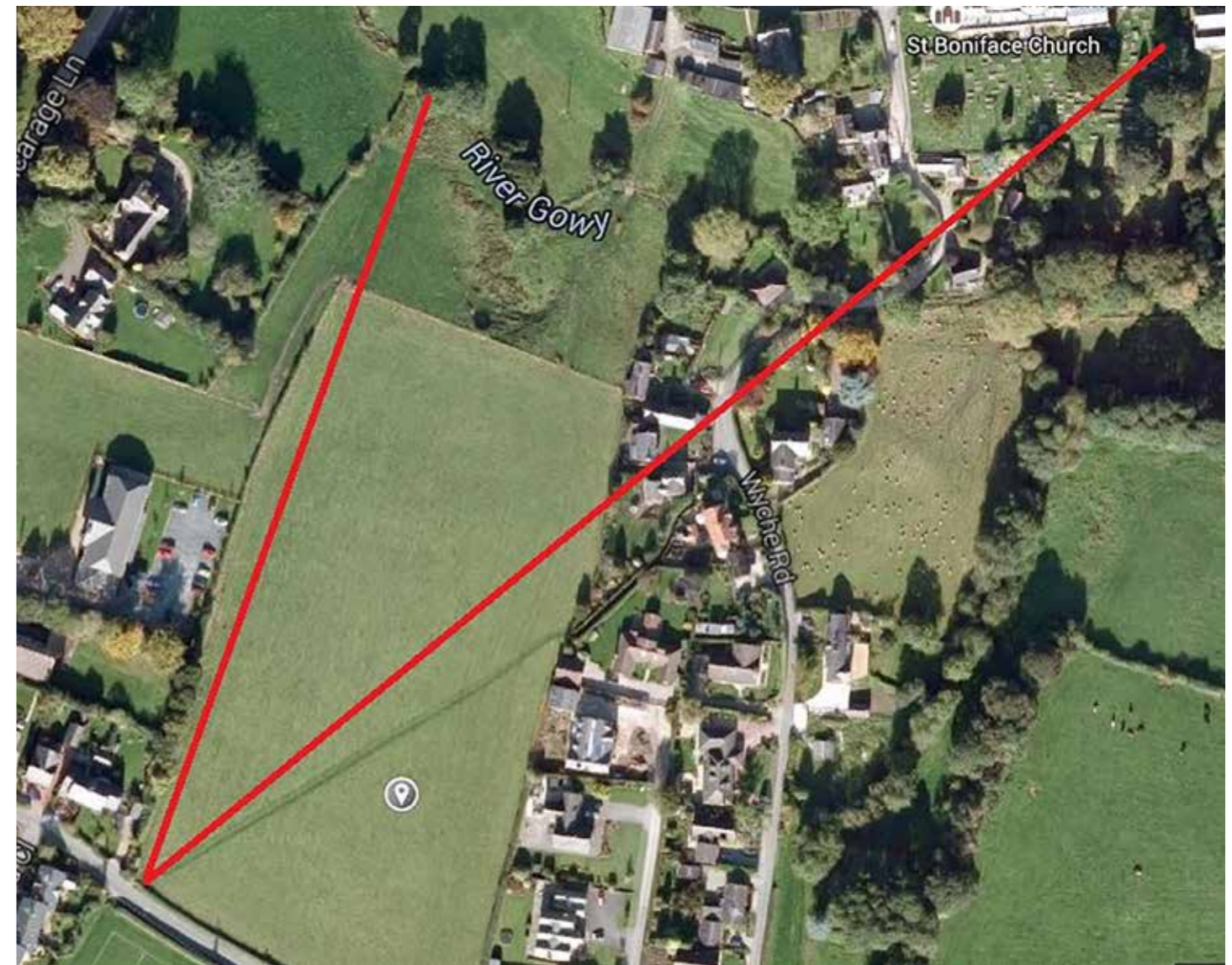
Where appropriate, development providing sustainable urban drainage schemes should incorporate new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.

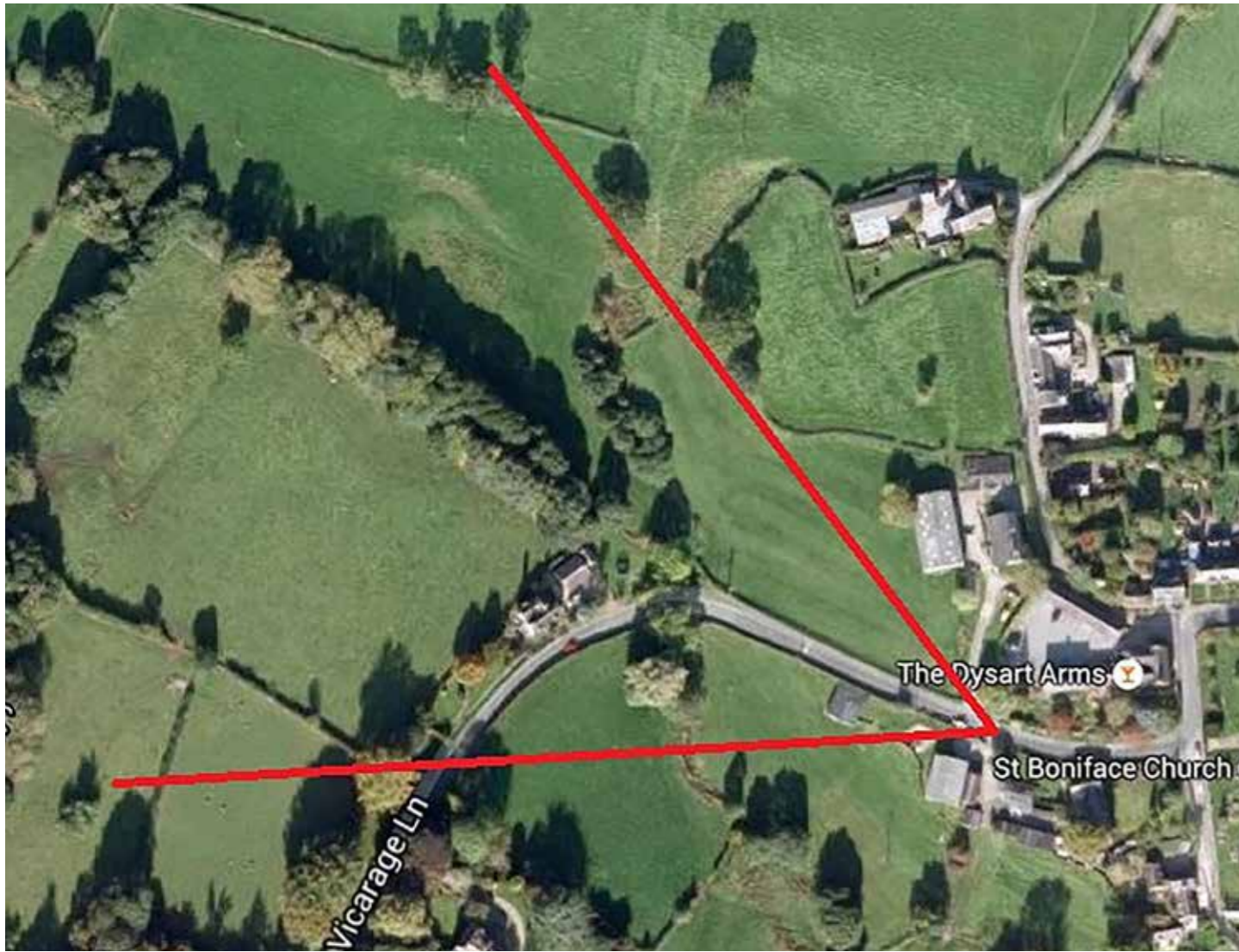
Policy ENV4 – Landscape Quality, Countryside and Open Views

Development proposals that impact on the important local views and vistas identified below must demonstrate that the local views and vistas will be preserved.

Important local views and vistas to be protected

- i. The view of the Church over the Town Field to the north of Wyche Lane.
- ii. The open views on the north/west and south/east sides of Vicarage Lane between the Old Vicarage and the Church which maintain the separation of the conservation areas of Higher Bunbury and Lower Bunbury and which were identified by the former Crewe & Nantwich Borough Council as having archaeological potential.
- iii. The view north from School Lane over the cricket field.
- iv. The view east from Wyche Road.





Important Views and Vistas – Open Views West from Vicarage Lane



Important Views and Vistas – View over Cricket Field



Important Views and Vistas – View East from Wyche Road

Biodiversity Project

Background

Between 1999 and 2003 the then Cheshire County Council was a partner within the Life Econet Project. A project supported by the Life–Environment Programme of the European Commission to demonstrate in Cheshire and in Emilia–Romagna and Abruzzo (Italy) how ecological networks can help achieve more sustainable land use planning and management, as well as overcome the problems of habitat loss, fragmentation and species isolation.

The Econet study is an integrated vision of a Cheshire County Ecological Network of ecological cohesion. The vision acts as a framework for nature conservation in the region by identifying areas of strategic importance for wildlife. It is intended as a guideline for making decisions in local and strategic planning in relation to biodiversity.

The 2003 study identified numerous core areas of key importance for wildlife. It also identified development areas which were assessed as having the greatest potential to contribute to the viability of the core areas through habitat restoration and creation schemes. The aim of any future work should be to expand the core areas and to create habitat connectivity (wildlife corridors) in order to create an ecological network in Cheshire. The guidance provided by the Econet project has been incorporated into the conclusions of this report created for the Bunbury Neighbourhood Plan.

There are two Econet zones within the Bunbury Neighbourhood planning area. The far south west, on the edge of Bunbury Heath lies within a ‘Core Area for Wildlife’. Bunbury village and the area stretching north to Tilstone Bank lies within the ‘Rivers and Wetland Econet development area’ due to the distinctive wildlife features associated with the River Gowy and its floodplain.

This study has identified several areas of high value (distinctiveness) habitat in the Bunbury NP area. These are shown on map 7 (Appendix C) and include three areas designated as Local Wildlife Sites: Sadlers Wells Wood, Higher Bunbury Hollows, Tilstone Bank and Gowy Flushes. All of these designated sites lie along the banks of the River Gowy or its tributaries and mainly comprise riparian woodland/wetland. A small number of undesignated blocks of riparian woodland have been identified in the analysis. The analysis has highlighted a relatively large number of meadows and pastureland which may support semi–improved or species rich grassland. Many of these meadows also follow the route of the Gowy, particularly where the river curves through the centre of the village; although the largest expanse is where the river approaches the railway and Tilstone Bank.

The results of this study can be used as a guide for future decisions regarding planning policy and development control. The analysis has clearly identified a connected ‘wildlife corridor’ which follows the route of the River Gowy and its tributaries. Only one short section of this corridor (The Hawthorns) is compromised by development and it is advisable to work with landowners along the Hawthorns to ensure the corridor is made as favourable as possible for wildlife.

It is highly recommended that the wildlife corridor is identified and protected in Bunbury’s Neighbourhood Plan. Currently the only areas protected for their wildlife value in the Local Plan are the three designated Local Wildlife Sites.

Wildlife corridors are a key component of local ecological networks as they provide connectivity for species to move to and from core areas of high wildlife value. For this reason habitat enhancement along the corridor is likely to achieve significant improvements in the long term viability of the core high value areas. Enhancement of the corridor may be facilitated through opportunities arising through the planning process (e.g. S106 agreements, biodiversity offsetting) or through the aspirations of the local community.

This study has also identified areas of ‘medium habitat distinctiveness’ which, although mainly sit outside the wildlife corridor, nevertheless may provide important wildlife habitats acting as ecological stepping stones. The majority of these areas are thought to be semi–natural or species rich grassland which is consistent with the Landscape Character Assessment which noted that ‘Old meadows survive in isolated locations near Bunbury’.

Old meadows supporting species–rich grassland are the fastest disappearing habitats in the UK. These grasslands are particularly important for pollinating insects and insectivorous birds and mammals. It is extremely important that the highlighted ‘medium distinctiveness’ areas should be thoroughly evaluated in the development control process. If they are found to support species–rich grassland they should be re–classified as ‘high distinctiveness’ (priority) habitat and they should not be built on (as stipulated in the Local Plan and the NPPF). In order to achieve no net loss of biodiversity, compensation may be required should these areas be lost to development when avoidance and mitigation strategies have been applied in line with the guidance set out in the local plan.

Although all areas of the River Gowy wildlife corridor lie within the Econet County Ecological Network, the Gowy tributaries and adjacent land in the far south west of the village sit within an Econet Core Area for wildlife, making this area particularly important in a regional context.

By bringing together all the available information relating to land use and habitats in the Bunbury Neighbourhood Plan area this study has identified the areas of high and medium 'habitat distinctiveness' as described in the Defra Biodiversity Offsetting metric. By attributing habitat distinctiveness values to different land parcels the results of this study should act as a guide when planning decisions are made. The Parish Council strongly recommend that further (phase 1) habitat survey work is undertaken at the appropriate time of year, in particular to verify that 'medium value' habitats have not been over or under-valued.

Most notably the analysis has identified a 'Bunbury Wildlife Corridor' which follows the route of the River Gowy and its tributaries. We recommend that the corridor is identified in the Neighbourhood Plan and is protected from development. Map 8 (Appendix C) shows an indicative boundary for the wildlife corridor, however this is likely to require refinement following detailed survey work. The corridor should be wide enough to protect the high and medium distinctiveness areas identified in map 7 (Appendix C) and we suggest that an adjacent non-developable buffer zone is identified. The buffer may be in the region of 15 metres in order to fully protect high value habitats.

Furthermore the Parish Council advise that measures to mitigate possible ecological impacts are included in any development adjacent to buffer zones and high/medium distinctiveness areas identified in map 7 (Appendix C). An example of this may be that bat sensitive lighting is recommended for use on the outside of buildings or in carparks/pathways. Surface drainage water from developed areas should always be directed away from sensitive areas due to the risk of pollution.

To summarise, the future development of Bunbury village should respect the natural environment. The most intact landscapes, in terms of biodiversity, landform and historic/cultural associations should be valued highly when planning decisions are made. Protection and enhancement of Bunbury's natural assets is of crucial importance to nature conservation but it is also important for the enjoyment of future generations.

Working with landowners to improve the wider environment of Bunbury Parish will focus upon the sustainable use of natural resources and appropriate economic activities. A more sustainable way of managing the wider environment will make the landscape less hostile to wildlife.

As well as working with landowners and the local community to enhance the biodiversity of Bunbury there should be close liaison with the local authority and Cheshire Wildlife Trust in any of their proposals to map an ecological network for Cheshire East Council.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to Biodiversity:

- Existing protected habitats need to be maintained and enhanced and new buffer zones and wildlife corridors identified
- Ensure that there are no negative impacts on the biodiversity of protected sites by assessing the impacts of all development proposals
- Establish closer links with community organisations, the school and other academic institutions to increase awareness and knowledge of the local biodiversity in the Parish

Supporting Documents:

- National Planning Policy Framework– Sustainable development. Local Wildlife Sites may provide building blocks and linkages of networks of biodiversity and as such the NPPF guidance advises that sustainable development requires such networks should be protected, enhanced and managed.
- NERC Act 2006. Biodiversity duty – this places a duty on a Local Authority to conserve biodiversity in exercising its functions which includes restoring or enhancing a population or habitat. This includes species and habitats of principal importance on the S41 list (UK BAP).
- Cheshire East Local Plan 2015
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Bunbury Parish Baseline Report Cheshire Wildlife Trust 2015
- The Conservation of Habitats and Species Regulations 2010, encouraging the management of features of the landscape which are linear/continuous or act as stepping stones essential for the migration, dispersal and genetic exchange of wild species.
- Protected Species Legislation including: Protection of Badgers act 1992, Wildlife and Countryside Act 1981 (schedules 1, 5 and 8), Countryside and Rights of Way Act 2000 (section 74) and the Hedgerows Regulations 1997.

Good Agricultural and Environmental Conditions for Habitats and Wildlife (GAECs). Semi – natural habitat in the farmed environment is afforded some protection through the GAECs. These standards provide a baseline of environmental protection for habitats and wildlife in order to maintain biodiversity and sustainable farming and are linked to Cross Compliance requirements and the Single Payment Scheme.

Community Action - Wildlife Corridor Project

The Parish Council supports the creation of Community Wildlife Corridors. It will work with other bodies to promote the creation of detailed, justified wildlife corridors to connect, protect and boost Bunbury's wildlife resources.

Policy BIO 1 – Biodiversity

Proposals to conserve or enhance biodiversity will be supported. Development to incorporate biodiversity in and around developments is encouraged, particularly where it forms part of a wider network or wildlife corridor.

Justification

Investigations have revealed that the parish of Bunbury is particularly rich in wildlife and the community is keen to see this protected for future generations. Reversing the decline in biodiversity is a government priority and Bunbury's policies reiterate this by setting out clearly the community's commitment to protect and enhance its natural environment.

This policy accords with the National Planning Policy Framework (NPPF) paragraphs 109 and 117 and policy SE3 of the Cheshire East Core Strategy.

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes' and 'minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

Paragraph 117 of the NPPF states that planning policies should 'promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.'

Local Economy Policy

Justification and Evidence

The majority of established businesses in the plan area are livestock and arable farming, horticultural and equestrian with a number of 'hidden businesses' and sole traders primarily working from home.

There is a butcher and Co-op with an in-house post office, a fish and chip shop and a coffee shop with hairdressers over. Bunbury has a doctors' surgery and pharmacy, a primary school and an historic mill. At the Primary School there is a before and after school club, toddler group in the Pavilion and in the Village Hall there is a pre-school nursery. There are also 2 public houses, 1 other hairdresser, 2 beauty salons, and a plant nursery all within the parish. The Neighbourhood Plan sets out to maintain and encourage the local economy and to support the local community. It will support the expansion of small businesses and enterprises in the parish and brownfield sites within the plan area as well as rural tourism and local facilities that will benefit the local economy and the wider community whilst respecting the rural character of the area.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following issues in relation to the Local Economy that policies E 1 – E 4 seek to address:

- To promote and support existing businesses and the continued prosperity of the parish
- To retain the existing shops and other facilities within the village
- To provide high speed broadband across the parish

The following plans, documents and strategies support these policies:

- National Planning Policy Framework
- Cheshire East Local Plan 2015
- The Borough of Crewe and Nantwich Replacement Local Plan 2011

Policy E1 – New Business

Proposals which extend existing, or promote new, small scale employment opportunities within the plan area will be supported where it can be demonstrated that the development will positively benefit the local economy or provides the opportunity for local employment and training.

Any proposal should not have an adverse impact upon the character and appearance of the locality or the amenity of adjoining properties.

Policy E2 – Loss of Employment Sites and Community Facilities

Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required, and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.

Transport and Communications Policy

Justification and Evidence

Bunbury is a rural parish and, whilst there are no major roads running through the village, it is bounded by the A49 Warrington to Whitchurch Road to the west and the A51 Tarporley to Nantwich Road to the north. The majority of the roads in the Parish are Class C, often narrow lanes and most are restricted to 30mph. The Crewe to Chester railway line runs through the Parish parallel to the Nantwich to Chester Canal. The nearest mainline stations are Chester and Crewe. There are three bus services which run on a Tuesday morning to Chester and Thursday and Saturday mornings to Nantwich. All of these buses return on the same day at lunchtime. There is a network of footpaths and bridleways within the Parish linking with other parishes although improved linkage would be of benefit.

There is one public telephone box in the village and broadband is very slow. It is anticipated that Bunbury will be able to access superfast broadband in 2015. Mobile phone reception in the village is poor.

Community Feedback

Consultations on the emerging Neighbourhood Plan revealed the following key issues in relation to Transport and Communications:

- Traffic speeds on local roads
- Inconsiderate parking and congestion in School Lane
- Inconsiderate parking and congestion around the Co-op and butchers in the centre of the village
- Provision of bus services providing destinations and route timings that reflect local demand
- Extension of existing footpath network to create local circular routes
- Provision of superfast broadband to all within the community
- Improvements to the mobile phone network

The following plans, documents and strategies support policies T1 – T7:

- National Planning Policy Framework
- Cheshire East Local Plan 2015
- Borough of Crewe and Nantwich Replacement Local Plan 2011
- Bunbury Parish Plan 2014

Policy T1 – Public Rights of Way

Improvements to the existing public rights of way network within the Parish will be supported as will the creation of circular footpath routes to encourage walking within the Parish.

Policy T2 – Fibre Optic Cabling to Premises

The development of high speed broadband technology will be supported.

Policy T3 – Pedestrian Footways

All new housing developments must, when appropriate and practical, provide safe pedestrian access to link up with existing or proposed footpaths or footways.



Transport and Communications – Kissing Gate & Footpath Sign Wyche Road

Community Infrastructure and Tourism Policy

Justification and Evidence

The Parish of Bunbury has a range of buildings and facilities that serve the community as a whole. However these are not seen as offering sufficient capacity to meet the present day needs of the village. Some are over utilised whilst others are in need of repair or modernisation, requiring significant funding to secure their long term improvement.

Within the Parish there is a Church and a Chapel, the Village Hall, the Pavilion with a children's playground, car park and football pitch, a primary school, the Doctors' Surgery, the Scout Hut, two public houses, Tilly's cafe and Bunbury Mill. To promote the ongoing prosperity of the Parish it is essential that Bunbury retains and provides local services that will sustain the vitality of the community.

All properties in the Parish have access to mains electricity however there is no mains gas. Receipts from the New Homes Bonus and Community Infrastructure Levy (CIL) will be used to deliver new and improved community infrastructure.

Community Feedback

Consultations on the emerging Neighbourhood Plan revealed the following key issues in relation to Community Infrastructure that policies CI1 – CI4 need to address:

- To retain and provide local services that will sustain the community
- To resist the loss of the shops, in particular the Post Office, and other community facilities unless it can be demonstrated that all reasonable efforts have been made to secure their continued use
- To assess the impact that all new development may have on community infrastructure
- Provision of new leisure facilities in the Parish
- Improved car parking in the centre of the village and associated with the School

The following plans, documents and strategies support these policies:

- National Planning Policy Framework
- Cheshire East Local Plan
- The Borough of Crewe and Nantwich Replacement Local Plan 2011
- Bunbury Parish Plan 2014

Policy CI1 – Existing and New Facilities

The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses together with the shops and public houses will be supported. The relocation of community services or facilities within the Parish will be supported where it can be demonstrated that there will be no loss but there will be an equal level or greater level of service and accessibility for the community.

The loss of the shops, Post Office, public houses and other community infrastructure from the Parish will be resisted unless it can be demonstrated that the existing uses have been marketed for at least 12 months.

Proposals for the provision of new community facilities will be supported provided that the proposals would not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

Community Action - Contribution to Community Infrastructure

The Parish Council will seek to pool developer contributions to deliver the aspirations set out in the "Delivery Plan" appended to this Neighbourhood Plan. This may include the provision of community infrastructure in lieu of financial contributions.

Community Action – Tourism

New tourism related development will be encouraged and the Parish Council will work with its partners to help promote the parish as a unique visitor experience with quality at its heart, and take the lead in establishing an information presence at an appropriate central location.

Community Action – Village Car Parking

Careful consideration and encouragement will be given to proposals that will provide or improve off-street car parking in the centre of the village or in association with the School.



Community Infrastructure and Tourism – Bunbury Cricket Club



Community Infrastructure and Tourism – Bunbury Mill

Implementation and Delivery

The Bunbury Neighbourhood Plan will be delivered and implemented over a period of time and it will be subject to a number of reviews as new challenges and opportunities arise. It provides a framework for how change can take place in the Parish through the vision, aims and policies.

A number of non-planning related projects have been identified during the Bunbury neighbourhood planning process and these have been detailed in a separate Neighbourhood Plan Delivery Plan Document for the Parish Council.

The Parish Council's approach to delivery and action in the key areas can be summarised as follows.

Housing

The Parish Council will work with developers to deliver small-scale sustainable housing to meet local needs, including low cost market housing, over the plan period to 2030 and carry out any periodic housing needs surveys as appropriate.

Local Character

The Parish Council wish to protect the rural qualities of Bunbury characterised by low density small groups of housing interspersed with open fields and views into the surrounding countryside.

Landscape and the Environment

The Parish Council will work with Cheshire Wild Life Trust, landowners and other groups to ensure that the green spaces, wildlife and countryside in Bunbury Parish are protected and enhanced.

Biodiversity

The Parish Council will work with Cheshire Wildlife Trust to undertake further survey work in the plan area.

Community Infrastructure

The Parish Council will work with local organisations, outside agencies and the Borough Council to improve facilities for local people.

Local Economy

The Parish Council will encourage and support the sustainable growth of small businesses and enterprises within the Parish.

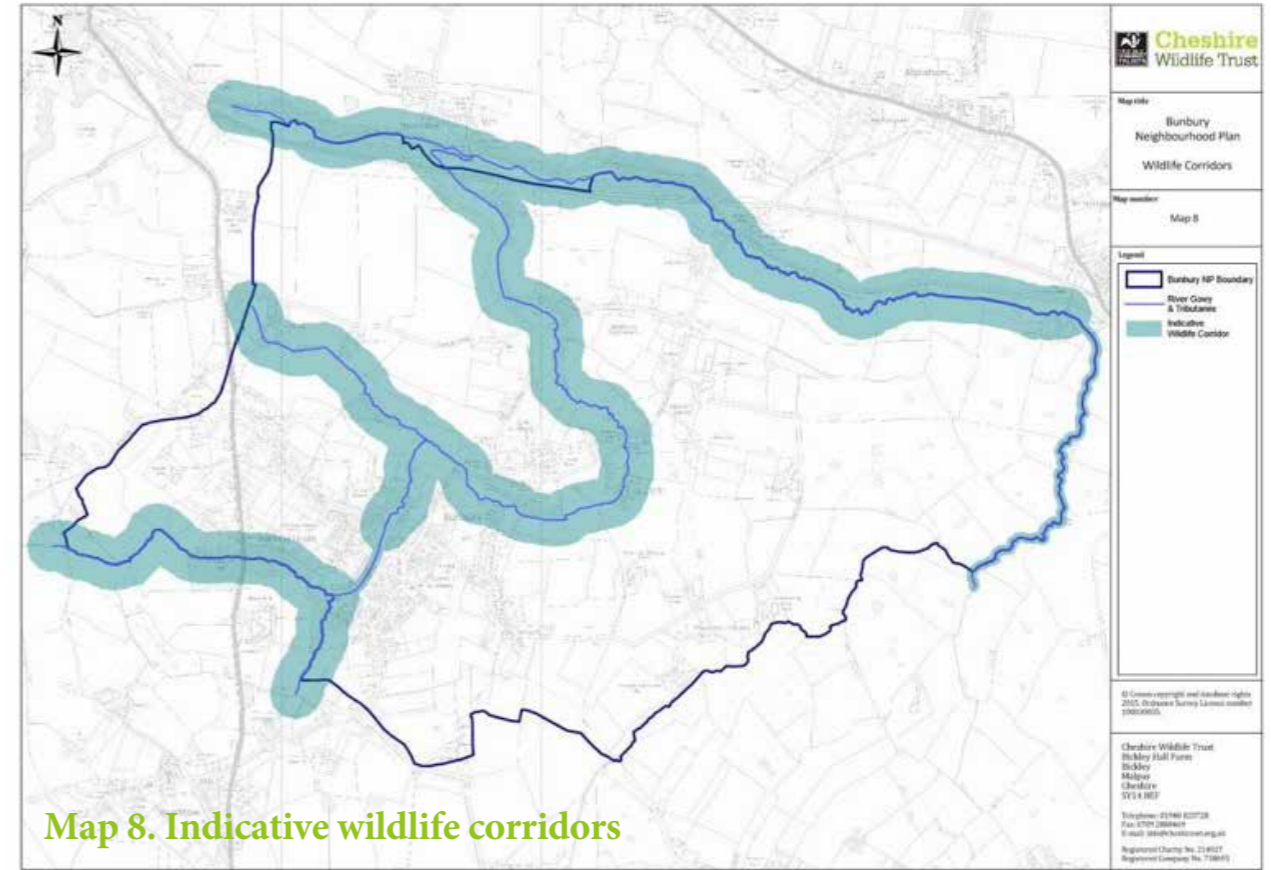
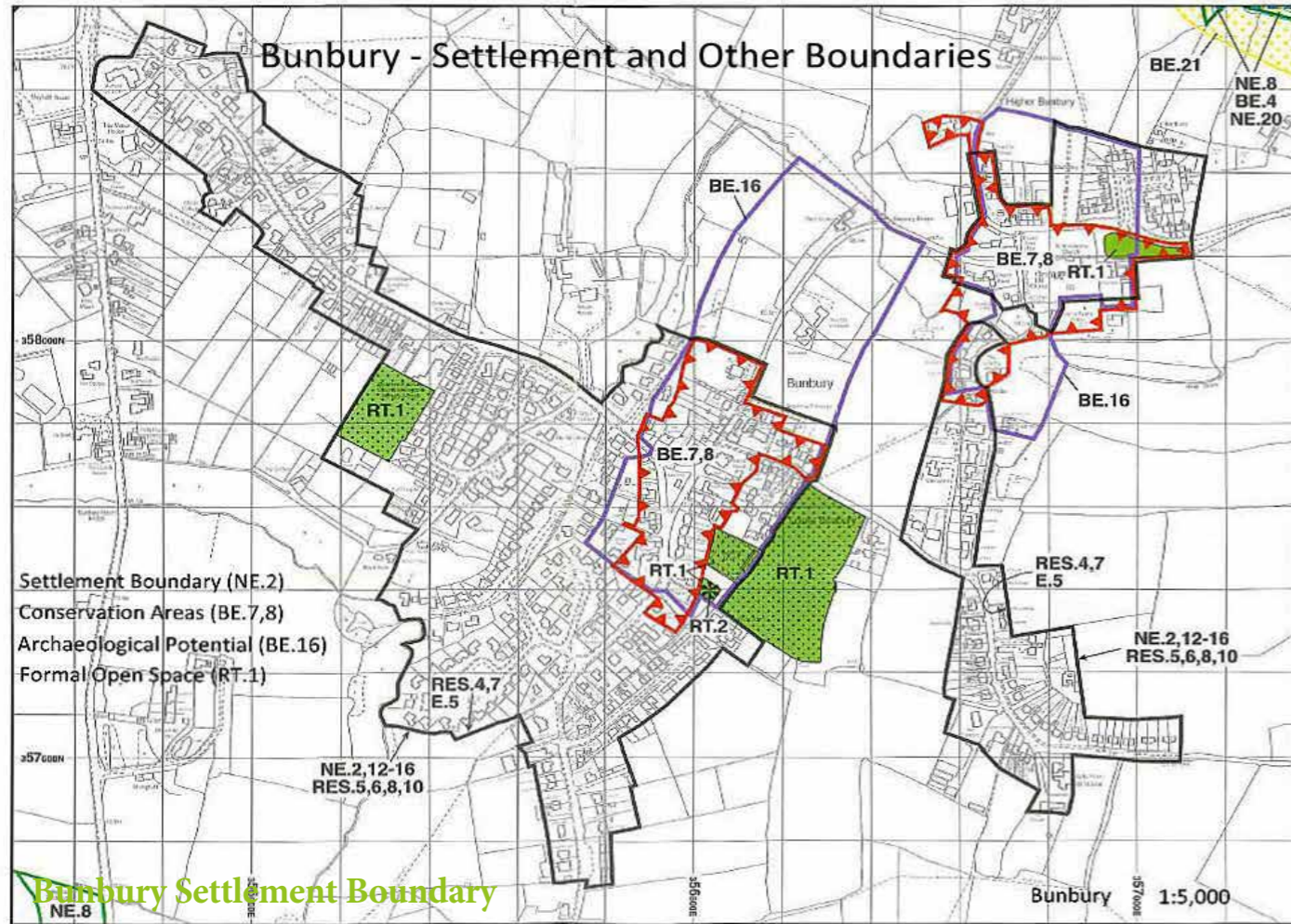
Transport and Communications

The Parish Council will work to improve pedestrian safety, address speed issues, upgrade broadband and create circular footpath routes within the Parish

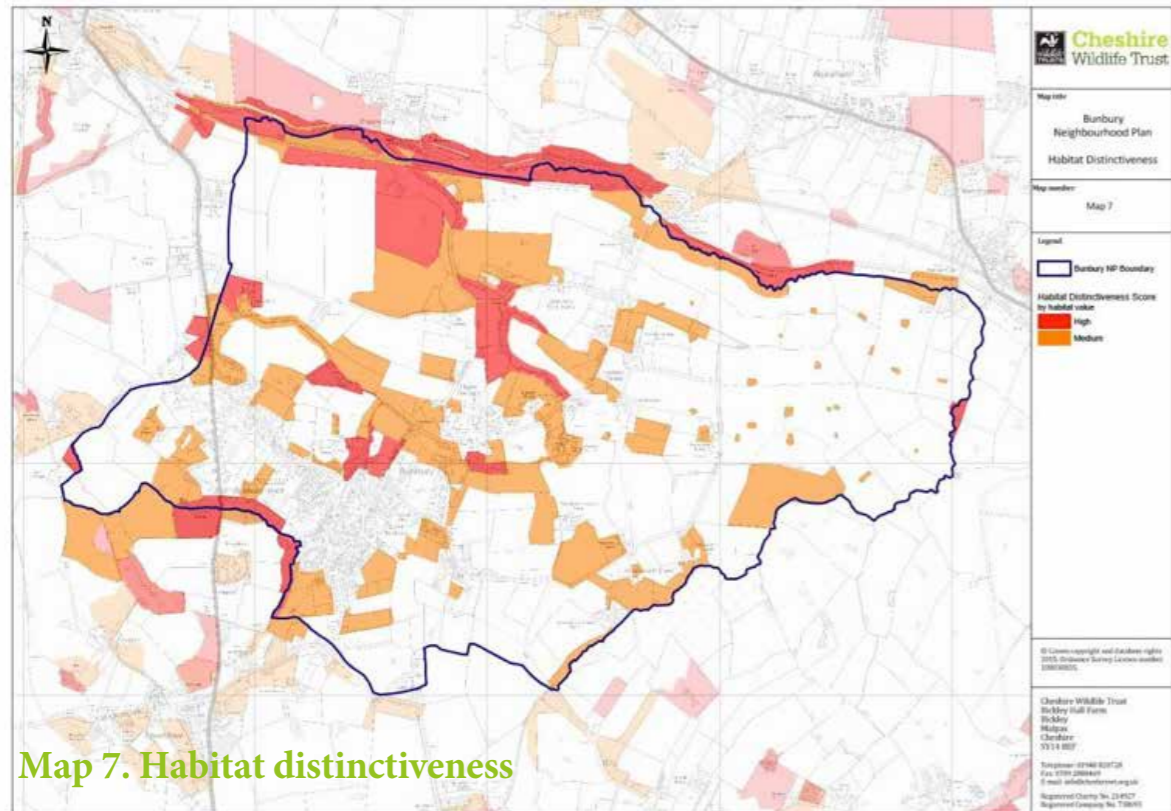
Review

It is anticipated that the Bunbury Neighbourhood Plan will be reviewed every 5 years or when the Cheshire East Local Plan is reviewed.

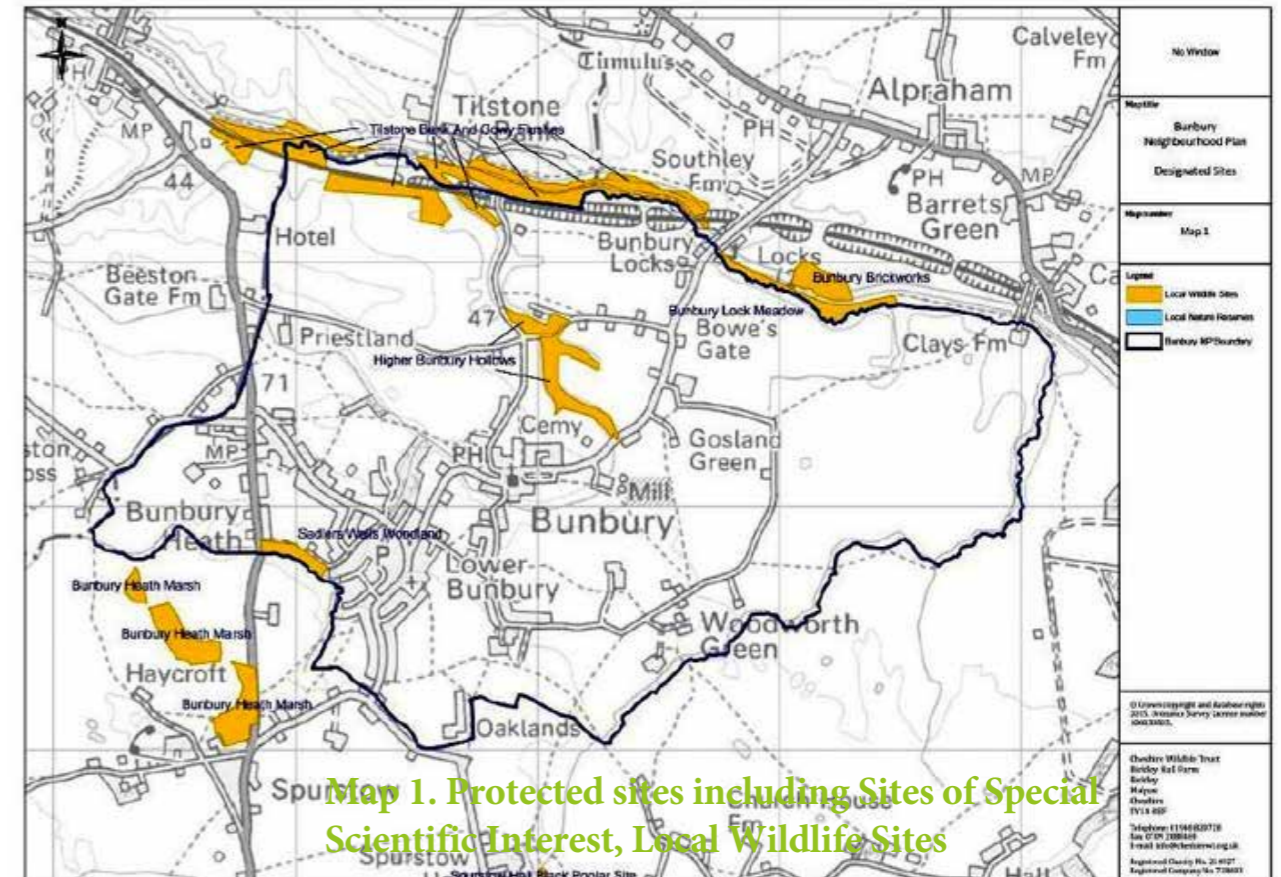
Appendices Appendix A. Plans



Map 8. Indicative wildlife corridors



Map 7. Habitat distinctiveness



Map 1. Protected sites including Sites of Special Scientific Interest, Local Wildlife Sites

Appendix B. Delivery Plan

DELIVERY PLAN ITEMS	ACTION
Parking in the centre of village	Parish Council and Cheshire Highways
Small scale housing to meet local needs	Parish Council
Areas of medium distinctiveness (CWLTT) reclassify as High distinctiveness	Cheshire Wildlife Trust
Ecological/Habitat Survey to be done at an appropriate time of the year in particular to verify that 'medium value' habitats have not been under or over-valued and to map an ecological network for Cheshire East Council	Cheshire Wildlife Trust
Sustainable growth of small businesses	Parish Council and local businesses
Work with the landowners along The Hawthorns to ensure wildlife corridor is improved.	Cheshire Wildlife Trust
Improve pedestrian safety, address speed issues, upgrade broadband and create additional footpaths	Parish Council and Cheshire Highways
Landowners to be given notice of green space designation	Parish Council, local agencies and landowners
S106 – improvements to community infrastructure	Parish Council

Appendix C. Mitigating the Impact of Development

Section 106 Agreements

Section 106 Agreements are made under Section 106 of the Town and Country Planning Act 1990 (as amended). They are legally binding agreements that are negotiated between the Planning Authority and the applicant/developer and any others that may have an interest in the land (landowners). Alternatively applicants can propose them independently, this is known as a 'unilateral undertaking'.

They are attached to a piece of land and are registered as local land charges against that piece of land. Section 106 Agreements, also sometimes referred to as planning obligations, enable a council to secure contributions to services, infrastructure and amenities in order to support and facilitate a proposed development and are intended to make unacceptable development, acceptable.

Section 106 Agreements are generally used to minimise or mitigate the impact of development and to implement the Council's planning policies through:

- Prescribing the nature of development (e.g. by requiring a proportion of affordable housing); securing a contribution from a developer to compensate or provide loss created by development (e.g. open space);
- Mitigating a development's impact on the locality (e.g. contribution towards infrastructure and facilities). Developers can either pay a contribution to the council or deliver the benefit themselves. It is a legal requirement that Section 106 agreements meet three tests as set out in the Community Infrastructure Levy Regulations. These tests are that the obligations in the Section 106 Agreement must be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development

If an obligation does not meet all of these tests it cannot in law be taken into account in granting planning permission, they have to be fair and reasonable. Planning officers will not ask for any contribution unless it relates fairly to the development. It would not be fair to expect a developer to contribute towards existing service deficiencies such as a shortage of school places or library facilities, or repairs to the highway, where no additional need would arise from the development. However, it would be fair to expect them to contribute to limiting the impact of their own development on the local area.

If a developer offers any unrelated contribution, that does not meet the three legal tests, as an inducement, planning officers will disregard this when determining the application.

On receipt of an application for development the Council undertakes a consultation exercise, and whether the Parish Council support or object to a proposal, they have the opportunity to put forward suggestions, which could potentially, inform any negotiated S106 agreement.

It is therefore incumbent on communities to identify those areas where there are weaknesses in social and physical infrastructure to which contributions could be sought from new development, provided that the contribution relates in scale and kind to the development. For example, affordable housing, sheltered accommodation, open space and local environmental improvements.

Section 106 agreements are expected to continue as a planning tool for ensuring more general infrastructure deficiencies are dealt with. A new tool, the Community Infrastructure Levy, can be used by the Unitary Authority and Parish Councils to mitigate specifically identified infrastructure issues. It is anticipated that S106 and the CIL will run side by side.

Community Infrastructure Levy

CIL regulations have changed the developer payment landscape by introducing the levy and also by changing when Councils can seek S106 obligations.

CIL provides a mechanism for developer contribution to contribute towards infrastructure needed to support the development of the area. It is not to remedy existing deficiencies unless the new development will make it worse. CIL is not mandatory Councils must develop a policy to support the imposition of CIL and must spend the income on infrastructure.

Cheshire East Council does not yet have a CIL in place as this has to be based on an approved Local Plan, evidence of the infrastructure gap and the potential impact on viability. However, once this is in place a Parish Council with a 'made' Neighbourhood Plan can claim 25% of the Levy, uncapped, paid to directly to the Parish. CIL can be paid 'in kind', as land or infrastructure, as well as by cash, if the charging authority (i.e. Cheshire East Council) chooses to accept these alternatives. However, the relevant percentage of cash value of levy receipts must be passed on to Parish Council in cash.

What can CIL be spent on?

- The provision, improvement, replacement, operation or maintenance of infrastructure eg play areas, parks, green spaces, transport, schools, health and social care facilities, cultural and sports facilities;
- Anything else that is concerned with addressing the demands that development places on an area, e.g. at Parish level, affordable housing.

As with the S106 agreements it is incumbent on communities to identify those areas where there are weaknesses in social and physical infrastructure

to which contributions could be sought from new development (provided that the contribution relates in scale and kind to the development).

Appendix D. Rationale for Settlement Boundary

The justification and criteria for defining a 'settlement boundary' is a key component of the housing policies of the Bunbury Neighbourhood Plan.

The land use policies in the Bunbury Neighbourhood Plan, once approved, will become a material consideration for Cheshire East Council when determining planning applications. As such Bunbury Neighbourhood Plan represents an important opportunity to influence the delivery of appropriate future housing development. There are two alternative approaches:

- Reactive: have no spatial definition of areas where new housing might be permitted in the Bunbury Neighbourhood Plan and leave it to market forces and Cheshire East Council to determine where development should take place or,
- Proactive: interpret the policies in the emerging Cheshire East Local Plan and decide how they should be defined and applied in Bunbury Neighbourhood Plan policies.

We have chosen the proactive approach. For the Bunbury Neighbourhood Plan to be approved, it will have to demonstrate to Cheshire East Council and the Examiner that its policies conform to national and local planning policies, which include encouraging sustainable development. Whilst the Crewe and Nantwich Local Plan is the current Development Plan, this policy context is about to change as Cheshire East Council seeks approval from Government for its new Local Plan. Prior to its approval, and because the Cheshire East Council area has less than a 5 Year supply of housing land, the default position is National Planning Policy Framework (NPPF) with its presumption in favour of development, including the possibility of infill sites and rural exception sites in rural areas. Also Part 2 of the Cheshire East Local Plan preparation could involve identifying housing allocations in towns and 'local service centres' in rural areas including Bunbury. The Bunbury Neighbourhood Plan provides the opportunity to develop proposals to be adopted by the Cheshire East Local Plan which meet the local housing needs of Bunbury.

Bunbury, is an attractive housing market and presents numerous opportunities for housing applications which could potentially be approved under emerging planning policies.

It is therefore felt that the Bunbury Neighbourhood Plan has to be proactive in defining policies to be able to influence the location, phasing and scale of housing approvals in the village.

Emerging CE Local Plan Housing Policies

Cheshire East Council is expected to gain approval of Part One of the Local Plan in 2015. As this LP goes through this process it will carry increasing weight in determining planning applications and once approved will become the new Development Plan against which all planning applications are considered. The Cheshire East Local Plan has a key policy area in relation to housing developments in Local Service Centres which looks to modest growth in housing and employment to meet local objectively assessed needs, to reduce the level of out commuting and secure their continued vitality. The Local Plan goes on to describe the form of development that could take place as an appropriate level of small scale infill that reflects the function and character of the village. The emerging Local Plan Strategy currently apportions a minimum of 80 new houses for Bunbury between 2010 and 2030.

The Bunbury Neighbourhood Plan now has the opportunity to define the settlement/ built up part of Bunbury by developing criteria and mapping a 'settlement boundary'. It is important to appreciate that this approach does not identify specific sites for development, but adds local interpretation of Cheshire East Local Plan policies which should provide a positive planning policy framework for Cheshire East Council to determine future planning applications.

We already have a settlement boundary for Bunbury which is included in the Crewe and Nantwich Local Plan 2005 and which we intend to adopt in the Bunbury Neighbourhood Plan. This boundary is shown on the settlement boundary plan in Appendix C. We accept that there are limited opportunities for infill and the redevelopment of brownfield sites within this settlement boundary and that the majority of new housing development will have to be accommodated on greenfield sites. We also accept that in accordance with the NPPF these sites must be available, deliverable and viable.

With this in mind and the requirement to accommodate a number of new houses over the plan period, in consultation with the local community, it has been agreed that small developments of up to 15 new houses will be acceptable, subject to compliance with all the policies in the Bunbury Neighbourhood Plan, on a greenfield site immediately adjacent to the settlement boundary.

Once planning permission has been granted the settlement boundary will be extended to include this new development, joining the previous settlement boundary at the nearest points, however the Bunbury Neighbourhood Plan will not then allow another new housing development immediately adjoining that development in the plan period up to 2030.

Recommendation and Way Forward

The Bunbury Neighbourhood Plan Steering Group have consulted with the

community about the number of new houses that need to be accommodated over the plan period, the maximum size of any new development being limited to 15 new dwellings and how these new homes can be accommodated immediately adjacent to the existing settlement boundary. The majority of the community support this approach (see the Statement of Consultation).

Appendix E. Glossary

Affordable Housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning

The sequence of allocating affordable housing will be to those with a Bunbury connection then to those in adjoining parishes and finally to the remaining Cheshire East area.

Amenity – An element that contributes positively to the overall character or enjoyment of an area.

Backland Development – The Development of ‘landlocked’ sites behind existing buildings such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

Biodiversity – A measure of the number and range of plants and animals and their relative abundance in a community.

BREEAM Quality Mark – The Home Quality Mark is a rigorous and relevant standard for new homes, using a simple 5–star rating to provide impartial information from independent experts on a new home’s design and construction quality and running costs.

It will also show the impact of the home on the occupant’s health and wellbeing, as buildings become more airtight, respiratory conditions rise and our population gets older. It will demonstrate the home’s environmental footprint and its resilience to flooding and overheating in a changing climate. In addition, the Mark will evaluate the digital connectivity and performance of the home as the speed, reliability and connectivity of new technology becomes ever more critical.

The Home Quality Mark will enable housing developers to showcase the quality of their new homes, and identify them as having the added benefits of being likely to need less maintenance, cheaper to run, better located, and more able to cope with the demands of a changing climate.

The Mark has been developed by BRE, the UK’s leading building science centre, based on years of building standards experience. It is part of the BREEAM family of quality and sustainability standards.

Brownfield Land – Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Building for Life 12 – This is the industry standard endorsed by government for designing new homes in England, based on 12 key criteria.

Cheshire East Council – The Local Authority for Bunbury

Code for Sustainable Homes – The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. This is a voluntary national standard for new homes; it assesses rates and certifies the environmental performance of new homes on a scale of zero to six, with six being a design and construction that minimises environmental impact.

Co–location – New housing developments should be built in geographically separate parts of the village, in order that existing

local communities and infrastructure are not adversely affected by a combination of new developments. No single area of the village should be subject to a large development that has resulted from smaller developments being built close to or accessed from each other.

The separation between developments may be maintained by a significant distance, geographic features or visual segregation or a combination of these elements. A new development should not share an access road with another new development.

For the purpose of this co–location definition a small development is one of 15 houses or less and this definition applies to all new houses built within the neighbourhood plan period 2015–2030 (see the glossary definition of new development and Policy H2A).

Community Facilities – Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

Community Infrastructure – The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, cultural facilities, education services, and healthcare facilities.

Community Infrastructure Levy (CIL) – A charge allowing Local Authorities to raise funds from owners and developers of land who undertake new building projects in their area.

Community Right to Build – The Community Right to Build gives groups of local people the power to deliver the development that their local community wants, with minimal red tape.

Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support, the Community Right to Build will give Communities the powers to deliver this directly.

Curtilage – The area of land, usually enclosed, immediately surrounding a dwelling house.

Delivery Plan – A plan which will be prepared after the Bunbury Neighbourhood Plan has been ‘made’, that sets out a strategy for delivering and monitoring the policies in the Neighbourhood Plan. It includes the infrastructure and initiatives associated with the plan area. This is a ‘live’ document that will be updated throughout the plan period.

Deregulation Act 2015 – The Deregulation Act provides for the removal or reduction of burdens on businesses, civil society, individuals, public sector bodies and the taxpayer. These include measures relating to general and specific

areas of business, companies and insolvency, the use of land, housing and development, transport, communications, the environment, the regulation of child trust funds, education and training, alcohol, sport and entertainment, the administration of justice, public authorities and legislative reform.

The Act also provides for a duty on those exercising specified regulatory functions to have regard to the desirability of promoting economic growth. In addition, the Act repeals legislation that is no longer of practical use.

Design and Access Statement – A report accompanying and supporting a planning application. The Local Planning Authority requires it for most development proposals apart from householder applications. These reports explain the design thinking behind a planning application.

Development – Defined under the 1990 Town and Country Planning Act as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. Most forms of development require planning permission.

Development Plan – A plan comprising the Development Plan Documents contained within the Local Development Framework This includes adopted local plans and neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Dwelling Mix – The mix of different types of homes provided on a site. A mix may typically include a range of house types from 2 to 5 bedroom houses.

Employment Land – Development of land for employment uses, public and community uses and main town centre uses (but excluding housing development).

Evidence Base – The researched, documented, analysed and verified evidence for preparing the Bunbury Neighbourhood Plan. It consists of many documents produced over a period of years by the Local Authority as part of the process of developing its Core Strategy.

Examination – An independent review of the Neighbourhood Plan carried out in public by an independent examiner.

Exception Sites – see definition of Rural Exception Site.

Fabric First Approach – Like the 2010 building regulations, L1A 2013 requires new dwellings to meet a defined target for carbon emissions (the ‘target emission rate’, or TER). Unlike the 2010 regulations, there is an added emphasis on the basic fabric of the building, and in order to comply with L1A 2013, a new dwelling will also have to meet a ‘target fabric energy efficiency’ (TFEE).

‘Fabric First’

A building’s fabric is intended to be the longest standing part of the construction, so the adoption of a fabric first approach is designed to ensure long-term performance that will help reduce energy demand to the lowest possible level, and provide the energy in the most cost-effective way. SAP 2012 software calculates the TFEE for a dwelling by taking into account:

- Building fabric U-values
- Thermal bridging
- Air permeability
- Solar gains
- Internal heat gains

Previously, a dwelling could achieve compliance by paying little attention to the fabric but taking advantage of costly renewable technologies such as heat pumps and photovoltaic arrays. Now, the aim is to reduce energy use and cost, reduce CO2 emissions, increase comfort, and rely less on those renewable technologies.

To achieve this, the calculation method rewards improved insulation standards and well-designed construction details that limit thermal bridging and air leakage. The overall intention is for L1A 2013 to result in a 6% reduction in CO2 emissions across the new homes build mix compared to L1A 2010 (although changes in the calculation methodology make it difficult to quantify the exact percentage).

For L1A 2013, the ‘limiting fabric parameters’ (essentially, the highest permissible U-values for individual building elements) from L1A 2010 remain. Designing to these values will not result in compliance and the building specification will need to be considerably better.

Green Corridors – Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. Green corridors connect green spaces together.

Greenfield – Land on which no development has previously taken place.

Gross Density – The number of dwellings per hectare when the calculation of the site area includes the whole site.

Habitat Regulations – The European Union Habitat Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. The protected areas are called Natura 2000 sites. If a development is likely to affect a Natura 2000 site, an assessment under the Habitat Regulations is required.

Independent Examiner – Anyone with appropriate qualifications and skills and who meets certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Infill Development – Infilling is defined as the filling of a small gap (with up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement.

Infrastructure – the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals etc.

Intermediate Housing – See definition under Affordable Housing.

Lifetime Homes – The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of their lives.

Local Green Spaces – see Open Space.

Local Wildlife Sites – Sites with ‘substantive nature conservation value’, they are defined areas identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species with a national, regional and local context.

Localism Act – An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up ‘Neighbourhood Development Plans’ for their local area.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority, in consultation with the community. In law this is described as the development plan document adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies which, under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Low Cost Market Housing – Private sector housing that will be available to local residents who cannot afford to buy houses generally available in the open market.

Market Housing – Properties for sale or rent where prices are set in the open market.

Mixed use – Development where more than one use is proposed. A site could have houses, shops and community facilities for example. One building could be used for different purposes such as offices over shops.

National Planning Policy Framework – The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It sets out the Government’s Planning policies for England and how these are expected to be applied.

Neighbourhood Plan Group – A group of local people representing the Parish Council, community groups and businesses that informed and guide the work on the Bunbury Neighbourhood Plan.

Neighbourhood Plan – The full title in the Localism Act is ‘Neighbourhood Development Plan’. It is a plan document for a defined area subject to examination and approval by local referendum. It will be used in the determination of planning applications.

Net Density – The number of dwellings per hectare, when the calculation of the site area excludes features such as open space, landscape buffers and access roads.

New Development – In the Neighbourhood Plan the term new development refers to housing development built during the plan period 2010–2030 and is directly related to the reference to co-location in Policy H2A restricting new developments being built next to each other and exceeding the 15 new houses allowed within Policy H2.

New Homes Bonus – The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It’s based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

Open Countryside – The area outside the settlement boundary.

Open Space – All spaces of public value, including public landscaped areas, playing fields, parks and play areas and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.

Open Vista – A view into, out of or across the village of open countryside and the surrounding area.

Plan Period – The period for which the Bunbury Neighbourhood Plan will set policy for Bunbury. This will be from the adoption of the Plan until 2030 by agreement between Bunbury Parish Council and Cheshire East Council.

Public Open Space – see Open Space above

Referendum – A general vote by the electorate on a single policy question that has been referred to them for a direct decision. In the case of the Bunbury Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.

Registered Social Landlord – Independent housing organisation registered with the Tenant Services Authority under the Housing Act 1996. Independent, not-for-profit housing providers regulated by the government, and also known as Housing Associations. They offer homes for rent or shared ownership for people in housing need.

Residential Amenity – The quality of the living environment for occupants of a dwelling house including its associated external spaces

Rural Exception Site – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Section 106 Agreements – Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as 106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

Settlement – Settlements may be defined as cities, towns, villages and small settlements. The precise definition of which category each settlement falls into, will be part of the development plan process for each locality.

Settlement Boundary – This defines the limits of development and makes clear where development will and will not be allowed, regardless of other constraints.

SSSI – Site of Special Scientific Interest.

Statement of Consultation – A statement of consultation accompanying the Bunbury Neighbourhood Plan is required by the Localism Act. The statement of consultation must explain how the community were consulted and how this informed the Neighbourhood Plan.

Strategic Environmental Assessment – Assessments made compulsory by a European Directive (the SEA Directive). They are to be implemented in planning through Sustainability Appraisals of Development Plan Documents and Neighbourhood Plans.

Sustainable Development – Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainability Appraisal – This is a process of appraising policies for their social economic and environmental effects which must be applied to all Development Plan Documents.

Swales – Shallow broad and vegetated channels designed to store and/or convey runoff and remove pollutants. They can be designed to promote infiltration where soil and groundwater conditions allow.

Wildlife Corridor – Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.

Windfall sites – Sites not allocated for development in the Bunbury Neighbourhood Plan that unexpectedly come forward for development.

Appendix F. Contacts

- Cheshire East Council
- Cheshire Wildlife Trust
- Cheshire Community Action

Bunbury Neighbourhood Plan Group:

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Mike Bourne

Tony Greco

Bob Harris

Miranda Hewish

Eric Lord

Jo Mundell

Lucy Munro

Andrew Thomson (Planning Consultant)

Margaret Ellis (Administrator)



**Bunbury
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