



Malpas and Overton Neighbourhood Plan

You will be aware that over the past 12 months a group of residents from Malpas and Overton have been developing a Neighbourhood Plan.

This is a local planning policy document that will allow the community to help shape the future of the area. A draft version of the Neighbourhood Plan has been prepared which reflects the feedback received from the community to date. We are now seeking your views on this draft Plan.

The **Vision** for 2030 is that:

“Malpas will be a thriving, sustainable, small market village that offers a comprehensive range of shops, services and facilities supported by a robust infrastructure and employment opportunities which cater for the needs of all our residents. The special character of Malpas and the surrounding countryside will be protected and celebrated, making the area an attractive place to live and to visit.”



What the Neighbourhood Plan Covers

Homes for All

- A preference for development on brownfield sites before greenfield sites
- The majority of new development to be within safe walking distance of Malpas village centre
- The extent of new housing to be in line with Cheshire West and Chester Council Local Plan, but may be exceeded if significant local benefits are delivered as part of a scheme
- Each potential site to be assessed to ensure that the most sustainable and appropriate sites are developed
- The design and scale of new houses should reflect the organic growth, nature and character of Malpas and Overton
- New developments to cater for local people's needs first in Malpas and Overton
- Dwellings will be built to quality and energy efficiency standards



Built Environment and Local Character

- New buildings will preserve and reflect the built character of Malpas village and the rural character of the neighbourhood of Malpas and Overton
- Design will respond to the significant aspects of local character
- Extensions, alterations and additions will preserve the significant character of the building and will contribute to the character of the wider area
- New development will respect and enhance the settings of buildings and open spaces that are considered important to local character
- New development proposals will reflect distinctive buildings; boundary treatments; building materials; roofscapes and architectural features
- Thorough archaeological assessments will be conducted before the commencement of development in sites with potential archaeological interest



Landscape Character and the Natural Environment

- New development proposals will preserve and enhance the existing landscape character
- Support will be given for appropriate Renewable Energy technologies in appropriate locations with necessary safeguards to amenity and landscape character
- New developments will protect the key scenic and distinctive views and minimise the visual impact on the landscape
- New developments will protect and enhance the existing green spaces that are valued by the community and create new green space and wildlife corridors
- Development proposals in the rural area will seek to increase biodiversity
- External lighting will be designed to minimise its impact on landscape character



Services and Facilities

- Support for Malpas village centre shops and businesses
- Retention of the special character of Church Street
- Development will support locally identified community infrastructure needs

The Local Economy

- Support for development of flexible workspace (including meeting rooms) for small businesses and home working
- Support for expansion of local tourism through appropriate developments

- Support for rural diversification to create employment opportunities

Transport and Communications

- Creation of a Village Travel Plan, including the consideration of the provision of a future eastern link route
- Consideration of development impacts on local travel and parking
- New development will deliver safe pedestrian and cycle routes to the Village Centre



Next Steps

Later this year Malpas and Overton residents will be able to vote on the final Neighbourhood Plan in a Referendum.

The content of the plan will enable the community to have a direct influence on all future planning applications and decisions. Having no plan will leave the village more vulnerable to large, unsightly or unwanted development.

A draft Neighbourhood Plan has been published and you can find the complete version at:-

The Malpas Library at Bishop Heber High School,
Grillworx on Church Street
Laurel Bank Surgery on Old Hall Street

It is also available online at www.malpasplan.co.uk and www.malpascheshire.co.uk

How can you help?

Once adopted the Neighbourhood Plan will be a legal document that will help to protect the character and quality of our neighbourhood.

Your views are essential so please read the plan and give us your comments.

We have arranged a number of ways you can share your views with us.

Either:

1. Directly via the internet
 2. By telephoning one of the Steering Group members listed below
 3. By e-mailing us at chris.whitehurst@4malpas.org.uk
 4. By using the comments box on the back page
 5. By visiting one of our Consultation Events below:
- Our Consultation Evening on Friday, 24th January (6:00pm – 8:00pm Jubilee Hall)
 - The Parish Council Surgery on Saturday, 1st February (10:00am to 12:00pm Jubilee Hall)
 - The Farmers Market on Saturday 15th February (09.30am - 12.30pm Jubilee Hall)
 - Our Consultation Event at Malpas Sports Club on Saturday, 22nd February (10:00am – 12:30pm)

If you would like to know more or would like a copy of this information in a different format or another language, please contact one of us (area code 01948):

John
861019

Anne
861014

Fiona
861403

Carol
860777

Ilene
861488

Chris
860333

Your Comments

Please consider my comments:

Name: _____

Email address: _____

Comments:

When completed please detach and drop in one of the “Maxwell” green collection boxes in Londis or at The Dry Cleaning Company on the High Street



Maxwell says Thanks!