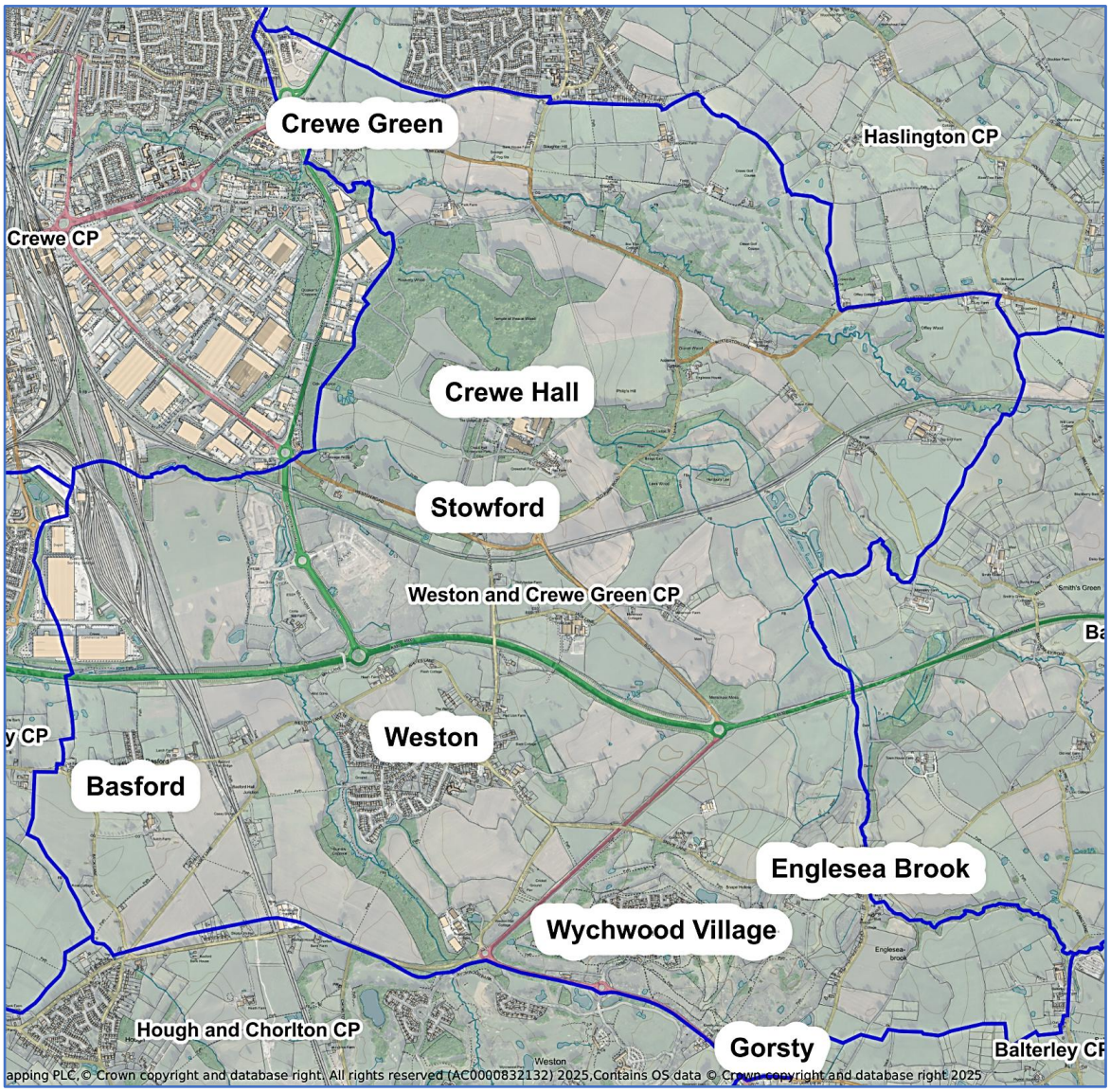
WESTON & CREWE GREEN NEIGHBOURHOOD PLAN 2015 - 2030

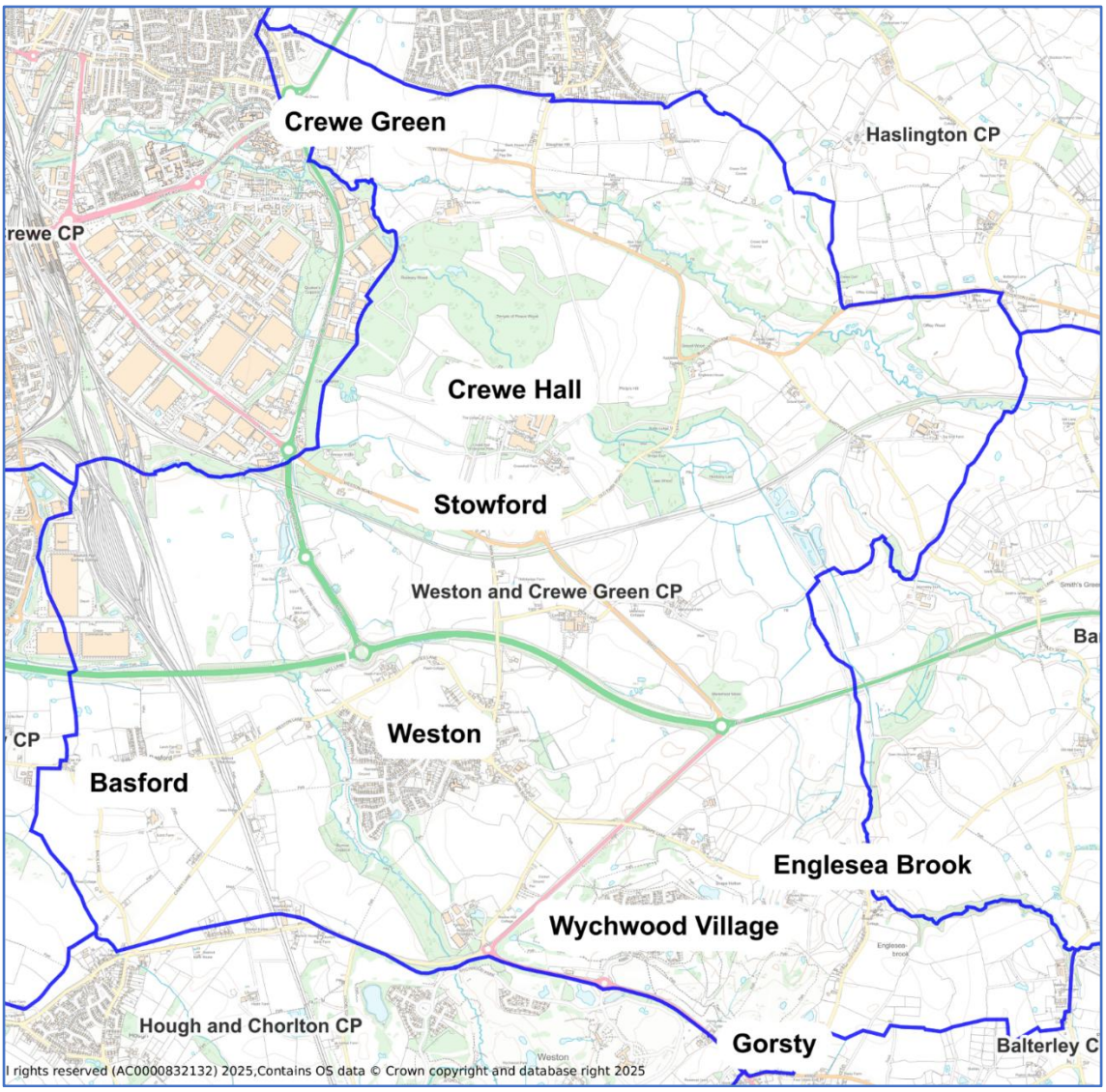


Made Plan

September 2026

NEIGHBOURHOOD PLAN AREA

This comprises the whole of the Parish of Weston & Crewe Green



1. Introduction

The Parish of Weston and Basford had a made Neighbourhood Plan in 2017. This stated that although it was valid until 2030, it will be reviewed and if necessary, modified every 5 years to reflect any changes in national and local government planning law.

Much has changed since 2017 in both national policy and at a local level, with the adoption of the Cheshire East Local Plan (CELP) in 2017 and the Site Allocations and Development Policies Document (SADPD) in 2022. The plan was modified in February 2024 to incorporate those changes. There have been further changes to National Planning Policy since 2024, most notably the new NPPF (National Planning Policy Framework).

The parish boundary has since been extended to include the Crewe Green area and this new plan reflects this recent change to make sure the planning policies remain up to date and as strong as possible.

The Parish remains under constant pressure for development. The development of 99 houses off East Avenue, Weston is now complete and planning consent now exists for the development of Basford East. An hybrid planning application has now been approved, subject to the signing of a S106 agreement, for approximately 650 houses at South Cheshire Growth Village. All of these proposals will double the numbers of dwellings in the plan area, increase traffic on our local roads and have a major impact on the local infrastructure and quality of life of its residents. The latest Government target of 1.5 million new homes over the life of this Parliament will inevitably increase the pressure on the plan area for new homes and businesses.

We have consulted the community through regular updates in Community News (Parish Magazine), a questionnaire delivered to all households, along with 2 walk in exhibitions. We believe the Plan reflects the community's views. The plan will replace the existing Weston and Basford plan and will be used until 2030.

John Cornell
Chair of the Neighbourhood Plan Steering Group.

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3. Scope of the Modified Neighbourhood Plan

The Weston and Crewe Green Neighbourhood Plan sets out a series of policies which will be used to guide the preparation and submission of planning applications across the plan area.

The neighbourhood Plan Steering Group have taken account of policies in the Modified Weston and Basford plan dated February 2024 plus the latest Government Guidance including the contents of the new NPPF 2024.

Cheshire East have now published their Sites Allocation Development Policies Document (SADPD) which includes a range of detailed 'development management' policies. They have also published a Housing Supplementary Planning Document and a Biodiversity Net Gain Supplementary Planning Document together with an Environmental Strategy 2020-2024. (links to these documents are included in Section 12 Reports). They are also at an early stage of producing a new Local Plan although this is likely to take at least 3 years to come to fruition.

This Neighbourhood Plan aims to deliver a Vision for Weston and Crewe Green to 2030, to reflect the timescale of the Cheshire East Local Plan, the SADPD and the changing policy framework that has emerged.

The Steering Group have worked with AECOM to produce a Design Code for the plan area to be read in connection with the Neighbourhood Plan and the Local Plans in addition to the Cheshire East Design Guide for the wider area.

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This Neighbourhood Plan for Weston and Crewe Green should be read in conjunction with the following documents.

- ***National Planning Policy Framework 2024 (NPPF),***
- ***Cheshire East Local Plan Strategy 2017,***
- ***Cheshire East Sites Allocation and Development Policies Document (SADPD) 2022,***
- ***AECOM Design Code for Weston and Crewe Green December 2024,***
- ***Cheshire Community Action – Weston & Crewe Green Housing Needs Assessment - April 2025,***
- ***Cheshire Wildlife Trust – Protecting & Enhancing Weston and Crewe Green's Natural Environment - February 2025,***
- ***The Supplementary Planning Documents and Guidance produced by Cheshire East Council.***

For the avoidance of doubt, the policies in the Plan do not cover the land at the major allocations at Basford West, Basford East and South Cheshire Growth Village.

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4. Description of the Settlements in the Neighbourhood Plan Area

The Neighbourhood Plan Area comprises 7 disparate communities, each possessing a unique character and providing a high quality of life for its residents. A primary aim of the Neighbourhood Plan is to protect, enhance and sustain these individual communities against the bland encroachment and sprawl of new housing. They form part of the southern hinterland of Crewe spread out like a string of beads and contribute to the regeneration of the area by providing diversity and a choice of vastly different residential environments.

Historic Weston & Basford and Historic Crewe Green written by Charles E Fairy can be seen at Appendix 11.4 & 11.5.

Weston Village is the hub of plan area with a history dating back to Saxon times. The centre around the White Lion (1652) and All Saints Church (1840) is a designated conservation area which is characterised in the main by a mix of domestic scale two storey traditional housing some of which is terraced (brick and tile) dating back to the early 1900s. In total there are 8 listed buildings in Weston Village, one of which, Holly Hedge Farmhouse, is Grade II*. There are also two listed signposts.

White Lion Hotel

The village has experienced extensive development outside the conservation area during the 1960s, 1970s, 1980s and 1990s, comprising a mix of houses, bungalows, and styles, all sympathetic in character with this rural village setting. Development was then of a limited scale until 2019 when the Lovell development for 99 dwellings started on land off East Ave. The design of this housing is traditional brick and tile. It comprises a mix of detached and terraced houses, bungalows, apartments, and open areas. It will integrate well into the rest of the village.

Apart from the White Lion Pub and All Saints Church, the village facilities comprise: a primary school, church hall. cemetery, playing field, two children's play areas, bowling green, hairdressers, dog grooming business and until recently a village shop and post office. There are also two farms and a farm

equipment distribution business. In addition, there are several small business enterprises based in the village providing services.

Holly Hedge Farmhouse 1921 Grade II* Listed

The 'Two Saints Way' long distance footpath linking Chester and Lichfield Cathedrals and the South Cheshire cycle way passes through the village. Running in a north /south direction across the eastern side of the village is Main Road where speeding and heavy vehicles trying to circumnavigate the principal road system create a constant problem.
Weston remains a close-knit community with a strong local feeling that it is separate from and not a part of the built up area of Crewe.

Englesea Brook is an old historic hamlet characterised by its strong linkages to Primitive Methodism. The centre is a designated conservation area. It contains a listed Chapel (1828) and Museum of National significance which attracts more than 3000 visitors a year. Hugh Bourne, one of the founders of Primitive Methodism, is buried in the graveyard opposite the Chapel. The centre of Englesea Brook contains interpretation facilities relevant to the Two Saints Way and is also one of the stopping off points along this route. The South Cheshire cycle way also passes through the centre of Englesea Brook.

Englesea Brook Chapel

The housing within the centre is generally of a cottage scale and character, traditional brick, and tile. The housing along Englesea Brook Lane towards Balterley and Snape Lane is a mix of single and two storeys generally of a much later vintage but in keeping with the rural setting.

The physical setting of the centre of Englesea Brook is significant and adds to its attractiveness in that it is tightly constrained. It nestles within a hollow with a stream at the bottom (Englesea Brook). The roads leading into the centre of the hamlet are all downhill enabling vistas which capture the character of this unique place.
Englesea Brook is accessed via three country lanes, one of which the Snape is singletrack. These have become a rat run for vehicles seeking an alternative route to Junction 16 on the M6.

To the West of Englesea Brook along Snape Lane is a recently completed group of residential barn conversions along with a renovated farmhouse. There are also 5 new bungalows on the site of a former prisoner of war camp.
Englesea Brook has no mains foul drainage or mains gas facilities. All properties are served by septic tank. This is also the only settlement within the plan area which has extremely poor broadband provision.

Basford is a small mainly linear community to the west of Weston Village with, like Weston, a history dating back more than a thousand years. It has a strong association with the railway era (Basford Sidings and West Coast Main Line.). There are even records of Basford having its own railway station.

The main thoroughfare through Basford is Weston Lane, a narrow country road, and fronting the north side of this is a mixture of houses and bungalows with open farmland to the south. There are three off shoots from Weston Lane, Larch Avenue and Holly Mount which comprise in the main properties built in the 1920s and 1930s. Also, Back Lane at the Basford end contains bungalows built around the middle of the last century.

Bordering the north of the settlement is the Shavington bypass (A500), and to the east is the West Coast Main Railway Line
There are no facilities within Basford.

Stowford comprises a group of listed 19th Century cottages, farm and business barns built for Lord Crewe's Estate and bordering the Crewe Hall complex. These cottages are of a unique design, brick with traditional tiled roofs and attractive decorative timber framing. Stowford lies within a woodland setting along with tall hedgerows. The southern and western boundaries are marked by Weston Road and the entrance to Crewe Hall.

Stowford is shortly to be integrated into the **South Cheshire Growth Village.** There is the need for extremely sensitive integration to ensure that the unique character of Stowford is fully maintained.

Stowford Cottages

<u>Wychwood Village</u> located on the north side of the A531 is a new late1990s / early 2000 housing development containing approx. 350 dwellings of mixed design but built as part of a unique concept. Wrapped around the housing like a collar is a 30+ acre Country Park and beyond that a golf course now unused and currently in an overgrown state. Features within the development include Cheshire Railings and open plan frontages.

It is essential that the open character around the housing, which contains extensive views of the surrounding countryside and beyond, is both retained and maintained in a satisfactory condition.

The only facility within Wychwood Village is a Village Hall.

<u>Crewe Green</u> is geographically a large rural area, much of which is owned by the Duchy of Lancaster. It's history dates back to Anglo Saxon times.
The heart of Crewe Green is well wooded, very rural in character, and encompasses scattered cottages and farms.

Crewe Green borders the eastern edge of urban Crewe. This part contains a sizable area of new housing (David Wilson Homes) and an Aldi Super Store.
The centre of Crewe Green sits around St Michael's Church and surrounding cottages, all of which is located in the NE corner adjacent to Haslington Road.

The dominant feature within the area is Crewe Hall, a Grade I listed building, the site of which dates back to 1170, along with its surrounding Estate Park, protected by Historic England. Adjoining Crewe Hall is a business Park and other industrial uses.

Along with the recent new housing, the current population of Crewe Green is in the region of 350. Crewe Green contains a Strategic Allocation for new housing.

Crewe Hall

<u>Gorsty</u> is a small late 20th Century housing complex built on the site of the former Gorsty Hall.

The houses are brick and tile, detached and with distinctive fenestration. Most of the frontages are open plan. The development is enhanced by well-maintained private open space and Cheshire Railings along its frontage. The development overlooks well used fishing lakes which further enhance its attractiveness. It also abuts what was the Wychwood Village Golf course.

None of the communities detailed above are well served by public transport and therefore the use of private vehicles is essential.

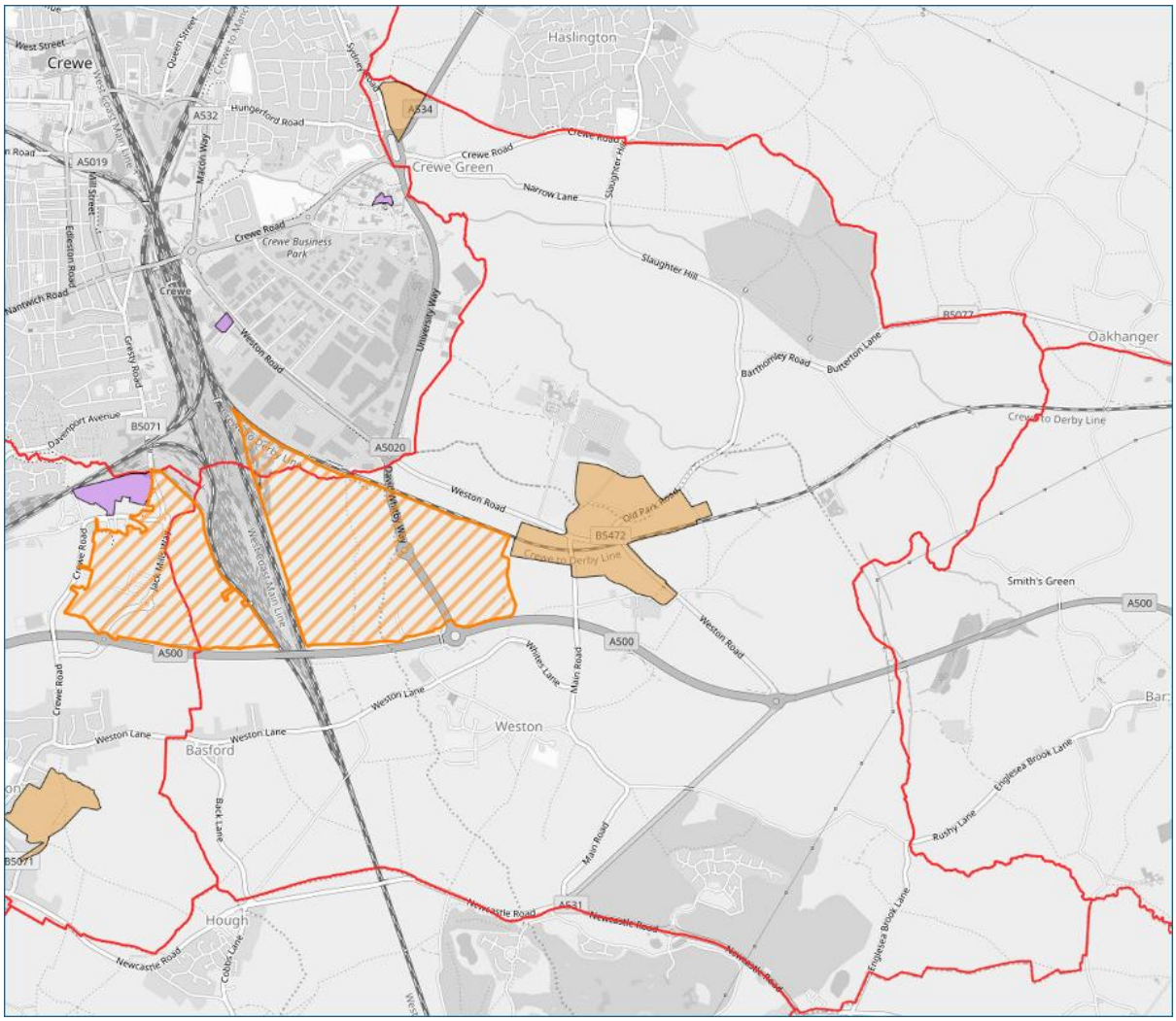
In addition to these 7 communities there are two Strategic Development Sites identified within the Cheshire East Local Plan which impact on the Neighbourhood Plan Area.

<u>South Cheshire Growth Village.</u> This will be contained wholly within the Plan Area. It will comprise approx. 650 dwellings and will absorb Stowford. It is intended to be a high-quality development respecting the historic setting of Crewe Hall. It will be critical to adopt strong planning policies to retain the character of Stowford and ensure effective physical separation from Weston Village.
A hybrid planning permission has been granted by Cheshire East subject to the signing of a S106 Agreement.

<u>Basford East and West.</u> The whole of the 800+ houses being developed within the Basford East allocation will be within the plan area. Basford East also contains a sizeable employment allocation of which a very small part is outside the plan area.

A hybrid planning permission has been granted for 1.3million sq. ft of warehousing / industry to the west of David Whitby Way abutting the West Coast Main Railway Line.

The small section of Basford West within the plan area contains industrial and warehousing development along with a petrol filling station, pub and takeaway.



Plan 1 Strategic Allocations

The wider plan area acts as a 'recreational lung' for Crewe and the surrounding area providing opportunities for cycling, walking and horse riding along the many rural lanes and footpaths together with a number of country pubs where people can also enjoy the rural character of the area.

5. The Vision for Weston and Crewe Green

In 2030 all the existing and future communities which make up the Parish will maintain their individual characters as a vibrant rural area with a strong sense of community.

It will continue to be an area of mixed age groups where local people can live, work and play enjoying a high quality of life.

The unique character of each of the individual settlements within the plan area will be retained and enhanced.

It will provide outdoor recreation and open space, rich in wildlife and natural beauty for the benefit of residents and visitors alike.

The Green Belt and Strategic Green Gaps will provide a buffer between the settlements to retain the open countryside and rural character of the area.

Weston Woods Development

6. Objectives

To help realise this Vision the following objectives have been established for the plan area. They will be supported by the neighbourhood plan policies together with future actions of the Parish Council which are set out in Section 9 of this document.

- To promote steps to mitigate climate change, reduce carbon emissions and support sustainable development across the plan area.

- To retain and enhance the character of our existing settlements and prevent urban sprawl

- To safeguard our areas of Local Green space, ranging from amenity open space to those areas which have been purpose designed

- To ensure that any new housing development meets the identified needs of Weston and Crewe Green and is in keeping with the character of the area, and does not negatively affect the important local landscape and environment

- To encourage good quality design in relation to all new development and renovation/ extension of existing.

- To encourage small scale business activity and local employment opportunities.

- To maintain and promote community services and facilities in the plan area.

- To reduce the harmful impact of traffic through the settlements including a reduction in air pollution, noise and vibration and improve highway safety and facilities for pedestrians and cyclists.

7. Key Issues for the Neighbourhood Plan

Climate Change

- Develop a framework to mitigate the growing impacts of climate change on the plan area.
- Work with the local community and Cheshire East Council to mitigate climate change

Protecting and enhancing the Environment

- Weston and Crewe Green are special places with a variety of green spaces as well as access into the surrounding countryside. All new development should protect the current green infrastructure and where possible create new green spaces for the enjoyment of local residents.
- The existing green infrastructure should be linked by easy and safe links through and across the plan area.
- All new development should be carbon neutral or provide compensation for unavoidable emissions and encouraged to incorporate renewable energy technology. Retrofitting of older buildings will be encouraged where feasible and practical.
- Natural floodplains and watercourses should be restored when opportunities arise, with no further development on floodplains

Providing for an ageing population

- Encourage the provision of a variety of accommodation across the plan area to meets the needs of the current and future population including primary health care and leisure facilities.

Stimulating local employment

- Support existing businesses and new opportunities for local employment and facilities in the plan area

Transport and movement

- Promote sustainable travel for all residents by provision of new and improved footpaths, bridleways and cycle path networks.

Housing

- Ensure that new housing development is sustainable and meets the needs of existing and future residents.
- Ensure that new housing, commercial buildings, streets and spaces are of a high quality, sustainable and reflect the established character of the area as set out in the AECOM Design Guide.

8. Policies

8.1 Climate Change and Sustainability

CC1 Climate Change

Individual and small scale, community led renewable and low carbon energy generation will be supported where they:

- Support reduced reliance on fossil fuels in the neighbourhood plan area.
- Promote the efficient use of natural resources, the re-use and recycling of resources and the production and consumption of renewable energy.
- Do not significantly harm local amenity, landscape or the natural environment.
- Introduce multi-functional sustainable drainage and improved water supply efficiency measures

Justification

Any new development should be designed to maximise the use of renewable and low carbon energy to reduce the impact of climate change across the plan area. Cheshire East Council's Environmental Strategy 2020-2024 (Report 12.6) is aiming for a carbon neutral Council by 2025 and to achieve this it breaks down the action plan to reduce emissions into 6 areas;

- Behaviour change and internal policy
- Energy demand reduction
- Increased low carbon energy supply
- Natural capital (the Council's own buildings, vehicles and other land in their ownership) and;
- Reducing Borough-wide emissions/external policy

The NPPF states that 'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning'.

This policy seeks to support the delivery of small-scale renewable energy generation projects that can contribute to reducing the carbon footprint of the neighbourhood plan area. The policy seeks to encourage and facilitate the development of low and zero energy flexibility through a range of technologies, recognising that the impacts of such development on local amenity, landscape and the natural environment are important considerations that must be taken into account when schemes are designed. It will also reduce flood risk, improve natural flood management techniques and increase water supply efficiency measures.

8.2 Environment

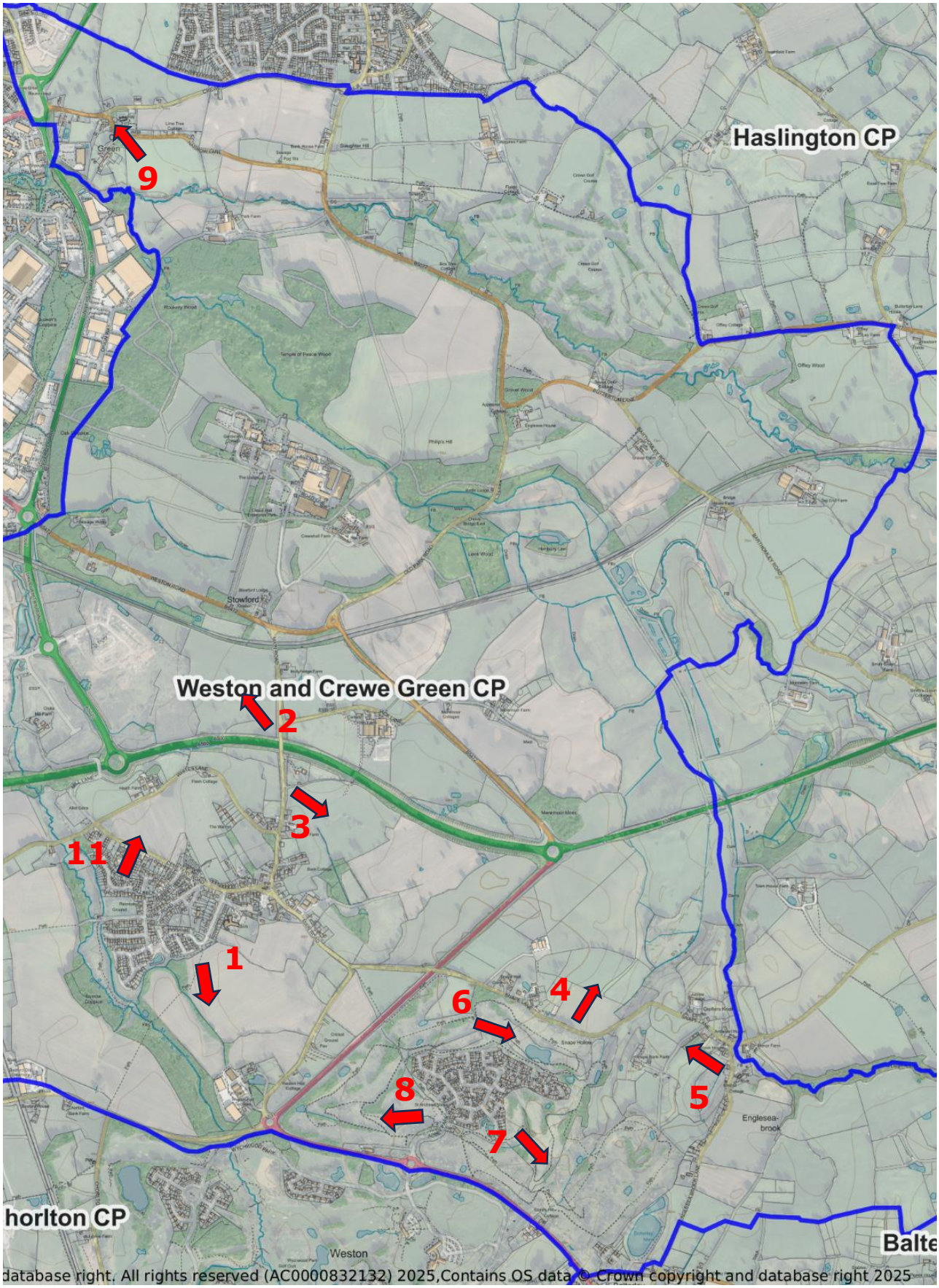
E1 - Landscape Quality, Countryside and Open Views

Other than in consideration of Strategic Allocations all new development will be expected to respect and enhance the significant local views and vistas and ensure that significant local skylines are maintained and where possible, enhanced and protected from development. Development proposals must not, individually or cumulatively, significantly harm locally important characteristic features.
See location map below. Photos of local views and vistas along with the characteristic features to be protected can be seen in Appendix 11.7.

Justification

The parish of Weston and Crewe Green is a rural area comprising of 7 settlements together with a number of scattered houses and farmsteads. The plan area is primarily rural and characterised by agricultural land, mature trees and hedgerows. The various settlements contain a number of important open views and local vistas (see map below and associated photos at Appendix 11.7) that are integral to the structure and fabric of the area and the settlements within it. The local communities consider these open views and vistas very important and has indicated that wherever possible they should be maintained and enhanced.

Examples:
View 3 shows land to the east of Main Road bordering Weston Village Conservation Area, to the rear of Red Lion Farm and a number of listed buildings and crossed by a public footpath. Given the proximity of the Weston Conservation Area, a number of listed buildings and an identified habitat area (see CWT Report 12.3) together with a well-used public footpath and the Carr Woodland Local Wildlife Site (LWS), it is important in the long term to protect this area and to preserve the setting and character of Weston. (See Photo 3 in Appendix 11.7)
(This area was included in the Countryside Stewardship Scheme 2016.)



Location map of local views and vistas

E2 Habitat Protection and Biodiversity

a) Locally designated wildlife sites

Planning applications will only be supported where they will not result in significant harm to designated wildlife habitats, or such harm cannot be mitigated or compensated for (See note 1);

b) Areas of High and Medium Habitat Distinctiveness

Development will not be considered acceptable in areas identified as being of High Habitat Distinctiveness. Development proposals adjacent to sites of High Distinctiveness should demonstrate that an appropriate 'buffer zone' is applied to protect these ecological assets (See note 2).

Areas identified as supporting medium distinctiveness habitat are considered to be biodiversity opportunity areas. A comprehensive ecological evaluation will be required if they are put forward for development and this will identify replacement within the Parish to achieve a net gain in biodiversity.

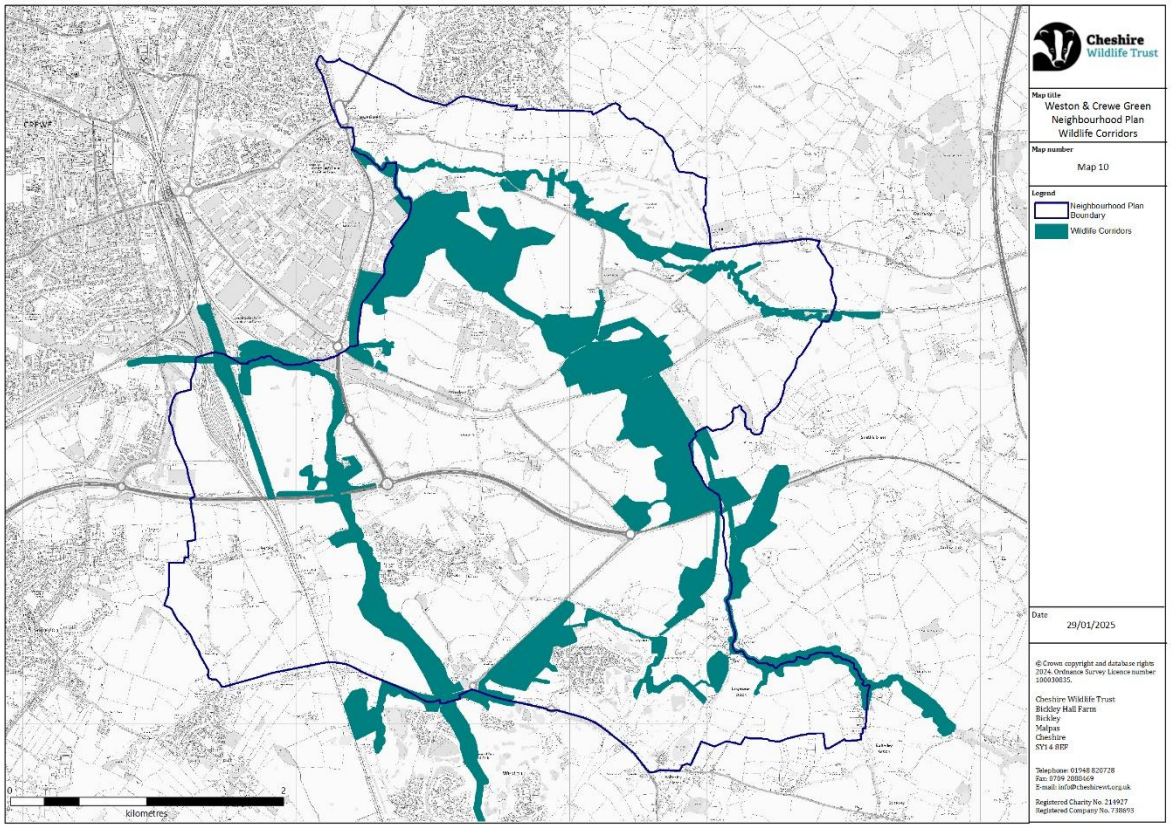
Development proposals should seek to retain and enhance existing habitats on site, wherever possible and create new habitats through landscaping and the provision of green space. Applicants should demonstrate how biodiversity net gain will be delivered and, where it is demonstrated that adequate on-site provision cannot be provided, to maximise the benefits of off-site habitat provision. As a last resort, off-site provision located outside of the neighbourhood area should be considered.

c) Wildlife Corridors

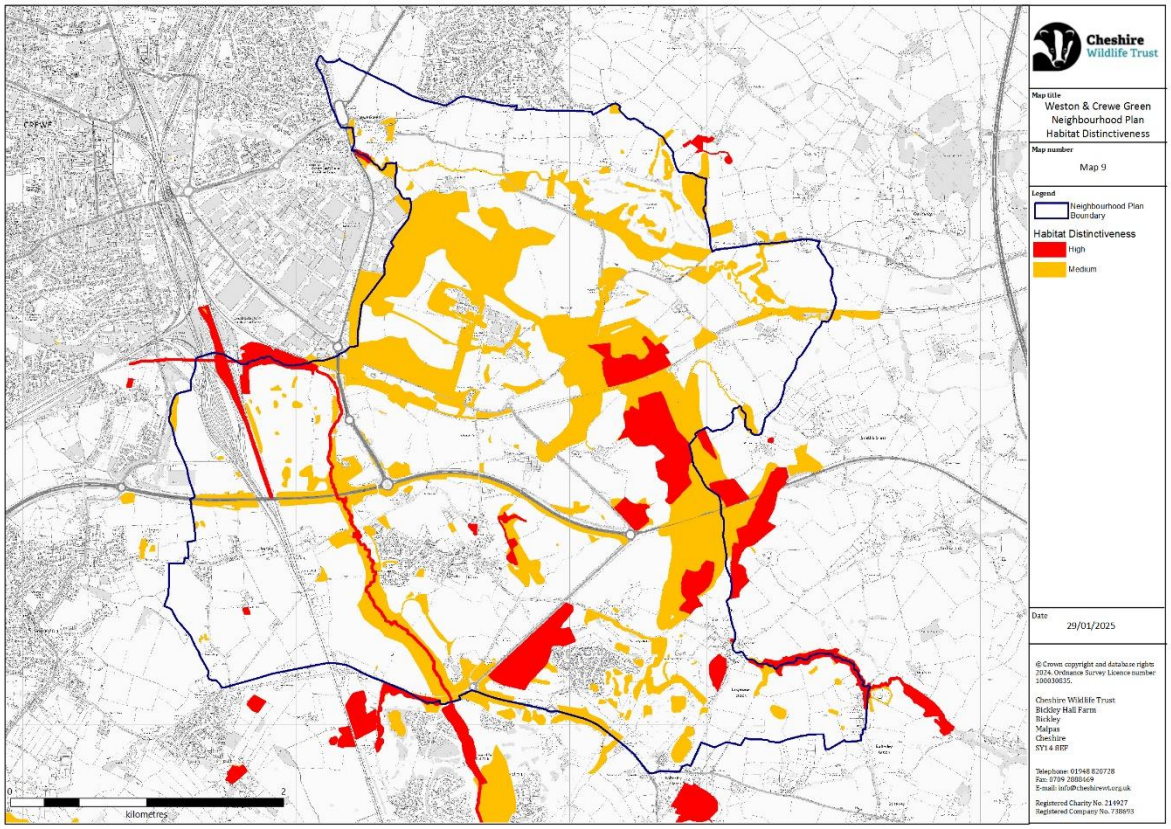
Development proposals which create barriers to the movement of wildlife along wildlife corridors within the plan area will be resisted (See note 3). Development proposals should enhance and / or preserve the connection between corridors and wildlife sites.

Notes:

(1) See Plans 3 & 4 along with extracts from CWT report at Appendix 12.3 and any non-designated sites where this is relevant.
(2) The CWT Report, February 2025, recommends a 15m buffer zone.
(3) The major wildlife corridors are identified on Plan 3.



Plan 3 Wildlife Corridor Map



Plan 4 Map of High & Medium Distinctiveness Habitats

Justification

Biodiversity Net Gain became law for developers in September 2021 and will be applicable on the ground in 2023, so it will become increasingly important during the lifetime of this plan.

Where Biodiversity Net Gain is levied within the neighbourhood area consideration should be given first to investing in local projects that benefit the area.

The natural environment is fundamental to our wellbeing, health and economy, providing a range of ecosystems such as water, food, materials, flood defences and carbon sequestration. Biodiversity underpins most, if not all, of these systems. The pressure on our natural resources is likely to continue and increase and we need to manage these resources in ways which deliver multiple benefits. Developments are opportunities to create new or improved habitats which result in biodiversity net gain.

Basford Brook

There is a danger that habitats are becoming increasingly fragmented and isolated as our plan area develops and expands, leading to a decline in ecosystem quality and extent. Ecological networks are widely recognised as effective ways to conserve wildlife in environments that are fragmented by human activity.

This policy seeks to promote and protect the creation of both habitats and corridors for movement, and biodiversity for both existing and future residents of the plan area.

Cheshire Wildlife Trust produced a report (see Report 12.3) to accompany the Neighbourhood Plan. This should be used as a primary reference resource when considering the ecological aspects of development in the plan area. This report

highlights areas of 'high' and 'medium' distinctiveness based upon a biodiversity assessment.
The areas of high distinctiveness are protected from development by this policy. Other areas deemed to have medium distinctiveness would require the most thorough ecological evaluation and proposals for effective mitigation and enhancement before they may be considered suitable for development.

Development adjacent to high and medium distinctiveness areas should include a natural buffer zone, recommended to be at least 15 metres to prevent light, noise and water pollution to which wildlife are particularly sensitive**.**

Work was commissioned by the Parish Council from CWT to look in more detail at the biodiversity in the plan area (See report 12.3).

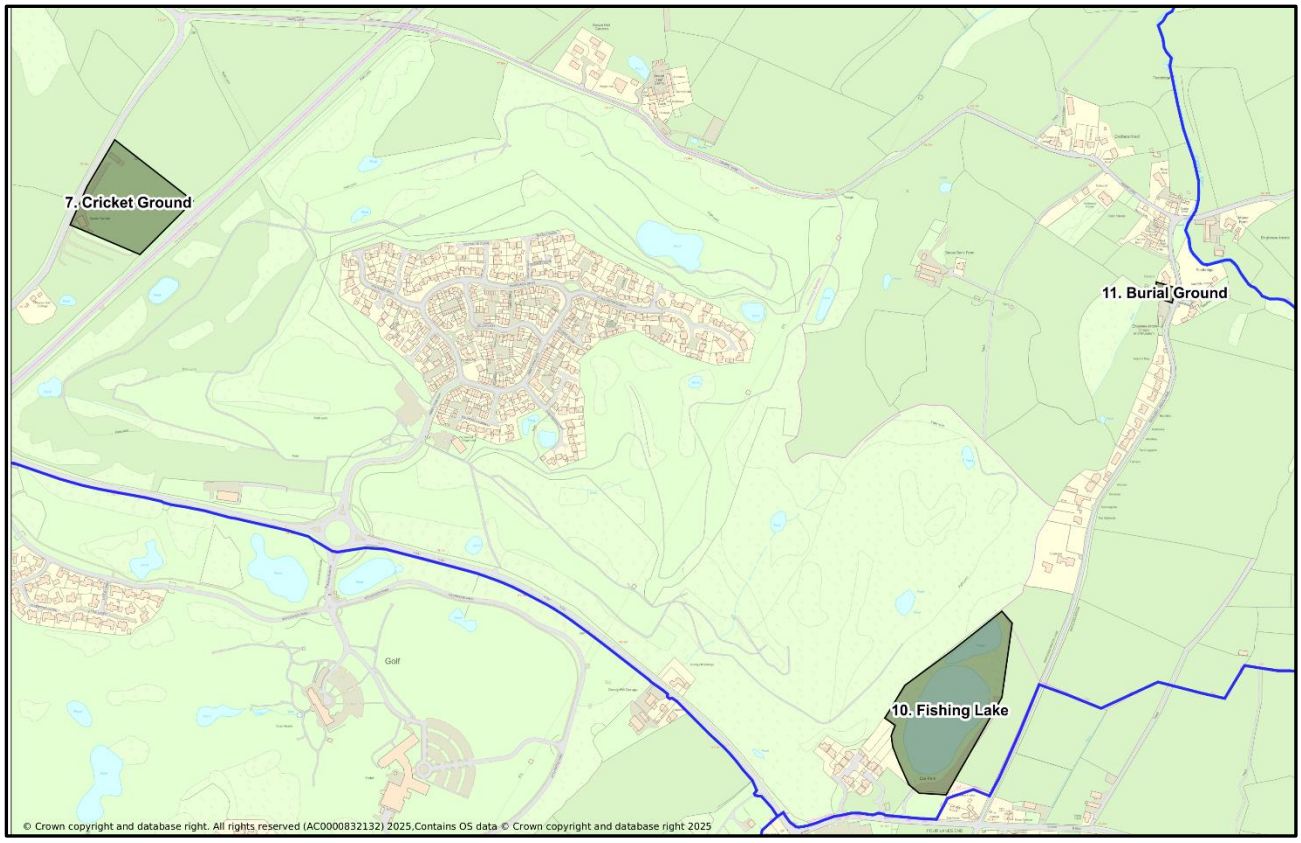
Cheshire East's Environmental Strategy 2020-2024 points out that new developments are required to achieve no 'net loss' of biodiversity and deliver a net gain for the Borough. (see Report 12.6). This policy also reflects the guidance from Cheshire East in the recently published Biodiversity Net Gain Supplementary Planning Document. (see report 12.1)

E3 Local Green Space

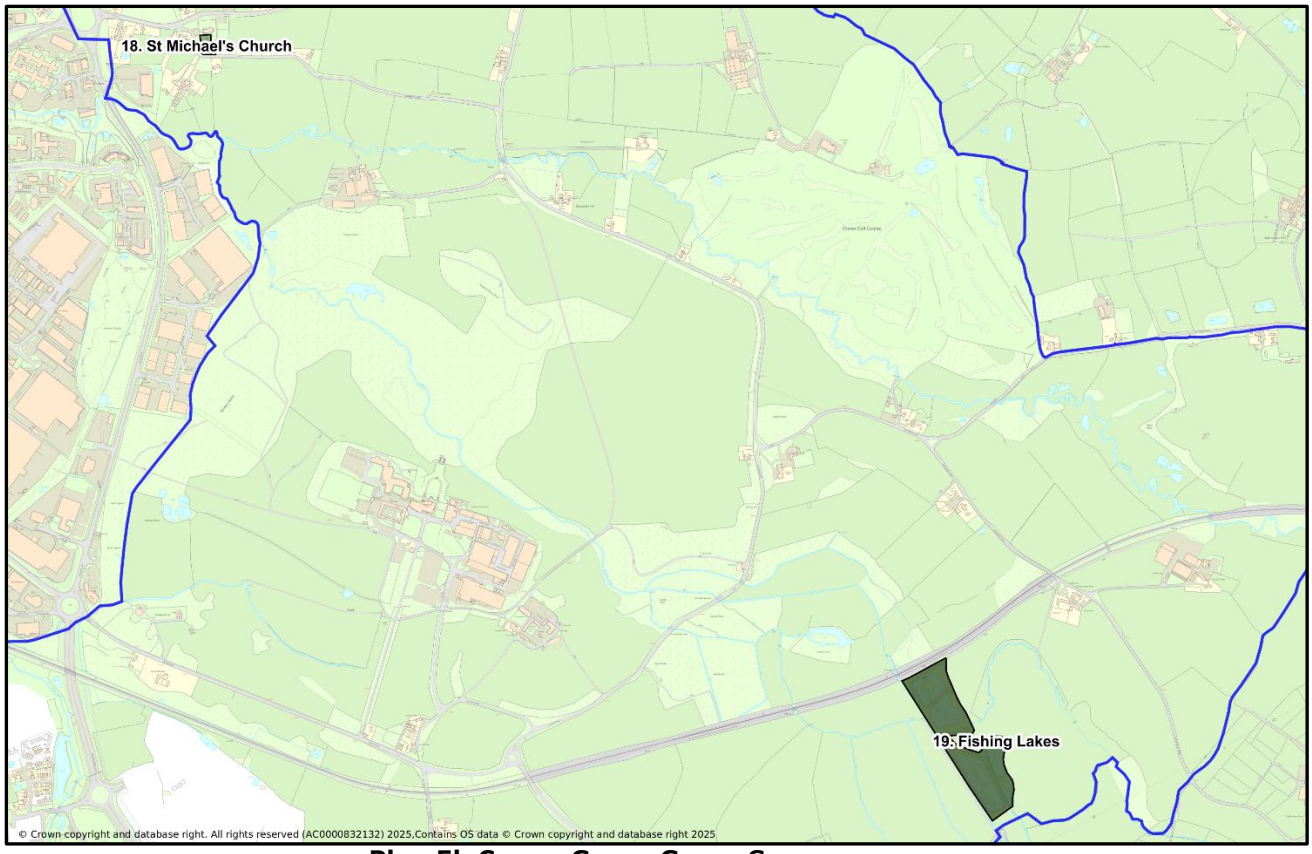
The Neighbourhood Plan designates sites within Weston and Crewe Green as Local Green Spaces (LGS). They have a specific function and add significantly to the amenities of the area. They are protected from new development unless very special circumstances can be demonstrated or where development supports the role and function of the Local Green Space.
The green spaces that meet the LGS criteria are identified in the list below. (numbers relate to the green space assessment at Appendix 11.1, Green space 21 did not meet the LGS criteria, 20 was rejected by the examiner for the Weston & Basford Modified Plan 2024.)

- 1. Allotments
- 2. All Saints Church
- 3. Weston Cemetery
- 4. Playing Field
- 5. Bowling Green
- 6. School Playing Field.
- 7. Cricket Ground
- 8. Children's Play Area (Mere Road)
- 9. Children's Play Area (Weston Woods)
- 10. Fishing Lakes
- 11. Englesea Brook Burial Ground
- 12. Large Public Open Space at Weston Woods
- 13. Small Public Open Space at Weston Woods
- 14. Public Open Space off Millbeck Close
- 15. Informal Wildlife Area (Off Main Road)
- 16. Green Space at Whites Lane Junction
- 17. Green Space at Whites Lane Junction
- 18. St. Michael's Church
- 19. Mere Moor Fishing Lakes

Plan 5 Weston Green Spaces



Plan 5a Wychwood, Englesea Brook and Gorsty Green Spaces



Plan 5b Crewe Green Green Spaces

Justification

Many open and green spaces within built environments have special value or purpose for the communities they serve. These include activities and functions which may be regularly held there or regular recreational use.
Paragraph 106 of the National Planning Policy Framework 2024 gives Neighbourhood Plans the ability to designate important areas of open and green space as Local Green Space. Once designated these areas are afforded strong protection against any future development.

All of the green spaces in the plan area have been assessed against the criteria set out in paragraph 107 of the 2024 NPPF. Detailed assessment of these sites, together with a plan identifying each site, is provided within the evidence base of the Neighbourhood Plan **(see Appendix 11.1)** This assessment demonstrates how the Local Green spaces listed above meet the criteria set out in the NPPF: i.e. where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- c) local in character and is not an extensive tract of land.

8.3 Housing

H1 Local Housing Need and Scale of Development

New development will be supported in principle provided that it meets the requirements outlined in the Weston and Crewe Green Housing Needs assessment (April 2025) and is in character with the existing settlements.

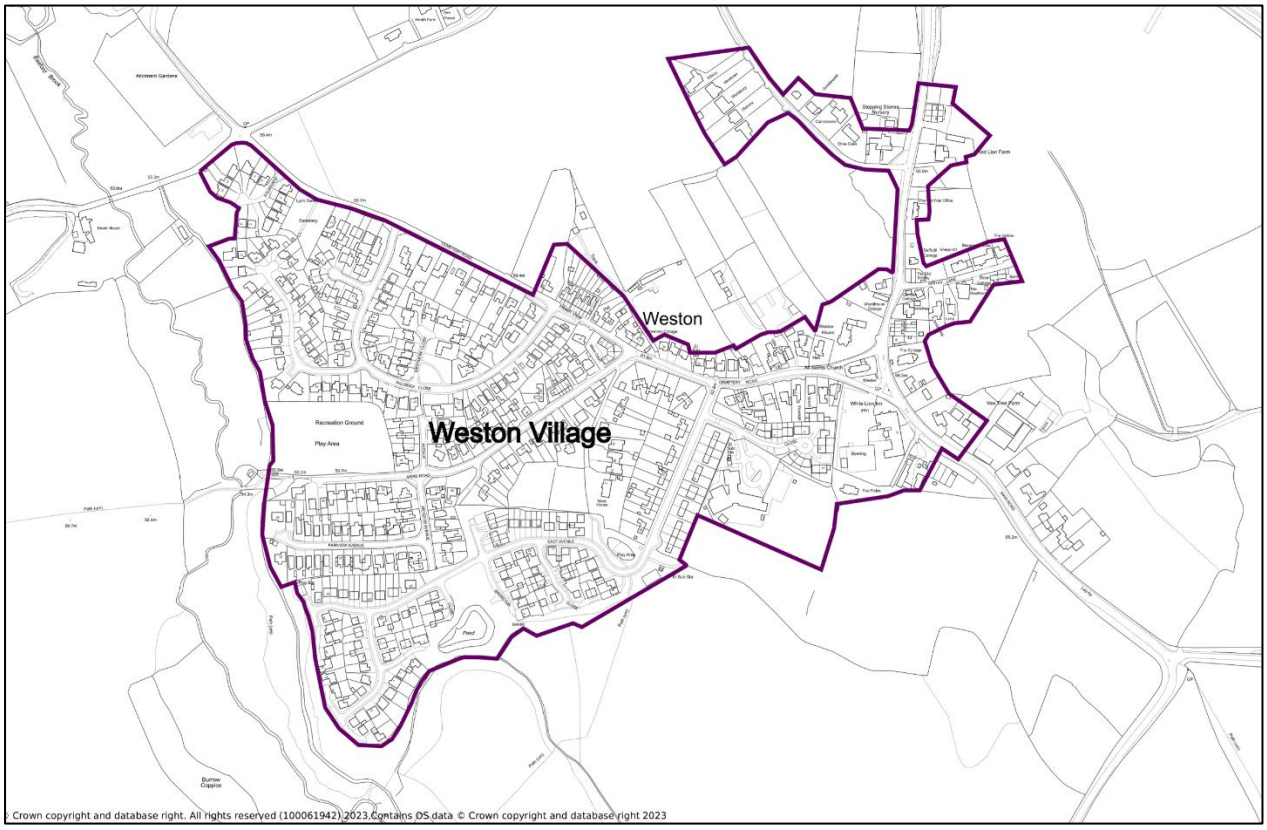
Two bedroomed houses should be the primary focus of any future housing provision in the plan area. In addition 1 bedroomed units catering for older/vulnerable groups, some with accessibility adaptions should also be provided to respond to the needs of the ageing population across the plan area.

Justification

The Weston and Crewe Green Housing Needs Assessment was published in April 2025 and undertaken by Cheshire Community Action. **(See reports at Appendix 12.2)**
The conclusions of the report can be summarised as follows;
2-bed homes are the highest priority supported by current demand and future supply
1-bed homes serve vulnerable groups with high access needs and future provision needs to be made to meet the demand going forward.
3 bed homes are well represented in planning, potentially even exceeding demand
4 bed homes are rarely needed locally which suggests that a small number is sufficient unless regional demand shifts.

H2 Settlement Boundary

The settlement boundary for Weston is identified on plan 6. Policy PG9 of the SADPD applies within this area.



Plan 6 Weston Settlement Boundary

Justification

To direct future housing, economic and community related development in the plan area to the existing settlement, within the established settlement boundary, to enhance its role as attractive sustainable community whilst protecting the surrounding countryside.

By doing so this will contain the spread of Weston Village maintaining an effective and coherent built-up rural edge and preserving the existing and proposed green gaps which provide effective separation of the settlements from each other and the strategic allocations in the plan area.

H3 Wychwood Village

Wychwood Village is an Infill Village (Policy PG 10 SADPD) within the Open Countryside and, because of its unique setting, it should be contained in its original design concept surrounded by a Country Park.
Any development proposals within the defined Infill Village boundary shown on the Adopted Policies Map referred to in Policy PG10 of the SADPD should take account of the character and appearance of the settlement and its landscaped setting.

Justification

To retain the character of these settlements.

The settlements of Wychwood Village and Wychwood Park were planned and designed as standalone new residential settlements in the open countryside surrounded by amenity and leisure open space. (Wychwood Park is now outside the plan area).

Wychwood Village was added as an infill village in Policy PG10 of the SADPD, (See amended Policy PG9 in the Schedule of Main Modifications to the SADPD)

H4 Car Parking on Existing and New Developments

Any car parking should follow the guidance set out in Section 3.2 of the Weston & Crewe Green Design Guidance and Codes and be designed so that it fits in with the character of the proposed development, and have regard to the following criteria:

- Garages should be designed to reflect the architectural style of the house they serve
- Garages should be set back from the street frontage
- Parking located in between houses (rather than in front) so that it does not dominate the street scene
- Garages should be built in direct association with the houses whose inhabitants may be expected to use them and should be spacious enough to accommodate modern cars and bicycles. (See the Weston and Crewe Green Design Guide 2024 and the Report on Car Park Design by the Institute of Structural Engineers June 2023).

Justification

All new developments will be expected, where possible, to provide off-street car parking in accordance with the minimum standards set out in Appendix C of the CELPS 2017. Garages provided as part of any new development shall be able to accommodate a standard family car and be a minimum of 5m x 9m to allow for access and egress by the driver when the car is in the garage and storage of cycles. (See AECOM Design Guide Dec 2024 – Section 3.2 Parking Solutions and Institute of Structural Engineers report June 2023.)

Within the plan area there are high levels of car ownership as a result of poor public transport provision and car parking is a problem. Frequently the car parking requirements of individual households exceed the minimum standards set by Cheshire East and, the size of family cars has increased, particularly the length and width of many increasingly popular SUV type vehicles.

8.4 Transport

T1 Traffic Management

Proposals for traffic calming will be supported, where appropriate. Where existing or proposed development adds to congestion, or introduces heavier traffic onto rural roads and lanes in the plan area, proposals should be brought forward to mitigate any traffic impact and/or contribute funding towards local transport schemes.

Safety measures will be sought to reduce traffic and improve highway safety together with Cheshire East Council, including measures identified in the Parish Council Action 1 (Traffic and Highways).

Justification

The plan area comprises seven existing and two proposed new settlements with many narrow country lanes linking between them, some only single car width, as well as major routes such as the A500 and A531. The Crewe to Stoke railway line runs east/west through the plan area and the nearest mainline station is Crewe.
The new strategic developments will create additional vehicle movements across the plan area, and it will be important going forward to divert this new traffic away from the established rural communities to avoid problems of rat running and congestion in these areas.

There is a need to promote better integration between different modes of transport in the plan area, including links to the local railway stations at Crewe and Nantwich and/or improved bus routes, services and passenger facilities around key transport hubs and linkages to the larger service villages and towns, subject to meeting the criteria of other policies within the Neighbourhood Plan.

Tractors & Narrow Country Lanes

T2 New Accesses

In order to protect the appearance and character of the area and the individual settlements, where a new access is created or an existing access is widened, the new boundary treatment shall be consistent with those already in existence in terms of scale, materials (hedges, walls or fences) and subject to any safety requirements specified by the Highway authority.

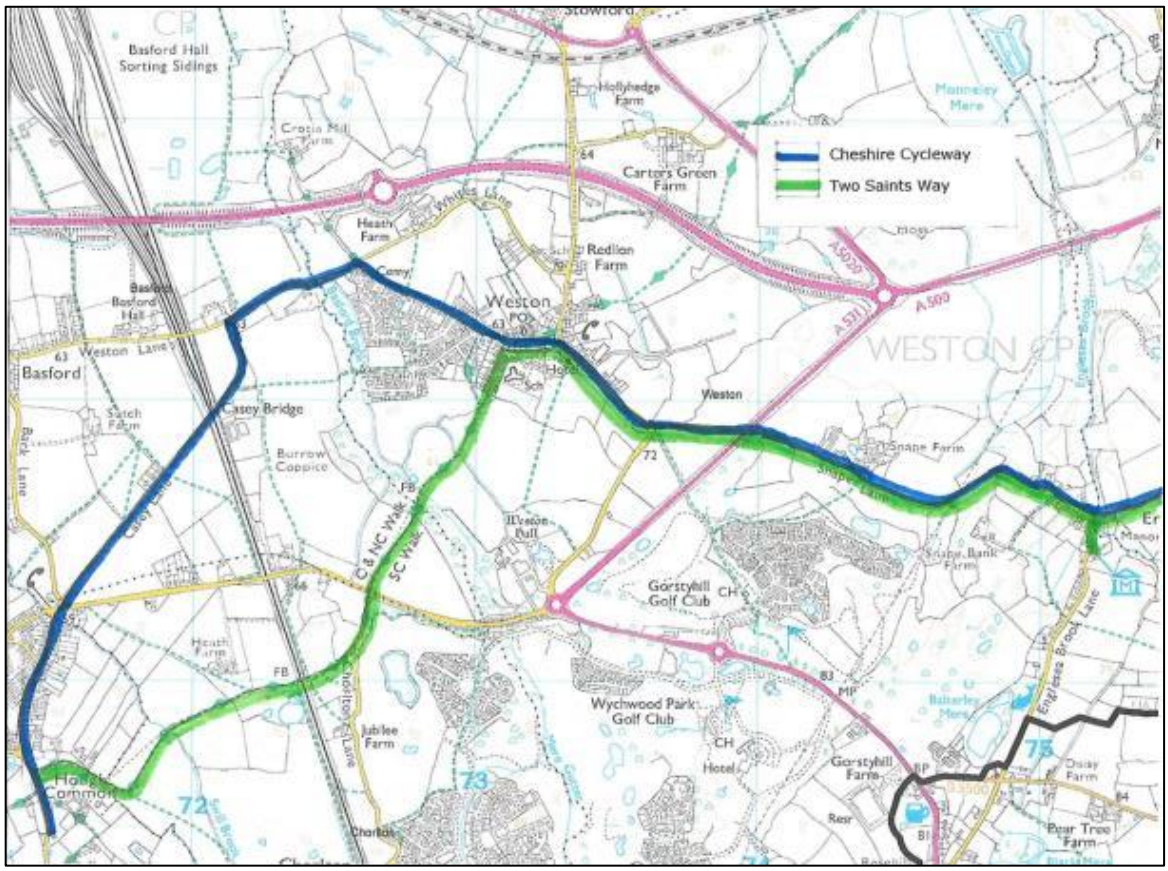
Justification

Insensitive new or enlarged access points to existing or new developments can have a visual impact upon the character of a particular area.

T3 Footpaths

Access to the countryside will be promoted through the protection and maintenance of the existing Public Rights of Way (PROW) network across the plan area and in particular the nationally important Two Saints Way, linking Chester and Litchfield Cathedrals, which crosses the Parish.

Justification
Weston and Crewe Green is a rural parish with many narrow country lanes linking the seven settlements. There is also a well-used network of public footpaths across the plan area.



Plan 8 Cheshire Cycleway and the Two Saints Way

To Chester **To Lichfield**

Two Saints Way Markers

As previously pointed out the plan area acts as a rural 'recreational lung' for the area. One of the actions arising out of the plan for the Parish Council is to extend the footpath network to increase access into the countryside and to create circular routes around the Parish.

Cycleways On Country Lanes

8.5 Local Economy

LE1 Supporting Homeworking

Proposals for the provision of accommodation for home working will be supported provided that;

- they do not compromise internal space standards, residential amenity, or highway safety.
- Any new residential development incorporates suitable provision for new communication technologies including infrastructure and connections to high-speed broadband wherever possible.

- The use of the premises for home working will not detract from the residential character of the area resulting from noise, increased vehicle movements and parking or deliveries to the business;
- Any signage associated with the business will not detract from the residential character of the area or the individual dwelling concerned.

Justification

There is evidence that the proportion of homeworkers is growing both nationally and regionally and, following the recent Covid pandemic there has been a significant change in working patterns across the local area with more people choosing to work from home. Regard needs to be had to the impact of such a major social shift on local amenity, neighbouring properties, and the highway network across the plan area which in the main is narrow rural lanes.

It is likely that this change in working patterns will continue in the future and that increased investment will be required in telecommunication infrastructure across the plan area to accommodate this change. Currently there are pockets within the plan area that have poor internet connection and mobile phone signal. The Parish Council encourage and support improved provision across the whole of the plan area.

Currently there are several hundred small businesses across the plan area.

LE2 Supporting small scale business development

The conversion of existing buildings for new small-scale employment and service-related business facilities and/or the extension of existing local businesses will be supported provided:

- Safe access can be provided to and from the public highway for all vehicles including the provision of servicing and turning areas;
- Conversion does not lead to significant additional traffic having a significant adverse impact on the local highway network;
- There is suitable provision on the site for the provision of parking and cycle parking for employees and visitors, appropriate provision of spaces for charging plug-in and other ultra-low emission vehicles;
- Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air pollution or other disturbance; and
- The proposed conversion respects local character and distinctiveness.

Justification

To ensure the continued success of the plan area it is important to provide new employment opportunities within it. New employment will attract additional people into the area and provide job opportunities for existing and new residents. Businesses will take an active role in improving and expanding local skill levels and reducing local unemployment.

In the wider rural area, many businesses are agricultural or related to agriculture however there has also been a diversification into retail, leisure and lifestyle related activities with a number of local residents running businesses from their homes, especially where they are available to telework.

8.6 Community Facilities

C1 Community Facilities

Provision of new recreational, community and educational facilities will be supported, provided the proposal satisfies other policies in the Development Plan.

The loss of any of the community facilities listed in Appendix 11.3 through change of use, redevelopment or development will not be supported unless it can be demonstrated that the facility is unlikely to be needed in the foreseeable future, in order to maintain the community's ability to meet its day-to-day needs.

Justification

The Parish of Weston and Crewe Green has a range of buildings that serve the community as a whole. However, these are all well used and do not necessarily offer sufficient capacity to meet the needs of a growing and changing community. Some are over utilised whilst others need repair and modernisation.

To support the changing and growing communities across the plan area going forward it is essential that Weston and Crewe Green retain the local community buildings and activities to meet the needs of present and future residents. Public consultation has shown that there is an urgent need for local convenience shopping facilities within easy walking distance. (See Parish Council Action 2). (See appendix 11.3 for a list of community facilities in the plan area.)

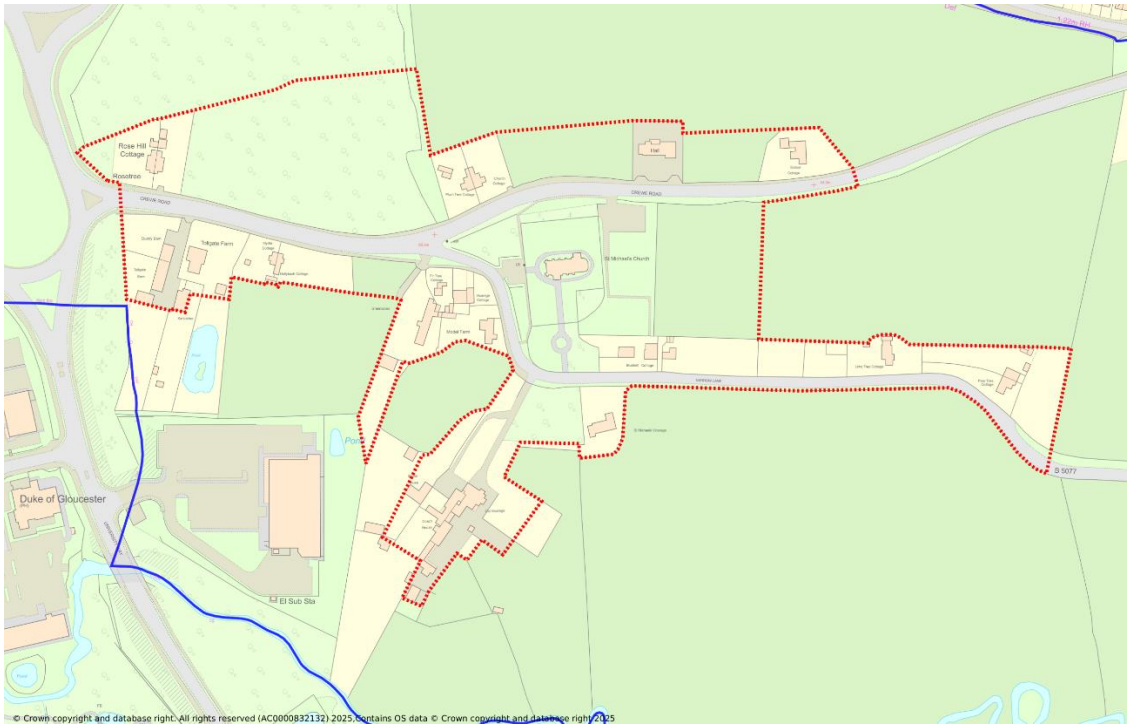
8.7 Heritage

HE1 Conservation Areas

Within the Conservation Areas proposals for new development should give due consideration to the locally derived design principles and Design Codes for Heritage Assets contained in the Weston and Crewe Green Design Guidance and Codes where these are relevant.
Proposals will be supported where these would result in enhancement of the Conservation Area or its setting, or preserve those elements that make a positive contribution.

Plan 9 Weston Village Conservation Area

Plan 10 Englesea Brook Conservation Area



Plan 11 Crewe Green Conservation Area

Justification

The plan area contains 3 conservation areas, which are shown on Plan 9, 10 & 11. It is likely that a number of developments in the plan area will take place inside, adjacent to or have some impact on a conservation area. The community highly values these areas and has called for measures to protect and enhance them more effectively.

The Parish Council have commissioned some work to review the boundaries of the conservation areas in the plan area and, in consultation with Cheshire East, propose to consult on revisions to the existing boundaries of these areas

This policy seeks to achieve this through setting out general design principles with which all new development should comply, including house holder extensions. This policy is based on the criteria for development within each conservation area appraisal. For further detailed information see volume 1 of the Cheshire East Design Guide. (Report 12.4) This policy should also be read in conjunction with the Design Guidance and Codes Report (Dec 2024) (Report 12.7) prepared by AECOM.

HE2 Re-use of Non-Designated Heritage Assets

Proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported where they contribute to their long-term use, are compatible with the fabric and setting of the Asset and safeguard its significance for the public benefit.

Due consideration should be given to the Design Codes contained in the Weston and Crewe Green Design Guidance and Codes (Report 12.7) relevant to Heritage Assets.

Justification

It is important that Non-Designated Heritage Assets do not fall into disuse or disrepair and become neglected, as their value to the community can diminish. The Plan Area contains a number of non-listed historic buildings and it is important that they do not fall into disrepair and become neglected.

The re-use of Non-Designated Heritage Assets can also act as a catalyst for the regeneration of an area, inspiring new development opportunities, improving the 'sense of place' and minimising waste through its re-use.

The NPPF sets out positive strategies to conserve the historic environment including those heritage assets considered to be most at risk due to neglect, decay, or other threats. This policy supports the re-use of those buildings most at risk.

The SADPD Dec. 2022 sets out policy HER 7 for non-designated heritage assets and the council's Local List of Historic Buildings supplementary planning document (2010) contains a list of non-designated heritage assets in Cheshire

East. Cheshire East are currently consulting (June 2025) on a Local List Supplementary Planning Document.

Proposals should also conform to the guidance set out within the Conservation Area Character Assessment, the Cheshire East Design Guide and Policy SE7 of the Local Plan.

See also Appendix 11.2 for a list of local designated heritage assets.

HE3 Heritage Assets

Applications for signage and information related to heritage assets will be supported subject to safeguarding visual amenity and highway safety.

Justification
Proposals necessary to enhance the visitor use of existing heritage assets within the plan area must safeguard its historic ambience. For instance Englesea Brook Chapel and Museum attracts approximately 3000 visitors each year from across the country and is of national significance to the history of the Methodist Movement.

New signage, interpretation and information will improve the visitors ability to navigate the area. This can generate economic activity and support jobs.

8.8 Design

D1 Design

Development proposals should give consideration to the Weston and Crewe Green Design Guidance and Codes relevant to the proposal.

Justification
AECOM was commissioned to provide design support to the Weston and Crewe Green Neighbourhood Plan Area. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence future development.

The report defined areas within the Plan area characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm and streetscape, built form and architectural details.

All proposed developments need to consider the character areas in order to ensure any negative impact is avoided.

The Design Codes will help to understand what type of development is appropriate in Weston and Crewe Green.

9. Parish Council Actions

In addition to the planning policies set out in this plan the following actions have been identified for the Parish Council to pursue, working with other groups and agencies as appropriate. These actions will complement the policies in the plan and help make Weston and Crewe Green a more sustainable parish.

Parish Council Action 1 (Traffic and Highways)

Increasing traffic volumes, HGV's and speed put residents' well-being, health, and safety at risk. The Parish council will seek to reduce traffic and improve safety measures in the parish in agreement with Cheshire East Highways, landowners, and developers by improving highway safety through some or all of the following measures.

- A 20mph limit in the centre of Weston and Wychwood Village (See Cheshire East Draft Local Transport Delivery Plan - Report 12.5) and 40mph limits outside the existing 30mph limits.
- Traffic gateways at the entrances to Weston and Englesea Brook and where appropriate in other settlements in the plan area to reinforce the perception of the need to reduce speed.
- The potential in certain locations across the plan area for the introduction of speed cameras.
- Work with the Highway Authority to ensure that all heavy and through traffic is directed to the strategic highway network away from the villages and smaller settlements in the plan area.
- Support the retention and, if possible, the enhancement of public transport services across the plan area by exploring with CE the extension of the GoToo bus service which the Council already operate elsewhere in Cheshire East.
- Support the retention and ensure the maintenance, enhancement and extension of public footpaths, bridleways and cycleways to encourage walking and cycling not only for the health and well-being of the community but also to improve sustainability and reduce carbon consumption across the plan area. e.g. A well signed and attractive footpath link between Weston village and Wychwood Village along with the maintenance and signage associated with the section of the Two Saints Way which passes through the Plan Area.
- Co-operate with the appropriate Authorities to reduce air pollution across the plan area.
- Enforcement of existing weight limits and introduction of new weight limits where appropriate within the plan area especially Main Road Weston.
- Examine the possibility of extending the 30mph speed limit travelling east along Main road, Weston.
- Examine the possibility of traffic management along Whites Lane/Weston Lane.

Parish Council Action 2 (Community Facilities)

Residents in the parish benefit from and enjoy the use of a variety of services and facilities (Policy C1 & Appendix 11.3). Without these facilities the parish would be a much-diminished community. These 'Assets of Community Value" are especially important to local people who use them on a regular basis and wish to retain them within their community. The Parish Council together with Cheshire East will seek to retain and where possible enhance the local facilities in the plan area.

Parish Council Action 3 (Housing)

The Parish Council together with Cheshire East and a range of housing providers will seek to deliver, where appropriate, a range of new housing across the plan area which meets the needs of people already living in the plan area to be available in perpetuity for both young and old wishing to remain in the plan area.

Parish Council Action 4 (Conservation Areas)

The Parish Council will continue the review of the Conservation Area boundaries in the plan area in conjunction with Cheshire East.

10. Glossary

Amenity– A positive element or elements that contribute to the overall character or enjoyment of an area.

Ancient woodland – An area that has been wooded continuously since at least 1600AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest – There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of some past human activity worthy of expert investigation at some point.

Biodiversity – A measure of the number and range of species and their relevant abundance in a community.

Biodiversity Net Gain - is the name given to a process of biodiversity offsetting whereby any habitat loss caused by a new development is mitigated to ensure an overall increase in biodiversity post-development. As part of initial development plans, developers are increasingly required to demonstrate that biodiversity loss is mitigated. To establish the best way to protect the habitats on-site, a metric is used. To achieve biodiversity net gain, a development must show evidence that a development will increase the biodiversity value of a site by at least 10%. This statistic is presented in the value of a biodiversity net gain metric called 'biodiversity units.

If habitats and ecological value cannot be added to the site itself, then mitigation plans must be put into place to ensure habitats. This can be achieved either by enhancing the on-site biodiversity or creating new habitats elsewhere.

BREEAM - BREEAM sets the standard for best practice in sustainable building design, construction and operation. It is a globally recognised standard and allows the assessment and benchmarking of new and existing property assets across a multitude of building types. A BREEAM assessment uses recognised measures of performance to evaluate a buildings specification, design construction and use across:

- Energy and water use
- Internal environment (health & wellbeing)
- Management processes
- Pollution
- Transport
- Materials
- Waste
- Ecology

Cheshire East Council– The local authority for the plan area.

Community– At its largest it means all of the communities in the Plan area.

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, healthcare facilities and renewable energy installations.

Community Infrastructure Levy (CIL) - Allowing local authorities to raise funds from owners and developers of land undertaking new building projects in their area.

Consultation Statement (Statement of Consultation) – A statement accompanying the Neighbourhood Plan. The statement must set out what consultation was undertaken and how this provided the basis of the NP.

Core Strategy – A Development Plan Document prepared by Cheshire East setting out the long-term spatial vision for the wider area and containing both strategic and generic policies which will apply to all development proposals in the local authority area.

Countryside – The area outside the settlement boundaries.

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.

Enabling development - is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future.

Evidence Base – A researched, documented, analysed and verified basis for preparing the 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.

Evidence Base Summary – A document produced as part of the process of developing the Neighbourhood Plan. It supports the plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new development should be located in the NPA.

Examination – An independent review of the NP carried out in public by an Independent Examiner.

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

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

Heritage Asset – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority. (local listing)

Hybrid Planning Application - one that seeks outline planning permission for one part and full planning permission for another part of the same site.

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 Village - Infill villages have a defined village infill boundary, as shown on the Cheshire East adopted policies map, but are within the open countryside and do not have a settlement boundary.
Limited infilling will be supported within the village infill boundaries. Limited infilling is defined as the development of a relatively small gap between existing buildings. Limited infilling will only be permitted where it:

i. is in keeping with the scale, character and appearance of its surroundings and the local area;
ii. does not give rise to unacceptable impacts; and
iii. does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.

Outside of the village infill boundaries shown on the adopted policies map, development proposals will not be considered to be 'limited infilling in villages' when applying LPS policies PG 3 and PG 6.

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

Local – Within our neighbourhood plan area.

Local Green Gaps – Areas that support the distinctiveness of settlements and that are identified in neighbourhood plans. LPS policy PG6 'Open Countryside' will apply and development will not be permitted where erosion of the physical gap between settlements is identified, where the visual character of the landscape is adversely affected and/or where development may lead to the coalescence between or within existing settlements.

Local Green Space – areas of local green space within the settlements in the neighbourhood plan area that are valued and used by the local community for a variety of purposes.

Local Housing Needs – Housing that generally meets the needs of existing residents of the NPA or with a local connection or in the case of essential agricultural dwellings, employed or last employed in agriculture. Evidence of need should be based on the latest Parish Housing Needs survey or, if out of date, the most appropriate objectively assessed review of housing needs in the future.

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.

Mitigation Statement – The best effort to minimise significant harm that it is deemed cannot be wholly or partially avoided.

National Planning Policy Framework (NPPF) – Published by the Government in July 2018, and amended in February 2019, sets out the Government's planning policies for England and how these are expected to be applied.

Nature Improvement Area - Nature Improvement Areas (NIA) were established to create joined up and resilient ecological networks at a landscape scale. They are run by partnerships of local authorities, local communities and landowners, the private sector and conservation organisations with funding provided by the Department for the Environment, Food and Rural Affairs (Defra) and Natural England

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

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.

Plan Period – The period for which the Neighbourhood Plan will set policy for the NPA. This will be from the adoption of the plan from 2015 until 2030 by agreement between Combined Parishes and Cheshire East.

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 NP, the referendum will decide whether or not to adopt the plan.

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

Rural Area - The part of the NPA area outside identified settlements.

Rural Exception Sites - 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.

SADPD – Sites Allocation and Development Policies Document adopted by Cheshire East Council in December 2022.

Sensitive Development – Blends with and is complimentary to existing properties in all aspects of footprint, shape and height, incorporating some of the local features with regards to materials, window design, roof pitch etc.

Settlements in the Neighbourhood Plan Area – there are 7 individual settlements in the plan area and these are described in Section 4 of the Neighbourhood Plan.

Settlement Boundary - A settlement boundary defines the limits of development and makes clear where development will and will not be allowed, regardless of other constraints. The purpose of settlement boundaries are: -

- To direct future housing, economic and community related development in the Neighbourhood Plan Area to the existing settlement of Weston and to enhance its role as a resilient and sustainable community and to protect the surrounding open spaces and countryside.
- To contain the spread of the settlement, by reinforcing the core area and maintaining an effective and coherent built-up rural edge.
- To ensure that proposals for new housing development outside the settlement boundaries will only be granted in accordance with Policy H1 or in exceptional circumstances, such as any new dwelling required for the essential need of an agricultural worker to live permanently on or near their place of work in the countryside; and
- To preserve the existing and proposed green gaps which provide separation from other adjoining settlements and strategic allocations.

Setting of a heritage asset – The surroundings in which a heritage asset is experienced, its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

SSSI – Site of Special Scientific Interest**.**

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

Steering Group – A group of local people representing the Parish Council, community groups and businesses that collated and guided the work on the NP.

Strategic Environmental Assessment – Assessments made compulsory by the European Directive (the SEA Directive). To be implemented in planning

through Sustainability Appraisals of Development Plan Documents and NPs where required.

Strategic Green Gap - A current local designation in the Local Plan that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer-term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.

Sustainable transport modes – Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Sustainable Urban Drainage Systems (SUDS) - A drainage system that controls the rate and quantity of run-off of surface water from developments.

Wildlife Corridor – Areas of habitat connecting wildlife populations

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11. Appendices

11.1 Local Green Spaces Assessment
11.2 Heritage Assets
11.3 Community Facilities
11.4 History of Weston & Basford
11.5 History of Crewe Green
11.6 Not Used
11.7 Photos of Local Views and Vistas.
11.8 Extracts from CWT Reports

Appendix 11.1 - Local Green Spaces Assessment

Local Green Spaces

Spaces designated as 'Local Green Space' are protected from new development unless very special circumstances can be demonstrated or where development supports the role and function of the Local Green Space.

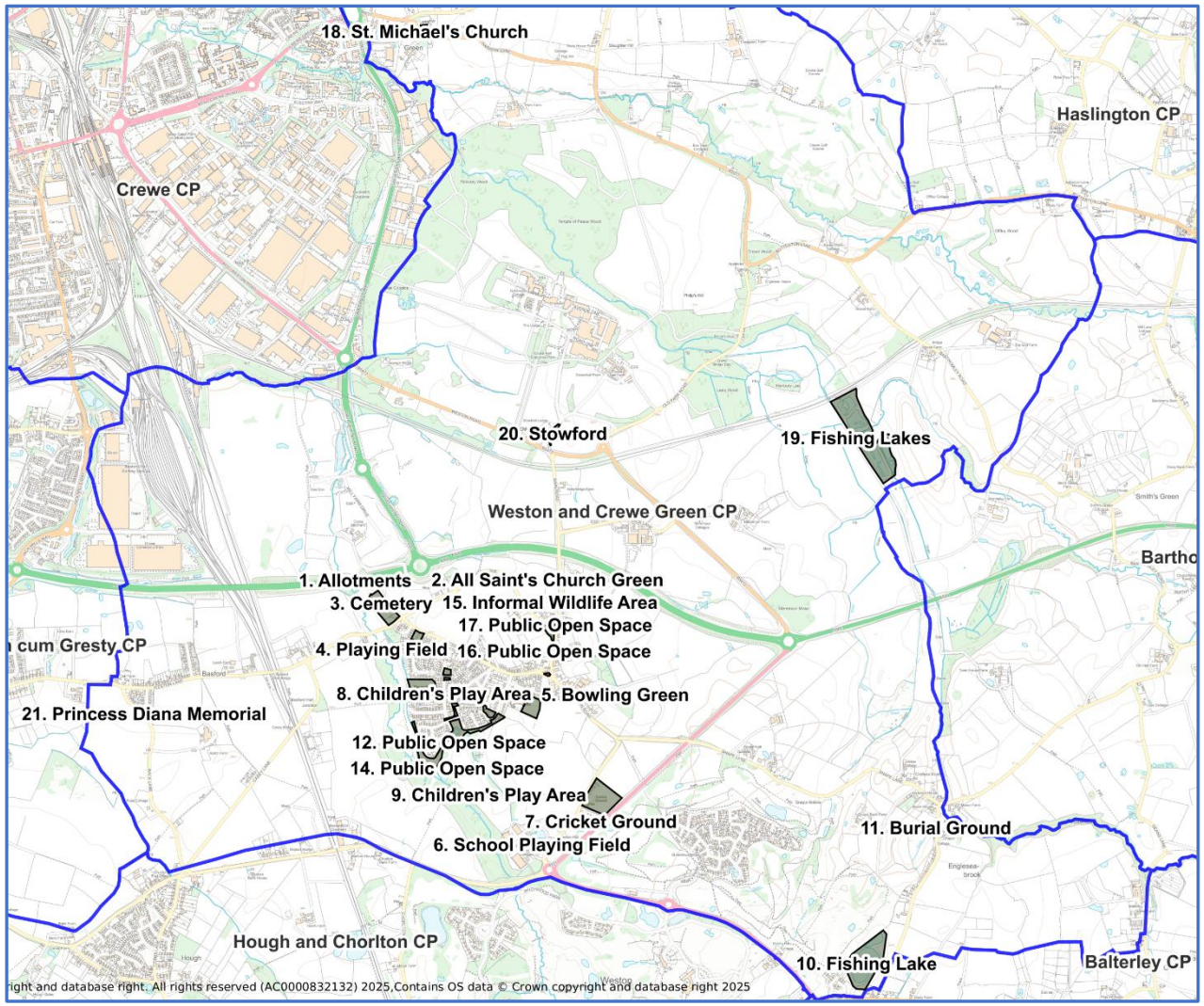
The NPPF states that local communities, through Local and Neighbourhood Plans, are allowed to identify and protect green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development, other than in very special circumstances.

Local Green Space designations should only be used:

1. Where the green space is in reasonably close proximity to the community it serves.
2. Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
3. Where the area concerned is local in character and is not an extensive tract of land.

Green spaces within the plan area are an important part of Weston & Crewe Green's character and greatly enhance the experience of living within the community.

The map below shows all the green spaces that were assessed and the table provides information about whether the local green spaces meet the criteria for designated Local Green Space in the NPPF. Plans 5a,b&c shown in policy E4 show the local green spaces identified in the plan area that meet the LGS criteria.



Green Spaces assessed in the Neighbourhood Plan Area

Table of Local Green Spaces

No. on Plan	Green Space	Area (ha)	Proximity to the Community	Demonstration of Special Value	Local Character/Extensive Tract of Land	Meets LGS Criteria
1	Weston Allotments	1.1	Situated in Mill Lane close to Weston Village	Well-tended allotments managed by the Weston Allotments Group and well used by local residents	Allotments serving the whole parish	Yes
2	All Saints Church	0.023	Open space around the church.	Contains seating and a notice board and mature oak trees. Often used as a resting point by residents, cyclists and pilgrims travelling the Two Saints Way.	An integral part of the village setting in the centre of the conservation area.	Yes
3	Weston Cemetery	0.23	Situated on Cemetery Road	A tranquil location serving the local community	Within Weston Village settlement boundary	Yes
4	Playing Field	1.05	Located between the houses in Mere Road and Millbeck Close	A much-loved playing field managed by a group of trustees comprising of local volunteers and a representative from the Parish Council. Facilities include a 5-a-side pitch, large pitch and an off road cycle track which is well used by people from the surrounding areas. Seats and picnic tables.	Centrally sited within the Weston Village settlement boundary	Yes
5	Bowling Green	0.09	Located in the Centre of Weston Village	Well used with a good local clientele and highly regarded in Cheshire East.	The green is adjacent to the White Lion Pub and Restaurant in the heart of the village	Yes
6	School Playing Field.	0.6	Located in the Weston school grounds	An integral part of the primary school facility.	In the heart of the village abutting the primary school	Yes
7	Cricket Ground	1.8	Located between Weston Village and the Wychwood estates.	Important local facility which serves the whole of South Cheshire	Games are regularly played at the ground and it also supports a weekly car boot sale.	Yes

8	Children's Play Area Mere Road	0.02	Located within the playing field in Weston Village	A variety of play equipment designed for toddlers serving the whole of Weston Village	An integral part of the Playing field in Weston Village	Yes
9	Children's Play Area Weston Woods	0.18	Located centrally in East Avenue	A variety of play equipment designed for young children serving the whole of Weston Village	At the entrance of the new development of Weston Woods and within the Weston Village settlement boundary	Yes
10	Fishing Lakes	3.05	Located at Gorsty off the B5500 Audley Road	A significant local facility attracting around 100 visitors a week	A tranquil location and a haven for wildlife.	Yes
11	Englesea Brook Burial Ground	0.07	Located in the heart of the Englesea Brook Conservation Area	Historically important as the Burial Place of Hugh Bourne one of the founders of Primitive Methodism. A haven of peace and tranquillity.	An integral part of the Englesea Brook chapel and Museum complex which has national status and attracts approximately 3000 visitors a year.	Yes
12 13	Public Open Space at Weston Woods.	1.7 0.1	Surrounding and within the heart of the new housing development.	An open space of woodland and grassland containing a water feature and footpaths	An integral part of the setting of Weston Woods development designed to be a place for enhancing the quality of life of people living nearby, providing visual amenities and improving the setting	Yes
14	Public Open Space off Millbeck Close	0.13	Adjacent to Westmere Close and straddling Millbeck Close	A prominent green with trees and annual wildflower planting by local residents	In the heart of the housing development of Millbeck Close and Westmere Close	Yes
15	Informal Wildlife Area	0.22	Located at the junction of Whites Lane and Main Road	A heavily wooded informal wildlife area in an attractive setting at the entrance to Weston Village.	An integral part of the village setting in the conservation area.	Yes
16 17	Whites Lane	0.02 0.02	Located at the junction of Whites Lane and Main Road	2 green spaces either side of the entrance to Whites Lane with a historic finger post and a seat for locals to rest	An integral part of the village setting in the conservation area.	Yes

18	St. Michael's Church	0.19	Open Space adjacent to the Church	Contains seating and mature oak trees.	An integral part of the village setting in the centre of the conservation area.	Yes
19	Fishing Lakes	4.5	Mere Moor Fishery, off Bathomley Road	A significant local facility attracting many visitors	A tranquil location nestled below a shallow valley and a haven for wildlife.	Yes
21	Stowford	0.18	Opposite the old Smithy building in Stowford	A tranquil green space and wooded area in Stowford providing a foil to preserve the setting of Stowford	An integral part of the Stowford village setting Rejected by the examiner for the Weston and Basford Modified Plan 2024	No
21	Princess Diana Memorial	0.01	At the junction of Back Lane and Holly Mount, Basford	An attractive feature containing a simple memorial in memory of Princess Diana.	A very small area on a road junction	No

Appendix 11.2- Heritage Assets

There are 39 Listed Buildings/structures, 1 listed Park and Garden and 3 Conservation Areas within the Neighbourhood Plan Area. (Sources: Historic England)

	Grade I, Listed Buildings	**List Entry**
1	Crewe Hall, Stowford	1138666
	Grade II*, Listed Buildings	
2	Holly Hedge Farmhouse, Main Road, Weston	1312453
3	Former Stables at Crewe Hall, Stowford	1138667
4	The Church of St. Michael, Crewe Green	1138674
	Grade II, Listed Buildings	
5	41 Main Road Weston	1138476
6	Barn Cottage, Elder Cottage, Smithy Lane	1330191
7	Gentian Cottage, Smithy Lane	1137180
8	Red Lion Farmhouse, Main Road Weston	1138475
9	White Lion Inn	1137175
10	Methodist Chapel and Sunday School, Englesea Brook	1137132
11	Monument to Hugh Bourne, Primitive Methodist Graveyard, Englesea Brook	1330189
12	All Saints Church, Weston	1330190
13	Weston House, Main Road Weston	1312457
14	Beech Tree, Elm Tree, Oak Tree and Walnut Tree Cottages, Stowford	1138477
15	Golden Gates Lodge and entrance screen, Weston Road	1137196
16	Firtree Cottage, Weston Road	1138478
17	Magnolia Cottage, Stowford Cottages, Weston Road	1330152
18	Smithy, Smithy Cottage, Stowford	1137182
19	Stowford Lodge, Stowford	1137194
20	Signpost, Cemetery Road/Whites Lane	1137242
21	Blue Bell Cottage, Crewe Green	1312967
22	Bridgehouse Farm House, Barthomley Road	1138665
23	Church Cottage, Plum Tree Cottage , Crewe Green	1138673
24	Crewe Green Church Hall, Crewe Green	1312964
25	Crewe Hall Farm House, Stowford	1330084
26	Farm Buildings 10 metres East of Crewe Hall Farm House, Stowford	1330085
27	Farm Buildings 40 metres North of Crewe Hall Farm House, Stowford	1138671
28	Fir Tree Cottage, Vicarage Cottage, Crewe Green	1330087
29	Gates, Piers and Wall at North End of Crewe Hall Drive, Stowford	1138669
30	Keepers Cottage, Slaughter Hill, Crewe Green	1312948
31	Lobelia Cottage, Crewe Green	1330086

32	Milestone at Corner of Narrow Lane, Crewe Green	1138672
33	Model Farm House, Crewe Green	1136113
34	North Lodge to Crewe Hall Park, Slaughter Hill, Crewe Green	1138675
35	Park Farm House, Crewe Green	1136145
36	Statue of Neptune at rear of Crewe Hall, Stowford	1138670
37	Sundial at rear of Crewe Hall, Stowford	1330083
38	The Apple House, Stowford	1138668
39	The Old Vicarage, Crewe Green	
	Grade II Park and Garden	
	Crewe Hall Park and Garden	1000124
	Conservation Areas	
	Weston Conservation Area	
	Englesea Brook Conservation Area	
	Crewe Green Conservation Area	

Appendix 11.3 - Community Facilities

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

Weston Ward	
All Saints Church Crewe Nature Kindergarten Nantwich Cricket Club Englesea Brook Chapel and Museum Gorsty Hill Fishing Lakes K9 Bath time, Dog Grooming The Hair Studio Weston Allotments	Weston Bowls Club Weston Cemetery Weston Church Hall Weston Primary School Weston Village Playing Field White Lion Hotel and Restaurant Witter Farm Supplies, Weston
Wychwood Ward	
Wychwood Village Hall	Wychwood Village Country Park
Crewe Green Ward	
Aldi Crewe Green Sunflowers LW Sports Therapy Crewe Golf Club	Crewe Hall Hotel The Brasserie at Crewe Hall The Spa at Crewe Hall Health Club at Crewe Hall St. Michael and All Angels Church
Outside Parish	
Cash Point, Shavington and Crewe Convenience Stores, Shavington and Crewe Dentist's Surgery, Crewe Doctor's Surgery, Shavington and Wrinehill Estate Agents, Crewe Car Service, Shavington Wychwood Park Golf Club	Funeral Undertakers, Crewe Other Retail Services, Crewe Petrol Station, Barthomley, Shavington and Crewe Secondary School, Shavington Solicitor's, Crewe Supermarkets, Crewe Vets, Shavington & Betley Wychwood Park Hotel

Appendix 11.4 – History of Weston & Basford

Historic

WESTON & BASFORD

Weston and Basford are two villages in South Cheshire, situated to the south-east of Crewe.

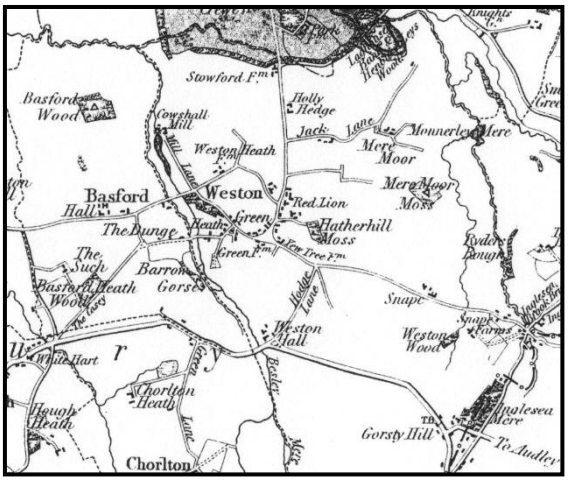
Weston consists of the village and the hamlets of Stowford, Carters Green, Snape, Englesea Brook and now also Wychwood Park and Village. Gorsty Hill and Rosehill used to be part of Weston Parish before they were transferred to Balterley Parish in 1965.

Basford village extends mainly along Weston Lane and its junction with Back Lane.

Basford is recorded in the Norman Domesday Book of 1086, consisting of three manors, which most likely represent Basford, Hough and Weston.

Basford's ancient name was 'Berchesford' as recorded in the Domesday Book of 1086. The name may mean 'a ford near birch trees' or may represent the name of a person, i.e. 'Beorcal's or Borkr's, Barkr's ford', the two latter names being of Scandinavian influence.

Weston's name means 'Western farm or hamlet', named so because it is due west of Barthomley.



Bryant's Map of Cheshire 1831
(Reproduced with the permission of Cheshire Archives and Local Studies (CALS) – Ref: M5.2)

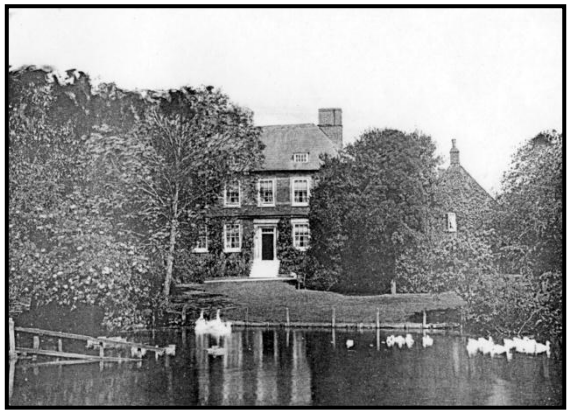
Ancient archaeological discoveries point to the history of the two villages before their Anglo-Saxon foundations.

Prehistoric finds have been made, two flint daggers were found in Basford, along with a number of other flint tools found in both Basford and Weston. 'Barrow Gorse' shown on the above map, may indicate the site of a Bronze Age burial mound.

The Romans also left traces. A Roman hoard of silver denarii coins and brooches was discovered near to Weston, other coins, artefacts and pottery have also been found.

There is also evidence suggesting a Roman road passing through the two parishes, from Nantwich, via the Shavington Salt Pans site, to Church Lawton, and inevitably to Roman Buxton. There is a field named 'Street Field' in Basford.

Weston and Basford were originally part of the Parish of Wybunbury, which is an ancient parish dating from Anglo-Saxon times.



Weston Hall 1914
(Reproduced from the Doddington Estate Sale Particulars)

Weston Hall was the Manor of Weston, which sadly burnt down in 2005. The site was originally moated; a succession of buildings would have stood on the site.

Basford Hall was the Manor of Basford, which also had a moat; the railway destroyed much of the site. The timber-framed manor house was destroyed by fire about 1700AD.
In the reign of Henry VIII, an insight into the size of Weston that just the Smyth family owned, is given. There are 8 messuages, 4 tofts, one water mill, 500 acres of land, 50 acres of meadow, 60 acres of pasture, 140 acres of wood, 140 acres of heath, 200 acres of turf, 200 acres of moor and Thomas Smyth holds the manor receiving 41 shillings in rent.

The area was also affected by the English Civil War. The Parliamentary Garrison at Crewe Hall, just to the north of Weston, was sieged by the Royalists after the infamous 'Barthomley Massacre'. They won control of the hall, but were later sieged and taken prisoner, after the Parliamentarians won the Battle of Nantwich.

Weston and Basford have been part of the estates of large landowners in the past. Weston and Basford were held by numerous families throughout the medieval period: The Praer, Griffin, Delves and Smyth families; and the Harecourt, Woodnoth, Bromley and Cholmondeley families; respectively.

After this Weston and parts of Basford were predominately owned by the Delves Broughton family of Doddington and the Crewe family of Crewe Hall (which was later sold to the Duchy of Lancaster).

There are numerous examples of historic buildings in Weston, with many being listed, to protect their historic heritage. There are examples of 16th and 17th century timber-framed buildings and later Estate cottages, farms and farm buildings. Most of the old houses of Basford have disappeared, 16th or 17th century timber-framed buildings did exist, and local people still remember them.

The Parish Church for Weston and Basford (and also Chorlton), is All Saints, situated in the centre of Weston village. It was built between 1838 and 1840, in the Early English style. It is constructed in brick, ornamented with pinnacles [was] at each corner, and neatly pewed. It has a turret containing the church bell and a west porch. A chancel and choir was added to the church in 1893.

The parish was formed into a District Parish in 1848, with the townships of Weston and Basford being formed into civil parishes in 1866.

Other places of worship were the Englesea Brook Primitive Methodist Chapel, Cemetery Road Wesleyan Methodist Chapel and Cemetery Road Mount Pleasant Primitive Methodist Chapel.

There have been five public houses in Weston over the centuries, two of which survive, being The White Lion and The Broughton Arms. The White Lion used to be a farm before it was an inn, and was called Green Farm.

The White Lion

Other public houses were The Vine next to the old village shop, The Red Lion Inn, and next door, The Ostrich, which was pulled down and replaced by the Malthouse Cottages in 1776, next to the Red Lion.

Just over the parish boundary of Basford in Chorlton (next to the Main Line railway bridge), an Inn and later hotel existed. It was first called The New Inn, then The Basford Inn, then The Basford Bridge Hotel, and later The Delves Arms Temperance Hotel. It is now a private house named Basford House. This Inn/Hotel first served the railway station which existed here, which connected the railway with Nantwich and Betley, via the Newcastle to Nantwich Turnpike Road.

Weston and Basford also had two water mills, which date back to the 14th and 15th centuries, Weston Hall Mill or Weirford Mill and Crotia (Crowshaw) Mill.

The First World War is remembered in All Saints Church with two plaques, which record the servicemen who gave thanks for surviving the war, and also the servicemen who lost their lives.

At the time of the Second World War Weston had its own POW Camp, based at Snape Farm, where 300 prisoners were housed, firstly Italian and then German POWs, some of whom were put to work on the surrounding farms. Nearby Crewe Hall was used for a number of uses throughout the Second World War, its last use also as a POW Camp, but for 2000 German officers, who posed a greater security risk.

Weston and Basford have predominantly been based on an agricultural economy in the past. However with the coming of the railways and the development of Crewe town, residents who had been largely employed in agriculture, then took up other vocations, based around the Industrial centre of Crewe. Weston and Basford are now made up of a diverse population, who work in many differing professions, but farming is still practised around the two villages.

The 2011 Census gives an insight into the population of Weston and Basford, the former made up of 1,855 people, and the latter of 256 people.

In modern times Weston and Basford have also seen much development, roads to the Motorway, then the A500 bypass, Wychwood Park and Village, the Crewe Green A500 link road, Weston Woods Estate (off East Avenue) and Basford East & West Development Sites. There was a post office and general store, but sadly it closed in 2019. Other facilities and businesses operating include: the new Primary School; Crewe Nature Kindergarten (Nursery); The White Lion; Wychwood Park Hotel; a golf course; Englesea Brook Primitive Methodist Museum; two village halls; and Witter Farm Supplies.

By Charles E S Fairey, May 2025

Appendix 11.5 – History of Crewe Green

Historic

CREWE GREEN

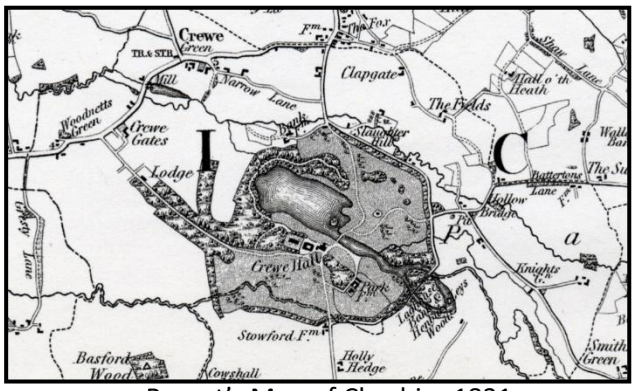
Crewe Green is a scattered township of hamlets in South Cheshire, situated to the east of Crewe, which took its original name.

Crewe Green is dominated by the early 17th century Crewe Hall and the remains of its Park, with estate cottages and farms surrounding, as well as part of the Victorian railway town of Crewe, and Weston Road Industrial Estate. It originally consisted of the hamlets of: Crewe Green; Slaughter Hill; Woodnetts Green; and Crewe Gates: with the first two remaining; with the other two once standing on Crewe Road, near the railway station, and the other a little further east.

Crewe [Green's] ancient name was 'Creu' as recorded in the Domesday Book of 1086. The name is Welsh / Romano-British, and means 'a fish trap or weir'.

The township in 1086 was held by the Norman Richard de Vernon (baron of Shipbrook, near Northwich), who held 5 townships in Cheshire. It was held before the Normans by the Anglo-Saxon lord, Osmer, who had held 9 townships in Cheshire. It consisted of: 1 hide [around 120 acres] paying tax; land for two plough teams; 1 rider; 1 villager; 2 smallholders [remember each represent a head of an extended family]; who had land for 1 plough team; 1.5 acres of meadow; woodland 1 league long by a ½ wide. In 1066 it was worth 10 shillings (taxable value), but in 1086 was worth 5 shillings due to waste.

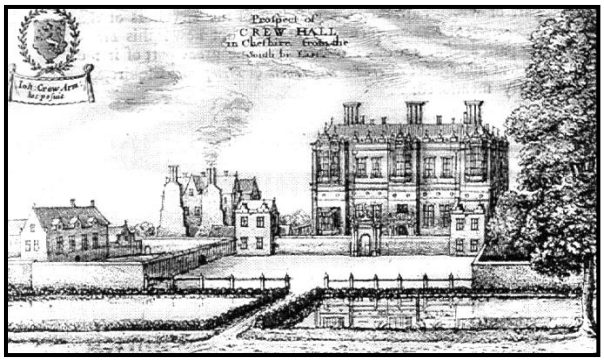
Crewe [Green] was originally part of the Parish of Barthomley, which is an ancient parish dating from Anglo-Saxon times. Both the current 17th century Crewe Hall and the earlier medieval hall, had chapels.



Bryant's Map of Cheshire 1831
(Reproduced with the permission of Cheshire Archives and Local Studies (CALS) – Ref: M5.2)

Sir Ranulph Crewe (Judge and also Chief Justice of the King's Bench, who was from Nantwich), acquired the old Fouleshurst moated manor house, and some of their holdings around Crewe [Green] and Barthomley, in 1608. Between 1615 and 1636 he built the magnificent Jacobean Crewe Hall, next to the older manor house. Ranulph believed he was a descendant of the original family who had held the township from its Norman lord of the manor, i.e. the Cru[w]es.

The Crewe Family Coat of Arms consisted of a Silver Lion, which as 'The White Lion' gave the name to many local pubs in the area. This includes the White Lion at Weston, as well as at Barthomley [currently closed].



Crewe Hall circa 1650 by Wenceslaus Hollar
(including the earlier Fouleshurst Hall to the left)
(from ***'Vale Royal of England, Daniel King, 1656'***)

According to the ***'View and Survey of the Manors of Crewe and Barthomley (Cheshire), 1580'*** (CALS Ref: SF/BART/1 (400277)), the old manor house of Crewe in 1580 was *"a dwelling house called by the name of Crewe Hall, of timber decayed, covered with shingle, wherein is contained a hall, two parlours, a buttery and a milk house. At the further end of the said hall, one cross end wherein is contained a Brewehouse, a kitchen, two larders houses and an Old Chappell, all covered with tyle and shingle, and in decay. An*[d] *other cross end at the north end of the said hall and the rooms thereof in decay and uncovered. A little court before the said hall cont*[ains] *4 daywork, A lodging on the east side of the said court of two stories high, covered with shingle, in a reasonable good repair."* And *"a fair barn of timber thatched, cont*[aining] *6 bays. A stable and a[n] Oxhouse covered with shingle. Another old barn or sheephouse in decay. An Orchard* [and] *a garden* [and] *a Hopyard,* [and] *a piece of pasture and woodland called the More with 4 small fishponds and a pool,* [and] *one piece of pasture called the Conyegree, wherein standeth a Malthouse of 30 foot in length and 18 foot in breadth"*. The older manor house was still standing in 1710.

Crewe Hall saw action in the English Civil War. Firstly to house Royalist prisoners, then as a Parliamentary Garrison. This garrison was attacked in December 1643 by the Royalists, after the 'Barthomley Massacre', with over a 100 troops first being imprisoned in the Stables,

and then in Betley Church. It was not until Parliament was victorious at the Battle of Nantwich on 25th January 1644, that the Parliamentarians retook it, and transferred around 120 Royalists prisoners to Nantwich. It was then used as a local headquarters for the Parliamentarians.
The area to the north of Weston around Stowford and along the south boundary of the Hall would have seen much fighting, with cannons and muskets, by both sides at each siege. At this time the main entrances to Crewe Hall, were predominantly at Stowford Lodge in Weston, but also Crewe Gate in Crewe. Musket shot has been found in Stowford, which gives direct archaeological evidence of the Civil War Sieges of Crewe Hall. Also according to ***'Barthomley: In Letters from a Former Rector to his Eldest Son, Rev. Edward Hinchliffe, 1856, Page 343'***, *"in excavating the soil for the lake* [which was situated to the north and north-west of Crewe Hall] *several cannon balls and musket bullets were found; most probably fired at the siege for the hall."* On page 348, we are also told that *"Two cannon balls were found imbedded in one of the walls of his* [Robert Oulton, Top End Farm] *house, which he has carefully preserved; relics, I doubt not, of the civil wars."*

Lost to the Hall's Park for the aid of privacy, in the late 18th and late 19th centuries, were two bridle ways through the Park: the first travelled from Slaughter Hill, to Crewe Hall Farm, and met [Old] Park Road at Stowford Lodge (this right of road was first mentioned in 1535-6 including the name 'sloderhilbroke' [Slaughter Hill Brook]; the second ran from Crewe Gates [Farm] [where the Audi and Mini garages are at the junction of Crewe Road and Gateway], through the Park to the Hall, and again meeting [Old] Park Road at Stowford Lodge. The second was replaced by the construction of Weston Road [Lane] in 1847, and this bridle way became an exclusive private only drive to the hall, for the Crewes.

The Crewe family went on to extend their estate to include large areas in South Cheshire, as well as North Staffordshire, as well as other areas of the country.

Crewe Hall itself is a Grade I Listed building, the circa 1636 Stables are Grade II*, and St Michael's Church, is also Grade II*.

The Church was built in 1857-8 to a design by Sir George Gilbert Scott. Many of the estate farms, houses and cottages are of great architectural interest, some having been designed by William Eden Nesfield, as well as by local architects. A further 19 structures are Grade II listed.

Some estate farms, cottages and lodges, have been lost to later development, like where Weston Road Industrial Estate now stands. A few buildings are 16th or 17th century timber-framed structures. There was also a water-powered corn mill, which dated back to medieval times. This was located between the two roundabouts on Crewe Green Road, to the immediate south-west of Springfield School.

The old Crewe Green School on Crewe Road was designed by Nantwich architect Thomas Bower in 1882, and includes a relief of 'Time Rewarding Industry and Punishing Sloth' (a copy of the original inside Crewe Hall). This school replaced a smaller one, between the Church and Vicarage, and was shown on the 1876 Ordnance Survey Map. Another older school stood at Slaughter Hill, and is recorded on the 1840 Tithe Map. It is now known as Alder and Fern Cottages.

Sadly the 17th century Hall suffered a devastating fire in 1866, but the wall structure survived as well as a few rooms left intact, like the Oak Parlour, to the side of the hotel's reception. It was then rebuilt and massively extended, by Lord Hungerford Crewe, and the son of the Palace of Westminster's architect, Edward Middleton Barry, who also installed its iconic water tower.

The majority of the Hall and the Crewe Estate was sold to the Duchy of Lancaster, i.e. the Royal Family, in 1936.

During the Second World War, it was used as a training camp for the British army, then as an American army camp, and lastly, it was used as a POW Camp for 2000 German officers, who posed a dangerous security risk.

After WW2, the Hall became the headquarters for Calmic Ltd, a medicines company, who were later taken over by Wellcome. They left in 1995, and in 1999 it became a luxury hotel, which still operates today.

According to the 2011 Census, Crewe Green's population was 213.

By Charles E S Fairey, May 2025

Crewe Hall, 2019

Appendix 11.7 - Photos of Local Views & Vistas

See Location Map on Page 17

1 - From Weston Woods Development, looking South along Two Saints Way (long distance footpath) across to Mere Gutter with Basford Brook LWS. An open aspect to the South of Weston Village Settlement Boundary providing a meaningful separation from Wychwood Village and Wychwood Park.

2 - From Main Road, Weston looking North West towards Basford East strategic development site. An open buffer separating Weston Village to the NW from the Basford East Development

3 - From Main Road, Weston looking South East towards Mow Cop and the Southern Pennines. An open aspect to the SE of Weston Village Conservation Area providing a strong visual break and strongly defining the Conservation Area boundary.

4 - From Snape Lane looking North East towards the Meremoor Moss, An open area to be protected from further encroachment of development particularly given the constraints of Snape Lane

5 - From Englesea Brook Lane looking North West across the Englesea Brook Marsh Local Wildlife Site (LWS). Looking NW from the Englesea Brook Conservation Area, this setting of the Conservation Area and LWS must be protected.

6 - From Wychwood Village looking East across the Countryside Park which surrounds the village. An Open view from Wychwood Village to the East which must be retained to protect the visual character of this settlement.

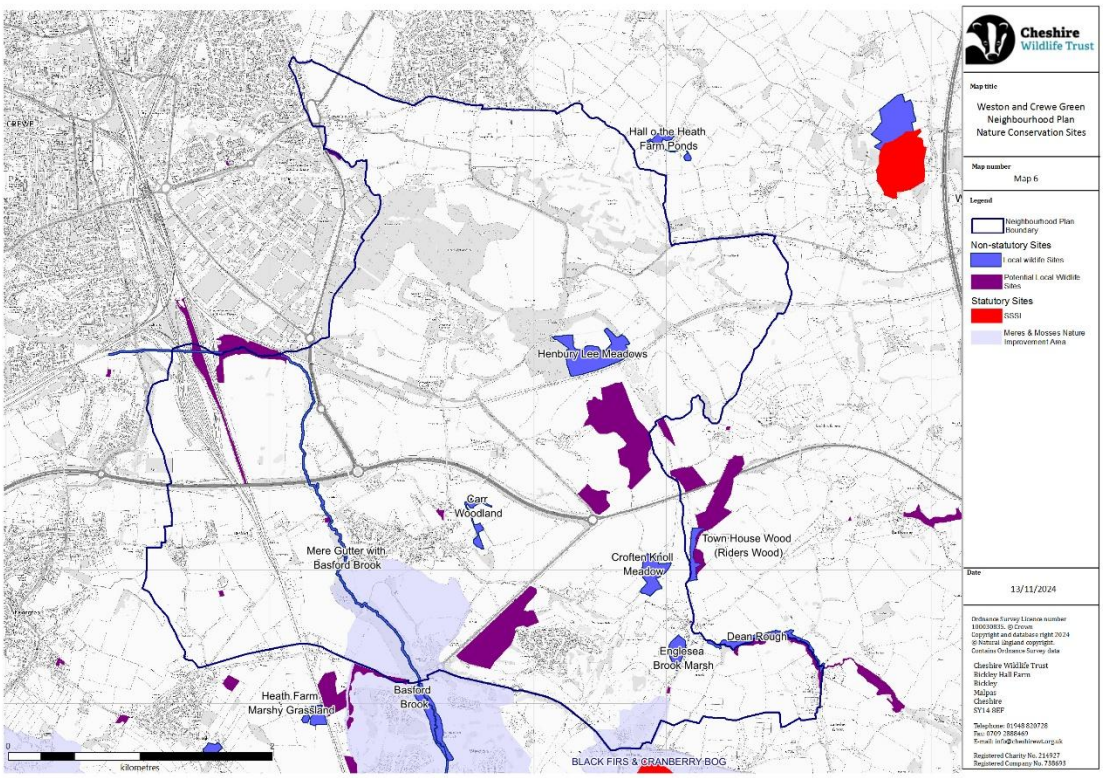
7 - From Wychwood Village looking South East towards Gorsty fishing lakes. An Open view from Wychwood Village to the SE which must be retained to protect the visual character of this settlement.

8 - From Wychwood Village looking West towards the Central Cheshire Ridge and Welsh Hills. Looking outward from the high point of Wychwood Village across the Cheshire Plain to the Central Cheshire Ridge. This vista is unique and again contributes strongly to the visual character of this settlement and its setting within the wider landscape.

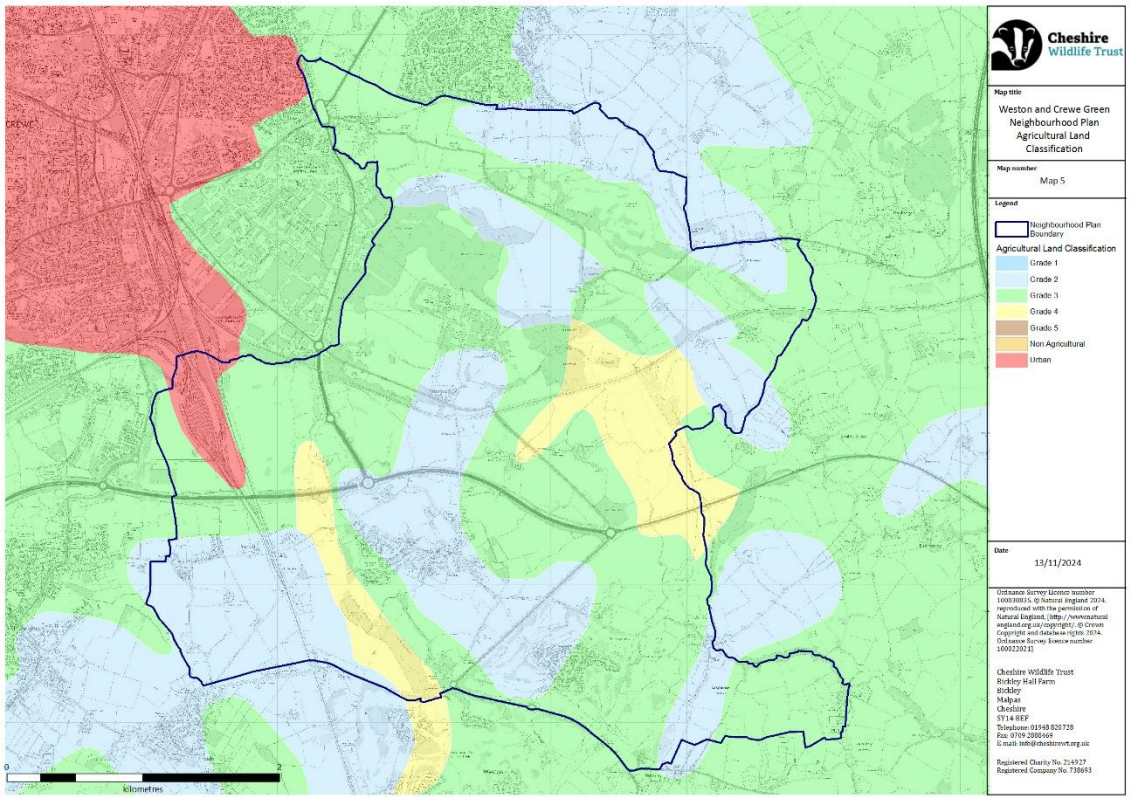
9 - Around St Michael's Church at Crewe Green. The visual stop defining the northern boundary of the Crewe Green Conservation Area.

11 –Looking North East from Cemetery Road towards Whites Lane. The open vista defining the edge of the Weston Village Settlement Boundary looking NE which should be retained.

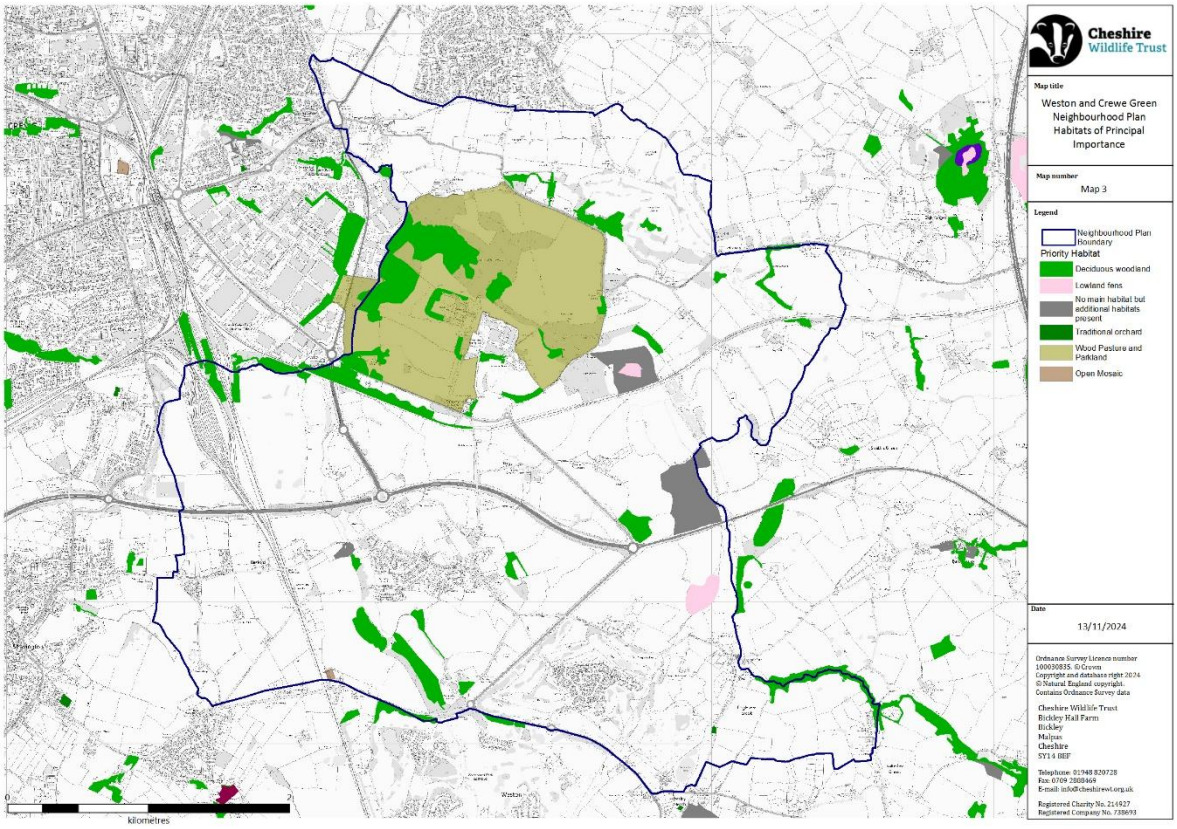
Appendix 11.8 - Extracts from CWT Report 2025



Designated Sites of Nature Conservation



Agricultural Land Classification



Terrestrial Habitats of Principal Importance

12. Reports

12.1 Cheshire East Biodiversity Net Gains Supplementary Planning Document (SPD) 2021

12.2 Cheshire Community Action - Weston & Crewe Green Housing Needs Assessment - April 2025

12.3 Cheshire Wildlife Trust (CWT) - Protecting & Enhancing Weston and Crewe Green's Natural Environment - February 2025

12.4 Cheshire East Design Guide Volumes 1 and 2

12.5 Cheshire East Draft Local Transport Delivery Plan

12.6 Cheshire East Environment Strategy 2020-2024

12.7 AECOM Design Guide for Weston & Crewe Green December 2024

Reports 12.1, 12.4, 12.5, & 12.6 are available on the Cheshire East website. Reports 12.2, 12.3 & 12.7 are available on the Neighbourhood Plan pages of the Weston & Crewe Green website www.westonandcrewegreen-pc.gov.uk

Acknowledgements

Weston & Crewe Green Neighbourhood Plan Steering Group
John Cornell (Chairman)
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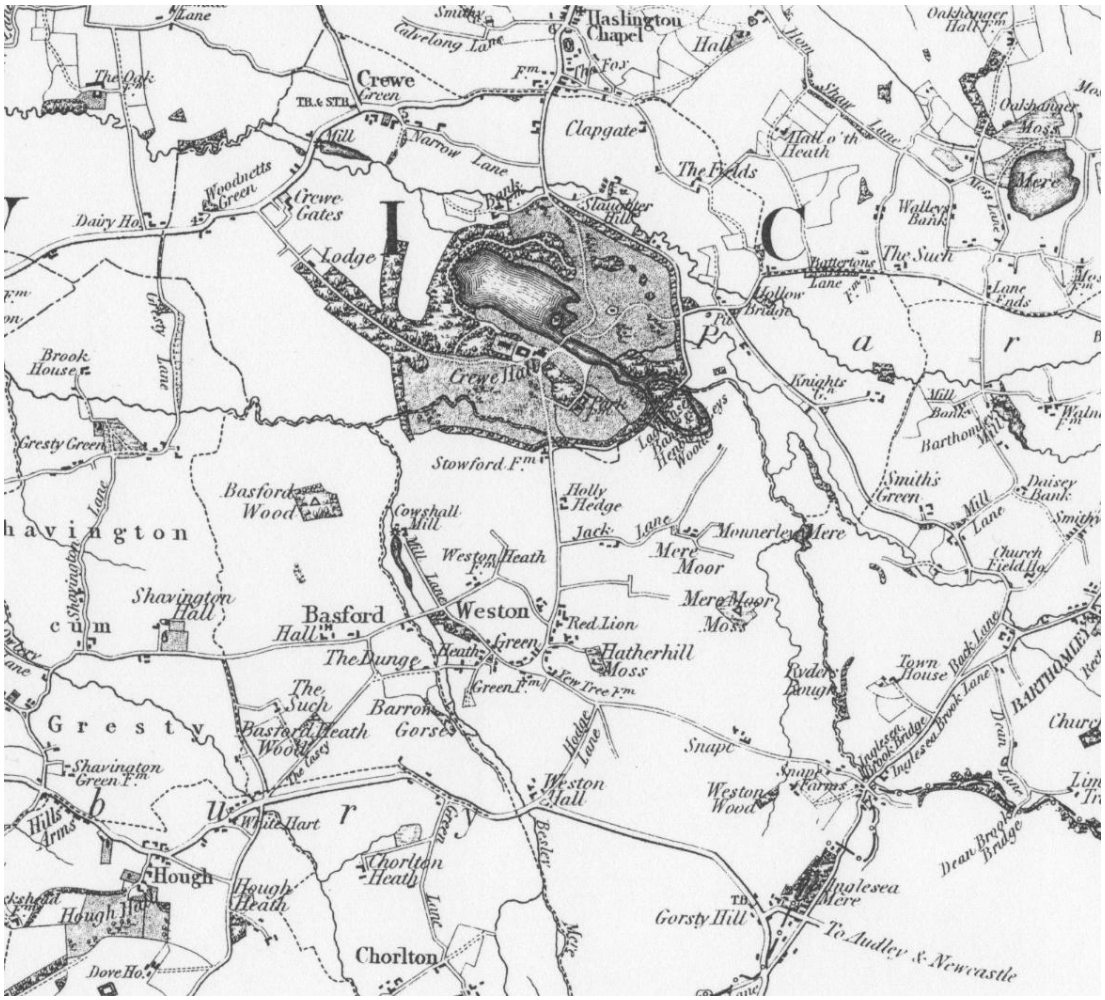
John Densem
Don Fanstone
David Lewis
Andrew Thomson (Planning Consultant)
Mark Robinson (Administration)

Weston & Crewe Green Parish Council
Tom Evans – Cheshire East Strategic and Environmental Planning Manager
Cheshire Wildlife Trust (CWT)
Cheshire Community Action (CCA)
AECOM
Charles E.S.Fairey - for permission to publish Historic Weston & Basford and Historic Crewe Green
Local Residents
Locality – Central Government Funding

Notes

WESTON & CREWE GREEN NEIGHBOURHOOD PLAN



Extract from **"Bryant's Map of Cheshire 1831"**
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