The Clerk to Acton
Edleston and Henhull Parish Council
14 The Beeches
Nantwich CW5 5YP

Turnberry

Our ref: Acton 15.04.19 Dorfold Hall
Your ref: -

15th April 2019

Dear Sir/Madam,

Draft Acton, Edleston and Henhull Neighbourhood Plan 2019-2030

We write on behalf of the Dorfold Estate who welcomes this initiative. We congratulate the Neighbourhood Plan Committee and the Parish Council for its hard work and the quality of the documentation.

The objectives of the Dorfold Estate are now well known and documented in the public domain: its desire to set a new course for the Estate so that the future of the Hall can be placed on a sustainable footing. The Dorfold Development Plan has advanced and we hope to obtain permission soon for the permanent wedding building in the former Stable Yard. An application for housing, a pub, village green and other community benefits is not far behind.

We have therefore reviewed the Neighbourhood Plan closely to ensure that the Plan and the intentions of the Estate have as much common ground as possible. In that spirit, we inevitably have identified some modifications which requires us to make a technical objection to the Plan. Our desire is to ensure the Plan has resilience and is able to genuinely deliver sustainable development for the community. On that basis, I trust that you will find the following comments helpful:

Chairman: J Coulson BA(Hons), MSc, MRICS | Directors: M P Roberts BSc(Hons), Dip Tp, MSc, MRICS, MRTPI | C Pattison BA(Hons), BPI, MRTPI
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Acton, Edleston and Henhull – Then and Now

It is our view that the overview of the Parish would benefit from greater emphasis on the close relationship between the Dorfold Estate and Acton village and the physical and social impacts that have arisen.
New paragraph between 4.1.8 and 4.1.9:

There is a deep historical connection between the Dorfold Estate and the village, with successive owners of Dorfold Hall investing in the life of the village. This began with Ralph Wilbraham's almshouses in 1613 and continued with regular repairs to village buildings and grounds, including Acton Parish Church. The Estate also gifted land for the school in 1843 and financed hospitals and fire stations within the locality. Acton has also remained at the centre of agricultural life for the surrounding community, with the Estate hosting the Nantwich Show since 1946, attracting over 35,000 visitors.

We would alsonlike to propose modest amendments to Paragraph 4.1.28 in order to bring it up to date and to add minor clarifications:

The landowner of the Dorfold Estate is in the process of preparing an application for housing on land it owns opposite the Church and behind the former Star pub and Village Farm barn conversions. This will be brought forward as development ~~relating~~ to ensure the long-term sustainability of Dorfold Hall as part of its Dorfold Development Plan. In preparation for this planning application, Dorfold Estate's planning consultants ran a three-day design charrette in June 2017. The application may also propose a rearranged car park with a pub with guest rooms on the current car park site. Further consultation discussions with the Parish Council have taken place, a further public event was held in May 2018 and the applicant engaged with a community group on design codes in late 2018. The planning application is anticipated ~~early~~ in autumn 2019.

Policy ENV5 - Habitats and Wildlife Corridors:

Whilst we support the objectives of this Policy, it is not in compliance with the NPPF. The Policy introduces a binary requirement in terms of not creating divisions between existing wildlife

corridors. These corridors are extensively shown in Figure G. Whilst we support the overall objective, it needs to be recognised that some changes to wildlife corridors are inevitable, particularly in an agricultural setting. The NPPF also recognises this and its test set out in Section 15 clearly refers to, amongst other references, 'minimising impacts' and 'providing net gains in biodiversity' (paragraph 170d).

The policy needs rewritten in order to comply with the NPPF and should be worded positively with reference to mitigation and enhancement, before introducing the balancing exercise that is set out in this policy and the NPPF.

New Policy DEV3b – Unallocated Sites

We are pleased that the Neighbourhood Plan recognsies the need for the Dorfold Development Plan, though are disappointed it could not allocate our proposed housing and community sites for development. It is not our intention to contest that decision, but we do believe that the Neighbourhood Plan requires greater resilience to address the Dorfold Development Plan as further proposals come forward:

Applications for planning permission for the development of sites outside the village envelope that are not allocated in a Development Plan will not be supported
unless:

1. The Parish Council has taken a formal decision that the additional land is required to support the social, environmental and economic development of the community;
2. The proposed development complies in all other respects with policies of the Neighbourhood Plan;
3. That prior consultation has been undertaken with the local community in a form to be agreed with the Council;
4. The proposals contribute to the future viability of heritage assets and provide land and buildings for community use/benefit.

Community Facilities

We would propose the following additions to paragraph 7.6.6 to reflect recent investment in open space at Acton:

Consultation events have highlighted the value that local residents place on community facilities and the car park in Acton. Additionally, the Dorfold Estate plans for the development on land that it owns within the Parishes to include the provision of a pub. There is an opportunity therefore to establish the potential for the pub to be a hub for additional community uses such as a community shop. The outline planning application for the development at Malbank Waters on the Shropshire Union Canal included provision for a canal-side shop and cafe, which has not been delivered. The Dorfold Estate has recently re-established parkland and a surfaced route to the west of Chester Road which has proven popular for walkers. However, other than this recent addition, there are no outdoor recreational facilities in the Parishes and no safe informal play areas for children, other than those being delivered in the large new housing estates. Any opportunity for new community facilities would be supported.

We trust these comments and modifications can be responded to appropriately and look forward to seeing the Plan progress positively to the next stage.

Director of Planning
Turnberry