



Malpas and Overton

Neighbourhood Plan

Evidence Base Summary

August 2014



Contents

| | |
|---|-----------|
| 1. Introduction | 3 |
| 2. Local History | 8 |
| 3. Homes for All | 10 |
| 4. Built Environment and Local Character | 20 |
| 5. Landscape Character and the Natural Environment | 34 |
| 6. Renewable Energy and Planning Policy | 43 |
| 7. Services and Facilities | 44 |
| 8. Supporting the local economy | 52 |
| 9. Transport and Communications | 57 |
| 10. Conclusions | 61 |
| 11. References | 66 |

1. Introduction

The Malpas and Overton Neighbourhood Plan is an opportunity to plan the town's future. The National Planning Policy Framework (NPPF) requires that neighbourhood plans ensure that development is based on an understanding and evaluation of an area's defining characteristics and should establish a strong sense of place. Understanding Malpas and Overton is the starting point for producing a good Neighbourhood Plan. What are the problems that the Plan could address? What are the opportunities the Plan could make the most of? This document provides a comprehensive summary of all relevant issues and establishes the 'baseline position' at the start of the Neighbourhood Plan period.

1.1. Site Location

Malpas and Overton are located in the south Cheshire countryside (See Figure 1.1). The village of Malpas is 2 miles south-east of the A 41 Chester to Whitchurch Road, to which it is connected by the B5069 (see Figure 1.2) The county boundary between Cheshire and Shropshire is 5 miles to the south, and that between Cheshire and North Wales 3.6 miles to the west.

The Neighbourhood Plan boundary largely corresponds with the Parishes of Malpas and Overton (see Figure 1.2).

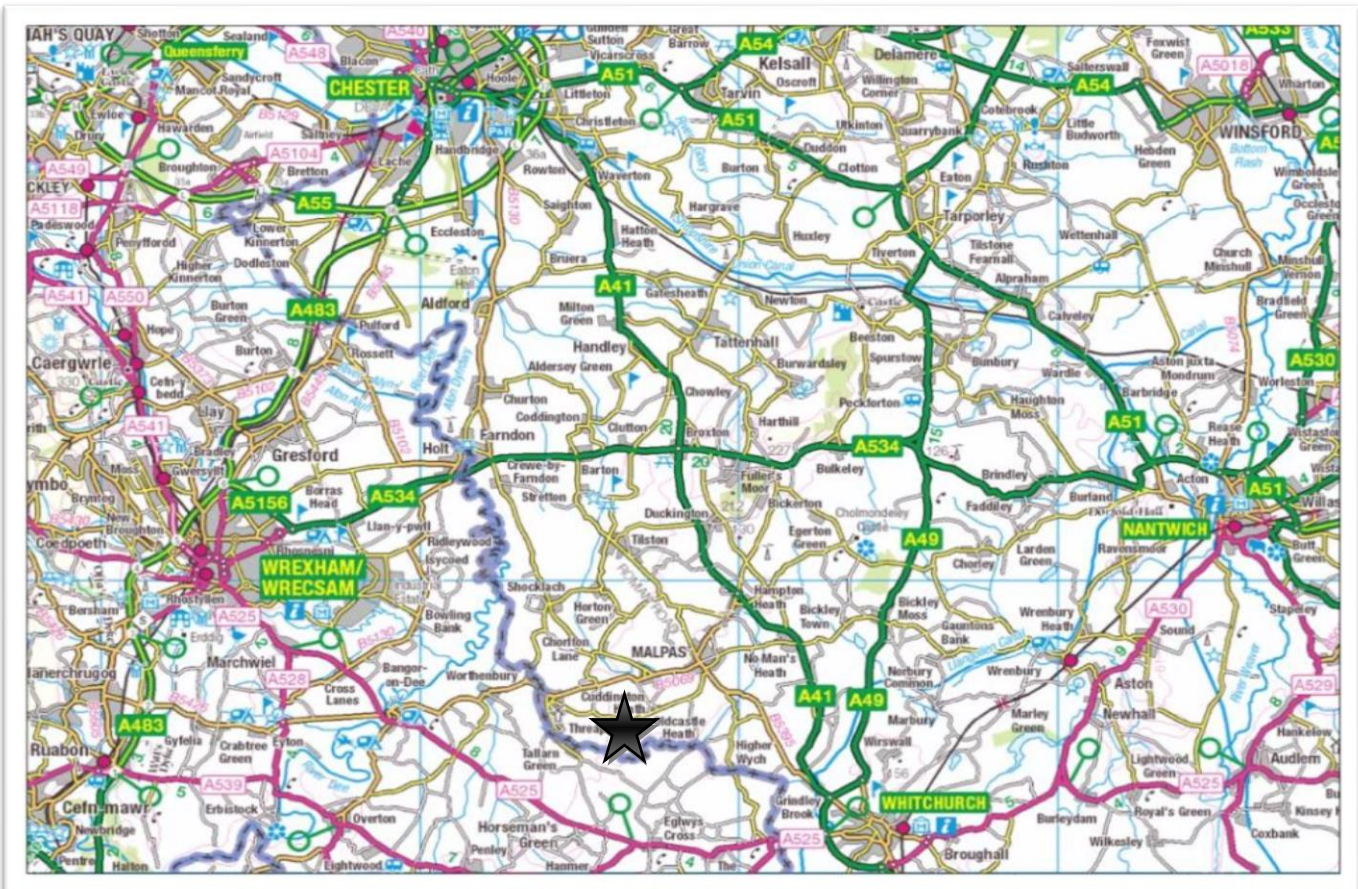


Figure 1.1: Malpas location in wider context

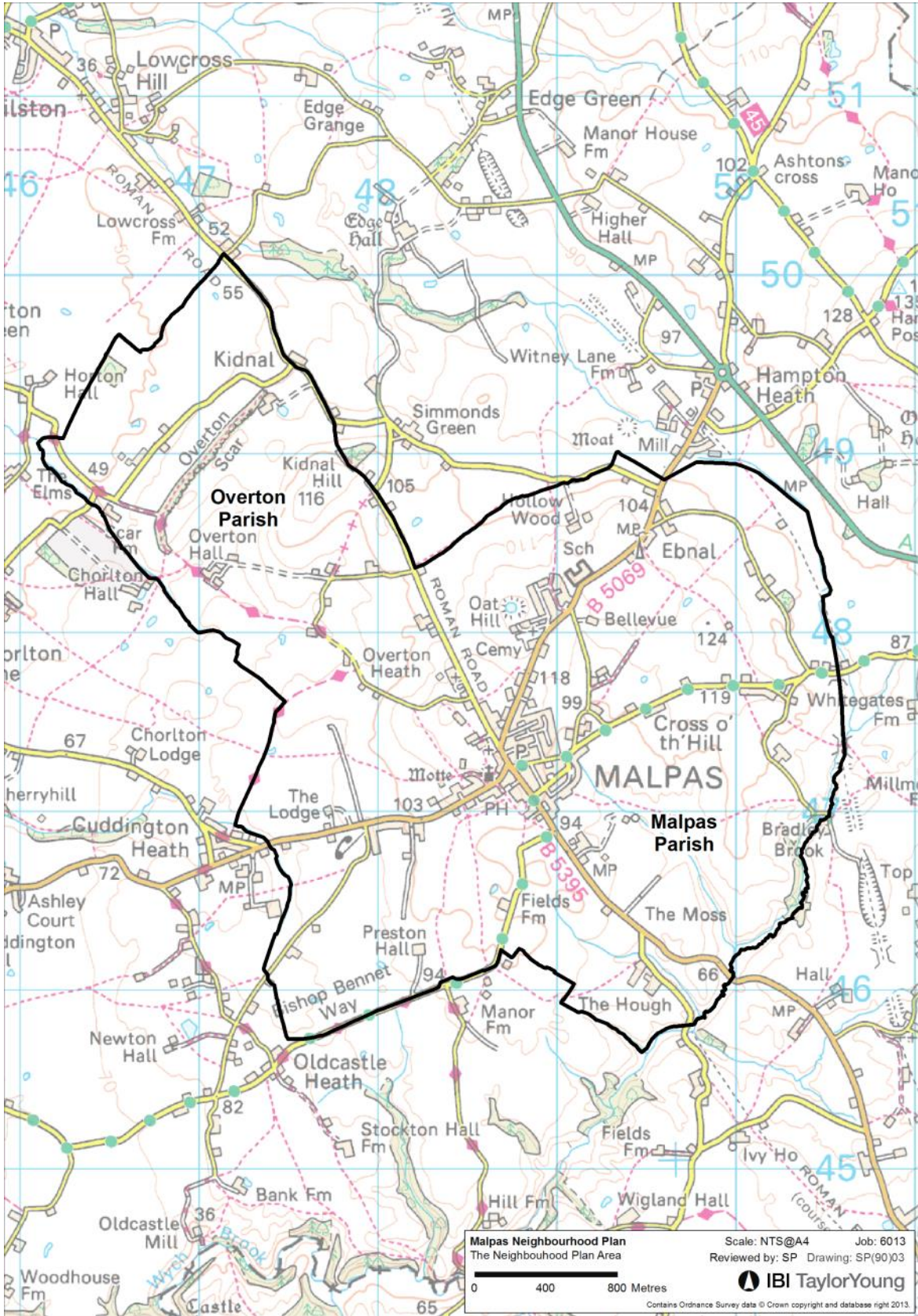


Figure 1.2: Malpas and Overton Neighbourhood Plan Area Boundary
 (Source: Ordnance Survey 2013)

Many people in Malpas commute to surrounding towns for jobs and local services. Table 2.1 shows distances travelled from Malpas to key centres.

| Key employment /service centre | Distances from Malpas |
|--------------------------------|-----------------------|
| Chester | 16 miles north |
| Wrexham | 14.9 miles west |
| Nantwich | 17.3 miles east |
| Whitchurch | 5.8 miles south |

Table 2.1: Distances from Malpas to key employment centres (Source: AA Route Planner)

1.2. Data Sources

Figures available do not correspond exactly with the Neighbourhood Plan boundary. The Office for National Statistics (ONS) has calculated Parish results from the 2011 Census by summing the results for output areas (OA). These are small geographical areas that ONS originally set up for statistical purposes. In some cases, a number of OAs will fit neatly into a Parish but in some cases they do not. Where an OA crosses Parish boundaries ONS has assigned the results of that OA to the Parish in which its centre lies (in terms of population). In some cases this will mean that the results quoted for a Parish are not actually for the Parish stated but a larger or smaller area than this to varying extents. Also if a Parish population is below 100 or it has less than 40 households ONS are not publishing results for this Parish. Malpas Parish area is an exact match to a group of Output areas and so 2011 Census results for Malpas do reflect the actual results for that geographical area.

Overton Parish has a population of less than 100 residents or less than 40 households and so there are no 2011 Census results available for this individual Parish. ONS have instead published results for the combined area of Chorlton and Overton as Chorlton Parish results. This evidence base draws on Parish, Ward and LSOA boundaries, depending on the availability of data.

2011 Census defines Lower Super Output Areas (LSOA) as: small, relatively homogenous geographical units of roughly 1500 people created specifically to gather data for communities across the country. Overton Parish, which includes 33 residential properties, is excluded from these figures.

Figure 1.3 shows LSOA in red line and Ward level in black. There are two LSOA boundaries in Malpas: Malpas, Farndon and Tilston L2 and Malpas, Farndon and Tilston L4. Because most of the people who will be affected by Malpas Neighbourhood Plan reside in L2 LSOA, and because L4 LSOA covers residents who don't live within the Neighbourhood Plan vicinity, in this data analysis L2 LSOA data will provide sufficient representation.

Guidance note on small numbers

The Office for National Statistics (ONS) used a process called “statistical disclosure control” to ensure no individuals could be identified in any published 2011 Census tables. ONS swapped some Census records between different areas to protect information supplied by individuals. In practice, this means where a result is a small number, there is an uncertainty as to whether this is a true value.

1.3 Overview

This overview also includes evidence from background reports along with the primary research undertaken by the local community.

The Malpas Ward is a considerably larger area and includes the parishes of Agden, Bickley, Bradley, Chidlow, Chorlton, Cuddington, Edge, Hampton, Larkton, Macefen, Malpas, Newton by Malpas, Oldcastle, Overton, Stockton, Threapwood, Tushingham-cum-Grindley, Wigland, and Wychough. (See Figure 1.5)

A wide range of issues have been considered in producing the Neighbourhood Plan. These have been grouped under six themes:

- Homes for All
- Build Environment and Local Character
- Landscape Character and the Natural Environment
- Services and Facilities
- Supporting the Local Economy
- Transport and Communications

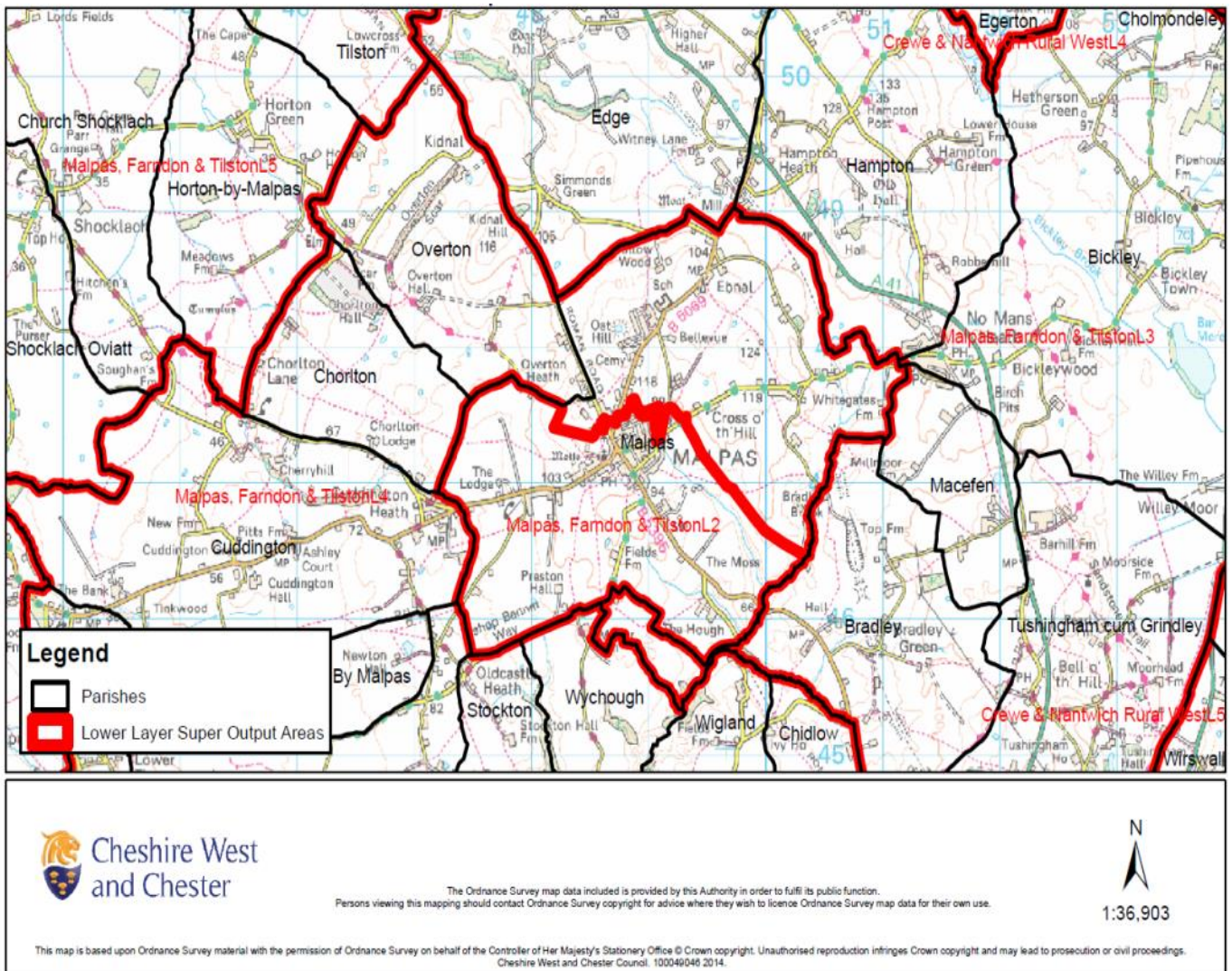


Figure 1.3: Malpas Parish and LSOAs (Source: CWaC)

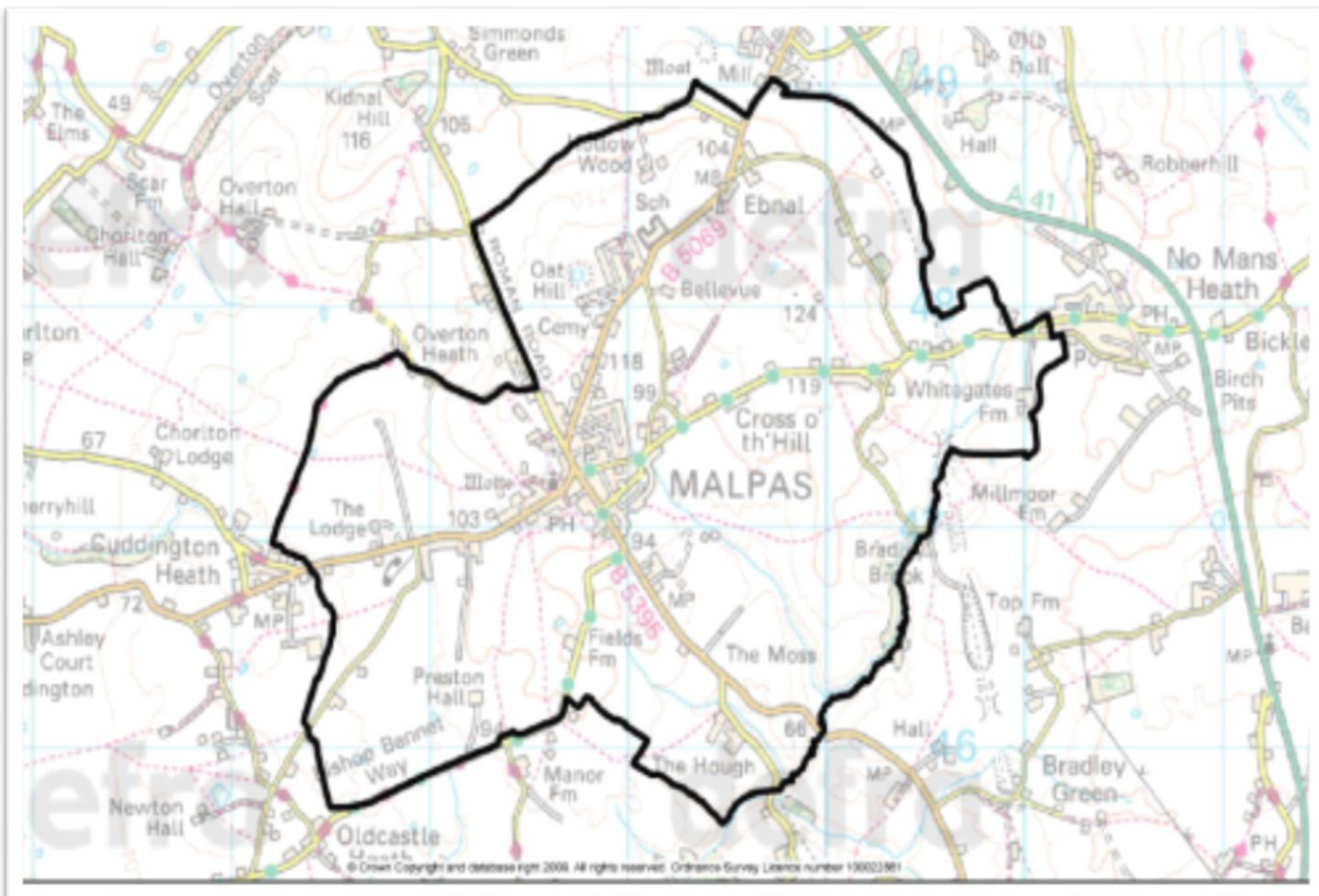


Figure 1.4 Malpas Parish Boundary (CWaC; Ordnance Survey 2009)

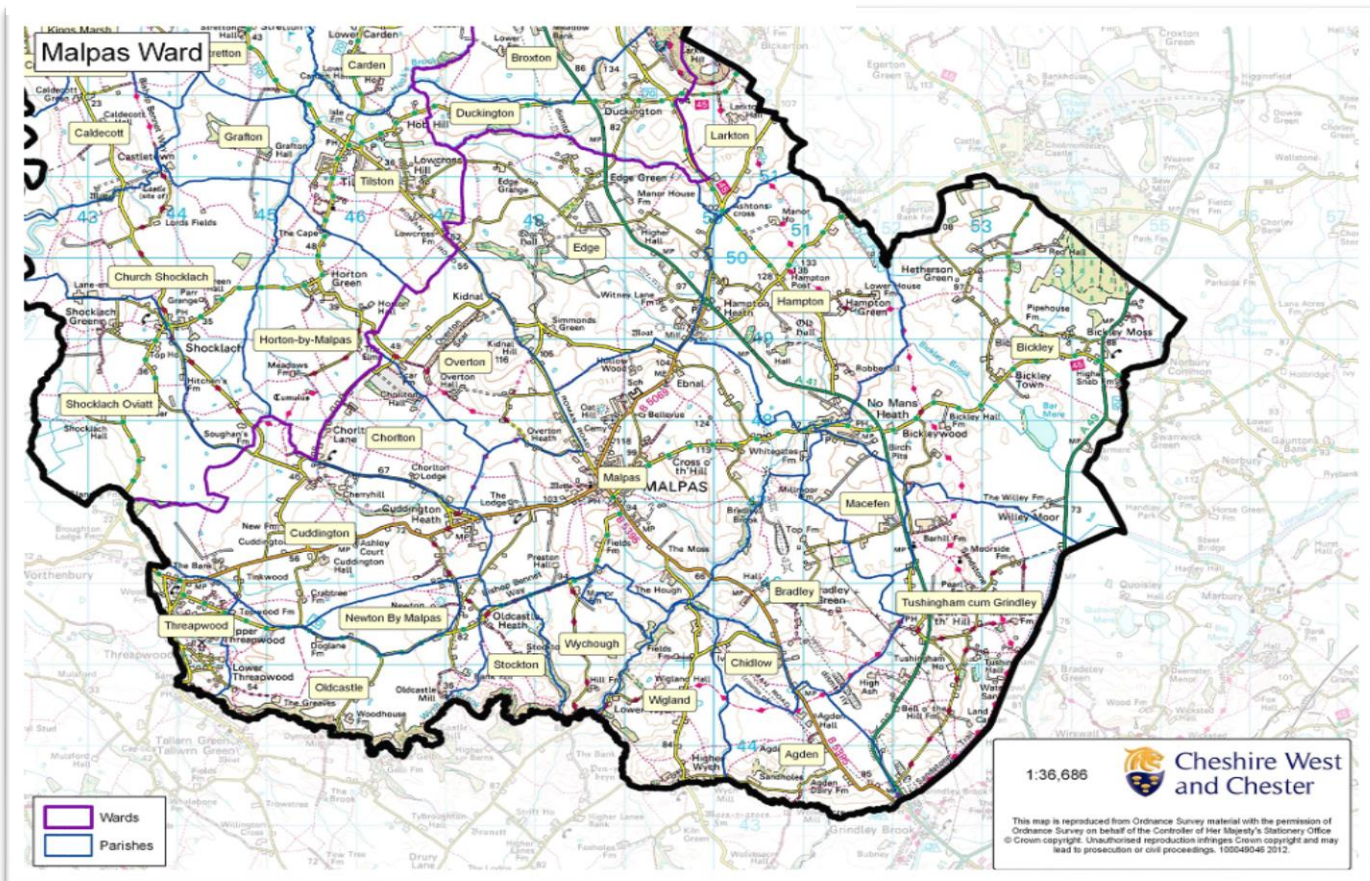


Figure 1.5. Malpas Ward Boundary (Source: CWaC; Ordnance Survey 2012)

2. Local History

The village of Malpas is a longstanding settlement, reflecting its strategic location. Its position on the wider road network, on a sandstone ridge overlooking the surrounding landscape, and close to the Welsh border, has informed the character and role of the settlement. At various times it has been a military garrison, a commercial centre on a busy route, and a market town and service centre for a large rural catchment.

Malpas was the centre of a large parish and Anglo-Saxon estate. Its establishment and administrative importance was probably linked to its position on Watling Street, the Roman Road linking Chester and London. St Oswald's Church (a Grade I listed building) was first constructed in the second half of the 14th century, on the site of a much earlier (possibly Anglo-Saxon) church. Indeed, the dedication to St Oswald may indicate that Malpas was an Anglo-Saxon 'burh' (or fortified town) in the reign of Earl Aethelred and Ethelfleda of Mercia (879-918).

The Domesday Book (1086) records five knights living at Malpas (which was then called 'Depenbech'). This would have likely represented the basis of a larger military garrison stationed here. It is assumed that Robert Fitzhugh, the son of Hugh Lupus, Earl of Chester, was responsible for the erection of a castle at the top of the hill here, sometime before 1100. From 1100, Malpas became established as a defensive vantage point on the southern end of the sandstone ridge. The castle no longer remains but its Motte can still be seen today, and is protected as a Scheduled Monument. Whilst the initial role of Malpas was to defend the realm from Welsh raiders, over time as aggressive raids diminished, farming on the fertile soil deposits grew, initially as rural isolated pockets and later more concentrated around the castle, as the settlement became an important trading centre for the surrounding parishes and hamlets.



Malpas High Street c.1900
(www.malpascheshire.co.uk)

Malpas' position on Watling Street later coincided with the main coach route linking Liverpool, Chester, Shrewsbury and London. In 1281 Malpas was granted a royal charter, formally enabling it to hold a weekly market and an annual fair. There are records of village fairs and markets taking place from this time, which established Malpas as a place of commerce. The medieval road layout still forms the street pattern of the Village Centre. The market square would have covered the whole area from the church to the Cross and as far as the Old Hall during the annual fairs. In places, around the Cross, the cobbled market surface can still be seen. With its wealth of produce from the surrounding farmland, Malpas grew as a commercial centre. Adding to this role, it became a centre for the linen trade in the 14th century, supporting specialised cloth merchants.

The 17th and 18th centuries saw further prosperity, evidenced by the fine buildings which were established at that time. Several buildings remain from this time, from black-and-white timber frame cottages to Georgian townhouses (typically with commercial premises on the ground floor). Nineteen inns were recorded in the settlement at this time to service the coaches travelling through. Most of this development was associated with two principal landowning families: the Drakes and the Cholmondeleys, whose crests (the Wyvern and Griffin) can still be seen on many local buildings. Malpas' formal role as a market town continued until the mid-19th century. The village was largely untouched by the industrial revolution in the 19th century but there are records of a wide and diverse range of non-farming occupations operating here at that time.



Cholmondeley Terrace, bearing the Cholmondeley family coat of arms

Agriculture has played a significant role in the prosperity of Malpas but more recently, as farming has evolved, employment opportunities in this sector have declined.

A railway station was located at Hampton Heath until its inclusion in Dr Beeching's station closure programme in 1957. The railway line closed to goods traffic in 1963. Today Malpas lies close to the A41 trunk road and experiences significant amounts of local through traffic, but its strategic position in relation to the road network has been eclipsed by the M6 motorway and other main 'A' classified roads. The village no longer holds a regular conventional market (although there is a monthly Farmers and Craft Market) but it continues to act as a retail and service centre for the surrounding rural community.



*Malpas Train Station
(www.malpascheshire.co.uk)*

3. Homes for all

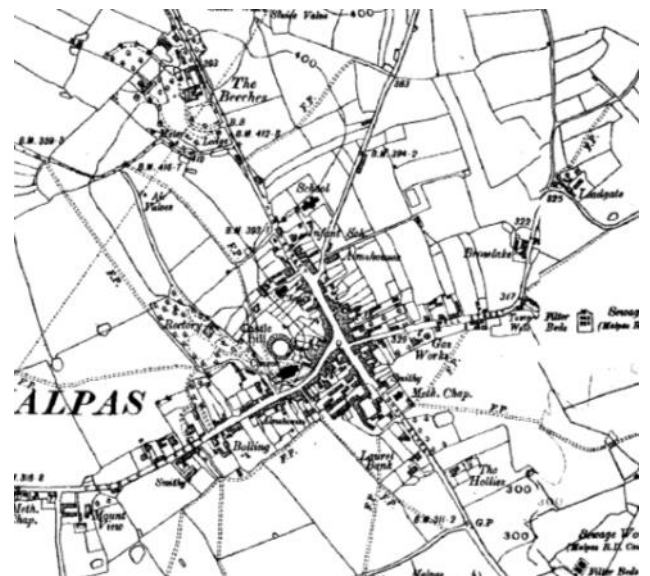
3.1 Expansion of Malpas

Figure 3.1: Historic maps of Malpas (Source: Ordnance Survey)

1874



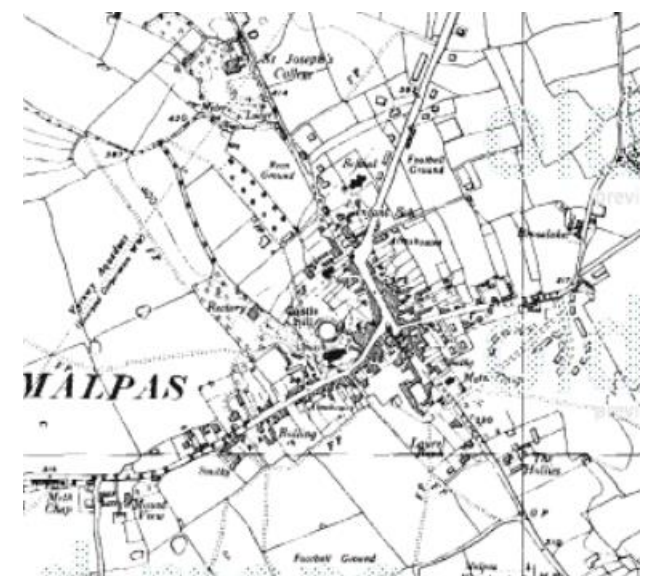
1912



1899



1954



Our examination of historic OS mapping (see Figure 3.1) has shown that Malpas did not significantly expand until after the First World War. The historic village core has remained similar in size and form since at least the early nineteenth century, with many buildings surviving from this time and earlier. There had been much development in the Victorian and Edwardian periods, adding buildings to earlier Georgian and seventeenth century dwellings, but historic mapping shows that the boundaries of the settlement did not significantly alter during the nineteenth century. Any development that has happened within the village core can be assumed to be small scale infill development, which has not significantly altered the scale and character of the settlement.

It is at the edges of the village that expansion and change has occurred. An examination of local history, of the age and style of housing in the village, and of planning applications, enables us to study this evolution. There have been several distinct periods of growth. The 20th century expansion of Malpas can be seen below in Figure 3.2.

There were some developments outside the village core during the late Victorian and Edwardian eras (for example the 12 Oathills cottages from the 1880s and the Edwardian houses on Chester Road). This was generally small scale though and most developments in this era were for fewer than six houses and either on infill plots or sites physically removed from the village core.

The first significant period of expansion was in the interwar and immediate post-war periods (roughly 1919 to 1950). This is characterised by the provision of social housing and low cost

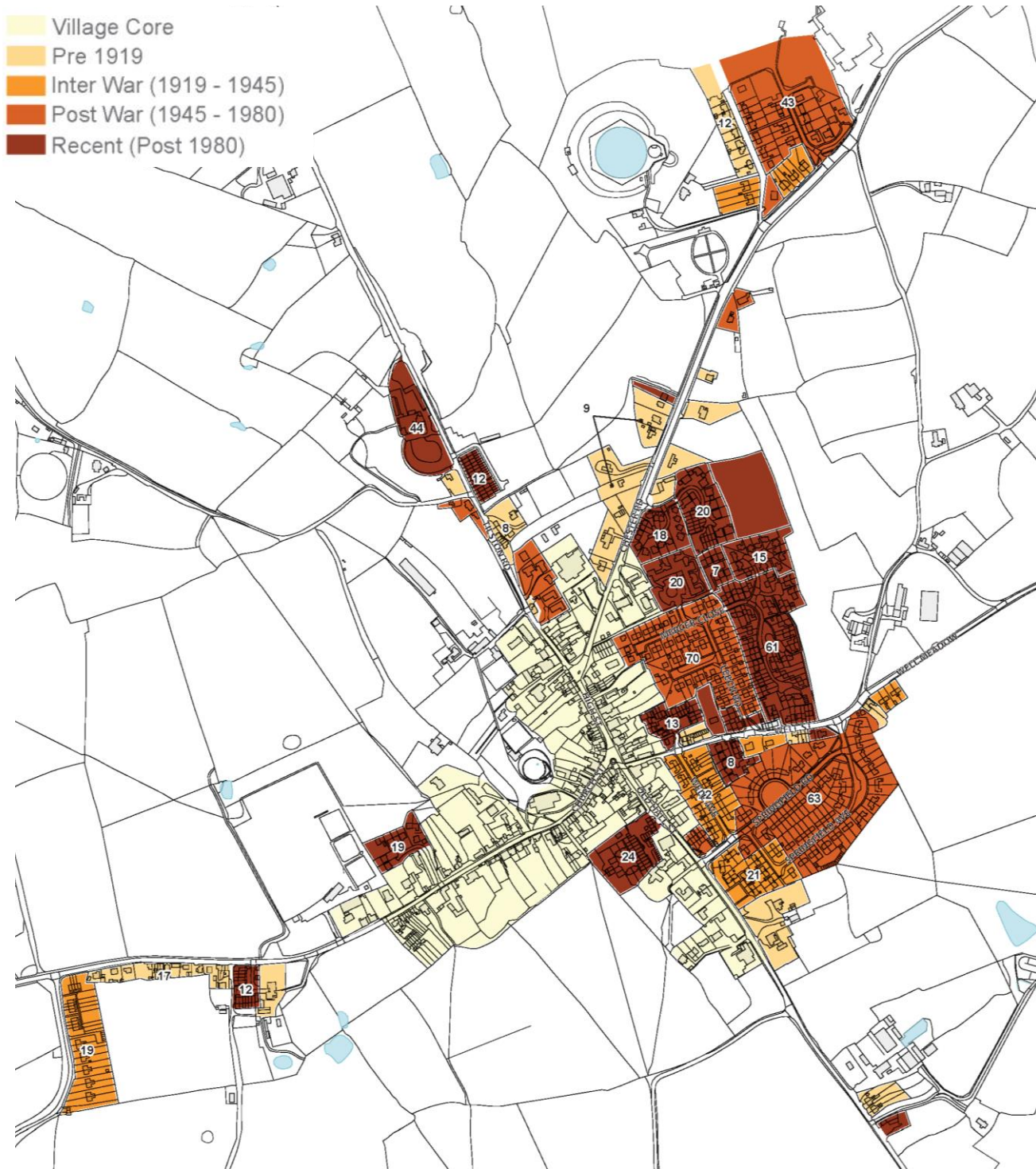
workers housing, and is associated with national trends at this time. In Malpas this can be seen, for example by developments on Well Lane and Sunnyside.

In the post-war years (roughly 1950 to 1980) a greater scale of social housing was provided, notably in the form of the Well Farm and Springfield estates. These expanded upon the earlier efforts and are characterised by larger, lower density semi-detached houses with extensive gardens and landscaping, in the 'garden suburb' style popular nationally at this time. This was accompanied by a small amount of private housing, which generally occurred on a smaller scale on infill plots (for example on Tilston Road).

The third wave of development has been more recent (post 1980, but mostly within the last ten years). This development has been by the private sector and has delivered family housing on sites of varying size at the edges of previous development, especially on the eastern side of the village. There are a far greater number of these schemes, and a greater number of dwellings as a result.

Each wave of development has generally occurred in successively expanding bands around the village (although there have been infill sites and more dispersed development in all eras). This can be seen in Table 3.1. By looking at the number of developments in each era and the number of homes within each development we can begin to understand how Malpas has evolved over the last 100 years and how this change and development has contributed to its current character. The analysis demonstrated in Table 3.1 has revealed the characteristics of development set out in the table below.

Figure 3.2: Evolution of Malpas



Schemes of 6 dwellings or less have been excluded from this analysis as these can be assumed to be infill developments on smaller plots. It should be noted that the analysis has sometimes required estimates of dwelling

numbers and ages based on visual and map-based inspections. There may be some minor inaccuracies as a result but not to a degree that will significantly affect the conclusions.

| Era of Development | Number of developments (above 6 dwellings) | Total number of units (approx.) | Average number of units per development |
|----------------------------|---|--|--|
| Inter-war (c.1919-1950) | 3 | 62 | 20.7 |
| Post-war (c.1950-1980) | 3 | 176 | 58.7 |
| Recent (Post 1980) | 14 | 281 | 20.1 |
| Total | 20 | 519 | 25.6 |

Table 3.1: Number of Housing Developments and Dwellings

It is also possible to calculate the average density of development in each era, by applying the site area to the above numbers of dwellings.

| Era of Development | Number of development (above 6 dwellings) | Total number of units (approx.) | Total developed area | Average density of development (dwellings per hectare) |
|----------------------------|--|--|-----------------------------|---|
| Inter-war (c.1919-1950) | 3 | 62 | 2.68 ha | 23.7 dph |
| Post-war (c.1950-1980) | 3 | 176 | 7.97 ha | 29.7 dph |
| Recent (Post 1980) | 14 | 281 | 8.04 ha | 35.7 dph |
| Total | 20 | 497 | 18.69 ha | 29.39 dph |

Table 3.2: Density of Development

This analysis allows us a good understanding of how Malpas has evolved over the preceding hundred years. It clearly shows the anomaly of larger scale development that occurred in the

post-war era, based on the number of units per development, but that aside the size of developments has remained surprising consistent at around 20 homes per development scheme. The analysis also shows a gradual

increase in the density of development, which has increased very evenly during this period.

A form of development that resembles these trends would represent a continuation of the previous 'organic' growth of the village and would best enable the current character to be preserved. The above tables indicate that schemes of up to 25 dwellings and with a density range of around 25 to 35 dwellings per hectare would achieve this. This could be expanded to 30 dwellings per scheme to provide greater flexibility for developers to provide the homes required for Malpas, whilst not significantly deviating from the prevailing character.

Equally, larger developments could be accommodated if they were designed to resemble a number of smaller developments of this size and scale. The density range of 30 to 35 dwellings per hectare would allow new development to reflect the range of densities that currently exist from previous eras of house building. At the time of writing (31st August 2014) there are 9 live planning applications for residential development of more than 6 units in Malpas (these are for 60, 140, 43, 19, 13, 35, 20, 17, and 41 homes). This represents an average of 43.1 dwellings per scheme. This average is somewhat skewed by the large 140 home application by Gladmans. If this was excluded the average would be 31.0 dwellings per scheme.

Since 2010, permission has been granted for 359 dwellings against the draft Local Plan target of 200 for Malpas by 2030.

3.2 Demographics

3.1 Population

Population density in Malpas Ward is 0.6 persons per hectare on average, compared to the Cheshire West: 3.6 and England: 4.1 (2011 Census Table KS101EW Usual resident population). This substantially lower number reflects the rural nature of the area.

There are 3,975 people living in the Malpas Ward, this is 1.2 % of the Cheshire West and Cheshire (CWaC) population. In Malpas Parish there are 1,673 people. The population in Malpas Parish has increased by 45 (2.8%) between 2001 and 2011. The CWaC population increased by 2.3% over the same period (using 2001 MYE as comparator, which follows ONS guidelines)

Population increases suggest that there may be a need for the village to adapt in terms of housing, school, transport, medical services and other facilities.

Within the Parish community there are 1,673 people. (45.8% (767) are male and 54.2% (906) are female. (2011 Census Table KS101EW - Usual resident population).

2011 Census data indicates that there are not many ethnic minority residents in Malpas. There are 3.0% of people from Black or minority ethnic groups compared to the national figure of 20.2%. There were 3.5% of people born outside the UK living in Malpas (13.8% nationally) (2011 Census Table KS204EW - Country of birth).

Table 3.3 below shows Malpas population breakdown by age. It indicates that number of over 65 year olds (i.e. normal retirement age) in

Malpas is almost a double the national average. There are also fewer working age adults and children than in Cheshire West and Chester and in England. This is likely to have an impact on economic activity locally.

In Malpas Parish 51.7% (865) of people are aged 50 years or older compared to 34.4% nationally (2011 Census Table QS103EW - Single year of age). This indicates that Malpas has an older age structure than England. This could indicate that Malpas is likely to experience a greater proportion of retired residents (although many of the 50-64 year olds could already be retired).

| | People aged 65 or above | People of working age (16 to 64) | Children aged under 16 |
|-----------------|-------------------------|----------------------------------|------------------------|
| Malpas (Parish) | 521 (31.1%) | 909 (54.3%) | 243 (14.0%) |
| Malpas (Ward) | 924 (22.2%) | 2,424 (61.0%) | 627 (15.8%) |
| CWaC | 61,100 (18.5%) | 210,373 (63.8%) | 58,135 (17.7%) |
| North West | 1,171,155 (16.6%) | 4,556,474 (64.6%) | 1,324,548 (18.8%) |
| England | 16.3% | 64.7% | 18.9% |

Table 3.3: Population breakdown by age
(Source: 2011 Census table KS102EW - Age structure. 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0)

These figures indicate that the population in Malpas is in need of a better demographic balance. There is a lower proportion of working age adults and children in Malpas than CWaC and England and Wales. Although not all people aged over 65 will be retired, the likely growing number of retirement age people will not help the economic growth of the village. It also indicates the requirement for a larger proportion

of housing suitable for older residents than would be required both nationally and in Cheshire West and Chester.

3.2 Households

In 2011 in Malpas Parish there were 1,673 residents living in 770 households. At the time of the 2011 Census there were 810 dwellings in Malpas Parish. None of the dwellings in Malpas Parish were shared by more than one household. There were 770 households; therefore 4.9% (40) dwellings were vacant. 58 residents lived in communal establishments. Table 3.4 shows the household breakdown by type.

| Dwelling occupancy | Malpas Parish | CWac |
|----------------------------|----------------|-------|
| 1 person (aged 65 or over) | 163 (21.2%) | 13.2% |
| 1 person (under 65) | 120 (15.6%) | 16.4% |
| 2 people | 277 (35.9%) | 36.1% |
| 3-4 people | 179 (23.2%) | 28.8% |
| 5+ people | 31 (4.0%) | 5.5% |
| <i>Total</i> | <i>770</i> | |

Table 3.4: Household Composition in Malpas (Source: 2011 Census table QS406EW – Household Size. 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0)

21.2% (163) of households in Malpas are one person households aged, 65 or above. 15.6%

(120) are one person households aged under 65 (2011 Census Table KS105EW - Household composition). These figures are relatively high compared with the Cheshire West figure (13.2% of one person households age 65 and over and 16.4% of one person households under 65). Significantly high numbers of one person households and increasing numbers of retiring population indicate that more attention needs to be given towards providing appropriate services and infrastructure for them.

3.3 Housing Type and Tenure

Table 3.5 describes housing in Malpas by type; and Table 3.5 by tenure. This shows that houses in Malpas are a mix of terraces, semi-detached and detached dwellings with slightly more semi-detached properties than the local authority average.

Most households in Malpas Parish live in owner occupied accommodation.

| Dwelling type | Malpas | CWac |
|--|----------------|-------|
| Detached house or bungalow | 249 (30.7%) | 30.0% |
| Semi-detached house or bungalow | 337 (41.6%) | 36.4% |
| Terraced (including end terrace) house | 157 (19.4%) | 21.5% |
| Flat, maisonette or apartment | 67 (8.3%) | 11.3% |

Table 3.5: Dwelling type in Malpas (Source: 2011 Census Table KS401EW - Dwellings, household spaces and accommodation type. 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0).

| | Owner Occupied | Private Rented | Social Rented | Shared ownership |
|---------------|----------------|----------------|---------------|------------------|
| Malpas Parish | 482 (62.6%) | 124 (16.1%) | 146 (19%) | 6 (0.8%) |
| CWaC | 70.8% | 12.5% | 14.7% | 0.8% |
| England | 63.3% | 16.8% | 17.7% | 0.9% |

Table 3.6 Tenure profile in Malpas Parish and CWaC (Source: 2011 Census Table KS402EW - Tenure. 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0)

Recent house prices in Malpas have been significantly higher than the local authority average. In Malpas average prices were between £200,000 to £250,000 (Land Registry Price Paid, 1 Feb 2012 to 25 March 2013) compared to the median house price for Cheshire West and Cheshire of £157,750 in 2012 (SHMA, 2013). This highlights the importance of providing an element of affordable housing in the village for those that wish to live in the village but cannot access market housing.

3.4 Housing Quality

In Malpas there are households that lack central heating, that are overcrowded and are vacant, although the proportion of such households is lower than the CWaC average.

| | Households with no central heating | Households that are overcrowded (have an occupancy rating of -1 or less)* |
|---------------|------------------------------------|---|
| Malpas Parish | 10 (1.3%) | 10 (2.2%) |
| CWaC | 2.1% | 4.2% |

Table 3.7 Issues with housing conditions in Malpas (Source: 2011 Census Table KS403EW - Rooms, bedrooms and central heating. 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0)

* Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms they require, based on a standard formula. The number of rooms required is subtracted from the number of rooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room than required, whereas +1 implies that they have one more room than the standard requirement.

Furthermore, Fuel Poverty dataset (at LSOA level) Low Income High Cost definition states that a household is considered to be "fuel poor" where they have required fuel costs that are above average (the national median level), and were they to spend that amount, they would be left with residual income below the official poverty line. This dataset shows that for the LSOA which is within Malpas Parish an estimated, 14.2% (76) of the 534 households in this LSOA (Malpas, Farndon and Tilston L2) are fuel poor (11.1% in CWaC, 10.9% in England) (Department of Energy and Climate). These figures indicate the need to consider housing conditions in Malpas.

3.5 Projected Housing Supply

The Cheshire West and Chester Council's (CWaC) target in the Draft Local Plan (Part One, Publication Draft, July, 2013) is to deliver a total of 200 houses in Malpas by 2030. Figure 3.3 shows sites identified in the Strategic Housing Land Availability Assessment (SHLAA version 2013) around Malpas.

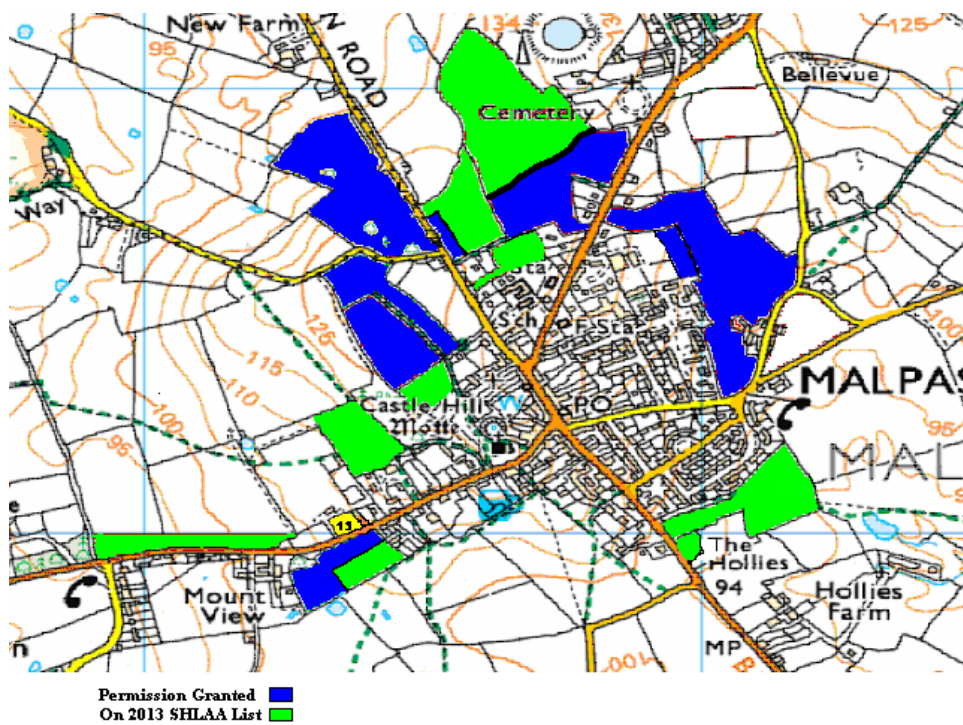


Figure 3.3: Green coloured areas represent potential housing sites identified around Malpas (SHLAA 2013 version) Blue coloured areas illustrate where planning permission has already been granted.

The need or requirement for affordable housing is principally and primarily determined and assessed through the borough's Strategic Housing Market Assessment (SHMA). This research is a requirement of the planning system whereby the Department of Communities and Local Government published guidance (2007) with which, all SHMA's undertaken by local councils, must comply. Cheshire West and Chester's SHMA was published in 2009, updated in 2010 and 2013. It has been accepted by the Council's Local Development Framework Panel.

SHMAs are required to produce a number of core outputs including estimates of current households in housing need and estimates of future households requiring affordable housing.

In doing so, SHMAs consider factors such as local house prices (especially local purchase entry points), local rents, accessibility to the local housing market, relative affordability against local incomes, migration trends, the rate of household formation, and the amount or number of existing properties by type / size / cost and the turnover of such housing. Both the 2009 SHMA and 2012 and 2013 up-date provide information at ward level. The most recent update of the SHMA (2013) suggests a gross annual requirement for 1,382 affordable units across the borough between 2013/14 to 2017/18 (without a reduction in backlog) as well as detailing a local need to the administrative

ward of Malpas which has an annual net shortfall of 27 units.

The SHLAA and the Strategic Housing Market Assessment (SHMA) identifies a current shortage of smaller dwellings and older person's accommodation. The recommended annual affordable housing requirement for Malpas is:

- 6x1 bed dwellings,
- 5x2 bed dwellings, and
- 3x1 bed dwellings for over 65 year olds (SHMA 2013)

Malpas has doubled in size over the past 40 years, and will continue to grow in the next 20 years (based on the housing allocation in the CWaC draft Local Plan and recent planning approvals). It is important to ensure that the Village Centre continues to provide the shops and services to meet the needs of this expansion.

4. Built Environment and Local Character

Malpas village has a unique character enhanced with important factors such as topography, key views, gateways and key frontages. The following principal points emerge from the Townscape Analysis of Malpas conducted by the IBI Taylor Young (2013):

- Historic role as a market town to surrounding rural area - weekly market ceased mid-19th century but wider market role continues.
- Castle Hill, St Oswald's, The Cross and the street pattern are all important survivals from the medieval era.
- Positioned on southern end of sandstone ridge overlooking the Cheshire and Shropshire Plains.
- Changing topography is a key characteristic
- Views to surrounding countryside are an important feature.
- Landmark buildings and structures identified
- 10 Character Areas – some more significant than others.
- The strongest character is derived from the historic Village Core, and also High Street North and Church Street West.
- Key street frontages: Medieval, Georgian and Victorian buildings in the village core. Continuous street frontages here are important.
- Several distinct building types in the Village Core: surviving vernacular cottages, Georgian

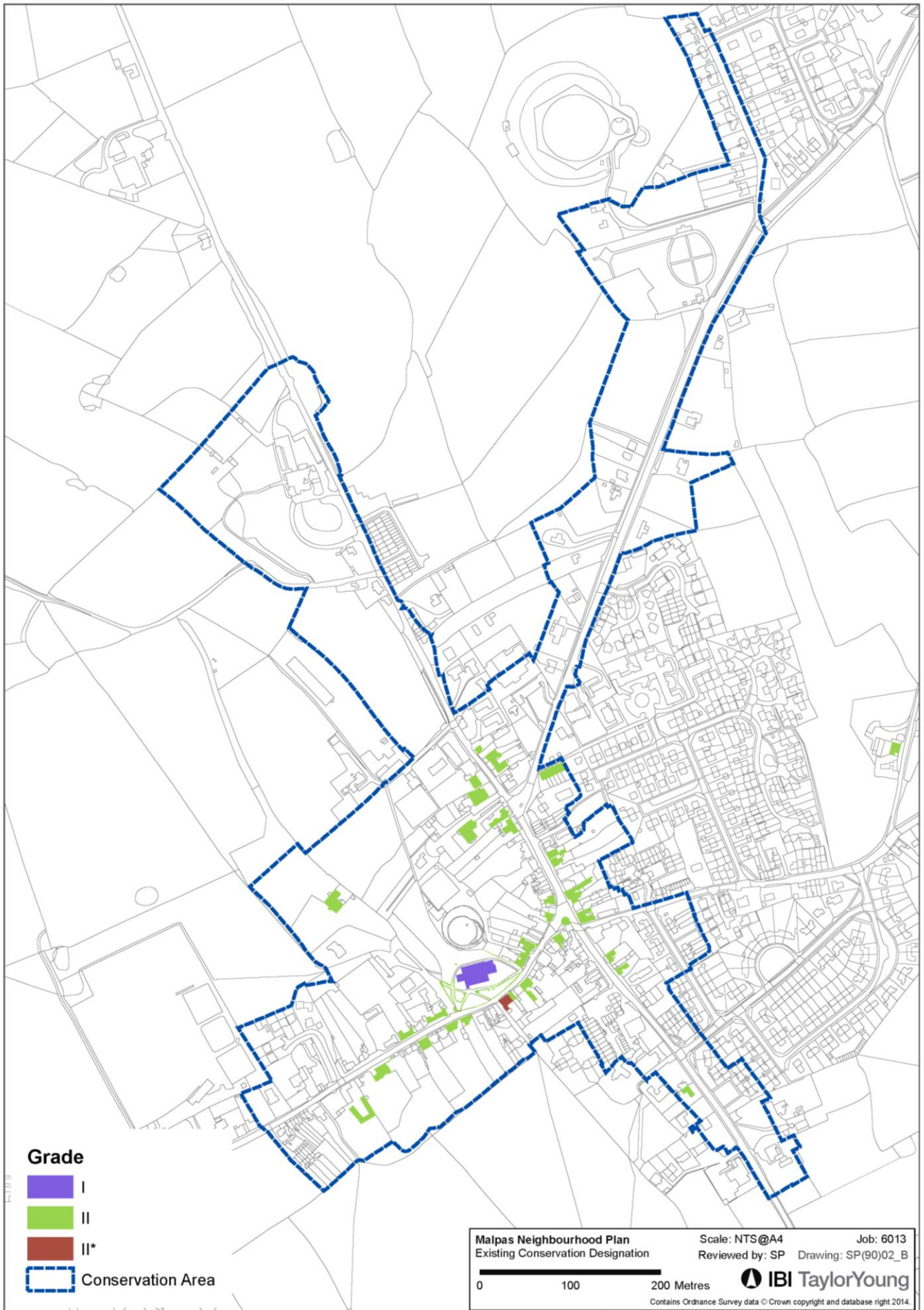
properties, simple Victorian properties and Victorian vernacular-revival style. Another important housing type is Victorian rural cottages (High Street North, Tilston Road and Well Street).

These all offer cues for new development.

Large parts of Malpas village are designated as a Conservation Area (see Figure 4.1). There are also over 60 designated heritage assets including 54 listed buildings. The Malpas Character Study identified a distinctive local character that derives from both listed and unlisted buildings. This character is not uniform and varies by 'character area'.

The surrounding landscape character also plays an important role in the distinctive identity of Malpas and Overton. This includes strong field patterns with mature hedgerows and a settlement pattern of scattered farmsteads and dispersed hamlets spread along hedged lanes. Many of these are ancient fieldscapes with historic importance (Cheshire Historic Landscape Characterisation, 2007).

Figure 4.1: Designated Heritage Assets



4.1 Character Areas

More in-depth analysis has been undertaken of all 10 character analysis in Malpas village:

- Village Core
- High Street North
- Tilston Road
- Chester Road
- Oathills
- Well Farm
- Well Street
- Springfield
- Oldhall Street
- Church Street West

(IBI Taylor Young Character Study, 2013) (See Figure 4.2)

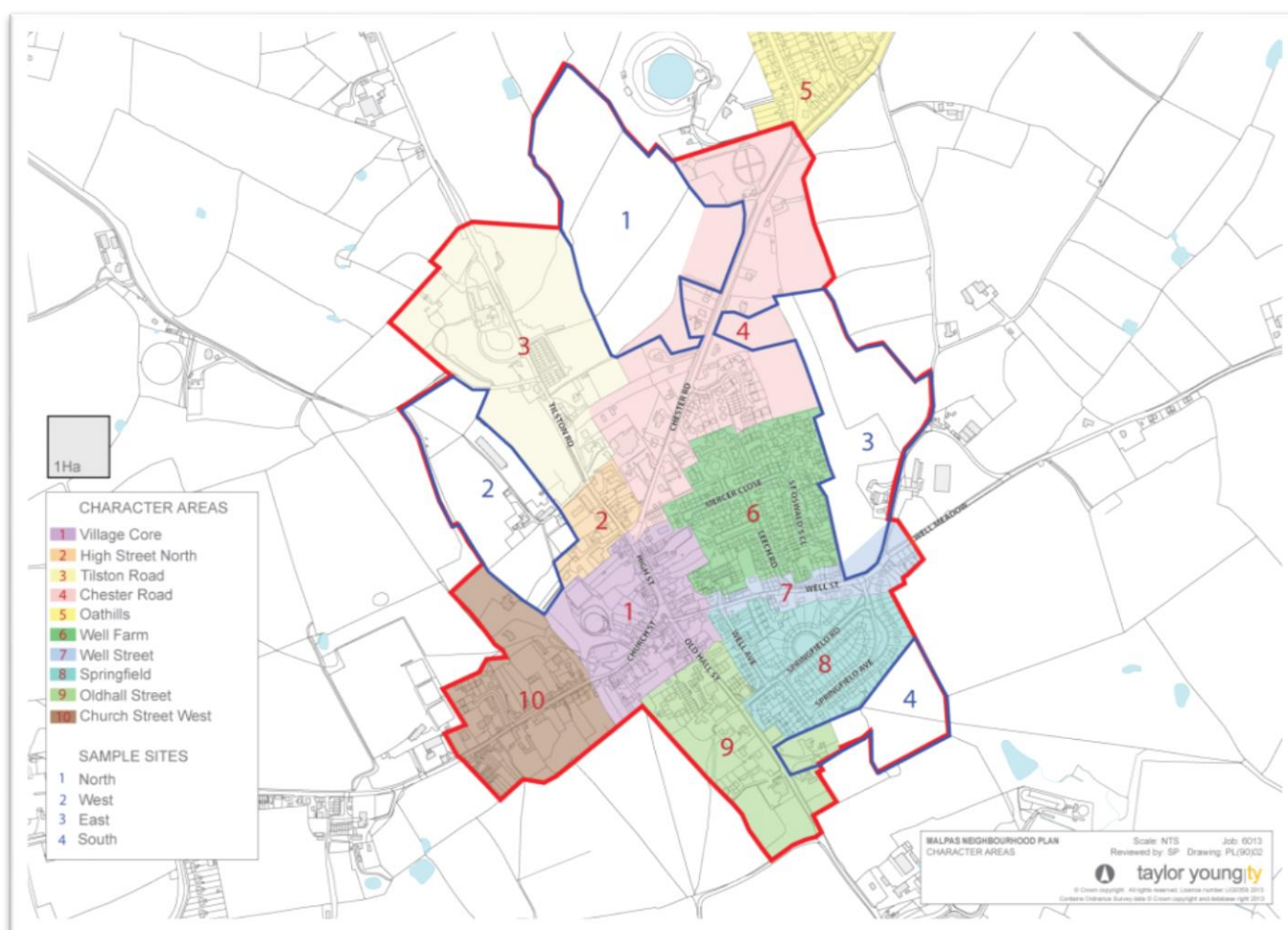


Figure 4.2: Malpas Character Areas (Source: IBI Taylor Young Character Study, 2013)

Character Areas – Key Cues for New Development

1. Village Core

- Gently curving, narrow streets, with buildings set at back-of-pavement.
- A domestic scale of two to three storeys, often varying in response to topography.
- Simple pitched roofs, with the gable usually to the side but sometimes- to the front of buildings.



2. High Street North

- Domestic scale two or three storey development.
- Buildings set back from the street, often behind low brick walls (with stone coping and piers), gates and hedgerows.
- Planting to the front of properties to soften the streetscene.
- Detached or semi-detached buildings with reference to either traditional Georgian proportions or simple Victorian rural cottage styles (simple pitched roofs, strong chimneystacks, horizontally proportioned multi-paned windows, hooded doorframes and segmental head windows).
- Use of warm red-orange brick and slate roofs.



3. Tilston Road

- Heavy vegetation to the roadside edge
- Dispersed detached dwellings or groups of short terraces.
- Buildings sometimes set back at a higher level to the road.
- Cues from Victorian rural styles (see previous character areas) or Edwardian domestic housing (orange-red brick combined with white render, bay windows, continuous slate porches).



4. Chester Road

- Wide road with grass verges and street trees, domestic scale housing set back from the roadside to give little enclosure and an open feel.
- Buildings typically detached and set back within plots behind planting and front gardens.
- A range of architectural styles allows for freedom of expression within the overall established character of Malpas.



5. Oathills

This character area offers no important cues for new residential development. The Arts & Crafts style of Oathills Cottages offers a potential source of reference points (notably the hexagonal-shaped gables, hipped roofs and strong stringcourses) but the lack of visibility of these cottages from outside the area means that there is no strong requirement for these to be followed.



6. Well Farm Estate

- Domestic scale detached, semi-detached or short terraces of three dwellings.
- Buildings set back from the street within their own plots with front gardens and walls/hedgerows.



7. Well Street

- A slightly higher density than surrounding areas consisting primarily of short terraces at two storeys.
- Buildings either set at back-of-pavement or set back a few metres behind hedgerows or fences.
- A dominant style of Victorian rural cottages with features including simple pitched roofs, a lack of projecting bays, some projecting porches with pitched slate roofs, horizontally-proportioned multi-paned windows at ground and first floors with segmental heads and dominant chimneystacks.



8. Springfield Estate

The area offers no strong cues for residential development.

- Distinctive features include two-storey semi-detached housing set back from the road behind hedgerows and front gardens. The crescents formed around the semi-circular of green spaces are the strongest feature.
- Distinctive 1930s properties offer reference points: triangular dormers, half-hipped gable roofs and hooded door canopies.



9. Oldhall Street

- Heavy vegetation to the roadside edge.
- Domestic or semi-detached two to three storey development on Oldhall Street, set back from the road within their own plots.
- Infill development of burgage-shaped plots behind the frontage, often at a slightly higher density including short terraces but also often at lower of one-to-two storeys.
- L-shaped groupings of buildings replicating the massing of farmhouses and subsidiary outbuildings or stables.
- Regular-shaped green spaces surrounded on several sides by domestic scale housing.
- A mix of architectural styles but common use of slate roofs (typically steeply pitched), dormers, orange-red brick and white render/painted brick, black-and-white detailing.



10. Church Street West

- Variety in the building line from back-of-pavement to a 2m set-back.
- Hard landscaping and planting to the front of dwellings but few formal boundary treatments.
- A domestic scale of one to two storeys.
- Steeply pitched roofs, often with projecting upper storeys above the roofline. These upper storeys have gable fronts.
- Victorian cottage features: flat-fronts without bays or porches, horizontally-proportioned multi-paned windows with segmental heads, simple but dominant chimneystacks.
- Dominant use of white-painted brick or render.
- Black-and white timber detailing in characteristic square pattern.
- Also properties faced in warm orange-red brick.



4.2 Buildings

There are 54 listed buildings or structures in Malpas, the finest of which is the Grade I St Oswald's parish church, the most important historic building in Malpas. Dating mostly from the 15th century the church dominates views of Malpas from all directions. There are many Listed Buildings but a few 'landmarks' have more importance in defining the local character and identity of Malpas.

- Castle Hill (remains of the motte)
- St Oswald's Church
- The Market House, Church Street

- Old Printing House, Church Street
- The Cross
- The Crown Hotel, Oldhall Street
- Red Lion Hotel, Oldhall Street
- Tudor cottage, Oldhall Street
- Victoria Jubilee Hall, High Street
- Old Alport Schoolhouse, High Street
- Prospect House, High Street

The Malpas Character Study highlights the following important historic architectural styles in Malpas:

Vernacular cottages

Surviving vernacular cottages (16th to 18th centuries): black-and-white cottages with black-painted exposed timber beams and white-painted brickwork. Typically two-storey with traditionally pitched roofs that are slate, sometimes with flat-topped slate dormers.



Georgian properties

There are a high number of Georgian properties providing excellent examples of 18th century domestic architecture. This is probably the dominant form in this area. Features are typical of the period. The properties are generally brick, with a simple square plan form and large vertical sash windows. Good original shop fronts often survive. Roofs are generally shallow pitched behind a cornice but sometimes there is a gable to the front elevation. The dominant material is local orange-red brick, though sometimes this is white washed. The Market House represents a much more individual style of Georgian development.



Typical Victorian

Typical Victorian properties –are common, especially on High Street. These are generally two-storey in short terraces with traditionally pitched roofs. There are generally bay windows on the ground floor and traditional sash windows on the top floor, though sometimes much more plain. Chimneystacks are a dominant feature.

Victorian vernacular-revival - the use of black-and-white detailing on larger Victorian properties is common, especially in this part of Cheshire.

This is typically applied to the upper storeys, leaving the ground floor in orange-red brick.

Otherwise the plan form is often complex, with gable-fronted elements, porches and projecting windows. Tall chimneystacks are common. There is also often an excess of other detailing, such as stone quoins and lintels.

Consultation with local people has revealed that new residential developments should be built at density levels that retain and reflect the village character. People of Malpas are also aware that new individual building should be designed to best reflect the character of the village in terms of style, scale and size. Residents are also concerned that design should take account of the scale and layout character, reinforcing a strong sense of place (Vision and Objectives Consultation).



4.3 Archaeology

(Extracts from Cheshire Historic Towns Survey, Malpas Archaeological Assessment, 2003)

Malpas was the medieval seat of the Barons of Malpas, one of Cheshire's major land owning families. It was a small market town and its historic centre retains much of its character, including its street plan, as there has been little intensive development. One reason for this may have been its proximity to Whitchurch, one of Shropshire's major medieval market towns, which lies only 9.2km to the south-east

Prehistoric

Only a small amount of prehistoric activity is attested in the surrounding area, the nearest major site being the hillfort of Maiden Castle at Bickerton 6km to the north (see Figure 4.3). The only prehistoric find in the settled area is a spindle whorl found near Smithy Cottages on Church Street, while part of a bronze axe was discovered immediately north of the town but may originally have come from elsewhere (Archaeological Assessment 2003).

Roman

Watling Street, the Roman road that linked Chester with London, Caerleon and the nearest centre of civil administration at Wroxeter, runs through Malpas along Old Hall Street and the High Street. Roman artefacts were claimed to have been found in the area of Malpas Castle in the 18th century including lamps, coins and tessellated pavements but no other finds of this date have been recovered and it seems likely that their identification as Roman may well be

erroneous. The nearest major site in the surrounding area is the Roman town of *Mediolanum* (Whitchurch), 9.2km to the south-east. An important chance find of Roman date is a bronze diploma or military discharge certificate issued in AD 103, known as the Malpas diploma although it was actually found at Bickley around 3km east of the town (see Figure 1 in the Archaeological Assessment, 2003 for a record of all finds).

Early Medieval (c 450 - 1066)

Depenbech is mentioned at Domesday and was clearly an important settlement, for its value before the Conquest of £11 4s was one of the largest sums in Cheshire. Higham (1993, 135) has suggested that the Parish of Malpas derived from a large land unit which became a major estate of the Earls of Mercia. As such it would perhaps have attracted ancillary settlement and marketing, as dues and produce were brought to the estate centre. One reason for the location of an estate centre at Malpas would no doubt have been its location by the Roman road, which afforded easy communication within a large estate.

Two alternatives, both sited near to the line of the Roman road, have been suggested for the location of this historic centre.

The first location is the area near the later castle, the church, the administrative and ecclesiastical centre of the proven medieval town. (Archaeological Assessment Figure 2 - marked 2a)

The second is an area to the south of the current village settlement at Hough Farm on the Higher Wych road overlooking the Bradley Brook

(Archaeological Assessment Figure 2 – marked 2b). A settlement here would still be on the route of the Roman road and would better fit the place name “Deppenbech” as recorded in the Domesday Book and evidenced (paragraph 1.3 of the Archaeological Assessment 2003) by Dodgson (1972) i.e. by a deep valley with a stream in it

The ‘Early Medieval’ map (Figure 1 in the Cheshire Historic Towns Survey, Archaeological Assessment) refers to the following components:

COM 1- Roman Road

COM 2a - Location of Settlement: the site of the castle and church within the medieval town

COM 2b - Location of Settlement: to the south of the medieval town, around the site of Hough Farm, by Bradley Brook.

Medieval (c.1066 – 1540)

In a document dated 1288, reference is made to two burgages in Malpas (Beresford and Finberg 1973, 75). This demonstrates that there was burgage tenure in the town, despite the lack of a borough charter. In 1281, a grant of a weekly market and yearly fair was made to Philip Burnel, his wife and heirs (Archaeological Assessment 2003).

Malpas was noted as a centre of the linen trade in the 14th century and there was sufficient trade to support specialised cloth merchants. An inventory of a mercer in 1371 includes Welsh woollen cloth as well as local linen (Crosby 1996, 54-5). A windmill is recorded in documents of the mid-14th century, while a lease of 1659 refers to *“That part of the Milne field...where several milnes now erected by the Lord Cholmondeley and called the Windy Milne*

Banke” The mill’s position is not given, but it may have been to the north of the town in ‘Windmill Field’ which is recorded in the Tithe Award. In addition, the High Street was known as ‘Windmill’ Street until the middle of the 19th century (Hayns pers comm 2001). The crop mark of a potential post mill has been recognised to the south of the village. A ‘barkhousyard’ next to the ‘Walleway’ is recorded in a document dated 1404 i.e. a ‘tannery next to Well Street’ (Archaeological Assessment 2003).

The route from Whitchurch - Chester that ran via Malpas was gradually replaced by the road that became the modern A41. This process was presumably accelerated after 1739 when the A41 was turnpiked. The road west to Bangor-is-y-Coed was turnpiked in 1767 (Harrison 1886).

The Medieval map refers to the following components:

COM 3 - Malpas Castle

COM 4 - St Oswald’s Church

COM 5 - Market Place

COM 6 - Burgages – north Church Street

COM 7 - Burgages – south Church Street

COM 8 - Burgages - west High Street

COM 9 - Burgages – east High Street

COM 10 - Tenements – west High Street

COM 11 - Tenements – south end of Church Street

COM 12 - Tenements – east High Street

COM 13 - Tenements – west Oldhall Street

Post Medieval (c 1540 – 1875)

Expansion between 1841 and 1873 included properties built to the north of town on the west of High Street. Here tenements are wider than

those in the centre of town, which suggests that there was little pressure for space when they were built. It is here that a non-conformist chapel was built in 1862, originally serving the Congregationalists.

Post Medieval map (Figure 2 Archaeological Assessment 2003) refers to the following component:

COM 14 - Settlement

Modern (c 2000)

Settlement marked on Figure 2 of the Archaeological Assessment 2003, represents the extent of the township in c 2000. Between 1871 and 1971 the population of Malpas almost doubled. The increased population was partly absorbed by an increased density of settlement within the town, and partly by growth, with housing estates to the east and less dense settlement to the north and west.

Observations on Roman Archaeology in Malpas

One of the prize exhibits from Roman Britain on display in the British Museum is the Malpas Diploma: the military discharge certificate, in bronze, conferred rights of citizenship on Reburus, a junior cavalry officer, in AD 103 after a minimum of 25 years' service.

It had been discovered in 1812 and was described over 150 years later as "the one undoubted Roman find from the Malpas area" although the actual find spot, at Bickley, is outside the Malpas Neighbourhood Plan area.

However, the statement continues to be applicable to the actual Malpas Neighbourhood

Plan area, today, despite the passing of another half century.

In the continuing absence of evidence to the contrary it might be argued, on the basis of the Historic Environment Record that there is nothing from the Roman period to be found locally but such a conclusion would seem to be counter-intuitive given the location of Malpas on one of the main arterial routes of the Roman period. There are 15 of these listed in the third century Antonine Itineraries with the longest stretching from north of Hadrian's Wall to the port at Richborough nearly 500 miles away: having reached Manchester it headed westwards to Chester before turning for Whitchurch and the south.

Conventional wisdom has long asserted that its course through Malpas is followed by Tilston Road, the High Street and Old Hall Street but, as yet, no evidence has been recovered to confirm this. Meanwhile, recent ongoing research suggests that there are another two possible lines of the Chester to Whitchurch Roman road which need investigating further if the actual course is to become established – while another Roman Road from Malpas to the north-east, to connect with a known length north of Tarporley, still awaits confirmation.

However, this significant lack of knowledge about the history of Malpas is not limited to the Roman period as even a cursory examination of a 2003 study by Cheshire County Council and English Heritage will demonstrate: its conclusion states that research into "the origins and development of medieval small towns and rural markets ... would fit into a number of national priorities" with no fewer than 12 of these being listed. And the inclusion in this document of two

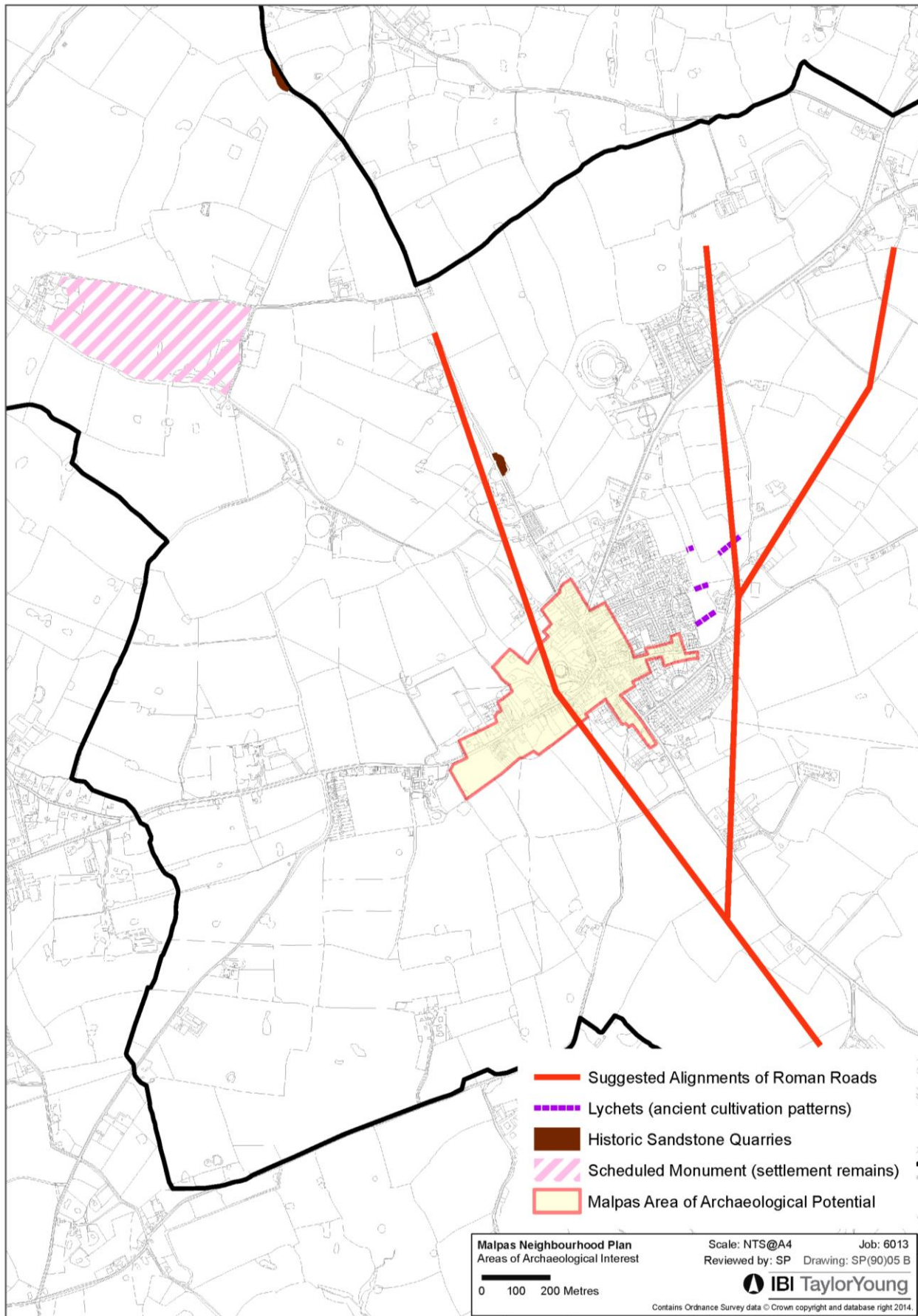
possible locations for the Malpas of early medieval times before AD 1066 again serves to emphasise how little is known of our past.

How then might the current paucity of the pre-Norman evidence be explained? There are two reasons. One is the lack of archaeological investigations in the village: those undertaken in 1999 when the Jubilee Hall was extended were the first to be conducted in Malpas itself. And the second, relating to the recording of stray finds, requires the local fields to be ploughed, the ploughed fields to be walked, the artefacts to be recognised by the walkers and, then, transported to Chester for reporting to the relevant authorities – but in a locality where pastoral farming predominates there is little ploughing of the fields.

Sources:

- F H Thompson, Roman Cheshire (Chester 1965), p 104.
- A L F Rivet and C Smith, The Place-Names of Roman Britain (London 1979), pp 157-160.
- A C Waddelove and E Waddelove, “Roman Roads in Delamere Forest and Neighbourhood – A Century after Edward Kirk”, *Trans Lancs and Cheshire Antique Soc* 83 (1985), pp 179-184 and Fig 1c.
- Shaw & Clark, Cheshire Historic Towns Survey - Malpas Archaeological Assessment (Chester 2003), p11.

Figure 4.3: Areas of Archaeological Interest



5. Landscape Character and the Natural Environment

The Parishes of Malpas and Overton are predominantly a green rural space created by ancient hedges, trees, ponds, woodland and wild spaces that soften the built environment and provide important habitats for plants and corridors for wildlife. It is therefore essential to protect them and take every opportunity to extend and enhance our valuable green asset.

The key evidence base documents in this section are:

- 'Landscape Character Type 5: Rolling Farmland', Cheshire Landscape Character Assessment, Cheshire County Council (now CWaC)
- 'Malpas' Landscape Character Assessment and Guidelines, Chester and District Council (now CWaC), 1998
- 'Malpas-Wych Valley' Guidelines for the Built Development, Chester and District Council (now CWaC), 1998

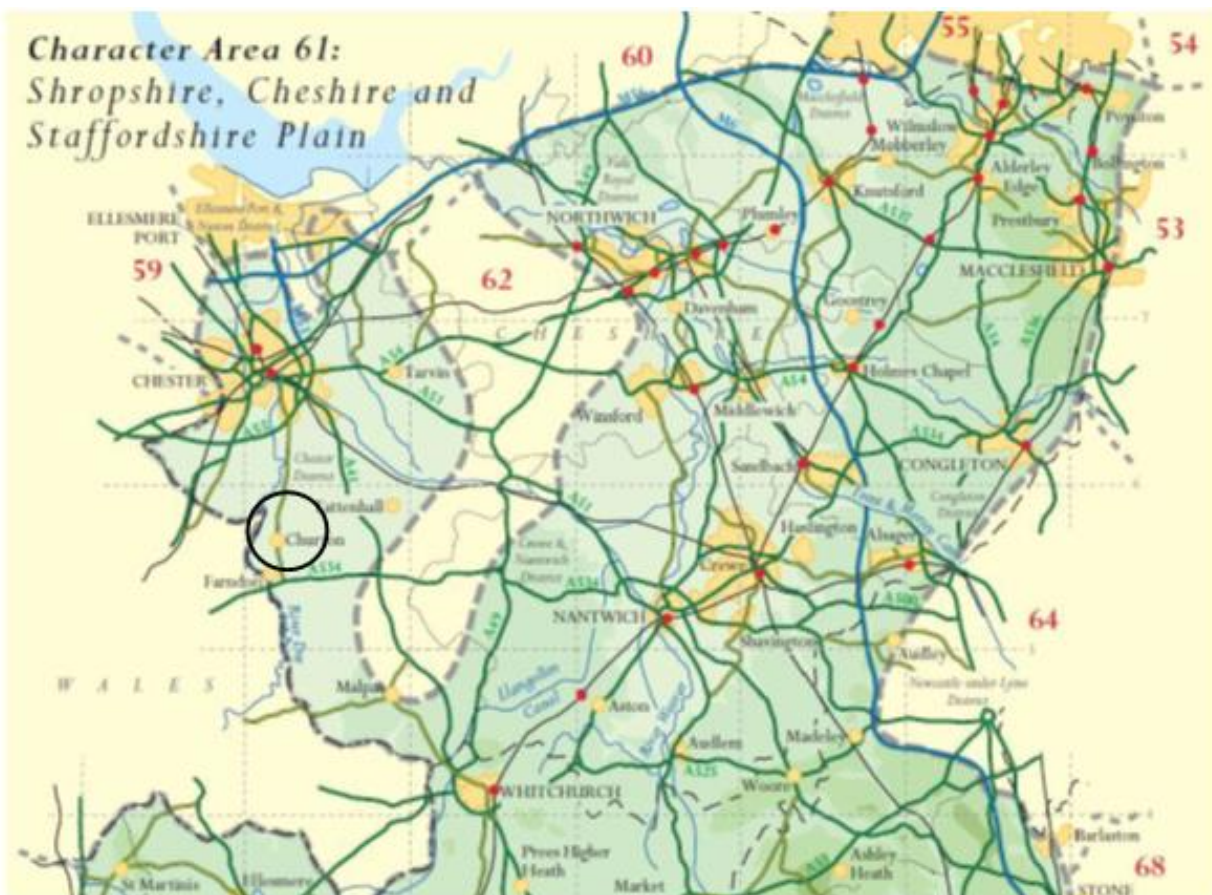


Figure 5.1: Landscape character areas at Malpas

(Source: Natural England, 2011, www.naturalengland.org.uk)

- Malpas Village Design Statement, Malpas Parish Council, 2010
- Planning Practice Guidance for Renewable and Low Carbon Energy, DCLG, 2013
- Draft Wind Turbines Supplementary Planning Document and Emerging Policy, Milton Keynes Council, 2013
- High Court Judgement on the application of RWE Npower Renewables Limited and Milton Keynes Borough Council and Ecotricity (Next Generation) Limited, (Case No. CO/10866/2012) 28 Feb 2013
 - ‘Raising the Standard’ Green Flag Award Guidance Manual, 2009

Malpas sits at the interface of two landscape character areas:

61. Shropshire, Cheshire and Staffordshire Plain

62: Cheshire Sandstone Ridge

Shropshire, Cheshire and Staffordshire Plain

General characteristics:

- Lowland character
- Widespread fertile and productive clay soils
- Generally low woodland cover - small broadleaved or mixed woodland on slopes of sandstone ridges or along watercourses.
- Strong field patterns defined by hedgerows, often with dense mature hedgerow trees. These are often in neglected condition.
- A series of wetland habitats across the landscape.
- Settlement pattern of small villages and few, dispersed hamlets spread along hedged lanes.

- Buildings are predominantly red brick with sandstone churches and occasionally very distinctive black and white half-timbered buildings (IBI Taylor Young Character Study).

Cheshire Sandstone Ridge

General characteristics:

- Steep-sided sandstone ridge, to the east the lower slopes are cloaked in deposits of glacial sand and gravel.
- Soils are free draining, thin, sandy and generally infertile.
- Woodland cover is relatively high compared with adjacent areas. This includes both broadleaved and coniferous trees in woods and along hedgerows.
- A pattern of hedged fields with scattered mature hedgerow trees. Field sizes are irregular in pattern. Hedgerows are well maintained.
- Diverse range of wetland habitats.
- Dispersed pattern of scattered farms and small villages.
- Red brick is the dominant building material, together with local sandstone. A few older half-timbered black and white buildings occur (IBI Taylor Young Character Study).

Topography

The basic topography of West Cheshire is the Dee Valley basin and a Central Ridge which consists of a series of plateaux, made up of land lying more than 200 feet above sea level

and separates the Dee and Gowy rivers from the Weaver Valley. The county rock is only rarely exposed, with the depth varying from only a few feet on the Central Ridge to thousands of feet beneath the Dee Valley. Rising up from the Plain are a number of small sandstone ridges and scarps formed from the Lower Triassic Sherwood Sandstone, such as at the northern end of an outcrop which runs through central Cheshire between Malpas and Tarporley (the Peckforton Hills).

At Malpas, which stands on the Southernmost tip of this Central Ridge, the land gives way to the Dee Valley Basin and the rolling Shropshire countryside exposing the basic Red Sandstone rock, and clays across the landscape. Soil structure is predominated at a minimum with light or heavy loams, covering the Clays, Sand, Silt, Shale and Marl outcrops. Waterlogged, Marshy and Bracken covered areas tending towards a Peaty structure are also in evidence around the parish.



Local landscape character is valued highly

Ponds

Ponds can be defined as small bodies of water, between 1 metre square and 2 hectares in area, which usually hold water for at least four months of the year. Although many ponds were filled in during the intense agriculture activities during and after the Second World War, the parish still retains a number of important ponds. E.g. Nel's Pit opposite the Bishop Heber High School on the Chester Road

Ancient Woodland

All ancient semi-natural woodland and other ancient woodland sites where there is a significant element of the original semi-natural woodland surviving in terms of native trees, shrubs or ground flora are considered to be critically important.

To the south of the parish lies The Hough Valley which adjoins the ancient woodland of Taylor's Rough and Well Meadow Wood. These have been identified as areas of special scientific interest, and have been included in the Cheshire Inventory of Ancient Woodlands (1988) maintained by English Nature (formerly Nature Conservancy Council).

Ancient Hedgerows

Ancient hedgerows which tend to be those which support the greatest diversity of plants and animals can be defined as those which were in existence before the Enclosure Acts, (passed mainly between 1720 and 1840) and have never been cleared except as part of

traditional hedgerow management. They do not obviously originate from planting, or if planted still retain tree, shrub and ground flora species which reflect natural and original variations in site and soil.

Many ancient hedgerows exist around the parish, in particular at The Hough and on the parish boundary with Overton Common.

Historic and notable trees

Cheshire has a number of fine mature individual trees of several species which are of considerable landscape, historic, wildlife and cultural significance. A large number of these will have been planted; as features in parklands and as commemorative trees in a variety of locations.

Britain (in particular England and Wales) contains the largest and best array of extremely old trees in northwest Europe. It is not known precisely how many there are, but a national inventory is being compiled of all known veteran trees. A register of notable trees in Cheshire is held by the Cheshire Landscape Trust.

Malpas parish contains significant numbers of notable and mature trees, some of which are covered by Tree Preservation Orders.

Artificial habitats

Cheshire's industrial past has made significant contributions to its nature conservation resource.

There are a few disused clay, sand, and sandstone quarries around the parish, each

having their own special wildlife value. E.g. Sandstone quarry on the Beeches Bank

Human imprint on the landscape has also created an extensive network of disused railway lines and the old Whitchurch to Chester branch line that runs through the parish represents a considerable wildlife resource.

Table 5.1 below shows the currently designated green spaces within the Neighbourhood Plan area

Table 5.2 lists the green spaces and corridors that have been identified by the Neighbourhood Plan Steering Group and endorsed through public consultation. It is proposed that these spaces be protected by the introduction of policy LC4 in the Neighbourhood Plan.

| CW&C | Site | Type | Area/ ha |
|-----------------|--------------------------------------|---|-----------------|
| 227 | Springfield Road | General Amenity Green Space | 0.0876 |
| 228 | Malpas Recreation Ground | General Amenity Green Space | 1.4407 |
| 487 | St Oswald's Close | General Amenity Green Space | 0.0581 |
| 277 | St Oswald's Church | Cemetery, Churchyard or Burial Ground | 0.7842 |
| 311 | Malpas Cemetery | Cemetery, Churchyard or Burial Ground | 1.3956 |
| 6050 | Overton Heath | Natural and Semi Natural Grassland, Heathland and Moorland or Scrubland | 2.3387 |
| 6051 | Bradley Common | Natural and Semi Natural Grassland, Heathland and Moorland or Scrubland | 6.5823 |
| 378 | Malpas Bowling | Outdoor Sport & Recreation Facility | 0.1227 |
| 379 | Malpas Bowling Green | Outdoor Sport & Recreation Facility | 0.1062 |
| 387 | Malpas and District Sports Club | Outdoor Sport & Recreation Facility | 0.0936 |
| 395 | Malpas and District Sports Club | Outdoor Sport & Recreation Facility | 2.8961 |
| 397 | Bishop Heber High School | Outdoor Sport & Recreation Facility | 2.0631 |
| 398 | Bishop Heber High School | Outdoor Sport & Recreation Facility | 2.0606 |
| 408 | Tennis Courts | Outdoor Sport & Recreation Facility | 0.1049 |
| 433 | Bishop Heber High School | Outdoor Sport & Recreation Facility | 0.2247 |
| 488 | Malpas Alport Endowed Primary School | Outdoor Sport & Recreation Facility | 0.1093 |
| 76 | Malpas Recreation Ground | Provision for Children | 0.0554 |
| 78 | Malpas and District Sports Club | Provision for Children | 0.0063 |

Table 5.1: Designated Green Spaces

The map below shows the currently designated sites of nature conservation within the Neighbourhood Plan area.

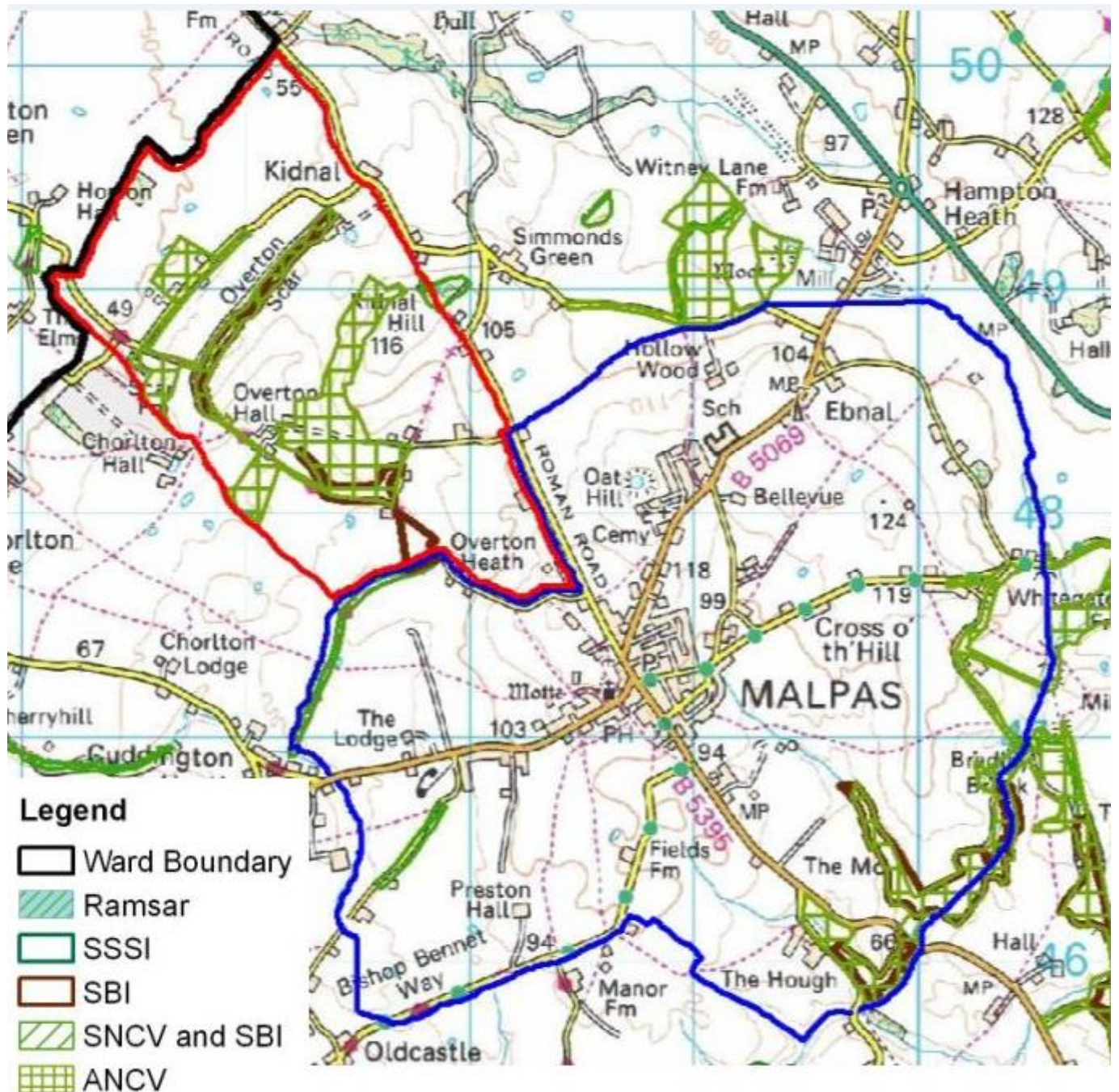


Figure 5.2: Sites of the nature conservation areas

(Source: [Cheshire.gov.uk/CWAC/interactive mapping](http://Cheshire.gov.uk/CWAC/interactive_mapping))

SSSI = Site of Special Scientific Interest
 SBI = Site of Biological Importance
 SNCV = Sites of Nature Conservation Value
 ANCV = Area of Nature Conservation Importance

Ramsar sites are wetlands of international importance, designated under the Ramsar Convention.

5.2 Local Green Spaces and Corridors

Proposed Neighbourhood Plan 'Green Spaces and Corridors'

(Identified by the NP Steering Group and endorsed through local consultation)

See Neighbourhood Plan Figure 5.1 (Proposals Map) and Policy LC4.

| # | Site | Value | Use |
|----|---|-----------------------|---|
| 1 | Land on Springfield Road | Amenity | Children's casual play area |
| 2 | Land on Springfield Avenue | Amenity | Children's casual play area |
| 3 | Land at St Oswald's Close | Amenity | Children's casual play area |
| 4 | Land at Well Farm Close | Amenity | Children's casual play area |
| 5 | Land opposite Sunnyside | Amenity | Children's casual play area |
| 6 | Malpas Recreation Ground on Tilston Road | Sports and Recreation | Children's structured play area, walkers rest stop village fairs and events |
| 7 | Bishop Heber High School on Chester Road | Sports and Recreation | Pupils recreational |
| 8 | Malpas Farmers Bowling and Social Club off Tilston Road | Sports and Recreation | Bowling and social events |
| 9 | Malpas Bowling Club and Social Institute by Castle Hill | Sports and Recreation | Bowling and social events |
| 10 | Malpas Sports Club on Wrexham Road | Sports and Recreation | Adults and children sports:- cricket, football, tennis, bowling and social events |
| 11 | Clay Hole Croft on Wrexham Road | Nature Conservation | Walkers rest stop |
| 12 | Overton Common (Heath) | Nature Conservation | Ramblers, dog walkers, horse riders |
| 13 | Bishop Bennett's Way from Overton Heath to Cuddington (bridleway) | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers |
| 14 | Bridleway from Overton Common to Overton Scar | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers |
| 15 | Ancient woodland at Overton Scar | Nature Conservation | Ramblers, dog walkers, horse riders |
| 16 | Woodland and open ground in the valleys at Lower Moss Farm and the Hough | Nature Conservation | Hunting, shooting, ramblers, casual walkers |
| 17 | Marshy ground at the Mosslands off Whitchurch Road | Nature Conservation | Wildlife area In Stewardship Scheme |
| 18 | The Parish Boundary from Tilston Road to Mates Lane (Public Right of Way - Footpath) | Nature Conservation | Ramblers, dog walkers, |
| 19 | The dismantled railway track along the Eastern Parish Boundary (Public Right of Way - Footpath) | Nature Conservation | Ramblers, dog walkers, horse riders |

| # | Site | Value | Use |
|----|---|---------------------|--|
| 20 | Land with trees down the Beeches Bank on the Tilston Road. (In Conservation Area) | Nature Conservation | |
| 21 | The Bridleway from Hollowood Road, Oathills to Mates Lane | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers |
| 22 | The Byway from Overton Heath Lane to Kidnal | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers, green roaders |
| 23 | Gams Wood and disused Quarry at Kidnal Hill (including Byway) | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers, green roaders |
| 24 | Pit at Kidnal Hill | Nature Conservation | Old sandstone quarry |
| 25 | Woodland at the Lodge at Sunnyside | Nature Conservation | Private garden |
| 26 | The 12 apostles across the Oxheys (Public Right of Way – footpath) | Nature Conservation | Ramblers, dog walkers |
| 27 | Greenway Lane (Public Road – Access only) | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers, green roaders, adults and children accessing the Bishop Heber School |
| 28 | Love Lane from Tilston Road to Overton Heath | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers, green roaders, Residents access |
| 29 | Land comprising the Goodmoor Rough | Nature Conservation | Hunting and shooting |
| 30 | The Old Rectory woodland garden | Nature Conservation | Private garden |
| 31 | Land beyond Laurel Bank off Mastiff Lane | Nature Conservation | Private garden |
| 32 | Marshy land at the bottom of Well Street at Broselake Farm | Nature Conservation | Private land |
| 33 | Woodland surrounding playing field behind Bishop Heber High School | Nature Conservation | Private land |
| 34 | The roadside pit opposite Bishop Heber High School | Nature Conservation | Private Land |
| 35 | Nel's Pit off Chester Road | Nature Conservation | Private Land |
| 36 | Footpath from Greenway Lane to Ebnal Lane (Public Right of Way – footpath) | Nature Conservation | Ramblers, dog walkers, horse riders, mountain bikers, green roaders, residents access |
| 37 | Pond near sewerage works on Goodmoors | Nature Conservation | Anglers, casual coarse fishing |
| 38 | Malpas Cemetery | Community | |

| # | Site | Value | Use |
|----|------------------------------------|-----------|--|
| 39 | St Oswald's Church Yard | Community | Ramblers, dog walkers, church visitors |
| 40 | Kidnal Hill | Community | Private land |
| 41 | Castle Hill | Community | Private land |
| 42 | Pond to the south of Church Street | Community | Anglers, casual coarse fishing |

6. Renewable Energy and Planning Policy

The Government published new guidance on 'renewable and low carbon energy' as part of the **Planning Practice Guidance** (last updated 10 April 2014). This states:

"The National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities. As with other types of development, it is important that the planning concerns of local communities are properly heard in matters that directly affect them.

Local and Neighbourhood plans are the key to delivering development that has the backing of local communities...

Policies based on clear criteria can be useful when they are expressed positively (i.e. that proposals will be accepted where the impact is or can be made acceptable)...

In shaping local criteria for inclusion in Local Plans and considering planning applications in the meantime, it is important to be clear that:

- *the need for renewable or low carbon energy does not automatically override environmental protections;*
- *cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases;*

- *local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas;*
- *great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting;*
- *proposals in National Parks and Areas of Outstanding Natural Beauty, and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration;*
- *protecting local amenity is an important consideration which should be given proper weight in planning decisions.*

Local planning authorities should not rule out otherwise acceptable renewable energy developments through inflexible rules on buffer zones or separation distances. Other than when dealing with setback distances for safety, distance of itself does not necessarily determine whether the impact of a proposal is unacceptable. Distance plays a part, but so does the local context including factors such as topography, the local environment and nearby land uses. This is why it is important to think about in what circumstances proposals are likely to be acceptable and plan on this basis."

This guidance has been used to draft an appropriate policy in the Neighbourhood Plan.

7. Services and Facilities

It is important to consider the community infrastructure of the village: shops, facilities and services, public transport, open space and recreation. The principles of sustainable development mean that new houses should be located where there is good community infrastructure. This means that the need to travel, especially by car, will be reduced. Increasing the catchment population will also help to support and grow existing shops and services within the village.

7.1 Existing Services and Facilities

Malpas provides the following key community facilities (there are no facilities at Overton):

Medical Facilities

- Doctors' Surgery: Laurel Bank (currently at capacity)
- Pharmacy: The Co-op Pharmacy
- Dentists: Malpas Dental Surgery
- Optician: Francis Opticians

Community Facilities

- Public Library: within Bishop Heber High School (remote from Village Centre)
- Places of Worship: St Oswald's Church and High Street Church
- Community centre: Jubilee Hall
- Young Persons Centre
- Emergency Services: Malpas Community Fire Station

Education Facilities

- Nursery: Malpas & District Toddler Group

- Primary: Malpas Alport Endowed Primary School
- Barika Pre –school
- Wishing Well After School club
- Secondary: Bishop Heber High School

Shops and Services

- Bank: Lloyds (only open mornings)
- Post Office: in Londis on the High Street
- Convenience/Food stores: Huxley's General Store and Bakery, Londis, Co-op
- Public houses: Red Lion, Vaults Hotel, Crown Hotel
- Hairdressers, Barbers, Beauty Salon, Dry Cleaners, Dog Groomers and Pet Shop

Sports & Recreation

- Bowling Green, Malpas Sports Club
- Farmers Bowling club
- Bowling and Social Institute
- Bishop Heber Sports Centre and Gym
- Recreation Ground



Malpas has an active, welcoming community

In addition, there are a number of smaller shops and businesses in the village including a restaurant, café and take-aways.

There are a multitude of clubs and societies within the Parish and a wide range of sporting facilities are offered at the Malpas Sports Club. CWaC Council operates the village library which is located at the Bishop Heber High School; this is not accessible for many residents of the village.

The Jubilee Hall, the Young Persons Centre and St Oswald's Church and High Street Church buildings are regularly used as venues for events, community film nights, meetings, concerts, musical gatherings and arts festivals. There is a monthly Farmers Market in the village.

7.2 Deficiencies and Capacity

Medical Facilities

There is a single GP surgery servicing the community of Malpas and Overton parishes. This is located within Malpas and serves a wider area of hinterland of approximately 63 square miles. Although the population of Malpas Ward is 3,969 [ONS, 2011], the surgery currently has over **6,360** patients. The surgery is near to capacity and has limited scope to expand on its current site. [From discussions with Mrs Lynn Suckley, Managing Partner, Laurel Bank Surgery]

Malpas needs a surgery fit for purpose and designed to accommodate a growing community; one that can offer minor medical procedures, additional clinics and the opportunity for services currently not available in this locality. This would support the sustainability of the village by reducing the need to travel and additionally benefit those without access to a car.

Education Facilities

Bishop Heber High School provides for Year 7 up to and including Sixth Form. The school serves a wide catchment area and is currently over-subscribed with limited scope for expansion.

The primary school is close to capacity, has no space to expand buildings and lacks adequate green and play space.

Local residents would benefit from a nursery that is located within the Village Centre.

There is no provision for adult or life-long learning within the village. There are no vocational, leisure or the University of the Third Age (U3A) type learning facilities in the village.

This is an issue when 30% of the population of the village have no formal qualifications.

Developments that support the increased provision of such facilities would be seen to be giving a positive benefit to the community.

The U3A movement, run by the Third Age Trust may provide an effective model for older person's learning in Malpas.

Community Facilities

Malpas has doubled in size over the past 40 years, and will continue to grow in the next 20 years. It is important to ensure that the Village Centre offers the shops and services to meet the needs of this expansion.

There are limited voluntary sector services within Malpas that serve the needs of **older residents**. Those that do exist are run by a small group of dedicated volunteers, but the area has a large and increasing population of elderly residents and their needs must be adequately served.

The **Young Persons Centre** is operated by a group of volunteers and is therefore restricted in the level of services it can provide to the community's youth. Funding for the service is a key issue of concern. Development that supports the enhancing of the operational capacity of the Centre and service provisions for the youth will be seen as having a positive benefit. Funding of the Youth Centre and a Youth Worker are key to the sustainability of the Young Persons Centre. Development within the village that expands the youth population must contribute to this service.

The existing **Village Hall** (Jubilee Hall) is in need of repair, whilst a prominent building of significant townscape merit, internally it is outdated and not fit for purpose in the 21st century. There needs to either be a major renovation of this building to enable it to serve the needs of a growing community or a new building designed to accommodate the needs of both existing and new residents.

The **Public Library**, located at Bishop Heber School, is currently inaccessible to many elderly residents and young families, and the opening hours are limited to two afternoons a week. The area would benefit from the relocation of this facility to the Village Centre, where easy access could be afforded from the High Street and a dedicated children's area could be established. This would enable sessions to be run throughout the year dedicated to pre-school children, encouraging reading and the wider use of a library facility.

The existing **burial ground and cemetery** are restricted in size and is expected to reach capacity by 2033 based on the current local population. Therefore it will not be able to accommodate the growing demand from an

increasing population. The village will require additional land at some point to be utilised as a burial facility, this could also provide opportunities to create a woodland burial site for the internment of ashes. [From discussions with Adrian Waddelove, Village Burial Board]

Retail

Malpas lacks a number of facilities that would enable it to continue to act as the hub for the hinterland of south Cheshire. The village would benefit from a bank which operates full time hours, and more retail outlets that sell produce not currently available on the village high street. A petrol station once existed in the village and for many a new petrol station would be a positive addition. New retail businesses would also generate more employment opportunities and avoid residents having to travel long distances to places of work.



Local shops are well supported

7.3 Community Infrastructure

Table 7.1, below, provides this analysis for Malpas. It confirms that the village has a high level of provision (when only the population of the village itself is considered) and that the level

of population growth envisaged by CWaC could be accommodated with the requirement for additional services. If the identified character areas (see Figure 4.2 above) were considered appropriate for development, any future residents would be well served by existing facilities and would help to reinforce the existing village centre. It should be noted that these conclusions have been based only on simple desktop analysis which has not considered existing and projected capacity at local schools and health facilities.

The projected level of housing growth of at least 27% (based on the corresponding % increase in new homes derived from the target in the Local Plan) represents a considerable additional increase to this population.

Conclusion: The population increase suggests that there is a need for the village to adapt in terms of housing, school, transport, medical services and other facilities.

| Local Facility | Illustrative Catchment Population | Present in Malpas (population: 1,410) ¹ | Additional Services required in 2030 (population 1,946) ² |
|---------------------------|-----------------------------------|--|--|
| Primary / middle school * | 4,000 | 1 | 0 |
| Secondary school (large) | 16,000 | 1 | 0 |
| Health centre (4 doctors) | 10,000 | 1 | 0 |
| Post office | 5,000 | 1 | 0 |
| Community Centre | 4,000 | 1 | 0 |
| Public house | 6,000 | 3 | 0 |
| Local centre | 6,000 | 1 | 0 |
| Supermarket | 24,000 | 0 | 0 |
| Leisure centre | 24,000 | 0 | 0 |

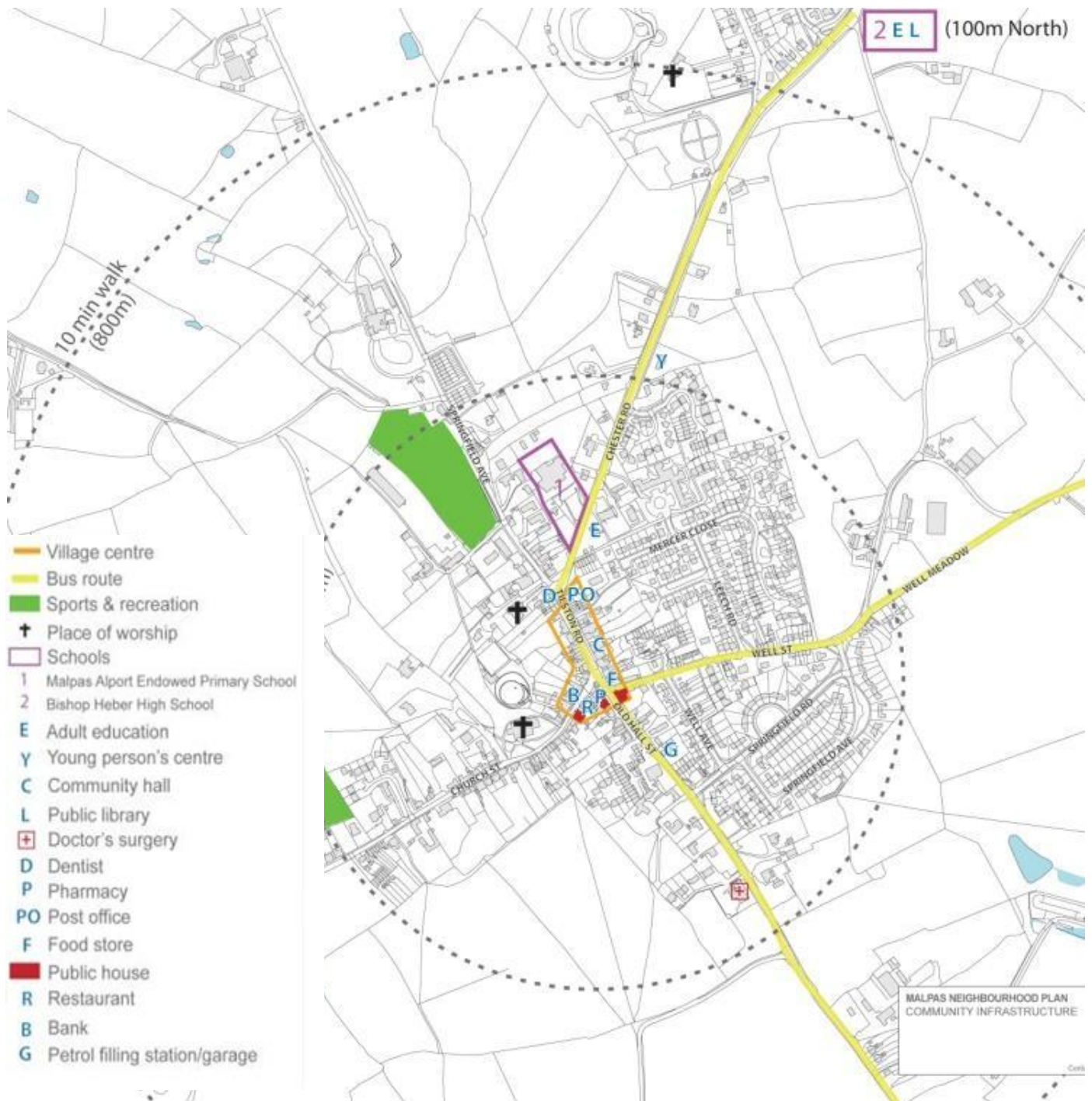
Table 7.1: Community Infrastructure Analysis (Source: Malpas Character Study, 2012)

Source: *Shaping Urban Neighbourhoods*, [Barton et al, 2003]

1. Office of National Statistics Mid-Year Estimate 2008

2. The population increase is assumed as a proportionate increase to the 38% increase in housing 2010-2030 established in *Key Service Centres Background Paper* [CW&C]. In reality the population increase may be higher due to the current high relative proportion of single person households in Malpas (see Table 3.4 on p16).

Figure 7.1: Existing Community Infrastructure (Source: Malpas Character Study, 2012)



Current Community Needs and Aspirations (May 2014)

These lists are intended to be read in conjunction with Policy SF4 of the Neighbourhood Plan. They set out the current community needs and priorities. The Parish Council are progressing actions to seek the delivery of these facilities. Some of these will be progressed in response to Policy SF4, others will be progressed independently. This section will be regularly updated during the life of the Neighbourhood Plan as these needs are met and priorities delivered, and as other needs and priorities emerge. It is recommended that delivery partners and developers speak to the Parish Council in the first instance to understand the current position. This list and discussions with the Parish Council, should inform CWaC's Infrastructure Delivery Plan.

The lists are not in a particular order of priority and are not exhaustive. As planning applications and developments come forward, each will present appropriate and specific opportunities to contribute or total fund items from the list. Matched funding will be sought wherever possible

Community Needs

Section 106/CIL monies raised from planning applications should be spent on evidenced current local priorities. CWaC's Infrastructure Delivery Plan should provide the mechanism for prioritising and delivering these, in association with the local community and delivery partners. Current evidenced local priorities are listed below (in no particular order):

Services and Facilities

- An enhanced and expanded GP surgery/Health Centre incorporating Dentist and Opticians and other health facilities
- A Public Library located in the Village Centre, accessible to all

- Land for expansion of the burial ground located adjacent to the existing Cemetery, including a woodland site for the internment of ashes.
- Bus stop shelters on Chester Road and Springfield Road
- Financial support for Young Person's Centre and Youth services

Road Improvement and Infrastructure schemes

- New link roads, to the east of the village (i.e. potentially linking Tilston Road/Chester Road/Well Street or parts thereof) to ease congestion in the Village Centre (refer to the Village Travel Plan)
- Additional public car park space close to the village centre
- Safe routes to schools, including pedestrian crossings at the Alport and Heber Schools.
- Provision of missing pavement sections Chester Road, opposite the Primary School; Cross o' th' Hill Road to Bradley Lane
- Widening or more provision of pavements on Old Hall Street and Church Street/Wrexham Road
- Signage indicating pedestrian/cycle/bridleway routes on narrow rural lanes – creating safe and attractive 'Green Lanes'
- Safe and convenient off-street residential parking spaces for existing houses that do not have off-street spaces and where on-street parking causes congestion (for example on parts of Wrexham Road, Tilston Road and Church Street).
- Installation of mini roundabout/road layout change at High Street/Chester Road junction

to facilitate better vehicle access to High Street/Tilston Road

- Support for the local Cemetery (Financial/Resource/extended area)

Leisure Activities

- Provision of playing field/area for Malpas Alport Primary School
- Refurbishment/upgrade of play areas (Recreation Ground)
- Additional football, Cricket and Rugby pitches, for Malpas Sports Club

Housing

- Good quality affordable homes
- Rentable accommodation at prices that are locally affordable
- More Bungalows or single floor residency accommodation for older people
- Homes for older people – Extra Care schemes, Bungalows, Lifetime Homes

Public Realm/Permeability Improvements

- Public realm improvements on High Street to balance the needs of motorists, parking, cyclists and pedestrians and create a more positive pedestrian environment, which is also sympathetic to the historic setting. This may involve treatments to slow traffic flow through the Village Centre (Consideration of the provision of shared space)
- Public realm improvements on Church Street to provide continuous safe pavements, whilst also respecting the significance of heritage assets; (consideration of the provision of shared space)

- Improved pedestrian and cycle routes into and around the Village Centre
- Public footpath improvements/creation to provide circular routes
- Provision of pavements where lacking and refurbishment of existing pavement surfaces including dropped kerbs, tactile surfaces
- Provision of village demarcation signs and gateway features

Green Space & Natural Environment

- Creation of continuous wildlife corridors to link already identified wildlife value areas
- Tree, bulbs and wild flower seeds for grass verges open space areas

Community Aspirations

In addition to the Community Needs there are a number of other priorities and aspirations that have been identified in the Evidence Base. These may not be suitable for planning obligations from developers but they will set priorities for local spending from the New Homes Bonus receipts and set an agenda for the Parish Council to engage with other delivery partners, funding sources and stakeholders. Developers may also wish to voluntarily respond to some of these requirements, potentially as part of larger planning applications, or on a commercial basis. The list is provided in no particular order.

- Remodel/refurbish Jubilee Hall as a modern community space with café
- Equipping of the Jubilee Hall with modern technology to support business presentations (in-built projectors, public address system, white boards, pin boards etc.)
- Upgrade of public toilets (project in progress)

- Tourist Information Point to support visitors e.g. Cyclists, Ramblers, area visitors
- Better variety and quality in food and drink outlets offered in the village – e.g. a gastro pub
- Village hotel/overnight accommodation
- A swimming pool (likely to be a commercial facility)
- Expanded and more regular farmer's market, ideally on an outdoor site if a suitable location can be identified in the village
- Improved social and leisure facilities for older people
- More effective enforcement of parking restrictions, outside Alport Primary School on Chester Road where unauthorised parking can impact on Fire Brigade access.
- More effective enforcement of parking restrictions and traffic control outside Heber Secondary School.
- Parking controls on High Street to ensure short-stay parking remains available for shoppers and visitors
- More effective enforcement to combat speeding in the village.
- More frequent bus services and routes that serve village residents
- A petrol station within the village/local area

Economic Aspirations

- Fibre cable provision to new development to support super-fast broadband

- Increased job opportunities through the allocation of land/space for offices/industrial units and the possible support thereof through reduced business rates
- Support from CWaC to promote tourism in the village.
- Other actions to secure future for High Street shops

Current Projects

- Improvements to the Recreation Ground have already been programmed by the Recreation Ground Management Committee. The aspiration is that these enhancements give the park 'Green Flag' status and that an appropriate application is made.
- Allotments (already proposed – project underway)
- All-weather pitch at Bishop Heber School (already proposed – project underway)

8. Supporting the Local Economy

8.1 Indicators of Deprivation

Malpas has a generally affluent population: 29.1% (219) of Malpas Parish working age residents are managers, senior officers or professionals (2011 Census Table KS608EW). There are, however, elements of the local population that are less affluent and relative levels of deprivation should be investigated.

The 2011 Census deprivation dimensions dataset provides 2011 estimates that classify households in England and Wales by four dimensions of deprivation: employment, education, health and disability, and household overcrowding. The estimates are as at Census day, 27 March 2011. A household is classified as being deprived in none, or one to four of these dimensions in any combination.

The 2011 Census reveals that in Malpas 31.3% households were deprived in one dimension; 23.0% of households were deprived in two dimensions; 3.0% people were deprived in three dimensions; and no households were deprived in four dimensions (2011 Census Table QS119EW - Households by deprivation dimensions). The comparisons in the table shows that more residents in Malpas were deprived in 2 or more dimensions than in both Cheshire West and Chester and England & Wales. This conflicts with the image of Malpas has a wholly affluent place and should be borne in mind for policy making.

| Deprivation | Malpas Parish | CWaC | England & Wales |
|-----------------|---------------|-------|-----------------|
| In 0 dimensions | 42.7% | 47.0% | 42.3 % |
| In 1 dimension | 31.3% | 30.8% | 32.6 % |
| In 2 dimensions | 23.0% | 17.6% | 19.3 % |
| In 3 dimensions | 3.0% | 4.3% | 5.2% |
| In 4 dimensions | 0 | 0.3% | 0.5% |

Table 8.1: Multiple Deprivation in Malpas (Source: Labour Market Profile Cheshire West and Chester by NOMIS and 2011 Census Table QS119EW – Households by Deprivation Dimensions)

8.2 Economic Activity

Economic activity in Malpas Parish was also measured in the 2011 Census where economic activity is defined as people who are either in employment or actively looking for employment. There were 69.6% (788) economically active residents among the 1,132 residents aged 16 to 74 in Malpas Parish at the time of the 2011 Census. Malpas' employment rate, at the time of the 2011 Census: 65.7% (744) of usual residents aged 16 to 74, was slightly higher to the rate for England (62.1%). The rate of unemployment in Malpas at 2.7% was significantly lower than that of England 4.4%. (Note this only includes economically active residents who are unemployed).

| | Malpas Parish | CWaC | North West | GB |
|----------------------------|----------------|-------|------------|-------|
| Economically inactive | 344 30.4% | 19.7% | 24.6% | 22.6% |
| Student | 35 (3.1%) | 14.4% | 24.5% | 25.8% |
| Looking after family/home | 45(4.0%) | 31.5% | 23.1% | 25.6% |
| Temporary sick | # | # | 2.1% | 2.0% |
| Long term sick or disabled | 37(3.3%) | 19.6% | 26.2% | 21.8% |
| Discouraged | # | # | 0.6% | 0.6% |
| Retired | 214 (18.9%) | 20.4% | 15.9% | 15.4% |
| Other | 13(1.1%) | 10.5% | 7.6% | 8.8% |

Table 8.2: Economic inactivity in Malpas (Source: Labour Market Profile Cheshire West and Chester by NOMIS and 2011 Census Table KS601EW - Economic activity by sex)

Economic inactivity data comes from the ONS annual population survey from October 2012 to September 2013, available on the NOMIS website. Numbers are for those aged 16 to 64. The percentage is a proportion of those economically inactive, except for the total, which is a proportion of those aged 16 to 64. “#” indicates that sample size is too small for a reliable estimate.

| | JSA claimants Population aged 16-64 estimates | Working age client group - key benefit claimants |
|---------------|---|---|
| Malpas Parish | 0.68% | # |
| CWaC | 4,912 (2.4%) | 19,890 (9.6%) |
| North West | 3.4% | 13.4% |
| Great Britain | 3.0% | 10.9% |

Table 8.3 : Number of people claiming benefit in Malpas, CWaC, NW and GB (Source: Claimant count with rates and proportions by NOMIS)

Table 8.3 shows that less than 1% of all working age residents living in Malpas Parish receive Jobseeker Allowance (JSA). The source of data comes from the Department of Work and Pensions (DWP) benefit claimants Table - working age client group available on the NOMIS website. Key out of work benefits include the groups: job seekers, ESA and incapacity benefits, lone parents and others on income related benefits. Percentage (%) represents a proportion of resident population of area aged 16 to 64. JSA claimant count is available for Malpas, Farndon and Tilston L2 LSOA from NOMIS database. Five months of JSA data were selected between February 2013 and October 2013.

8.3 Local Employment

At the time of the 2011 Census, Malpas Parish had the following employment characteristics:

- 173 people (23.3% of those in work) were self-employed or have 'own account workers occupations' (compared with 14.2% in CWaC).
- 76 are employed in elementary occupations, (10.1% of the population, compared with 11.1% in CWaC).
- 38 are employed in agriculture (5.1% of the population compared with 2.0% in CWaC).

(2011 Census Table KS601EW - Economic activity by sex, KS608EW - Occupation by sex, QS606EW - Occupation (Minor Groups)).

Table 8.4 provides a more comprehensive breakdown of employment by type in Malpas Parish, with comparators.

These figures suggest that Malpas has a culture of entrepreneurship with many small businesses; and a reliance on the agricultural sector.

The Rural Workspace Study (BE Group 2009) identified a number of locally available industrial units and small scale workshops across the rural area. The Employment Land Study Update identifies a limited amount of land remaining for employment development in the rural area for local office/industrial use, primarily at Chowley Oak, Tattenhall and Hampton Heath.

Due to a relative shortage professional jobs available within the Neighbourhood Plan area, a high proportion of the working population out-commute to their place of work.

Malpas and Overton are close to several employment locations, which lie outside of the Neighbourhood Plan area, such as the light industrial park at Hampton Heath, Wrexham Industrial Park and Whitchurch Business Park. Hampton Heath offers capacity for small-scale growth and further employment opportunities locally.

The Malpas BizNet Networking Group supports the local business sector by holding regular meetings.

Within the local community it is known that Malpas has many small and medium sized business enterprises that operate within close proximity to the village core. It is considered that the village would benefit from developing a small business centre that could allow start-up companies and small businesses the ability to utilise purpose built office space on both a full-time and ad-hoc basis. Additional meeting rooms designed solely for business purposes would be useful [comments at Vision Workshop, see Consultation Report]. This would encourage more companies to locate in the village, and in turn generate opportunities for employment, education and training.

Due to the limitations of the current bus services most commuting appears to be by car, although 18% of households in Malpas do not have access to a car or van [2011 Census, ONS].

8.4 Tourism

There are 25 million visitors to Cheshire annually and £1.2bn income generated and 14,000 jobs in the tourism sector [CWaC Publication Draft Local Plan (Part One)]. Out of the centre there are four B&Bs and two hotels. It is felt locally that Malpas should encourage new entrants to the tourism industry to attract and support visitors to the area.

Malpas is seen as a popular centre for visiting cyclists and horse riders, and has its own riding stables and racing stables situated close by. However the village would be enhanced by the creation of safer riding routes, short term tethering places close to the village core and improved linkages to the nearby riding routes. The village would further be enhanced by cycle racks, and better promotion of the village as a cycling destination to retain and attract cycling tourists especially as Malpas is located on a national cycle route.

Local people agree that Malpas should be maintained as a 'hub' for the local and wider community and strengthened through the promotion of the retail outlets and tourist aspects of the area.

(Source: Vision and Objectives Consultation, May 2013).

| All people in work by occupation group | | | | | | |
|--|---------------|-------|---------|------|------------|------|
| | Malpas Parish | | CWaC | | North West | |
| | No. | % | No. | % | No. | % |
| All Usual Residents aged 16-74 | 1,132 | | 243,155 | | 5,184,216 | |
| Higher Managerial, Administrative and Professional | 130 | 11.5% | 29,109 | 12.0 | 461,159 | 8.9 |
| Intermediate Occupations | 115 | 10.2% | 30,076 | 12.4 | 678,759 | 13.1 |
| Small Employers and Own Account Workers | 185 | 16.3% | 20,978 | 8.6 | 442,941 | 8.5 |
| Lower Supervisory and Technical Occupations | 84 | 7.4% | 20,083 | 8.3 | 381,432 | 7.4 |
| Semi-Routine Occupations | 160 | 14.1% | 35,208 | 14.5 | 785,174 | 15.1 |
| Routine Occupations | 130 | 11.5% | 25,970 | 10.7 | 640,250 | 12.3 |
| Never Worked and Long-Term Unemployed | 35 | 3.1% | 9,021 | 3.7 | 320,712 | 6.2 |
| Not Classified | 49 | 4.3% | 18,541 | 7.6 | 465,955 | 9.0 |

Table 8.4: Occupations in Malpas CWaC and NW (2011 Census Table KS611EW - NS-Sec 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0)

9. Transport and Communications

9.1 Travel to Work

The nearest employment/businesses parks to Malpas are: Hampton Heath Industrial Estate (1.7 miles from Malpas), Wrexham Industrial Estate (13.4 miles) and Whitchurch Business Park (8 miles).

Due to the relative shortage of jobs within Malpas, most residents migrate out of the Parish to work. There are typically fewer jobs in rural areas than urban, and those local jobs are often lower-paid than their urban counterparts. 2011 Census commuting data is not available yet, but the 2001 Census data reveals the following for Malpas Ward:

- 8.4% of people are commuting to work 40km+;
- 18.6% people travel to work less than 2km; and
- 4.6% of people work from home

The 2001 Census data also included the mode of travel to work. Data from 20011 Census shows that more people travel by car to work than the averages for CWaC and North West (see Figure 2.8).

This reliance on the private car is not surprising given the limitations of bus services and the fact that there is no railway station nearby

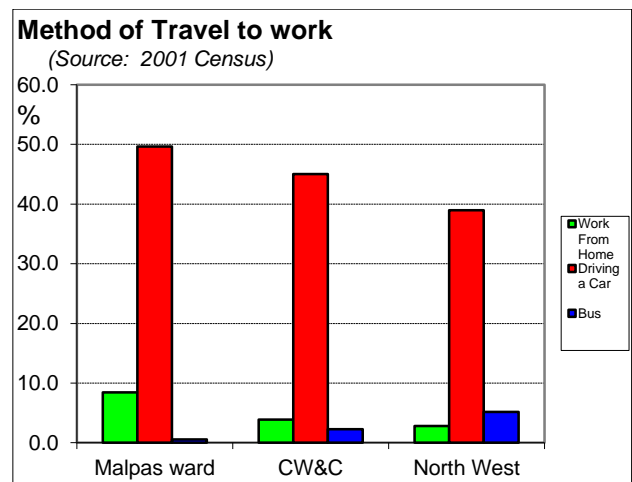


Figure 9.1: Method of Travel to Work (Source: Census 2001)

9.2 Roads and Traffic

Malpas was historically located on the main Roman Road to London (Watling Street) and owes much of its commercial role as a stopping point for through traffic. Today, a significant amount of through traffic still passes through the village but its roads predate the car and congestion has become a major problem. Two “B” classified roads pass through the Village Centre: the B5069 (Wrexham Road/Chester Road) and the B5395 (Tilston Road/Oldhall Street). Additionally, the village serves a large rural catchment area with limited public transport services. The Bishop Heber High School also attracts pupils from a very wide catchment area.

The main traffic congestion points in Malpas are Church Street, High Street and Chester Road, especially at peak times.

The narrowness of roads is an issue. Many roads date from medieval times and are often fronted by back-of-pavement development on both sides (i.e. in the Village Centre).

In the village the problem of narrow roads is worsened by the need to provide on-street parking for shoppers, and residents in some locations. The roads around the primary school typically become congested with on-street parking at pick-up and drop-off times and in some cases unauthorised on-street parking is obstructing emergency vehicle access.



Narrow roads in the village often carry large vehicles



Country lanes can be unsafe

The issues of narrow roads, on-street parking and heavy traffic passing through the village (including tractors) combine on High Street and Church Street. Providing for the competing demands of on-street parking, cycle accessibility

and an attractive pedestrian environment is therefore a challenge in the Village Centre.

In the rural area narrow country lanes, which are often single-track, are bounded by dense hedgerows and without verges on both sides of the road. This often creates safety concerns for pedestrians, cyclists and horse riders.

9.2 Car Parking

There are two free car parks for shoppers in the Village Centre. One is located adjacent to the fire station on Chester Road, and has space for 19 cars. There is also a public car park located off High Street, with space for around 35 cars.

Local people feel that there is a need for more car parking facilities in the village. This includes the need for provision for disabled and elderly residents and those with young children. This is especially true in the Village Centre where congestion is a daily issue and there are currently no accessible car parking spaces for disabled people in either public car park.

9.3 Bus Services

Bus services are very limited and restricted in the Neighbourhood Plan area. The area is served by Route 41/41A Chester to Whitchurch but this only provides a sporadic service to the Village Centre, with no buses at all on Sundays.

There is no railway station in the area. The nearest station is at Whitchurch, 6 miles away.

There is no direct bus service between Malpas and Whitchurch station and bus timetables are not coordinated with train timetables.

There is a great need to enhance the public transport system to and from the village, not

only for local people, but for visitors and tourists as well.

9.4 Footpaths, Cycleways and Bridleways

As mentioned above, roads in the Village Centre and the rural area are often narrow and have poor provision for pedestrians, cyclists and horse riders. There are many roads that have no pavements and there are no segregated cycleways on roads. There are a few dedicated footpaths that provide shortcuts and access for pedestrian to the Village Centre, for example Leech Lane (which links the Craddock Court residential development to the Village Centre). However, many of these lack lighting, are poorly maintained and are not wide enough for wheelchairs or pushchairs.



Leech Lane

In the rural area there are good links with wider routes including Cheshire Cycle Way and a good network of bridleways, both of which are well used. However, these tend to be used for recreation rather than accessibility.

9.6 School Travel Plans

Bishop Heber High School has 1,115 pupils and 127 staff. The Travel Plan for the School shows that 75% of pupils live more than 3km away from the school. This means that the most popular mode of transport for children is a school bus. However, 20% (see Table 9.1) are transported by car and alongside staff travel, which is predominantly by car, this places a burden on Malpas's roads (Bishop Heber High School Travel Plan, 2012).

| Mode of transport | Percentage |
|--------------------------|------------|
| School bus | 65% |
| Car | 20% |
| Car Share | 5% |
| Walk | 5% |
| Park and walk | 3% |
| Cycle and travel by taxi | 1% |

Table 9.1 Mode of transport for high school children (Source: Travel Plan for the Bishop Heber High School 2012)

9.5 Digital Communications

The rural location and limited public transport services mean that virtual and digital communication is an important priority. This provides a sustainable alternative which will help to reduce the need to travel. This is reflected in CWaC's aspiration to roll out the provision of superfast broadband to rural parts of West Cheshire (CWA Rural Regeneration Strategy, 2011).

Fibre optic broadband is currently not available in the village but is needed to enable more people to work from home and serve the needs of local businesses; this is a major priority and developers will be expected to provide fibre cabling to the nearest BT connection point.

Telecommunications – there is also a need to upgrade and expand the BT network to cater for new development.

10. Conclusions

Malpas and Overton Today – 12 Key Points

This section summarises the 12 key points that have been determined from our analysis of the evidence base and sets out what conclusions can be drawn for policy-making. The following inter-related points have helped shape the agenda for the Neighbourhood Plan.

1. Malpas has a stable, rising population

There are 3,975 people living in the Malpas Ward, this is 1.2 % of the Cheshire West and Cheshire population. In Malpas Parish community there are 1,673 people (45.8% of the Ward population). 45.8% are male and 54.2% are females. The population in Malpas Parish increased by 2.8% in the last ten years, compared to 2.3% for CWaC (2001 Census compared with 2011 Census). There were 3.0% of people from Black or minority ethnic groups compared to the national figure of 20.2%. There were 3.5% of people born outside the UK living in Malpas (13.8% nationally).

The projected level of housing growth of at least 27% (based on the corresponding % increase in new homes derived from the target in the Local Plan) represents a considerable additional increase to this population.

Conclusion: The population increase suggests that there is a need for the village to see additional growth in terms of housing, school, transport, medical services and other facilities.

2. Malpas has a large older population

2011 Census data indicates that number of people aged 50 years or older in Malpas Parish is proportionally higher than the national average. In Malpas Parish there are 51.7% (865) of people over 50 years old or older compared to 34.4% nationally. The number of working age adults aged 16 to 64 was 54.3% in Malpas Parish; proportionally less than the national level of 64.7%.

Conclusion: These figures indicate that the proportion of the population that are retired or likely to retire in the next ten or fifteen years will be proportionally significantly higher than the national average (2011 Census). Suitable homes need to be provided for this portion of the population.

| | People aged 65 or above | People of working age (16 to 64) | Children aged under 16 |
|-----------------|-------------------------|----------------------------------|------------------------|
| Malpas (Parish) | 521 (31.1%) | 909 (54.3%) | 243 (14.%) |
| Malpas (Ward) | 924 (22.2%) | 2,424 (61.0%) | 627 (15.8%) |
| CWaC | 61,100 (18.5%) | 210,373 (63.8%) | 58,135 (17.7%) |
| North West | 1,171,155 (16.6%) | 4,556,474 (64.6%) | 1,324,548 (18.8%) |
| England | 16.3% | 64.7% | 18.9% |

Table 10.1: Population breakdown by age
(Source: 2011 Census table KS102EW - Age structure. 2011 Census © Crown Copyright, Office for National Statistics licensed under the Open Government Licence v1.0)

3. Malpas has specific older persons housing needs and service needs

Malpas has a high proportion of older people (see (2) above). There are also a high number of one person households aged 65 and over in Malpas (21.2% compared to 13.2% in CWaC).

Conclusion: Significantly high numbers of one person households and increasing numbers of retirement age people indicate that more attention needs to be given towards providing appropriate housing, services and infrastructure for them.

4. Although generally affluent, there are a significant proportion of households exhibiting indicators of deprivation

Malpas is generally an affluent population - 29.1% of Malpas Parish working age residents were managers, senior officers or professionals (2011 Census). However, the 2011 Census revealed that in Malpas 31.3% households were deprived in one dimension; 23.0% of households were deprived in two dimensions; 3.0% people were deprived in three dimensions; and no households were deprived in four dimensions (2011 Census Table QS119EW - Households by deprivation dimensions). The comparisons in the table show that more residents in Malpas were deprived in 2 or more dimensions than in both Cheshire West and Chester and England & Wales.

Conclusion: Policymaking must consider the needs of the small but significant minority of households exhibiting indicators of deprivation, for example in ensuring effective provision of affordable housing.

5. House prices are above average

Currently house prices in Malpas are between £200,000 and £250,000 (Land Registry Price Paid Date 1 Feb 2012 to 25 March 2013). This compares to median house prices for Cheshire West and Chester which were £157,750 in 2012 (SHMA, 2013).

Conclusion: the combined effect of both higher house prices and higher relative levels of deprivation in Malpas compared to CWaC means that there is greater local importance in providing sufficient affordable housing. Deficient numbers of affordable houses acts as a barrier to the housing market in Malpas for economically active young people and families that cannot afford to buy a house.

6. Malpas is experiencing development pressure as a popular place to live

Malpas has doubled in size over the past 40 years, and will continue to grow in the next 20 years (based on the housing allocation in the CWaC Local Plan). There have recently been several planning permissions totalling a significant number of new dwellings.

Conclusion: It is important to ensure that the Village Centre continues to provide the shops and services to meet the needs of this expansion.

7. There is a need to conserve, preserve and enhance the landscape and the historic and cultural environment

Large parts of Malpas village are designated as a Conservation Area. There are also 54 listed buildings. The Malpas Character Study identified

a distinctive local character that derives from both listed and unlisted buildings. This character is not uniform and varies by 'character area'.

The surrounding landscape character also plays an important role in the distinctive identity of Malpas and Overton. This includes strong field patterns with mature hedgerows and a settlement pattern of scattered farmsteads and dispersed hamlets spread along hedged lanes. Many of these are ancient fieldscapes with historic importance (Cheshire Historic Landscape Characterisation, 2007).

Conclusion: Effective policies are needed to protect the distinctive local character (both in the built area and the rural landscape) and to ensure that this is reflected in new development. The first step should be to understand this existing character and apply policies at a local scale.

8. Renewable energy should be supported, where it will not harm the landscape character

Malpas is identified as a favourable location for renewable energy (CWaC Draft Local Plan, July 2013, and CWaC Low Carbon Renewable Energy Study, 2012). The development of renewable energy should be supported alongside appropriate protections for landscape character, safety and residential amenity.

Guidance on policies for renewable and low carbon energy is set out by the Government on the Planning Practice Guide (2014). This explains that the need for renewable energy does not automatically override environmental protections and the planning concerns of local communities. Policies based on clear criteria can

be useful when they are expressed positively. Local characteristics, such as topography, the local environment and land uses are important when considering whether proposals are likely to be acceptable.

Conclusion: The consideration of the most appropriate form and location of renewable energy needs to be based on a thorough assessment of its impacts on local character.

There is a role for the Neighbourhood Plan to include a criteria based policy to consider the circumstances where renewable energy infrastructure would be appropriate, based on local site conditions.

9. Continued provision and access to local services and community facilities, including shops and healthcare, is essential.

Although Malpas has only a small population of (1,673 in Malpas Parish, 2011 Census) it serves a larger rural hinterland. The village provides the following key services:

- Doctor's surgery: Laurel Bank
- Community centre: Jubilee Hall
- Primary School: Malpas Alport Endowed Primary School
- Secondary School: Bishop Heber High School
- Lloyds Bank
- Post Office: in Londis on the High Street.

However, accessibility to these services can be an issue, as there is limited public transport and the distance to other centres is significant.

Conclusion: An effective range of local services must be provided and protected, to serve both the existing and projected population.

10. Malpas has a small but significant rural employment base that must be protected and supported

Malpas Parish has significantly more self-employed/small employers and less long term unemployed than the CWaC or the North West averages. There are many small and medium sized business enterprises that operate within close proximity to the village core. Agriculture is a major sector of employment locally.

Conclusion: existing small employers should be protected and encouraged. This is an important element in making Malpas a sustainable place in which to live and work. It will also have wider benefits in supporting shops and services in the village centre.

11. Access to superfast broadband is important and needs to be provided

Fibre Optic broadband is currently not available within the area but is needed to enable more people to work effectively from home and to serve the needs of existing local businesses. This is important given the rural location of many small and home-based businesses, and the relative poor travel accessibility. The aspiration to provide superfast broadband in the area is included within CWaC’s Rural Regeneration Strategy 2011.

Conclusion: This aspiration should be reflected in the Neighbourhood Plan.

12. Road transport is important in Malpas but the area experiences traffic congestion and there are conflicts between cars, cyclists and pedestrians

Road transport is crucial in Malpas: public transport services connecting the village are very limited with infrequent bus services and there is no rail access. Although road transport is dominant in Malpas, 18% of the population do not have access to a car or van (Census 2011). Data from 2011 Census shows that more people travel by car to work than the averages for CWaC and North West (see Figure 10.2).

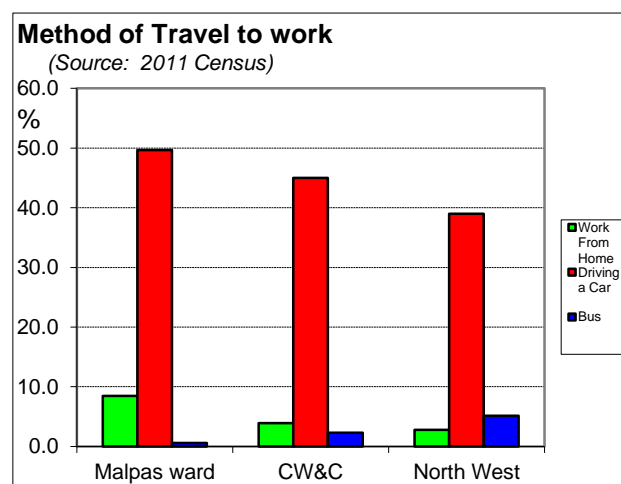


Figure 10.2: Method of Travel to Work (Source: 2011 Census)

Bishop Heber High School has 1,115 pupils and 127 staff. The Travel Plan for the School shows that 75% of pupils live more than 3km away from the school. This means that the most popular mode of transport for children is a school bus. However, 20% (see Table 9.1 above) are transported by car and alongside staff travel, which is predominantly by car, this places a burden on Malpas’s roads (Bishop Heber High School Travel Plan, 2012).

There are no dedicated cycle facilities in Malpas. The impact of the reliance on roads is exacerbated by the large amounts of through

traffic (often including large vehicles and farm traffic) that use the B5069 and B5395 passing through the centre of the village. These are narrow roads, which must also share space with pedestrians and cyclists. This presents safety concerns and impacts on the quality of the

pedestrian environment and historic character within the village.

Conclusion: Provision of adequate road infrastructure is crucial in Malpas. Conflicts and safety issues between different road users need to be resolved.

11. References

This full list of references includes every document that has been referred to and that has informed the preparation of the Neighbourhood Plan. This list represents the evidence base for the Plan. The list structured around the six policy themes, illustrating the documents that have informed policies in each section.

Policy and Planning Context

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- CWaC Local Plan Part One: Strategic Policies
- Chester & District Local Plan (2006) Retained Policies
- Draft Environmental Screening and Habitats Regulation Assessment Statement for Malpas and Overton Neighbourhood Plan (Jan, 2014)

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- Design for Residential Development SPD, 2007
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- CWaC SHMA Viability Study, July 2013
- CWaC Strategic Housing Land Availability Assessment (SHLAA), 2013 Update

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- Cheshire Historic Towns Survey - Malpas Archaeological Assessment (Cheshire County Council/English Heritage, 2003)
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- 2011 Census Data, ONS
- CWaC Rural Regeneration Strategy
- Key Service Centres Background Paper, CWaC, 2012
- Cheshire Retail Study, 2011 Update, CWaC

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- 2011 Census Data, ONS
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- Local Transport Plan 2011-2026, CWaC, 2011
- CWaC Rural Regeneration Strategy, Local Transport Plan
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- Bishop Heber High School Travel Plan, 2012
- Malpas Local Plan (Parish Council), 2007