

# Transition Wilmslow



## TRANSITION WILMSLOW MONTHLY MEETING THURSDAY 20th September 2018

**PRESENT:** Anita Willoughby (chair), Denise Renshaw (Minutes), Pat Baker, Andrew Backhouse, Frances Hill, Ribia Nisa, Helen Lederer, Anthony Jones, Garry Olson.

**APOLOGIES:** John Handley, Pippa Jones, Jean Hill, Chris Frankland,

**JULY'S MONTHLY MEETING MINUTES:** Approved

**NAMED PERSON FOR MEETING HOUSE HIRER'S AGREEMENT AND RISK ASSESSMENT DOCUMENT:** Anita Willoughby has agreed that as treasurer she will sign these documents and be the named person as is required by users of the Meeting House.

### **EVENT PLANNING:**

- **Sept. 22nd Equinox dawn walk:** 16 people have signed up on Eventbrite but it is expected that more will arrive on the day. Denise will cater for 20+ for breakfast. Anthony will attend walk with the first aid pack. Pat reported that the Wilmslow.co.uk article linking the walk with the life and death of Rick Turner has promoted interest. The letter from Rick's wife Helen was read. The meeting hoped that Helen could advise us how to get a copy of the story Rick had written about Lindow Man arising from the reading he gave at the last dawn walk he took part in.
- **November 16th Transition Wilmslow Lecture at the Guild:** Sarah Bridle, who is giving the lecture has been in touch. Tickets for the lecture can be booked through the Guild, cost £8.00. It was agreed to contact her again nearer the time. Heather has designed a poster for the lecture. More copies will be printed to advertise the event.

- **November 3rd – Foraging Walk.** There is a link on the website to Eventbrite to book for the walk. Cost is £20 if booked early, ? £25 if later. 3 people have booked already. The walk will start from the Lindow Common car park.

**PLANNING AHEAD:** Attention was drawn to the need to start thinking about events for next year, particularly speakers for the TW lecture. Frances spoke about a talk given at C.A.T. last week by Kevin Anderson from the Tindall Centre for Climate Change.

### **GROUP REPORTS:**

**Comms Group: Pat Baker:** Pat updated us on promotion of events on the website and in Wilmslow.co.uk. Ribia expressed an interest in getting involved with the Comms Group.

The Meeting wished to minute our thanks to Pat and the Comms Team for the excellent work they do on our behalf promoting Transition Wilmslow.

### **Environment and planning and Lindow Moss: Reports from John Handley and Jean Hill.** Attached are three reports.

- a) A report of the activities of the group from John Handley.
- b) A full report of the Lindow Moss meeting with CEC.
- c) The comments fed back on the WNP by Jean Hill on behalf of TW

As a result of hearing the report on the Lindow Moss meeting it is hoped that the October 18th meeting can be devoted to the progress on Lindow Moss and the way forward if Jean and or John are able to attend.

**Please note** in report (a)

Consultation on Cheshire East Draft Site Allocations and Development Policies Document

Cheshire East Council have recently published this supplementary policy document to the Local Plan. It includes policies on ecology, landscape, climate change, energy and other matters which are of potential interest to TW. Consultation closes on Monday, October 22<sup>nd</sup>.

**TW members are invited to send comments to Jean Hill and John Handley by Monday, October 15<sup>th</sup>. This will enable us to prepare a short note for discussion at the TW monthly meeting on Thursday, October 18<sup>th</sup> prior to submitting comments to CEC.**

**Food Group:** Garry pointed out that the main focus this year has been on the Community Garden. It was agreed that Tuesday evening meets at the Garden will cease now until the Spring. Work parties for specific tasks will be scheduled at weekends and advertised on the Temp and the website. The Beavers met on Monday night to harvest and cook their crop of potatoes. Greatly enjoyed by all and one of the parents involved with a Rainbow group expressed an interest in getting involved next year.

Garry has taken 9 kilos of potatoes to the Foodbank which were very well received. There is a large crop of leeks that he plans to take. It was suggested that he try to get photos of this for the website etc..

It was agreed to arrange to meet for a tidy up at the Meriton Road orchard. Some trees need pruning so another Pruning Workshop would be useful. Rotary want to plant more fruit trees, suggestions of sites were Lindow School and a patch of land between the Leisure Centre and the petrol station. Garry will suggest these sites to Ruth McNulty who initially brought this up.

Garry will attend the RHS Britain in Bloom presentation in Southport on November 1st.

**Energy group** - Their next meeting is planned for October 9th

**Plastic Free Wilmslow update:** Next meeting will be October 8th meeting. The stall on Saturday at the Artisan Market went very well. It engaged the children and there was very positive feedback. **A Public Meeting is planned on 1st November at URC, with a variety of speakers**

### **ANY OTHER BUSINESS**

Andrew drew our attention to the Handforth Garden Village planning is underway and now is the time to influence decisions made on making this a sustainable development, energy efficient buildings, transport links, cycle ways etc. With advice from Frances on energy efficiency issues and consultation with Jean and John, Andrew plans to write to CEC. If so wished this can be done on behalf of TW.

Garry took the Tangent Group of 8 women on the walk on the Moss as done with the children's groups last week. This went very well and a donation of 40 pounds was made to TW. Next week he plans to do the same walk with a men's group.

Arising from the talk at the Centre for Alternative Technology by Kevin Anderson from the Tindall Centre for Climate Change. This highlighted that it is essential that carbon emissions are substantially cut in the next 10 years if irreversible and catastrophic effects of Climate Change are to be avoided. Frances plans to write to Esther McVey drawing her attention to this research and asking how she intends to react to this, eg retrofitting homes to make them more energy efficient. Frances is happy to advise if Transition members wish to write their ownletters on this matter.

**DATE AND TIME OF NEXT MEETING: Thursday 18th October at 7.30.**

## **Transition Wilmslow Monthly Meeting – Thursday, September 20<sup>th</sup>, 2018 Planning and Environment Group**

### **1) Wilmslow Neighbourhood Plan**

The discussion at the TW monthly meeting on August 16<sup>th</sup>, 2018 provided an excellent opportunity for members of the Neighbourhood Plan team to introduce and explain the draft plan, and the associated Wilmslow Landscape Character Assessment (Wilmslow LCA). Jean Hill made a submission on behalf of TW (copy attached). Consultation on the draft plan closed on August 31<sup>st</sup>. There has been a substantial response to consultation which is currently being analysed by the Neighbourhood Plan team.

The Wilmslow Landscape Character Assessment was published on the WNP website on August 20<sup>th</sup>. This is a consultation draft and comments can be made to the Town Clerk up to and including September 30<sup>th</sup>. Please copy in John Handley ([john.handley@manchester.ac.uk](mailto:john.handley@manchester.ac.uk)) or write to him direct. The National Trust and the Environment Agency are beginning a major landscape scale project (Riverlands) in the Bollin catchment and this will provide a potential vehicle for taking forward the Wilmslow LCA.

### **2) Lindow Moss, meeting with Cheshire East Council**

Jean Hill has been in email contact with two Cheshire East Councillors about Lindow Moss – Don Stockton, Environment Portfolio Holder and Ainsley Arnold, Planning and Regeneration Portfolio Holder. This resulted in a meeting with Cllr Arnold and Sean Hannaby, Director of Planning and Regeneration at the CEC Sandbach office on September 10<sup>th</sup>. A draft note of this meeting is attached. TW was represented by Jean Hill and John Handley.

Sean Hannaby advised us that there will be a further round of consultation on the two interlinked planning applications before they are determined, possibly at the CEC Strategic Planning Board on October 24<sup>th</sup>, 2018. The applications concern proposed residential development on the peat processing site (15/0016M) and variation of planning conditions with ecological restoration of the peat working site (15/0064M). The review of progress of peat working against the 2003 planning conditions imposed by Cheshire County Council (the ROMP Review) will be reported to the same meeting.

Depending on the timing of the consultation, a special meeting of TW members may be required to discuss our response. For example, the issues raised by Pippa last August in her message to the members of the CEC Strategic Planning Board will require strong emphasis. These are: Lindow Moss as a cultural landscape; governance, including community engagement; and issues around legacy and long-term stewardship.

### **3) Lindow Moss, Dawn Walk**

TW has organised dawn walks on Lindow Moss to raise public awareness of the landscape and promote the case for restoration in 2014 and 2016. There will be a third dawn walk on Saturday, September 22<sup>nd</sup>. This walk will focus on the discovery

of Lindow Man and the seminal role played in this by the archaeologist Rick Turner OBE. Rick died earlier in the summer after a long illness and this seemed a fitting moment to remember him and recognise his special contribution to Lindow Moss. Rick's wife Helen is very supportive of this.

Pat Baker has done an excellent job of setting up the walk, including submitting a risk assessment to CEC, organising the Eventbrite website for registration and securing very effective publicity via Wilmslow.co.uk. The walk begins at 6.30 am from the northern car park at Lindow Common and will finish around 8.30 am. A light breakfast is kindly being provided after the walk at the Friends Meeting House. John Handley will lead the walk.

There will be an update on the dawn walk at the monthly meeting.

#### **4) Consultation on Cheshire East Draft Site Allocations and Development Policies Document**

Cheshire East Council have recently published this supplementary policy document to the Local Plan. It includes policies on ecology, landscape, climate change, energy and other matters which are of potential interest to TW. Consultation closes on Monday, October 22<sup>nd</sup>.

TW members are invited to send comments to Jean Hill and John Handley by Monday, October 15<sup>th</sup>. This will enable us to prepare a short note for discussion at the TW monthly meeting on Thursday, October 18<sup>th</sup> prior to submitting comments to CEC.

**Note of a meeting regarding Lindow Moss between Councillor Ainsley Arnold and Sean Hannaby of Cheshire East Council with Jean Hill and John Handley of Transition Wilmslow (DRAFT)**

**Monday, September 10<sup>th</sup>, 2018 at 12 noon at CEC, Westfields, Sandbach**

**Present:** Councillor Ainsley Arnold, Portfolio Holder, Planning and Regeneration, Cheshire East Council

Sean Hannaby, Director of Planning and Environment, Cheshire East Council

Jean Hill, Transition Wilmslow

John Handley, Transition Wilmslow

Jean Hill and John Handley are also members of the Wilmslow Neighbourhood Plan team

**Apologies:** Councillor Don Stockton, Environment Portfolio Holder, CEC

Tony Evans, Saltersley Common Preservation Society

Rob Sawyer, Local resident

Pauline Handley, Fulshaw Women's Institute

**Purpose of the meeting:** The meeting had been requested by Jean Hill representing a range of organisations in Wilmslow who share a deep concern about the current state and future prospects of Lindow Moss. The objectives of the meeting were:

- 5) To appraise CEC representatives of local concerns about the future of Lindow Moss and current proposals in the Wilmslow Neighbourhood Plan consultation draft with regard to the wider Lindow Moss landscape.
- 6) To obtain an appreciation of the CEC planning position on applications 15/0064M ( for variation of planning conditions on the peat extraction site) and 15/0016M ( for residential development of the peat processing site) and progress on the current CEC ROMP review.
- 7) To identify a possible way forward to secure a better future for Lindow Moss.

**Background and current concerns:** Jean Hill submitted a portfolio of documents to illustrate the extent of concern about the peat extraction site at Lindow Moss and the hopes for the wider landscape. This included:

- Press coverage and extracts from Wilmslow.co.uk, especially following the peat fire in June, 2018
- The ongoing WI campaign 'Climate change action in Cheshire' which contrasts the poor state of Lindow Moss compared with other lowland mosses in Cheshire
- Letter dated August, 2017 from Pippa Tyrrell, Chair of Transition Wilmslow, to members of CECs strategic planning board raising concerns about Lindow Moss as a cultural landscape, governance issues around the proposed restoration scheme and long-term stewardship
- Transition Wilmslow's vision for restoring, conserving and interpreting the peat working area and the wider Lindow Moss landscape
- Extracts from the Wilmslow Neighbourhood Plan Regulation 14 Consultation Draft, including the Wilmslow Landscape Character Assessment.

Jean Hill explained that the long delay in determining the planning applications is a matter of particular concern. The main drain from the peat working area discharges to the Sugar Brook at the lowest possible level. There is no control point or sluice gate and consequently the whole system is at risk of drying out. As the surface peat dries and oxidises it becomes difficult to rewet so reducing the prospects for restoration.

John Handley outlined the importance of the peat working site in the context of the wider Lindow Moss landscape (the Lindow Moss Landscape Character Area). Rick Turner the archaeologist who discovered Lindow Man died earlier this year. At the Lindow Moss Day School in October, 2014 he spoke of Lindow Moss as an important cultural landscape extending back thousands of years and his hopes that the burial place of Lindow Man, which is precisely known would be protected and celebrated.

The peat working site and much of the surrounding landscape is designated as scheduled or potential Local Wildlife Sites, including Lindow Common SSSI. The peat basins within this landscape have a long history of domestic peat working as evidenced by place names and the long narrow fields of the former 'moss rooms'. Professor Nick Higham, an expert on the medieval landscape of North West England describes the area as 'one of the most important lowland wetlands in Britain'. But the area is subject to a variety of development pressures and needs a proactive approach to restoration, conservation and interpretation.

Policy TH2 of the draft Wilmslow Neighbourhood Plan recognises Lindow Moss as a Historic and Cultural Landscape which merits special protection and an aspirational policy (Policy A1) advocates a partnership approach to landscape management through the establishment of a Local Nature Improvement Area.

Councillor Arnold and Sean Hannaby expressed their thanks for the portfolio and supporting information which they would pass on to the relevant officers within CEC.

### **Planning Matters:**

- a) The planning applications 15/0064M and 15/0016M

Sean Hannaby and Councillor Arnold explained the difficulties posed by the applications, and in particular the proposal for housing within the Green Belt. They referred to a recent appraisal, requested by CEC, of the financial viability of the proposed housing development. John Handley asked whether there had been a similar independent appraisal of the technical feasibility of the proposed restoration scheme – it seemed not.

Because a significant period of time has elapsed Mr Hannaby explained that it is now proposed to undertake a further round of consultation prior to determining the applications. The applications will then be determined, possibly at the CEC Strategic Planning Board on Wednesday, October 24<sup>th</sup>, 2018.

- b) The ROMP Review

The current planning conditions affecting peat working were determined by Cheshire County Council in March, 2003 following a review under the provisions of Schedule 13 of the Environment Act, 1995. This permitted a review of the planning conditions affecting old mineral planning consents (ROMP). The planning conditions required a periodic ROMP review in 15 years' time i.e. during 2018. Sean Hannaby explained

that he expects the ROMP Review to be reported to the CEC Strategic Planning Board at the same time as the planning applications. Papers would be available 5 days before the relevant committee in the normal way but there was no intention to make the ROMP Review available ahead of that.

It was pointed out that it would be helpful to have access to the ROMP Review when respondents were preparing a final consultation response on the two planning applications. The Council pointed out that the recommendations of the ROMP had to be closely aligned with the recommended decisions on the planning applications, they could not be separated.

c) CEC Local Plan, Draft Site Allocations and Development Policies Document

This document has recently been published by CEC and is open for consultation until October 22<sup>nd</sup>, 2018. Transition Wilmslow will review the policies relevant to Lindow Moss and the Wilmslow area and will respond as necessary. Sean Hannaby explained that supporting documents, e.g. the Cheshire East Local Landscape Designation Review would not be subject to consultation.

The SADPD specifically states that 'Neighbourhood development plans may provide more detail at the local level regarding landscape character' (para 4.19). John Handley provided copies of the consultation draft Wilmslow Landscape Character Assessment, recently published as part of the Wilmslow Neighbourhood Plan. This includes an assessment of the Lindow Moss Landscape Character Area. Sean Hannaby said that he would pass this to Tom Evans, CECs Neighbourhood Plans liaison officer.

### **The Way Forward**

Jean Hill thanked Sean Hannaby and Councillor Arnold for the meeting and the opportunity to open a constructive dialogue between CEC and the community about the future of Lindow Moss. She hoped this would be the first step in engaging CEC in a landscape partnership to realise the potential of this important area. The new Riverlands Project between the National Trust and the Environment Agency which covers the landscapes of the Bollin catchment might be one way to take things forward.

With regard to the future of the peat working area – there is a great deal of knowledge and expertise within the local community. Jean Hill, John Handley and colleagues would be pleased to meet with CEC officers at any time to discuss this and related matters. Councillor Arnold and Sean Hannaby welcomed this approach and would pass this on to the relevant officers.

## **ENVIRONMENT AND PLANNING GROUP**

### **WILMSLOW NEIGHBOURHOOD PLAN: REGULATION 14 CONSULTATION DRAFT SUMMER 2018**

Transition Wilmslow has reviewed the Regulation 14 Consultation draft of the Wilmslow Neighbourhood Plan. The consultation sought comments on:

- 8) General Comments on the Plan
- 9) Vision and Objectives
- 10) Policies and Aspirations for 10 Policy areas

Transition Wilmslow had previously given extensive comments on the Emerging Policies Document in the autumn of 2017. Much of what we raised then has been reflected in the Regulation 14 Consultation Draft. As a result of this the comments made on the current draft are minimal. An online response has been submitted. The format was a tick box to indicate overall support for each Policy area and specific comments on any individual Policy or Aspiration. The note below is a record of the Transition Wilmslow submission.

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#### **GENERAL COMMENTS**

“The WNP has, in the main covered the significant issues that mattered to Transition Wilmslow. We consider it to be comprehensive, to a high standard, well set out. We welcome the attention given in the plan to matters on sustainability.”

Transition Wilmslow indicated that there was nothing else to cover.

#### **VISION AND OBJECTIVES**

Transition Wilmslow supports the Vision and all of the Objectives in the Plan

##### **Comments made on Vision**

“An objective in the plan is “Healthy Communities”. We consider that significant number of policies in the plan will facilitate this including: NE3, NE4, TA4, TA5, CR2, CR3, CR4 with indirect, but significant benefits, coming from Aspirations A5 and A7 and PR3.

Given the extent of the policies which reflect health we suggest that this be better reflected in the Vision which should include a “dynamic and **healthy** community.”

##### **Comments made on Spatial Strategy**

The Wilmslow Context (paras 5.5 to 5.7) and the Wilmslow Context Plan.

“There is confusion in terminology in both the diagram and text with regard to the terms: “Proposed Sustainable Links” “Green Link/Wedge” “green links and wedges”, and “sustainable links” which is at odds with terminology used in Policies SP3 Sustainable Transport and NE3 Green Links. We suggest the diagram be amended to read “Green Wedges” and further consideration be given to the use of the term “Proposed Sustainable Links” and its relationship to policies SP3 and NE3.”

## **POLICIES AND ASPIRATIONS**

### **STRATEGIC POLICIES**

Transition Wilmslow supported the policies in this section.

#### **NATURAL ENVIRONMENT**

Transition Wilmslow supported the policies in this section. Specific comment was made on amending Policy NE6 Development in Gardens and Amenity Space as follows:

“Given the potential for serious deleterious impact of development in the larger gardens in properties in the Three Wilmslow Parks the following amendment is suggested .... within the built-up area, **including the Three Wilmslow Parks**”, regardless of ....”

#### **TOWNSCAPE AND HERITAGE**

Transition Wilmslow supported the policies in this section.

#### **TRANSPORT ACCESS AND INFRASTRUCTURE**

Transition Wilmslow supported the policies in this section.

**COMMUNITY LEISURE AND RECREATION**

Transition Wilmslow supported the policies in this section.

**HOUSING**

Transition Wilmslow supported the policies in this section.

**EMPLOYMENT AND RETAIL**

Transition Wilmslow supported the policies in this section.

**TOWN CENTRE POICIES AND ASPIRATIONS**

Transition Wilmslow supported the policies in this section.

**PUBLIC REALM IN THE TOWN CENTRE**

Specific comment was made in both Policy PR1 Public Realm and Aspiration A7 Greening the Town as follows:

“Transition Wilmslow considers that there is overlap between Policy PR1 on Public Realm and Aspiration A7 Greening the Town as green spaces/ tree planting etc are intrinsic parts of public realm. It is suggested that there should be a policy on Public Realm which is then supported by an Aspiration to produce a Green Infrastructure Plan for Wilmslow. In the light of the comment in para 126.21 -to work with specialists to identify area where more green features could be introduced- we suggest that a possible model being the Northwich Business Improvement District Green Infrastructure Plan prepared by Mersey Forest. This approach wold cover much of which is in aspiration A7.”

**KEY SITES**

Transition Wilmslow supported the policies in this section

**Jean Hill/ Environment and Planning Group**