

Weston & Crewe Green Neighbourhood Plan

Consultation Statement (November 2025)

Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Weston & Crewe Green Neighbourhood Plan (NP).

The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

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

Background

In April 2023 as part of the Cheshire East Community Governance Review, the former Parish of Weston & Basford became the Parish of Weston & Crewe Green.

A Modified Weston & Basford Neighbourhood Plan was 'made' in February 2024 which comprised the former Parish of Weston & Basford.

The new parish comprises the whole of the former Weston & Basford Parish with the exclusion of Wychwood Park along with the addition of the former Crewe Green Parish.

The Parish Council resolved to prepare a new Neighbourhood Plan to encompass the whole of the new Parish Area. The timing of this to co-inside with the life of the existing Cheshire East Local Plan up to 2030. This would ensure that we had up to date local planning policies covering the whole of the new parish.

The former NP Steering Group was reconstituted with added members representing Crewe Green.

The area of the new Neighbourhood Plan was Designated by Cheshire East in March 2024.

Details have been posted and updated on the parish council web site.

www.westonandcrewegen-green-pc.gov.uk/neighbourhood-plan/

Consultation

On-going communication with the community across the whole of the new plan area has been carried out using the **Weston & Crewe Green Community News** – a Parish Council magazine covering all aspects of community life.

Three Community Newsletters that cover the full consultation process are attached. (Autumn 2024, Spring 2025 and Summer 2025). The Community News can also be viewed at www.westonandcrewegen-green-pc.gov.uk/news/?topic=Newsletter

In addition, consultation has taken place through a **questionnaire distributed to all households within the plan area, along with two 'walk in' exhibitions during March and early April of this year**. These were specifically located to accommodate those residents new to the parish as well as where recent occupied development had taken place. The NP processes were explained, and local issues aired. A copy of a blank questionnaire is attached.

Overall, approximately 17% of those consulted responded to the questionnaires. The response from the seven communities which make up the plan area ranged from 10% to 33%. 1055 questionnaires were sent out with a paid envelope to facilitate their return.

Principal issues raised by the community

- An overwhelming number of those who responded felt it was of paramount importance to retain and enhance the character of the settlement in which they lived. There was a real fear that the 'village identity' could be lost, along with the fact that the local infrastructure was becoming overloaded.
- Volume of Traffic, speeding and rat running to circumnavigate the primary road network, along with highway maintenance came very high up on the list.
- Wychwood Village residents felt strongly that the Country Park along with the open areas surrounding their development should be retained and enhanced.
- There was a strong plea for improved local bus services along with the need for convenience shop(s) within walking distance of their homes.
- The elderly age profile of the population (above the Cheshire East average) was reflected in the fact that a significant number of respondents wanted to see smaller dwellings with fewer than 4 or 5 bedrooms to aid their downsizing. This is a factor to be considered in the detailed consideration of the proposed South Cheshire Growth Village.

Regulation 14 Consultation

A total of 159 consultations were sent out to a list of parties provided by Cheshire East. In response to the consultation with the statutory consultees only 6 replies were received and they can be summarised as follows;

Network Rail – summarised their role in the planning process and raised no comments in relation to the proposed policies in the Weston and Crewe Green Neighbourhood Plan.

The Coal Authority – raised no comments.

Historic England – noted that the plan area contains a large number of designated heritage assets and is also likely to contain many other features of local historic, architectural or archaeological value. The planning and conservation staff at Cheshire East Council are best placed to assist in developing the neighbourhood plan in relation to the historic environment.

Natural England – did not have any specific comments on the draft neighbourhood plan.

Marine Management Organisation – had no comments on the proposed policies in the Weston and Crewe Green Neighbourhood Plan.

Cheshire East Council – the following comments were received from the Council;

Vision and Objectives – it is suggested that the final point in the vision regarding Green Belt and Strategic Green Gaps be amended to remove 'current' and 'be retained to' from the paragraph. Reading as '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.'

Comment: The Vision has been amended as suggested by CE.

Policy comments:

E1 This policy could benefit from specifically identifying the locally important characteristics that are sought to be protected

Comment: The policy has been modified to "Photos of local views and vistas along with the characteristic features to be protected can be seen in Appendix 11.7 and the photos at Appendix 11.7 have been annotated to state the characteristics that are sought to be protected.

E3 It is suggested that the LGS designations be renumbered. LGS 17 (now E12 after renumbering) appears to extend unreasonably to the west.

Comment: The LGS designations have been renumbered as suggested by CE. The Green Space assessment at Appendix 11.1 has been amended to show that LGS 12 is 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.

H1 The term 'small scale' is ambiguous and should be explained. It is considered that the term 'phased over the plan period' is misused here as development proposals will come forward of their own choosing. Requiring an undefined amount of development over that plan period is unenforceable.

Point a; the existing Local Plan policies cover these matters.

Point b; we welcome the production of an up to date housing needs survey

The final sentence of the justification should be removed as it is not clear how this is justified.

Overall it is recommended that this policy primarily focuses on the inclusion of housing needs assessment and the parts relating to the principle of development and infill be removed.

Comment: Policy H1 has been rewritten to reflect the CE suggestions and now focuses on Weston and Crewe Green housing needs assessment.

T3 the content of this policy is covered by the existing Local Plan and should be removed

Comment: It is noted that footpaths are covered by the existing Local Plan. Policy T3 has been retained but amended to focus on the nationally important Two Saints Way which crosses the Parish.

HE2 The first Sentence of the second paragraph should be removed as it is covered in HER 7. The final Paragraph could be moved to the justification section

Comment: The policy has been amended as suggested by CE.

Amendments

Suggested amendments to the Weston and Crewe Green Neighbourhood Plan have now been incorporated into the text of the main document and we believe that this modified plan reflects the views of our community and the Statutory Bodies.

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

Conclusion

The publicity, engagement and consultation completed throughout the production of the Weston & Crewe Green Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work and do business within the Neighbourhood Plan area to feed into the process, make comment, and to raise issues, priorities and concerns.

The Parish Council at its November meeting formally agreed that the modifications should be submitted to Cheshire East taking into account the comments raised by consultees at the Regulation 14 consultation.