

Churton

Design Code

April 2025

Quality Information

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Introduction

01

1. Introduction

The aim of this document is to empower the community to influence the design and character of Churton and to deliver attractive, sustainable development that responds to the historic village context and meets the needs of the local community.

1.1 Background

Churton Parish Council has requested support through Locality to establish this document in order to influence the character and design of any new development within Churton. Locality is a national membership network that manages the neighbourhood planning process on behalf of the Ministry of Housing, Communities and Local Government.

This document forms part of the Churton Neighbourhood Plan and includes its policies on design-related issues. It sets out design standards endorsed by the local community to ensure that built development contributes to local distinctiveness, connects to the natural environment and provides long-term enhancements to sustainability.



Figure 01: Churton's rural streets are a key part of its character.



Figure 02: The White Horse pub is the heart of the local community.



Figure 03: Churton has an appealing mix of red brick, red sandstone and timber-framed buildings.



Figure 04: Churton benefits from expansive views towards the Clwydian Range and Dee Valley National Landscape.

1.2 What is Design Coding?

Design coding serves as a crucial tool in elevating the quality of places, buildings, and spaces, ensuring that design excellence meets the specific expectations of the local community concerning the type, scale, and location of development projects.

This document establishes clear design requirements for new development, rooted in principles and priorities collaboratively defined with the local community. It emphasises the importance of 'design lineage' - the historic architectural, design, and cultural traditions of the surrounding area - which contribute to Churton's unique 'sense of place.' By capturing this lineage, this document aims to ensure that Churton's distinctive character is maintained and thoughtfully extended.

Creating well-designed and visually pleasing places goes beyond mere aesthetics; it fosters a deeper connection and a sense of belonging among residents and visitors alike. Good design enriches our lives by adding value and meaning to the buildings and spaces we interact with daily. It enhances the functionality, sustainability, and visual appeal of our environments, contributing to a higher quality of life for all stakeholders involved.

This document serves as a framework that promotes thoughtful development, ensuring that new additions and improvements contribute positively to the existing fabric of Churton. At the core of this process lies the identification of what constitutes design quality specifically for Churton. This involves an assessment of what makes Churton special, encompassing its historical, cultural, and architectural elements.

1.2.1 Comply and Justify

If a planning application deviates from the requirements of this document, applicants must provide clear and factual evidence to support the proposed variations. This evidence should justify why the deviation is necessary and appropriate. Applicants must also demonstrate that the resulting development will be visually coherent, of exceptional quality, and fully aligned with the overarching goals and principles of this document.

Proposals that fail to comply with the requirements of this document, and that do not include well-reasoned justifications, robust supporting documentation, and a thorough exploration of all available alternatives, should be refused.

1.2.2 Distinguishing design codes and guidance

This document provides a framework of both design codes and guidance to ensure high-quality, consistent, and context-sensitive development. The inclusion of these codes and guidelines aims to establish clear expectations for applicants while allowing some flexibility to respond to unique site conditions or design challenges.

- **Mandatory code** - Expressed as **MUST** (principles that are requirements).
- **Non-mandatory guidance** - Expressed as **SHOULD** (principles that are strongly encouraged).
- **Non-mandatory guidance** - Expressed as **COULD** (principles that are suggestions).

1.3 Using this Document

This document serves as an essential tool for achieving context-driven, high-quality development that respects and enhances Churton’s character. It is designed to be utilised by a variety of stakeholders within the planning process, each of whom will engage with it in different ways depending on their role and objectives.

This document is particularly effective when integrated into a co-design process, which actively involves key stakeholders - such as residents, developers, and local businesses - to identify and establish shared preferences and expectations for design quality. By fostering collaboration and dialogue, stakeholders can use this document to address key design challenges, identify priorities, and develop thoughtful responses that align with the community’s vision for future development.

While this document alone cannot guarantee quality design outcomes, it plays an important role in preventing poor results by promoting a transparent process that sets clear expectations. By raising the standards for design quality, it ensures that future development contributes positively to Churton, preserving its character and enhancing its visual and functional appeal.

User groups	How they will use this document
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design in order to establish a degree of certainty. This document must be followed as a material consideration when planning consent is sought.
Local Planning Authority	As a material consideration, embedded in policy together with the neighbourhood plan, against which to assess planning applications. This document should be considered during any pre-application discussions.
Parish Council	As a tool to help structure comments on planning applications by highlighting the issues of key importance, to assess whether applications are positive or negative, and to indicate where further considerations are required.
Community groups and local residents	As a tool to allow the local community to highlight their key issues and concerns and ensure that development has a positive impact on the character of the neighbourhood plan area.
Statutory consultees	As a reference point when commenting on planning applications by providing an overview on the neighbourhood plan area and its character and by indicating the local community’s main areas of concern.

Figure 05: User groups of this document.

1.4 Process

The National Model Design Code (NMDC) (2021) outlines a structured approach to creating a design code, providing a framework for high-quality, well-designed places. For more details on the NMDC, see Section 1.5 (Policy Context).

This document was shaped by a clear vision and a set of design objectives. The process began with a scoping exercise during a kick-off meeting between AECOM and Churton Parish Council on 19 November 2024. This meeting explored community objectives, shared aspirations, and initial concerns, establishing a foundation for this document.

A baseline analysis followed, consisting of a desktop study and a site visit on 11 December 2024. The site visit examined Churton's streets, public rights of way, heritage assets, recent development, and the surrounding countryside, providing important insights into the local character. These findings helped to define the key design characteristics of the village.

Building on this analysis, four distinct area types were identified, as described in Section 2. These area types provided a framework for developing the design codes and guidance set out in Section 3.

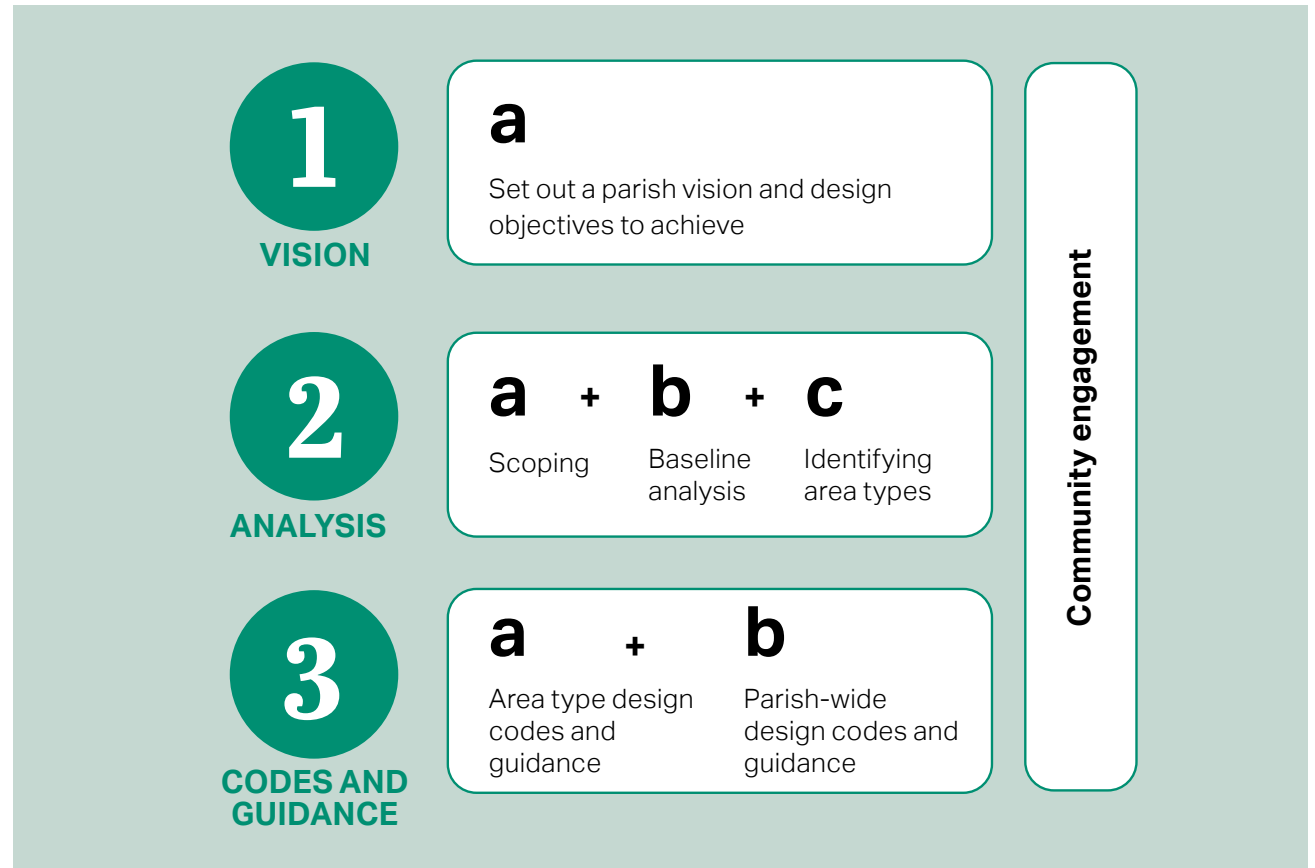


Figure 06: Diagram highlighting the design code process (adapted from National Model Design Code).

1.5 Policy Context

National Planning Policy Framework (Revised December 2024)

The National Planning Policy Framework (NPPF) outlines the UK Government's overarching economic, environmental and social planning policies for England. It is a high-level document that attempts to make good design pivotal and to put communities at the heart of planning. The policies within the NPPF apply to the preparation of local and neighbourhood plan areas, and act as a framework against which decisions are made on planning applications.

Cheshire West and Chester Local Plan

This document is guided by the policies and objectives of the Cheshire West and Chester Local Plan, which provides the strategic framework for sustainable growth, environmental protection, and high-quality development.

Used alongside the Local Plan, this document ensures that new development contributes positively to Churton's environment, respects its unique character, and meets the needs of its community, supporting thoughtful and context-sensitive growth.

National Design Guide (2019)

The National Design Guide (NDG) sets out ten characteristics of a well-designed place and demonstrates what good design is in practice. The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The ten characteristics are set out in the diagram below:



Figure 07: The ten characteristics of a well-designed place from the National Model Design Code (2021).

National Model Design Code (2021)

The National Model Design Code (NMDC) is the UK Government's detailed guidance on the production of design codes, guidelines and policies to promote successful design. It expands on the ten characteristics of good design set out in the NDG. The NDG states that "specific, detailed and measurable criteria for good design are most appropriately set at the local level".

Additional Policies

Further information on relevant policies can be found in the appendix to this document.

1.6 Area of Study

The parish of Churton is located in Cheshire, approximately eight miles south of the English city of Chester and eight miles north-east of the Welsh city of Wrexham. At its heart lies the village of Churton. Parts of the village fall within Grosvenor's Eaton Estate, which has played a role in shaping the village's architectural character. This influence is evident in the use of materials, architectural detailing and signage.

The buildings in Churton, while varied in style, share a harmonious character with consistent heights and traditional orientations. Roofs are typically clad in natural grey slate, and structures are constructed from locally sourced red sandstone, red brick, or timber framing. The village streets maintain a tranquil, rural charm, featuring mature trees, neatly trimmed hedgerows, and well-maintained front gardens.

Situated east of the River Dee, Churton is near to the scenic Clwydian Range and Dee Valley National Landscape to the west and Cheshire's Peckforton Hills to the east. This picturesque setting, with its sweeping views and rural beauty, enhances the parish's character and offers a haven for walkers and nature enthusiasts.



Figure 08: A Grosvenor Eaton Estate sign.



Figure 09: Red sandstone from local quarries is a common building material.



Figure 10: Red brick is a common building material.



Figure 11: The Grade II Listed Churton Hall, thought to have been constructed in 1569, is a key landmark for the parish built with characteristic timber framing.

Key

- Parish boundary
- Settlement boundary
- Waterway
- Primary road
- Other road
- Public right of way
- Building

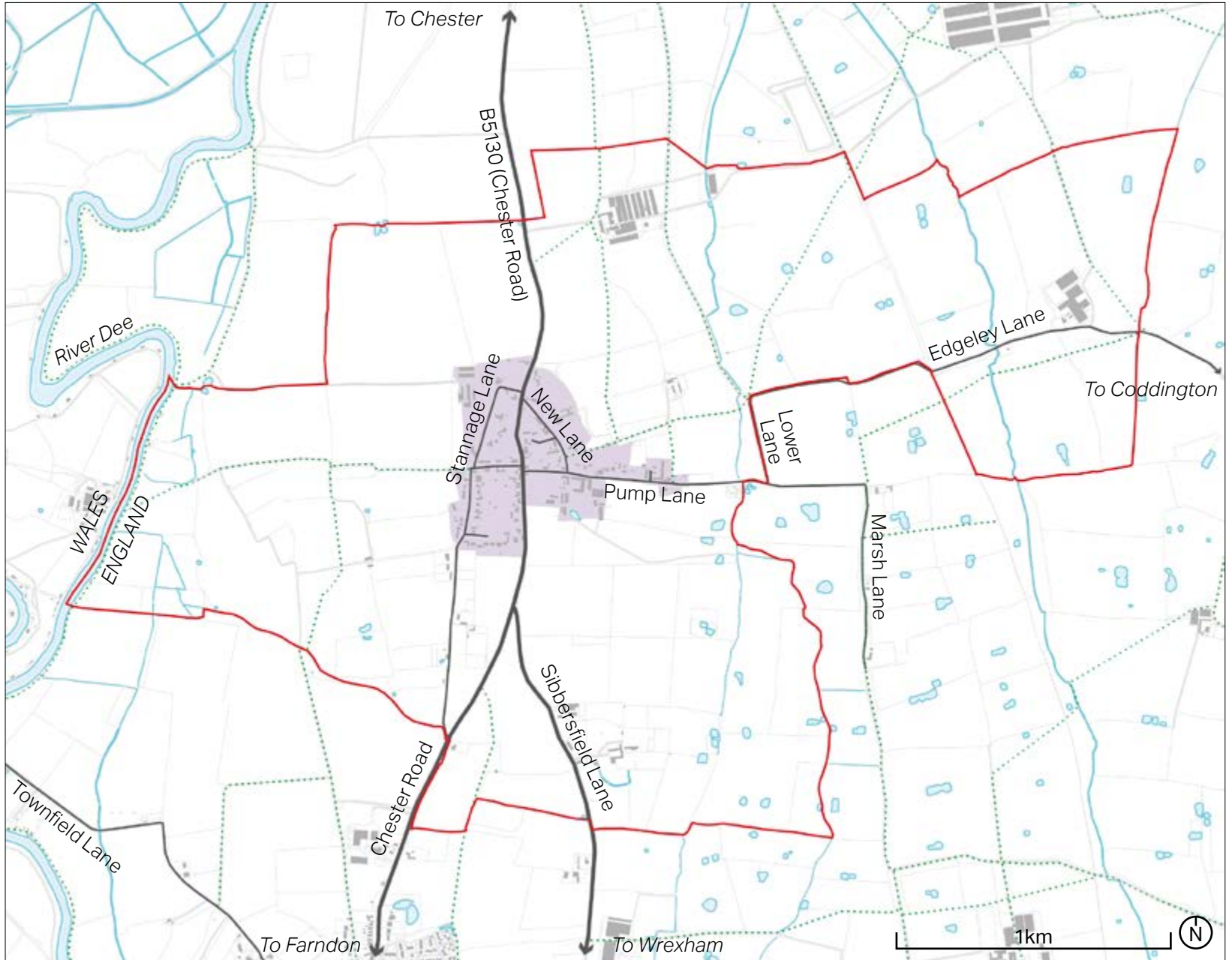


Figure 12: Map showing Churton's parish boundary.

1.7 Vision and Design Objectives

The vision for Churton was developed through a collaborative process involving engagement with Churton Parish Council and the wider community. This engagement was informed by the aspirations outlined in the Neighbourhood Plan, alongside a comprehensive analysis of the parish's unique characteristics, challenges, and opportunities.

To translate this vision into actionable principles, it was distilled into six key design objectives. These objectives serve as the foundation for the design codes and guidance presented in Section 3.

Following this structured approach, the Neighbourhood Plan - including this document - was formally submitted to the local planning authority for review. This submission marked the beginning of a statutory consultation period, during which further feedback was sought from residents, stakeholders, and relevant organisations. The consultation process provided an opportunity to refine and strengthen the Neighbourhood Plan before its final approval, ensuring that it accurately reflects the aspirations and needs of the Churton community.

“Our vision is to preserve and enhance the rural charm and historic character of Churton. We aim to achieve this through sustainable development that respects our heritage, protects the natural environment, and improves the quality of life for all. We seek to foster a vibrant, inclusive community, creating a place where people can flourish and feel a strong sense of belonging.”

(Churton Parish Council, 2025)



Figure 13: Diagram setting out the design objectives.

1.8 Design Precedents

Across the United Kingdom, recent development demonstrates how thoughtful design can enhance rural character. By considering an area's 'design lineage' - including scale, density, and materials - new buildings can blend into their surroundings, preserving its unique charm and historic traditions while maintaining a distinctive sense of place.

Both traditional and contemporary architectural styles can achieve this balance. Traditional designs often respect and reflect the area's historic character, while contemporary approaches, when handled sensitively, can introduce modern functionality and innovation without compromising the context. Together, these styles demonstrate how progress and heritage can coexist harmoniously.

The choice of materials is equally important. Locally appropriate options such as stone, brick, timber cladding, grey slate tiles and rosemary clay tiles help new structures integrate into the landscape while celebrating the area's heritage.

This page highlights successful examples of context-sensitive development, showing how well-executed design can enhance the character of rural settings.



Figure 14: A new house in Rearsby, Leicestershire built from traditional red brick in Georgian proportions with good street interaction and active frontage.



Figure 15: New development in Great Bowden, Leicestershire using a range of harmonious materials in cottage styles representing the rural character.



Figure 16: A new house in Helperby, North Yorkshire with modern window proportions but with red brick, red pantiles and a timber porch that reflect the local vernacular.



Figure 17: A new house in Great Bowden, Leicestershire built in local ironstone and incorporating the Georgian proportions of the surrounding historic buildings.



Figure 18: A new home in Rearsby, Leicestershire built to fit in to its rural surroundings in a farmhouse style and with traditional materials.



Figure 19: A new home in Appleby, Lincolnshire matching its historic neighbour in terms of scale, massing and materials.



Place Analysis

02

2. Place Analysis

Achieving quality development starts with a comprehensive understanding of place. This section contains an analysis of Churton according to four area types.

2.1 Understanding Place

Successful places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The diagram on this page shows how these factors come together to create a successful place.

All new development must undertake its own comprehensive analysis of place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

The place analysis has identified four distinct area types, guiding development to respond to its setting. This categorisation helps integrate new proposals with the environment, reinforcing local identity and fostering a sense of belonging.

Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.

Use, vitality and diversity, including community facilities and local services.

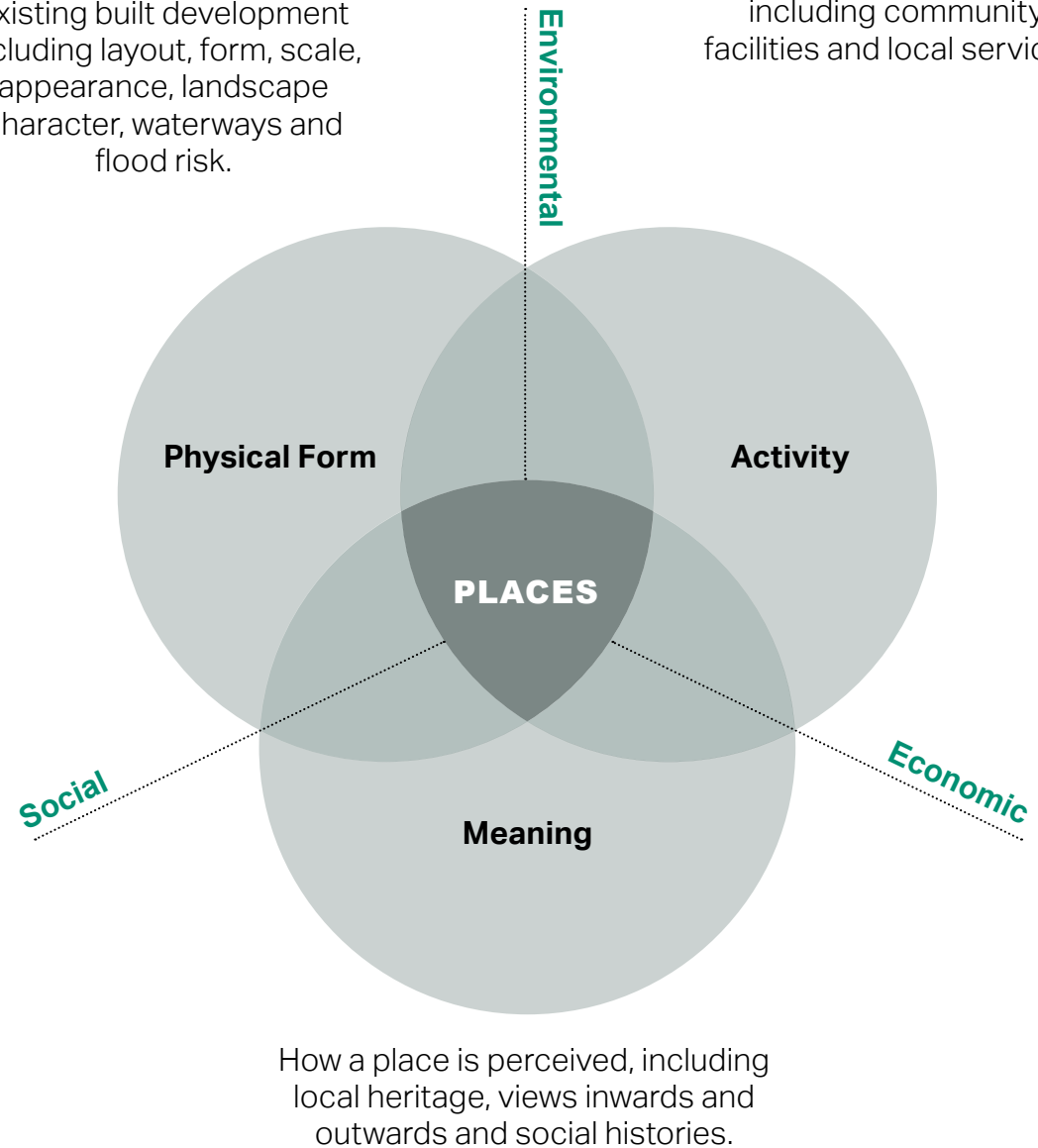


Figure 20: Diagram setting out the three limbs of understanding place.

2.2 History

Churton was originally three separate settlements, Churton by Aldford, Churton by Farndon, and Edgerley, which merged into the current parish in 2015. The village developed in a cross shape alongside historic field boundaries. Hob Lane, Pump Lane and Chester Road connected farmsteads and cottages, forming the structure of the village that remains today.

Churton Hall, a key landmark, reflects the village's deep-rooted past. It is thought to date from 1569 although its origins could be as early as 1461. Part of the Barnston Estate, it was gifted as a wedding present to William and Elizabeth Barnston in 1569 and has since been carefully preserved. The hall, along with other historic buildings, highlights Churton's importance as a long-established rural community.

The 20th century saw expansion, particularly along Stannage Lane, with later planned development such as The Knowl and Walnut Croft introducing new residential areas. Part of the village lies within the Grosvenor family's Eaton Estate, reflecting its proximity to Eaton Hall, the country home of the Duke of Westminster.

Despite modern growth, Churton proudly retains its rural charm.



Figure 21: A historic map of Churton dating from 1878. Source: The Royal Library of Scotland.



Figure 22: A historic map of Churton dating from 1900. Source: The Royal Library of Scotland.



Figure 23: A historic map of Churton dating from 1954. Source: The Royal Library of Scotland.



Figure 24: A historic map of Churton dating from 1966. Source: The Royal Library of Scotland.

2.3 Typical House Types

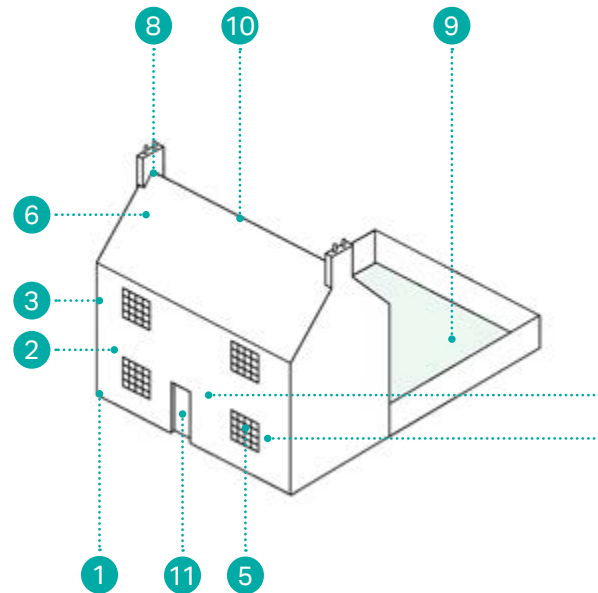
Detached and adjoined houses, cottages, terraces, and farmsteads form a clear aesthetic for the parish. However, a variety of house types contribute to the area's architectural diversity and historical character.

The traditional use of red sandstone, red brick and timber provides a cohesive and locally distinctive appearance, while variations in roof forms, window styles, and detailing add richness to the built environment. Many of these buildings have stood for centuries, evolving with the community while maintaining their historic integrity.

Churton also features historic outbuildings and converted barns, which add to its rural charm and reflect its agricultural past. Often repurposed for modern living or commercial use, these structures retain original materials and craftsmanship.

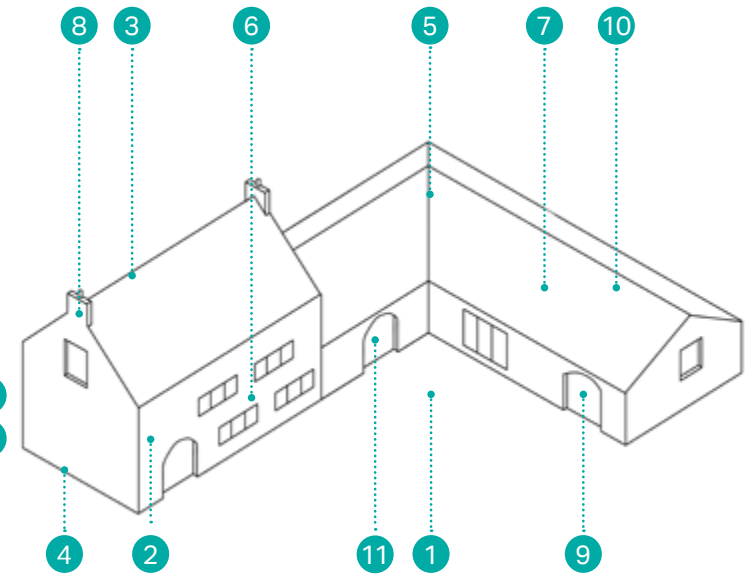
The images on the following pages show some of the housing types typically found in the parish along with key features commonly associated with them, such as decorative brickwork, slate roofs, and traditional timber doors. These features help define the character of Churton, reinforcing its sense of place and heritage.

Cottage



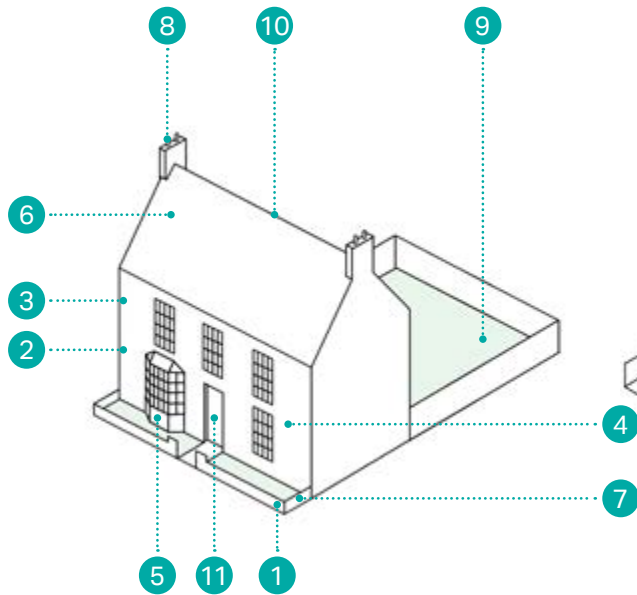
1. No setback or small front yard.
2. Red brick / red sandstone / timber frontage.
3. Two-storey detached / adjoined house.
4. Asymmetrical façade.
5. Windows of varying styles and sizes.
6. Grey slate or rosemary clay tiles.
7. Low doors and windows.
8. Chimney stack on both ends.
9. Large back garden.
10. Pitched gable roof of varying heights.
11. Timber door.

Farmstead



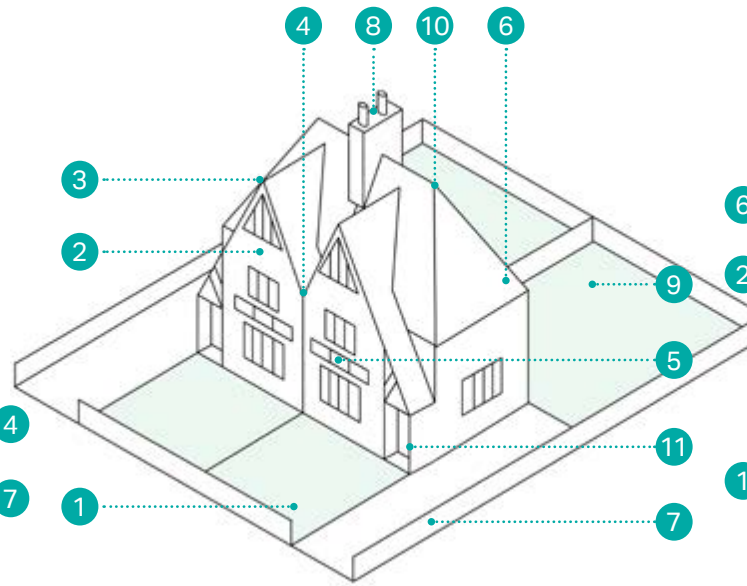
1. Courtyard arrangement.
2. Red brick / red sandstone frontage.
3. Height ranging between one / two storeys.
4. Perpendicular to the street (gable-ended).
5. L-shaped or quadrangle building footprint
6. Informal window arrangement.
7. Grey slate or rosemary clay tiles.
8. Chimney stacks.
9. Stable entrances.
10. L-shaped pitched roof.
11. Timber farmhouse doors.

Georgian/Victorian detached



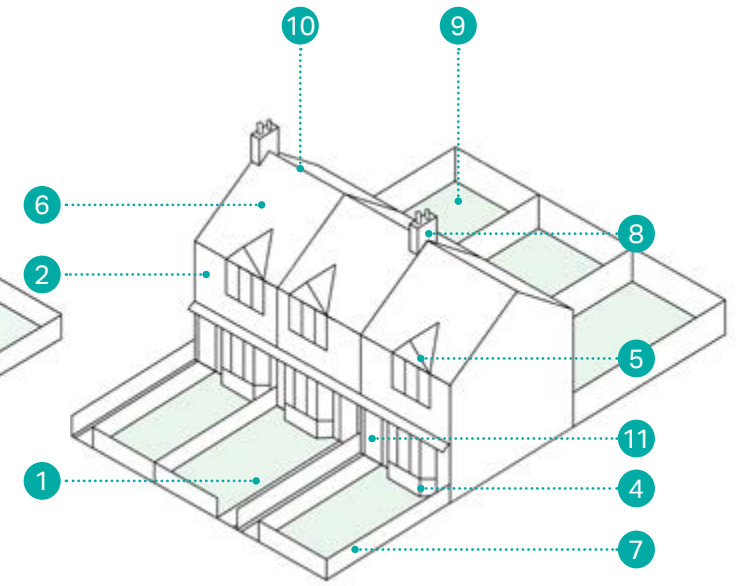
1. Small front garden.
2. Red brick / red sandstone frontage.
3. Two storey detached house.
4. Symmetrical fenestration / façade.
5. Sash or bay windows.
6. Grey slate or rosemary clay tiles.
7. Low stone / brick wall boundary.
8. Chimney stack on both ends.
9. Large back garden.
10. Pitched gable roof of varying heights.
11. Timber door.

Estate Cottage



1. Large front garden.
2. Red brick frontage.
3. Two storey semi-detached / detached.
4. Symmetrical fenestration / façade.
5. Timber / brick detailing.
6. Grey slate or rosemary clay tiles.
7. Low stone / brick wall boundary.
8. Large decorative chimney stack.
9. Large back garden.
10. Steep pitched roof.
11. Decorative porch.

Edwardian Terraced



1. Medium front garden.
2. Red brick / rendered frontage.
3. Two storey terraced house.
4. Ground floor bay window.
5. Upper floor dormer window.
6. Grey slate or rosemary clay tiles.
7. Low stone / brick wall boundary.
8. Chimney stacks.
9. Large back garden.
10. Pitched gable roof.
11. Timber door.

2.4 Landscape

The Cheshire West and Chester Local Landscape Character Assessment - Landscape Strategy 2016 provides a comprehensive evaluation of the region's landscape, identifying distinct character areas and offering guidance for their protection, enhancement, and management. The document helps inform planning decisions by ensuring that future development respects and strengthens the existing landscape character.

The south-east of the parish, including the village of Churton, falls within character area LCT11 (Estate Farmland). This area is characterised by large agricultural fields, hedgerow boundaries, and scattered woodland, reflecting a traditional estate landscape. The structured layout of the farmland and the presence of historic estate influences contribute to the area's rural identity and visual continuity.

The south-west of the parish falls within character area LCT9 (Cheshire Plain West). This landscape is defined by its flat to gently undulating topography, interspersed with hedgerows and occasional woodland blocks. The open farmland and dispersed settlement pattern create a sense of openness, reinforcing the agricultural nature of the area. The character of this landscape plays a key role in maintaining the rural setting of Churton.

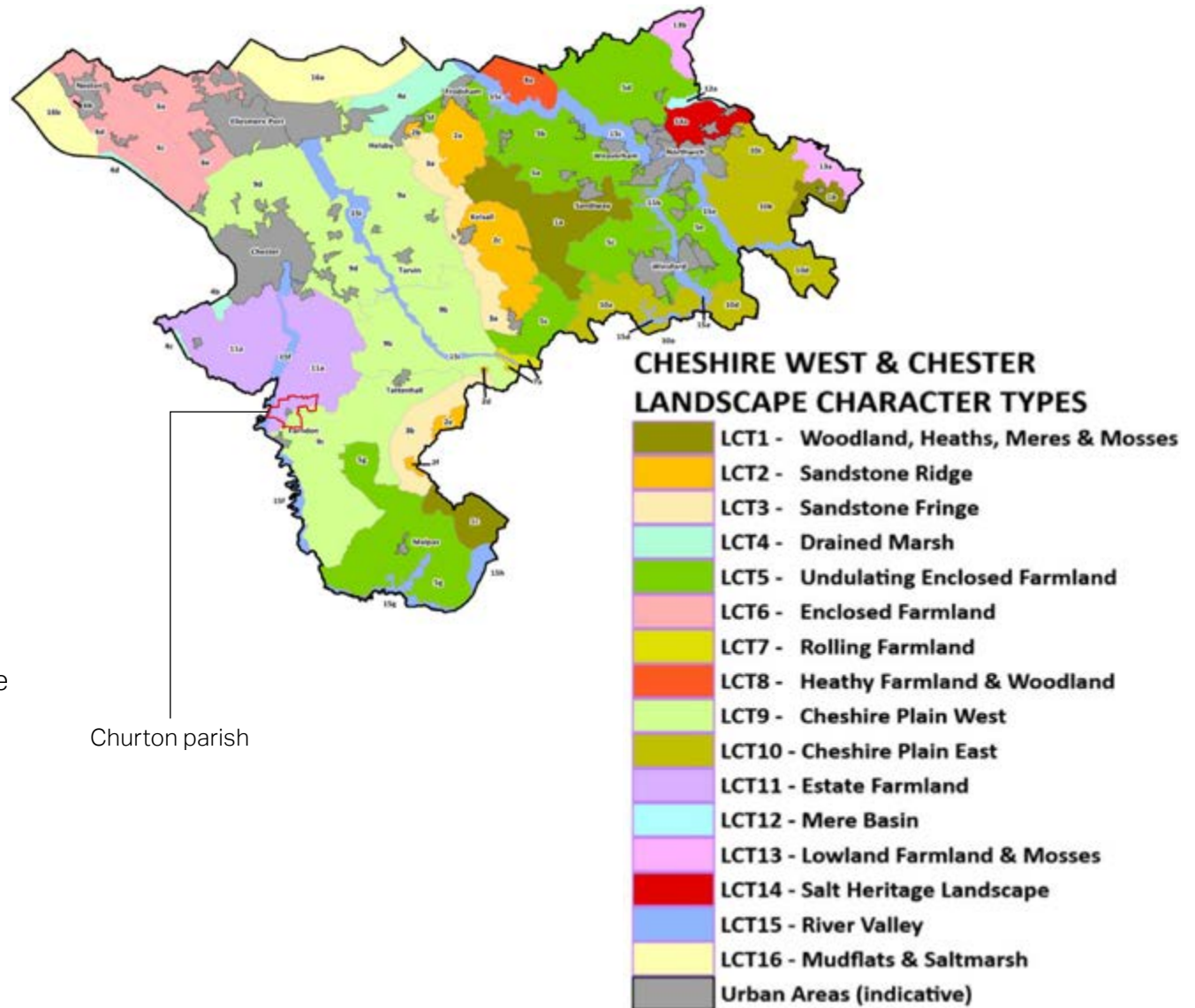


Figure 25: Map showing the landscape character areas of Cheshire West and Chester. Source: Cheshire West and Chester Local Landscape Character Assessment - Landscape Strategy 2016 (edited to include the Churton parish boundary).

Key

- 30-35m
- 25-30m
- 20-25m
- 15-20m
- 10-15m
- 5-10m
- Flood zone 2
- Flood zone 3
- Building
- Body of water
- Primary road
- Other road

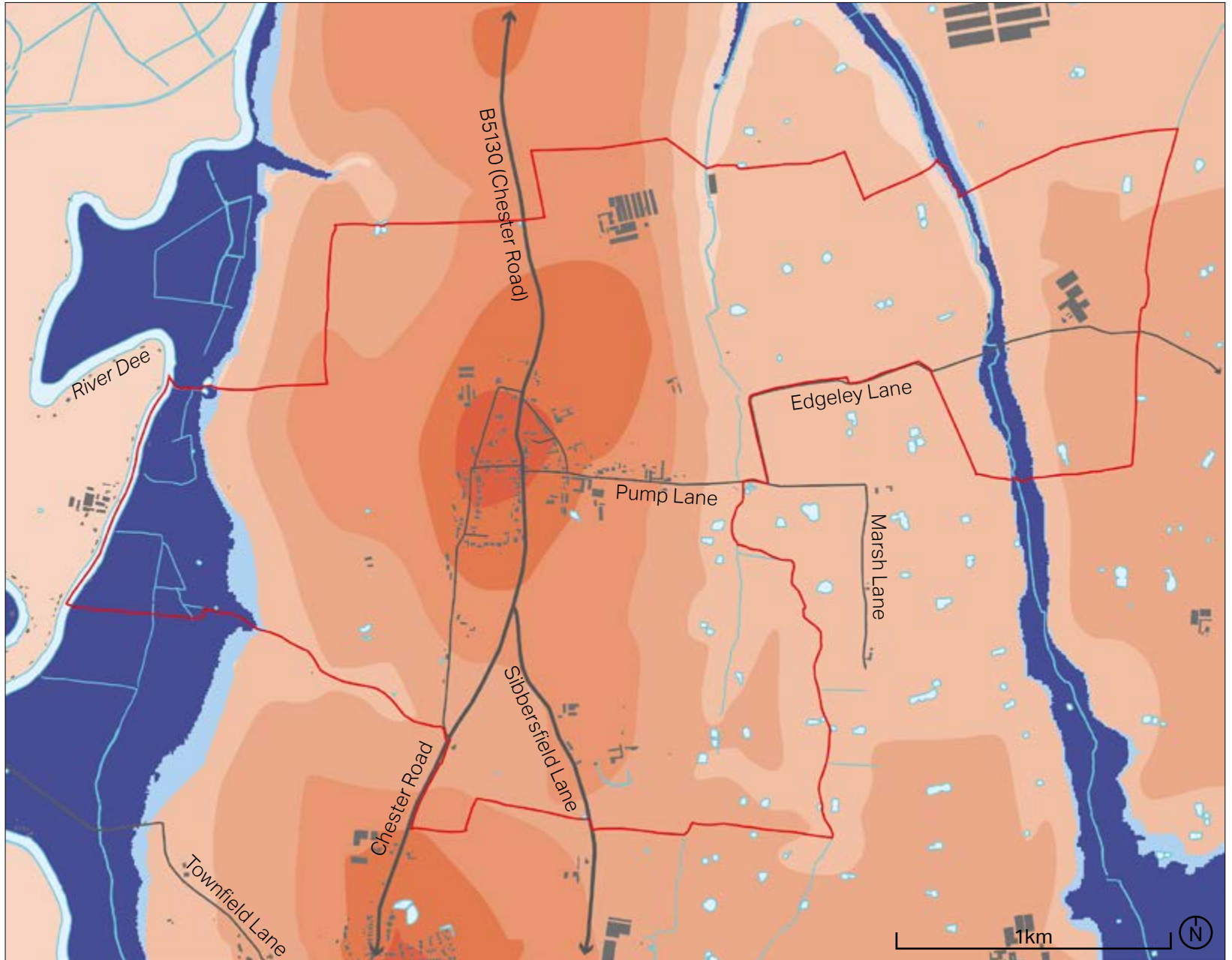


Figure 26: Map showing topography and flood risk areas.

2.5 Churton's Area Types

The map on the following page illustrates Churton's area types based on the place analysis. Together, these four distinct area types form the fabric of Churton, balancing vibrant village life with peaceful countryside.

Area Type 1 - Village Core

This area type includes parts of Chester Road, Pump Lane, Stannage Lane and New Lane, as well as Hob Lane, The Knowl and Walnut Croft. It is the most densely populated part of Churton, where the majority of homes are located, along with The White Horse pub. The varied mix of housing styles and materials contributes to a vibrant and visually cohesive streetscape, enhancing the area's sense of place.

Area Type 2 - North Churton

This area type includes parts of Stannage Lane, Chester Road and New Lane. It is characterised by expansive detached houses set within large, private plots. The low-density housing is typically set back from the road, offering generous gardens and a sense of space. Many properties are obscured by mature trees and hedgerows, creating a more secluded and tranquil atmosphere.

Area Type 3 - Churton Hall

This area type is primarily characterised by a collection of currently disused and undeveloped farmstead buildings arranged in traditional courtyard formations. These structures are now largely vacant, giving the area a sense of potential. The buildings maintain their historic character and contribute to the rural landscape, surrounding the stately Churton Hall itself which remains a focal point of the village.

Area Type 4 - Surrounding Countryside

The remainder of the parish is predominantly characterised by arable farmland and meadows used for grazing. This rural setting highlights Churton's strong agricultural heritage, with several working farmsteads scattered across the parish. These farmsteads not only contribute to the local economy but also preserve the parish's traditional rural character and connection to the land.

Key

- Area Type 1 - Village Core
- Area Type 2 - North Churton
- Area Type 3 - Churton Hall
- Area Type 4 - Surrounding Countryside

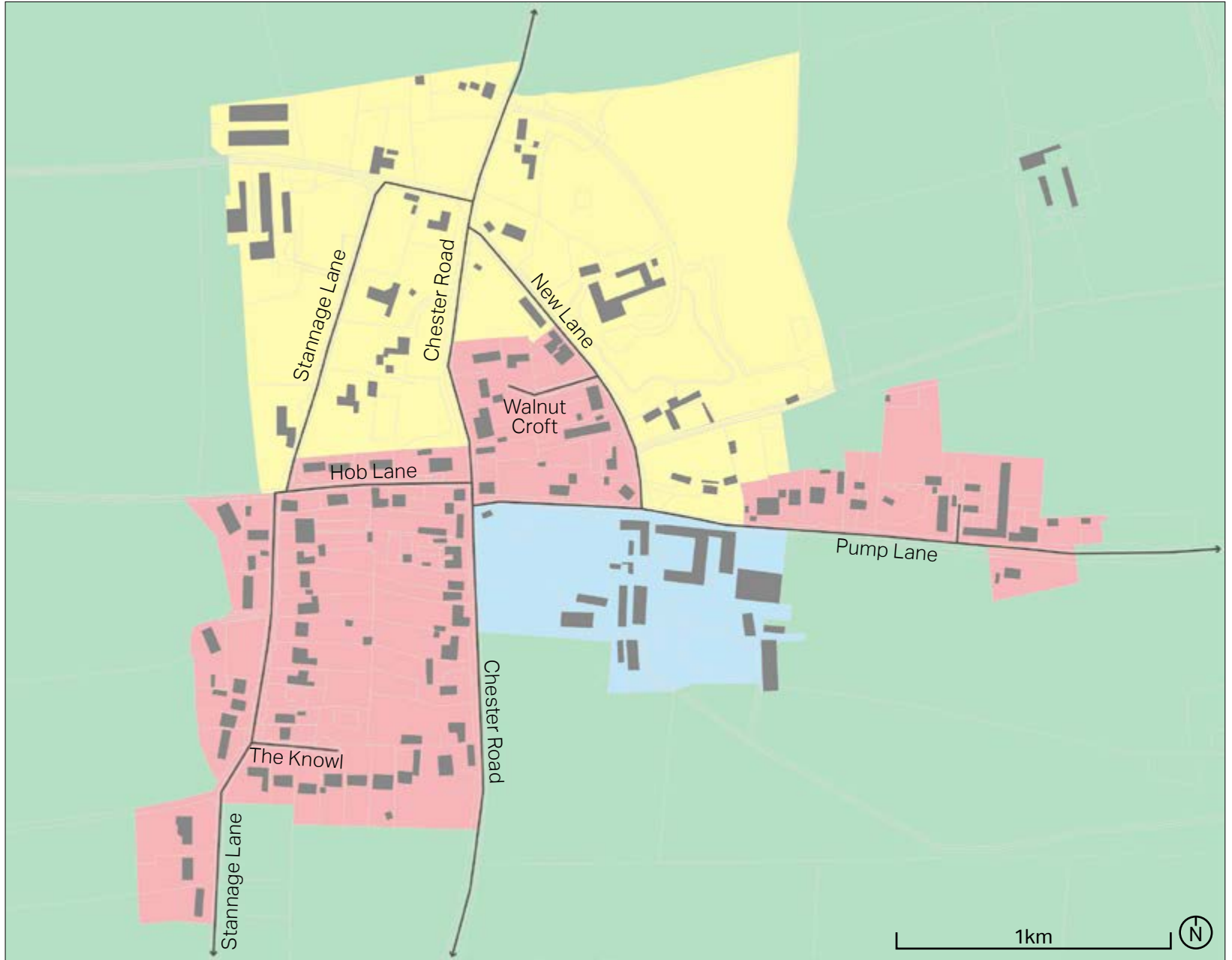


Figure 27: Map showing Churton's area types.

2.6 Area Type 1 - Village Core

2.6.1 Introduction

Area Type 1 includes parts of Chester Road, Pump Lane, Stannage Lane and New Lane, as well as Hob Lane, The Knowl and Walnut Croft. As the most densely populated part of Churton, it houses the majority of the village's homes and key community spaces, including The White Horse pub. This area functions as the central hub of daily life, offering a vibrant mix of residential and social activity.

The housing styles within this area are varied, ranging from traditional cottages to more modern designs, which contributes to a visually dynamic and eclectic streetscape. The use of different materials, such as red sandstone, red brick, and timber, enhances the area's visual cohesion while maintaining a sense of individuality for each home. This blend of architectural styles adds to the area's charm and creates a welcoming atmosphere for residents and visitors.

At the heart of this area is The White Horse pub, a local gathering spot that helps anchor the community. The combination of the diverse housing stock, local landmarks, and the pub's role in village life gives this area a strong sense of place, blending Churton's historical character with its evolving, modern identity.



Figure 28: Chester Road has strong enclosure and a mix of building styles giving it the feel of a village centre.



Figure 29: The houses are more deeply set back on Stannage Lane and mainly bordered by sandstone walls or hedges.



Figure 30: Hob Lane is a connecting lane, rural in feel given its narrow dimensions, low stone walls and mature trees.



Figure 31: Chester Road highlights Churton's characteristic mix of building styles and materials.



Figure 32: A cottage on Pump Lane built from characteristic red sandstone with an informal rural window arrangement.



Figure 33: Sandstone walls, brick walls and hedges are common boundary features across Churton.

Key

- Area Type 1
- Primary road
- Other road
- Public right of way
- Building
- Pre-1930 building
- Grade II listed asset 🏠
- Former quarry



Figure 34: Map showing key features of Area Type 1.

2.6.2 Area Type 1 - Key Characteristics

Identity	This area has a residential character, centred around the busier Chester Road, which is home to the White Horse pub. Despite the relatively higher density, it maintains a village and rural atmosphere, with a mix of housing types that blend into the surrounding countryside.
Built Form	Mix of architectural styles (with some integrating less well than others) including detached, terraced, and adjoined houses on linear layouts. Set-backs vary – enclosed on Chester Street, set back on Stannage Lane. Mostly two-storey plus bungalows. Traditional pitched roofs and chimney stacks. Predominantly red brick and red sandstone. Some timber framing and white render. Historically linear development although some twentieth century cul-de-sac developments have had a detrimental impact on this urban form.
Movement	The B5130 (Chester Road) is the main route through the village, connecting Chester to the north and Farndon to the south. Stannage Lane and Pump Lane both lead out to open countryside along quiet rural lanes. Hob Lane is a narrow, rural street, but an important link between Stannage Lane and Pump Lane. The Knowl and Walnut Croft are both cul-de-sacs.
Nature	A former quarry on Stannage Lane has mature trees visible from the street but is inaccessible to the public. Stannage Lane, Hob Lane, and Pump Lane are lined with hedges and front garden planting (which includes mature trees). Houses on Stannage Lane and The Knowl back onto open countryside, while some on Chester Road front it. Pump Lane is entirely surrounded by open countryside.
Public Spaces	The White Horse pub offers outdoor seating and hosts food trucks. Public rights of way lead west from Hob Lane and north from Pump Lane. Churton Road has pavements on either side in some sections, and just one side in others. Stannage Lane, Pump Lane, and Hob Lane have no pavements adding to the rural character. Many of the street signs are in the style of the Grosvenor Estate.
Uses	The area is predominantly residential, with the exception of The White Horse pub.

Figure 35: Summary table of key characteristics for Area Type 1 mapped against the National Model Design Code headings of Identity, Built Form, Movement, Nature, Public Spaces and Uses.

2.7 Area Type 2 - North Churton

2.7.1 Introduction

Area Type 2 includes parts of Stannage Lane, Chester Road and New Lane. It is characterised by large detached houses set within expansive plots. This area is less densely populated than Area Type 1, offering a more tranquil, rural feel.

The properties are in a range of styles, usually built from red sandstone or red brick and typically set back from the road. This privacy and a sense of seclusion, with many of houses hidden behind mature trees and hedgerows, contributes to the area's atmosphere.

The homes in this area are primarily large, detached properties, often situated on substantial plots of land that provide generous gardens and open spaces. The low-density development and expansive nature of the homes contribute to the feeling of openness.

The combination of spacious properties, well-established greenery, and the distance from the main roads gives this area a distinct rural charm, while still being closely connected to the village. This area's sense of place is defined by its low-density, leafy surroundings.



Figure 36: Stannage Lane connects Churton with nature with its mature trees, hedgerows and sandstone walls.



Figure 37: Low sandstone walls and mature trees obscure buildings from Chester Road giving a sense of grandeur.



Figure 38: New Lane is characterised by its narrow dimensions, low sandstone walls and mature greenery.



Figure 39: The view at each end of Stannage Lane terminates with a landmark building aiding legibility across the village.



Figure 40: The generous spacing between the buildings gives the area a tranquil and rural feel.



Figure 41: The homes in this area are primarily large detached properties mainly between two and three storeys.

Key

- Area Type 2
- Primary road
- Other road
- Public right of way
- Building
- Pre-1930 building
- Grade II listed asset
- Former quarry



Figure 42: Map showing key features of Area Type 2.

2.7.2 Area Type 2 - Key Characteristics

Identity	This area is characterised by large detached houses set in spacious, private plots. The area has a rural, tranquil feel, with many homes concealed by trees and hedgerows, offering a peaceful, low-density environment.
Built Form	Large detached houses, often with irregular layouts, including the prominent Churton Lodge. A varied palette of materials, such as red brick, red sandstone, and timber framing, along with grey slate and rosemary clay roof tiles. Predominantly two to three storeys in height.
Movement	The B5130 (Chester Road) serves as the primary route through the village, linking Chester to the north and Farndon to the south. New Lane and Stannage Lane primarily provide access to the homes along these streets.
Nature	A former quarry on Stannage Lane features mature trees visible from the street, though it remains inaccessible to the public. Chester Road is lined with mature trees and hedges, largely contained within front gardens. Hedges also border New Lane and Stannage Lane. To the west of Stannage Lane, a wide open space offers expansive views towards the Clwydian Range and Dee Valley.
Public Spaces	Public rights of way lead west from Hob Lane and east from New Lane. Churton Road has pavements on either side in some sections, and just one side in others. Stannage Lane and New Lane have no pavements adding to the rural character. Many of the street signs are in the style of the Grosvenor Estate. Churton Village Hall is a community hub that hosts numerous public events.
Uses	Primarily residential, with Churton Village Hall serving as a community hub for public events and activities.

Figure 43: Summary table of key characteristics for Area Type 2 mapped against the National Model Design Code headings of Identity, Built Form, Movement, Nature, Public Spaces and Uses.

2.8 Area Type 3 - Churton Hall

2.8.1 Introduction

Area Type 3 encompasses the land around Churton Hall, which is mainly made up of disused and undeveloped farmstead buildings arranged in traditional courtyard formations. This area has a sense of potential, with its historic buildings standing unused but still contributing to the rural landscape.

The buildings in this area are arranged in characteristic courtyards, typical of traditional farmstead layouts. Despite being vacant, these structures maintain their architectural charm, adding to the area's historic character. The open space between the buildings, combined with the surrounding landscape, contributes to a sense of rural seclusion and tranquillity.

Churton Hall itself is a Grade II listed building, believed to date from 1569, though its origins may trace back to 1461. The hall's iconic timber frame and grey slate roof have influenced the design of later buildings in the village. As one of the oldest structures in the area, it stands as a significant historic landmark. Ongoing restoration efforts are preserving the hall's original features, ensuring its continued presence as a symbol of Churton's heritage.



Figure 44: Churton Hall, the oldest building in Churton, is a key landmark for the area and the wider village.



Figure 45: Churton Hall well-demonstrates Churton's building material mix of red sandstone, red brick and timber framing.



Figure 46: Despite some buildings not being in use, they showcase an array of historic and local character features.



Figure 47: The agricultural buildings are arranged in traditional courtyard arrangements.



Figure 48: There is a row of street trees on the verge on Pump Lane alongside the area's historic barn.



Figure 49: Cross Cottage is a grade II listed building built from characteristic red brick and grey slate tiles.

Key

- Area Type 3
- Primary road
- Other road
- Building
- Pre-1930 building
- Grade II listed asset 🏠

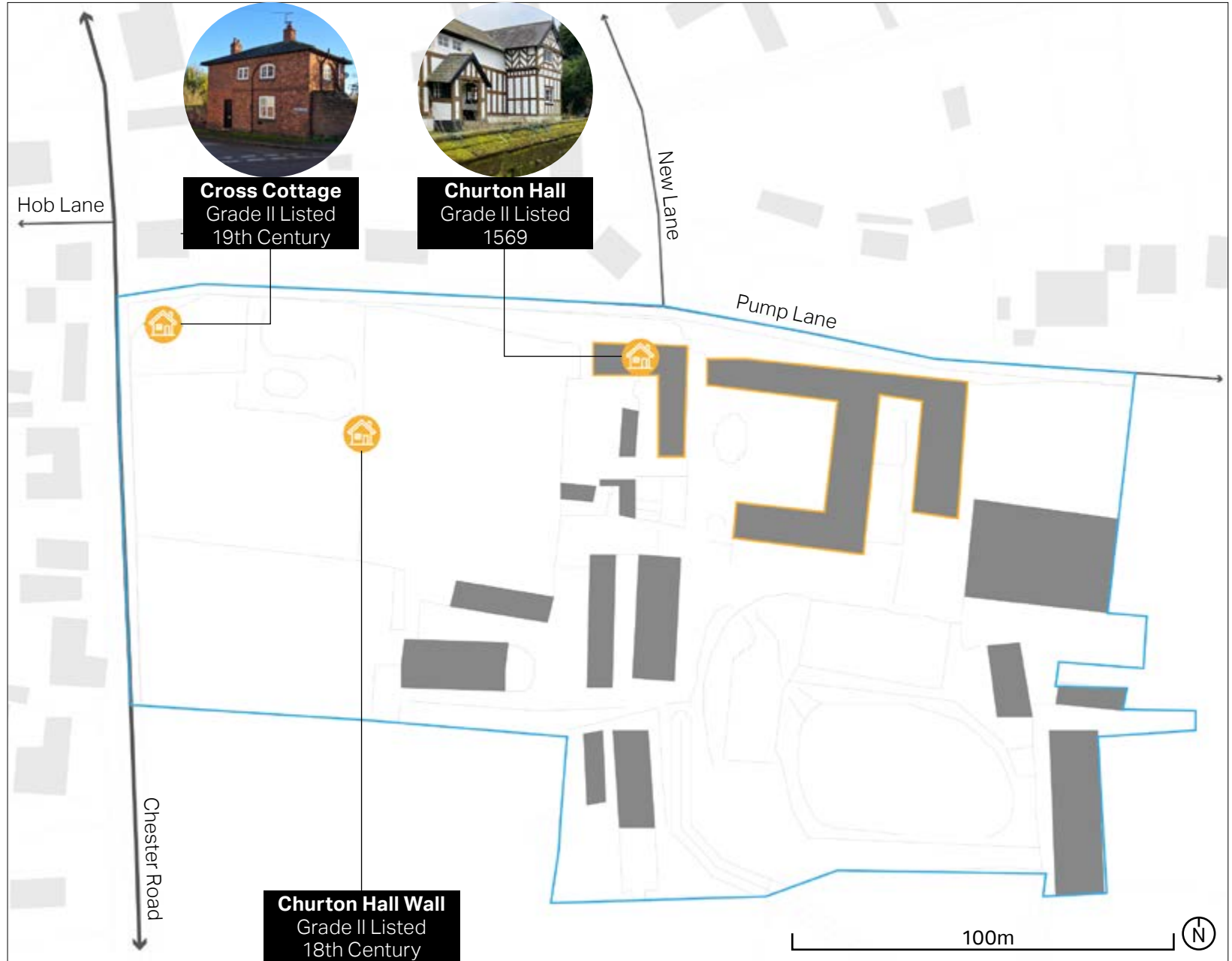


Figure 50: Map showing key features of Area Type 3.

2.8.2 Area Type 3 - Key Characteristics

Identity	The identity of this area is largely defined by Churton Hall, which serves as a focal point. Its historic presence, along with the surrounding landscape and buildings, contributes to the area’s distinct character.
Built Form	Churton Hall is distinguished by its brown and white timber framing with grey slate and rosemary clay roof tiles, complemented by elements of red brick and red sandstone. Other buildings in the area are primarily constructed of red brick with grey slate or rosemary clay roof tiles, though some, such as the barns along Pump Lane, feature a base layer of red sandstone.
Movement	Access is primarily from Pump Lane to the north, with Chester Road running along the western edge of the area. Within the area, a network of private access roads provides access to agricultural properties.
Nature	The private gardens of Churton Hall feature mature trees and planting, largely hidden from view by historic brick boundary walls. A pond is situated within the agricultural land, while open countryside extends to the south and east. There is a row of street trees on a grass verge along Pump Lane.
Public Spaces	The area consists of private land. A historic water pump opposite the area on Pump Lane acts as an attractive local landmark.
Uses	Churton Hall, together with other farm buildings, are currently unused and in a state of disrepair.

Figure 51: Summary table of key characteristics for Area Type 3 mapped against the National Model Design Code headings of Identity, Built Form, Movement, Nature, Public Spaces and Uses.

2.9 Area Type 4 - Surrounding Countryside

2.9.1 Introduction

This area type covers the remainder of the parish and is characterised by arable farmland and meadows used for grazing.

The agricultural activities in this area are integral to the local economy, providing livelihoods and maintaining the village's rural character. Several working farmsteads are scattered throughout, supporting the traditional farming practices that have shaped the landscape for generations.

To the west, there are views towards the Clwydian Range and Dee Valley, while to the east, there are views towards the distinctive peaks of the Peckforton Hills.

The rural lanes that cross the landscape are a defining feature of the area. These narrow, winding roads are bounded by hedgerows, often interspersed with mature trees, which serve not only as natural boundaries but also as important habitats for small mammals, insects and birds, contributing to the ecological richness of the area.

Together, the fields, lanes, and hedgerows create a harmonious and picturesque environment that blends human activity with the natural world.



Figure 52: Churton has expansive views towards the Clwydian Range and Dee Valley National Landscape in the west.



Figure 53: There are views from Churton towards Cheshire's Peckforton Hills in the east.



Figure 54: A gate leading to a field off Stannage Lane. Rural boundaries are a key part of the area's character.



Figure 55: A series of agricultural buildings in the characteristic style of Grosvenor's Eaton Estate.



Figure 56: The rural Stannage Lane leading south out of Churton lined with mature trees and hedgerows.



Figure 57: The rural Pump Lane leading east out of Churton with views towards Cheshire's Peckforton Hills.



Design Codes and Guidance

03

3. Design Codes and Guidance

This section outlines the expectations for any future development in Churton. The design codes and guidance in this section address the character and quality of new development, sustainable design approaches and other key topics of community importance.

3.1 Introduction

This section supports decision-makers and designers when producing or reviewing planning applications in the parish. This applies to major development sites or allocated sites, infill development and windfall development that require planning permission, with a focus on proposed residential development.

There is not always agreement on aesthetic issues and architectural tastes may vary, so the design codes and guidance in this section allow for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to the surrounding context.

As such, the design codes and guidance in this section are focused on topics that help designers and decision-makers respond appropriately to context (see Section 2) and achieve the vision and design objectives set out in Section 1. To enable a clear design process, new development proposals must use the guidance to ensure that proposals enhance the setting and sustainability of the parish, while not detracting from its context, character, and sense of place.

The goal of this document is to promote the delivery of the best possible range of residential development, which will support sustainable and contextually appropriate development.

If there is variation from the compliance requirements outlined in this document, it must be supported by factual evidence. Under such circumstances, developers and their design teams must show that the plan will produce a final proposal of the greatest quality that is consistent with the vision and design objectives set out in Section 1.

Submissions that do not adhere to this guidance, and that do not provide strong rationales, supporting documentation and comprehensive examination of available solutions, may be refused.

The design codes and guidance in this section can be split into the following types:

- **Mandatory Code** - Expressed as **MUST** (principles that are requirements).
- **Non-mandatory guidance** - Expressed as **SHOULD** (principles that are strongly encouraged).
- **Non-mandatory guidance** - Expressed as **COULD** (principles that are suggestions).

The following topics are addressed by the design codes and guidance in this section:

- **A - Area Type 1**
- **B - Area Type 2**
- **C - Area Type 3**
- **D - Area Type 4**
- **E - Respecting the Rural Setting**
- **F - Protecting the Historic Character**
- **G - Championing Sustainability**
- **H - Improving Health and Wellbeing**
- **I - Enhancing the Natural Environment**
- **J - Nurturing a Vibrant Community**

A1 – Heights

Building heights **must** be no more than two storeys. A variable eaves line and ridgeline is encouraged to create interest but the variation in height between adjacent buildings should be no more than 0.5 storeys.

A2 – Density

The prevailing density (approximately 12 dwellings per hectare) **must** inform the density of any new development.

A3 – Enclosure

Buildings in this area type are set back to varying degrees but enclosure **must** be maintained by following the neighbouring building line or by introducing characteristic boundary treatments such as sandstone or brick walls and hedges.

A4 – Linear Development

New development **should** respect this area type's traditional linear layout, reinforcing rather than diminishing this defining characteristic.

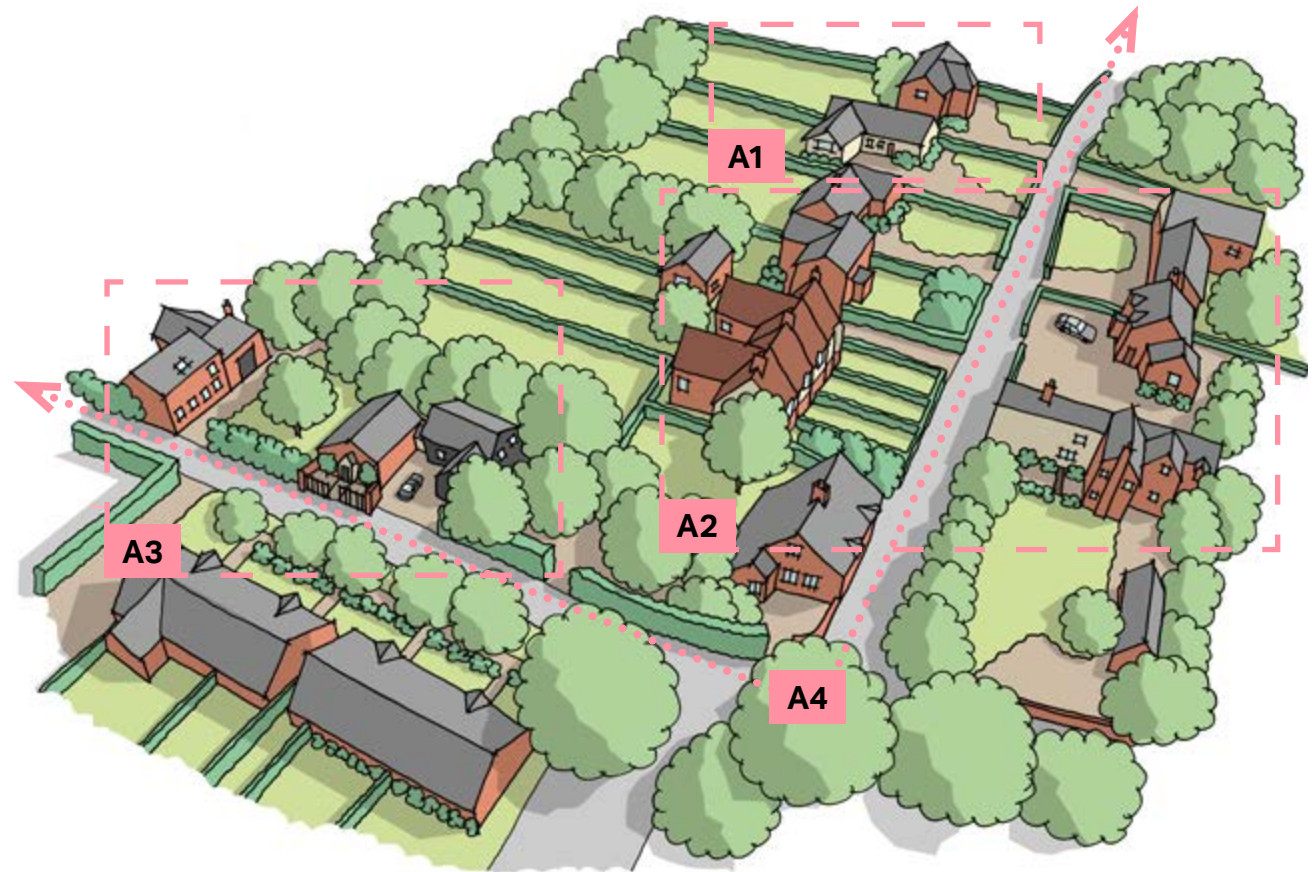


Figure 58: Drawing highlighting the design codes and guidance relating to Area Type 1.

B1 – Heights

Building heights **must** be no more than three storeys. A variable eaves line and ridgeline is encouraged to create interest.

B2 – Density

The prevailing density of the area type (approximately 4 dwellings per hectare) **must** inform the density of any new development.

B3 – Enclosure

The area type's characteristic enclosure created by hedges, trees and low sandstone walls **must** be maintained so as not to negatively impact on the area type's appearance.

B4 – Views

Views towards the Clwydian Range and Dee Valley National Landscape (to the west) and the Peckforton Hills (to the east) **should** be protected and enhanced wherever possible.

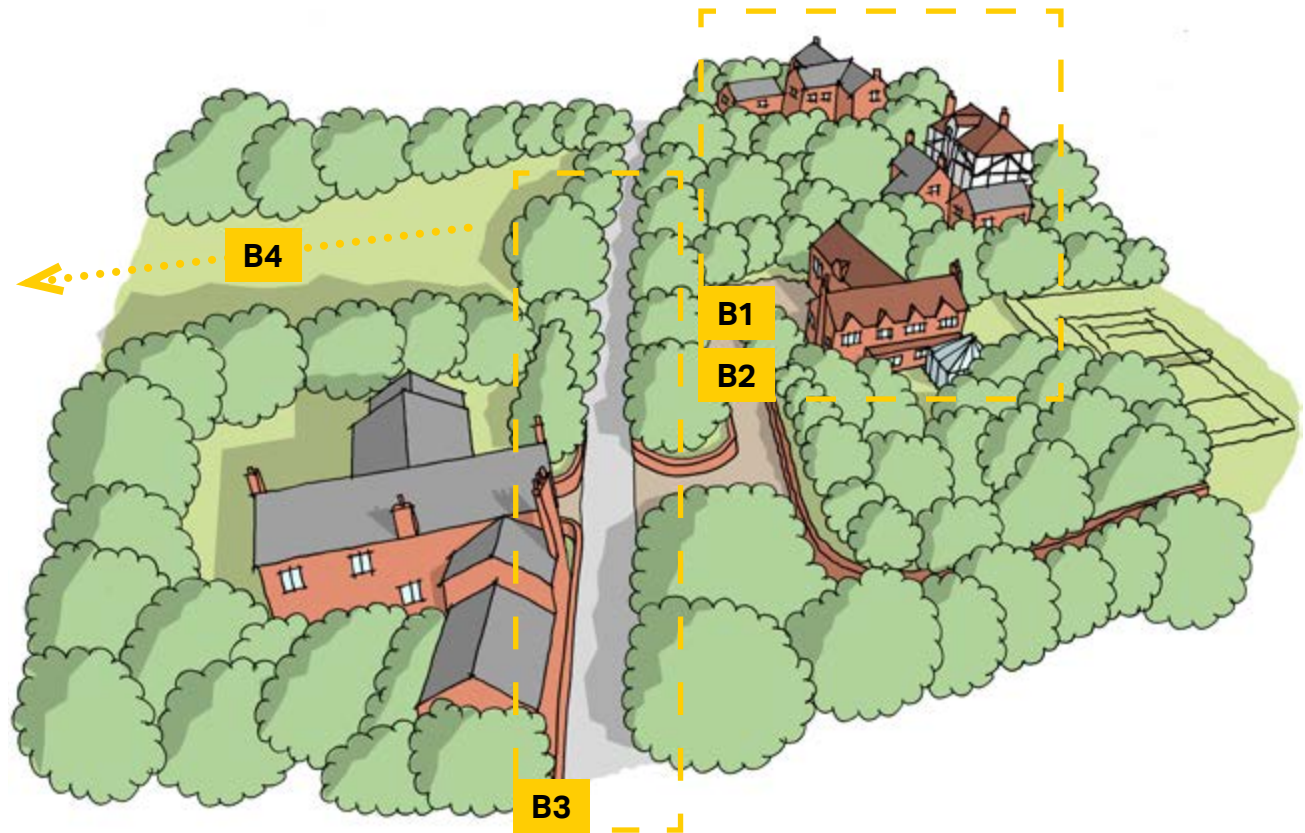


Figure 59: Drawing highlighting the design codes and guidance relating to Area Type 2.

C1 – Historic Buildings

The disused historic buildings **must** be preserved and refurbished to improve the visual appeal and character of the broader village.

C2 – Courtyard

The courtyard between Churton Hall and Churton Farm **must** be thoughtfully designed to ensure safety, visibility, and to create a space that strengthens the sense of community.

C3 – Community Benefit

Any development on the site **must** foster sustainable community connections, offering sustainable and recreational advantages.

C4 – Landscaping

Landscaping **must** be of exceptional quality, preserving the village's link to the surrounding countryside and contributing to the village's green infrastructure network.

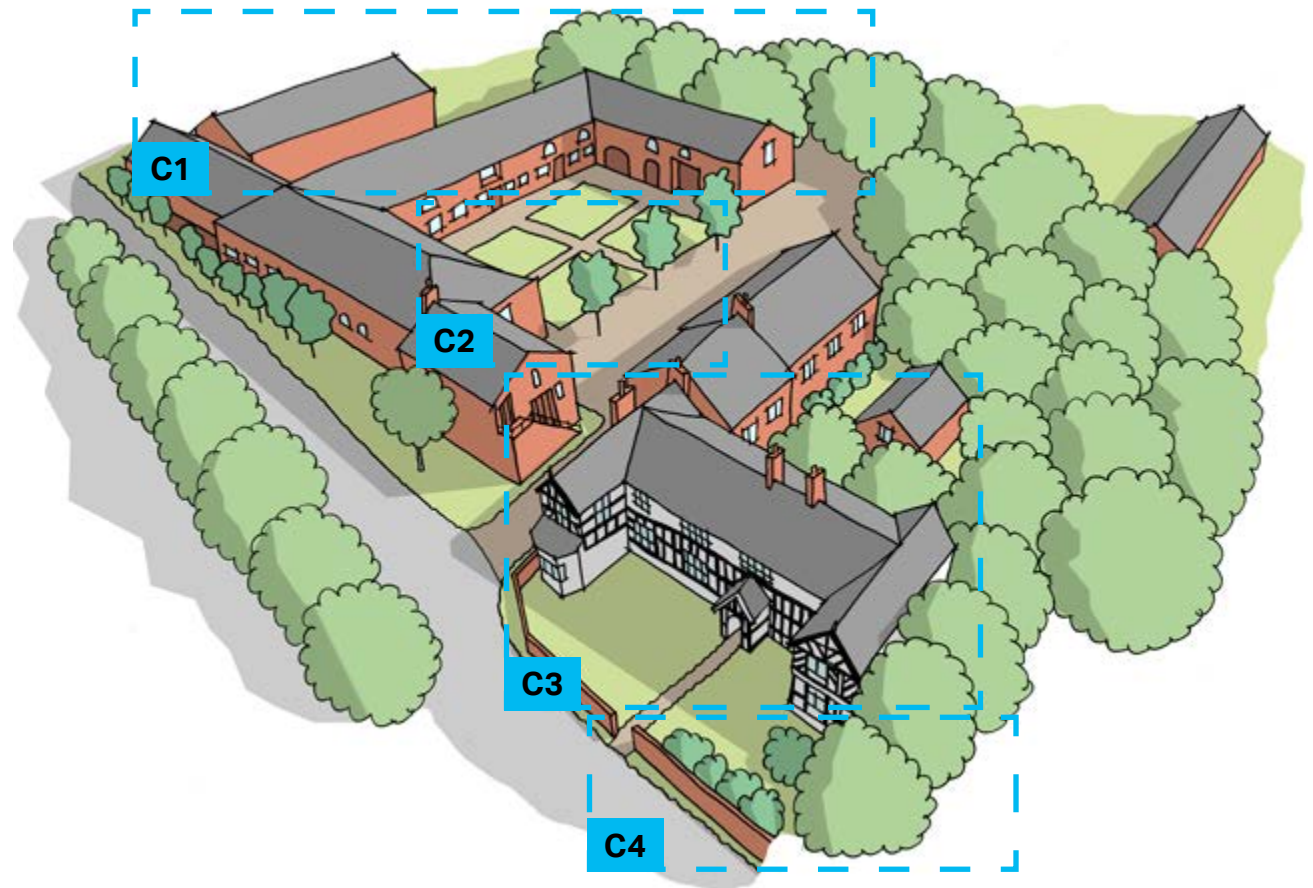


Figure 60: Drawing highlighting the design codes and guidance relating to Area Type 3.

The design codes and guidance in this section are intended to ensure that development in the open countryside is sensitive to the rural character of the landscape and makes a positive contribution to the environment.

These codes and guidelines emphasise the importance of preserving the natural beauty and ecological health of the countryside. They promote sustainable practices, respect for local biodiversity, and careful consideration of both visual and environmental impacts, ensuring that any new development enhances, rather than detracts from, the countryside.

While innovation and creativity in design are encouraged, it is essential that any new development is thoughtfully integrated into its surroundings, maintaining the countryside's aesthetic appeal. The design codes and guidance focus on safeguarding the long-term vitality and resilience of rural areas. This approach helps ensure that the countryside is protected for future generations.

D1 – Sustainability

Proposals driven by sustainability, including renewable energy infrastructure, **should** be evaluated for their long-term positive legacy. Small-scale renewable energy solutions should be promoted to supply power to rural development. However, these systems must be appropriately screened or integrated into the design to minimise their visual impact on the open countryside.

D2 – Biodiversity

Opportunities to enhance and improve biodiversity **should** be actively pursued wherever possible. This may include planting native trees and hedgerows to provide natural screening, as well as creating wildflower meadows in unused or underutilised fields. Incorporating habitat features such as bird boxes, ponds, or insect-friendly plants can further support local wildlife and contribute to a more diverse and resilient ecosystem.

D3 – Screening

Proposals **should** be sited behind natural screening, such as trees and planting, to preserve views of the surrounding landscape. Where necessary, additional screening should be incorporated into the design. Innovative and sustainable screening solutions, like green roofs and plant walls, are encouraged. Such measures will help outbuildings blend seamlessly into their natural surroundings, whether within a domestic garden or open space.

D4 – Access and Movement

Proposals **must** provide safe, well-designed access to development while minimising the impact on the rural road network. Roads and paths must be designed to fit the landscape context, thereby avoiding large-scale tarmacking or urbanisation of the parish.

D5 – Lighting

The necessity of lighting within a development **must** be carefully considered, alongside its potential impact on neighbouring properties. Lighting infrastructure must strike a balance between its functional requirements and the power, scale, and orientation proposed. This approach will help prevent excessive lighting that may affect the amenity of neighbouring plots and reduce the risk of light pollution in the open countryside.

D6 – Noise and Air Quality

Development proposals **must** carefully assess and mitigate potential noise and air quality impacts in rural areas. Noise from traffic, machinery, or industrial activity must be minimised through thoughtful design and landscaping. Measures such as using natural sound barriers, strategic site placement, and low-impact machinery must be considered. In addition, air quality must be safeguarded by limiting emissions and promoting environmentally friendly practices that align with the rural setting.

D7 – Materials

Agricultural or commercial proposals **should** avoid materials and colours that starkly contrast with the surrounding landscape. Instead, muted tones and contextually appropriate colour schemes should be used to ensure the development harmonises with the local landscape character. Where possible, locally sourced materials and craftsmanship should be prioritised to support the local economy and preserve regional identity. Traditional building methods are encouraged, with new materials incorporated in a manner that respects and complements the area's heritage.

D8 – Architecture

Proposals featuring exceptional and innovative architectural styles **could** be considered, provided they harmonise with the character of the surrounding open countryside and complement the natural landscape. Designs should prioritise high-quality, sustainable materials and construction methods, ensuring that they not only stand out for their creativity but also contribute positively to the environment.



Figure 61: Examples of high quality development in the open countryside. Referencing agricultural heritage as well as contemporary design via high quality materials, windows, and size and scale.



3.6 Parish-Wide Design Codes and Guidance - Respecting the Rural Setting



Churton is surrounded by open countryside, making it important to enhance the visual appeal of the settlement edges. Development that poorly integrates with the landscape can negatively affect surrounding views and contribute to urban sprawl. For example, beautiful landscapes abruptly framed by wooden fencing can be visually jarring and disrupt the natural flow of the environment. The design codes and guidance in this section seek to ensure a smooth and harmonious transition between Churton and the surrounding countryside.

Churton's surrounding landscape plays a key role in shaping a series of important views that are central to the village's unique identity. These views not only assist with legibility and wayfinding but also provide a strong sense of place by highlighting significant buildings and landscapes. New development offers an opportunity not only to preserve these existing views but also to create new ones, further enhancing the village's character and ensuring that future growth complements the distinctive visual qualities of the parish.

E1 – Sensitive Peripheral Development

Development **must** be sensitively integrated with the surrounding landscape, particularly on the periphery of the settlement. Lower building heights and smaller scale development are most appropriate for locations such as these.

E2 – Transitioning between the Village and the Countryside

Proposals that include buildings of lower heights (i.e. 1-1.5 storeys) **should** be considered in areas with key view and landscape sensitivities. Proposals on the settlement edges should be configured to produce a harmonious transition between both the settlement and the surrounding landscape. This can be achieved via a mixture of lower height development and using natural screening (e.g. hedges, tree cover and green roofs) to mitigate a development's visual impact.

E3 – Settlement Edge Gateways

The main roads into Churton are points where the landscape abuts the built area. Gateways **must** maintain a sense of visual prominence by fostering a sense of arrival. This can be achieved through the use of mature trees and hedges, utilising key views and vistas, deeper setbacks and public realm.

E4 - Building Layout

If new streets are created, building frontages **should** be orientated towards the open countryside (i.e. be outward facing). Backs of buildings and wooden fences are less attractive. Views out into the open countryside down side roads aid legibility and permeability. Pedestrian connections linking edge of settlements with open countryside should be encouraged.

E5 - Close Board Fencing

Close board fencing surrounding gardens at the settlement edge **should** be avoided.

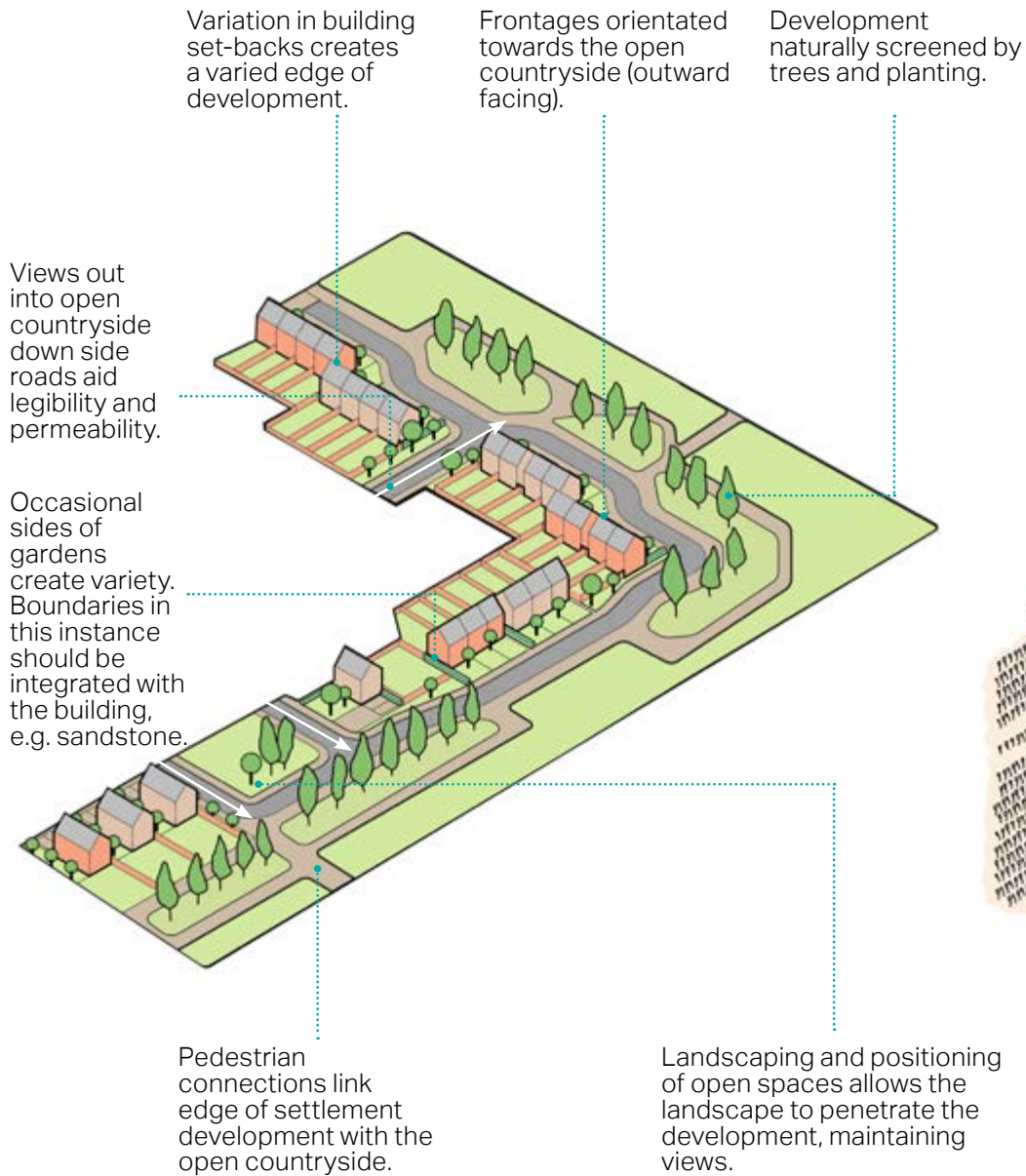


Figure 62: Landscape sensitive edge of settlement development diagram (overview).

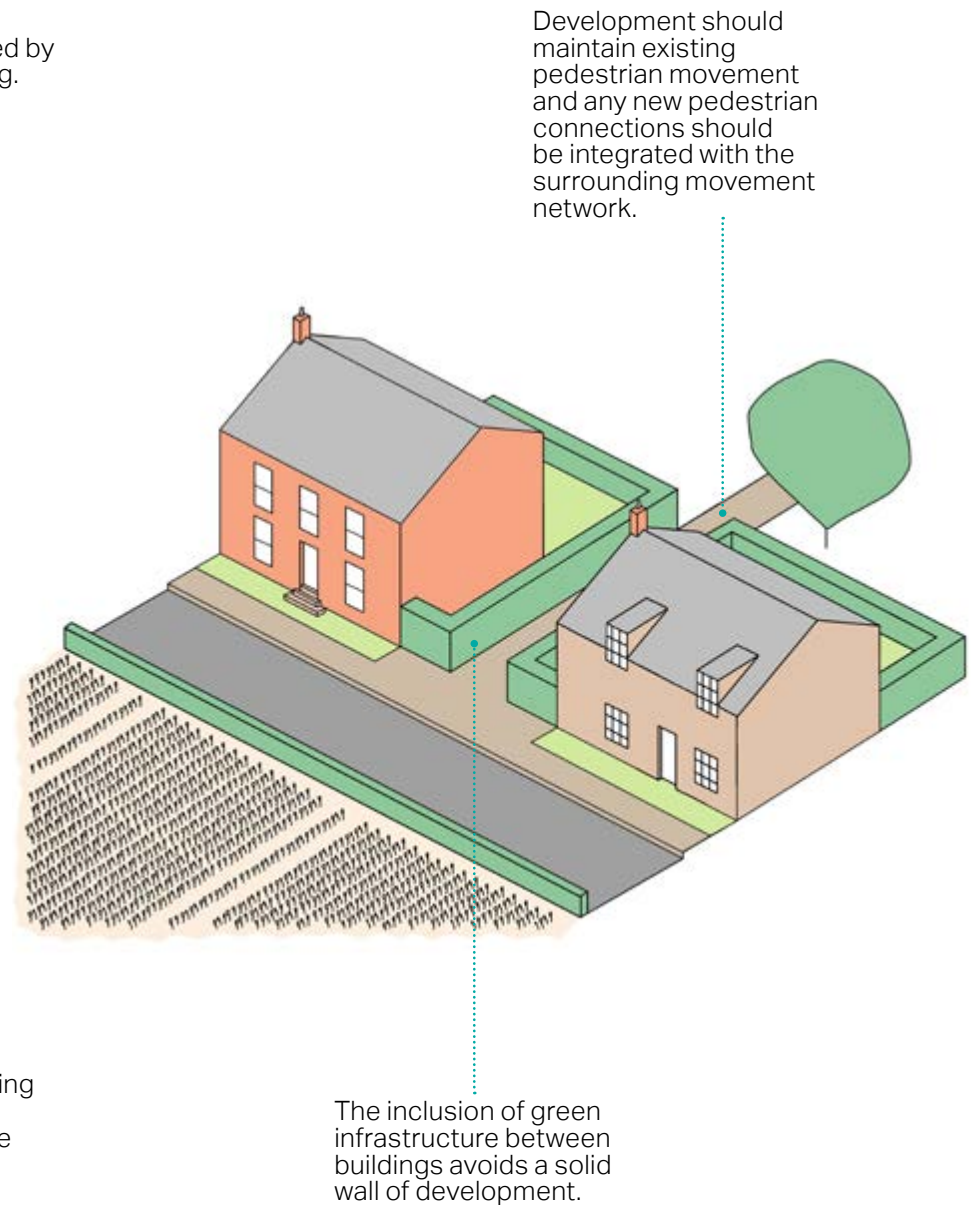


Figure 63: Landscape sensitive edge of settlement development diagram (close-up).

E6 – Protecting and Creating Views

Buildings **should** be orientated to preserve existing key views or to create new vistas that contribute to local wayfinding. Views of landmark buildings, such as Churton Hall, and notable landscape features should be incorporated to enhance legibility within the parish. These views not only contribute to the character of Churton but also add to its overall attractiveness, making them an important consideration in development proposals.

E7 - Stepped Rooflines

Churton's streets are relatively flat but there are slight inclines on certain streets such as Pump Lane, Chester Road and Stannage Lane. The buildings on these streets respond to the natural gradient with stepped rooflines. To preserve this effect, any new development **must** not dominate or disrupt the visual flow by being too tall or out of proportion with its surroundings. A maximum step of 1m should be maintained between the rooflines of adjacent buildings.

E8 – Protecting Views at the Settlement Edge

New buildings and development proposals at the edge of the village **must** not block key views, both towards and away from the village. Views of the surrounding landscape and built environment are defining characteristics of the area, contributing to the legibility and wayfinding of the neighbourhood. For larger development, a Landscape Visual Impact Assessment (LVIA) must be carried out to assess the potential impact on these views, ensuring that any negative effects are minimised and appropriate mitigation measures are effectively implemented.

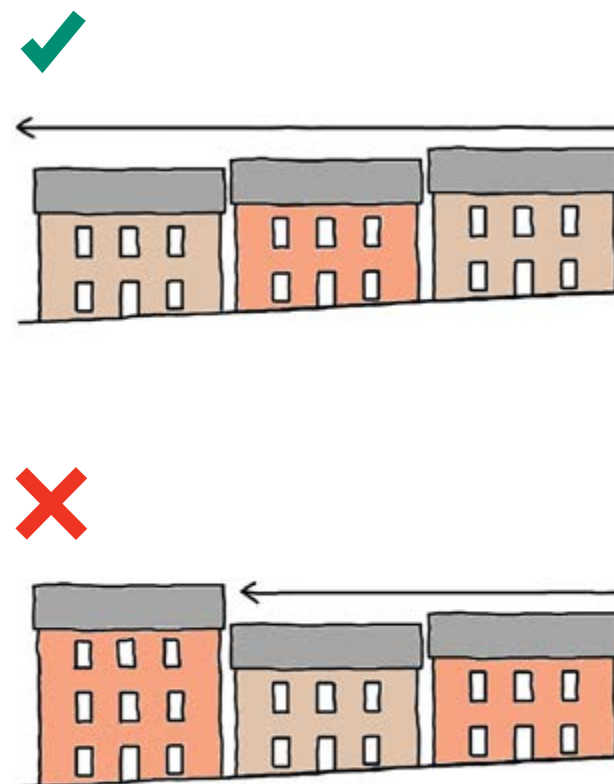


Figure 64: Diagram demonstrating that stepped rooflines should be maintained with no building being out of scale.

E9 – Dark Skies

- To protect Churton’s dark skies, any lighting or illumination **must** consider its necessity, as well as its impact on surrounding properties, wildlife and light pollution. Any lighting infrastructure must balance its necessity with that of the power, scale and orientation being proposed. This is to avoid lighting that can impose on the amenity of other plots, disturb wildlife, as well as mitigate undue light pollution in the open countryside.
- All lights **must** be shielded and well-directed to help limit light pollution. Movement sensitive lighting is preferred or otherwise part-night switch-off. Dimmable street lights should be incorporated if part-night switch-off is not possible for safety reasons. To avoid sky-glow, lights should have a colour temperature less than 3000K.

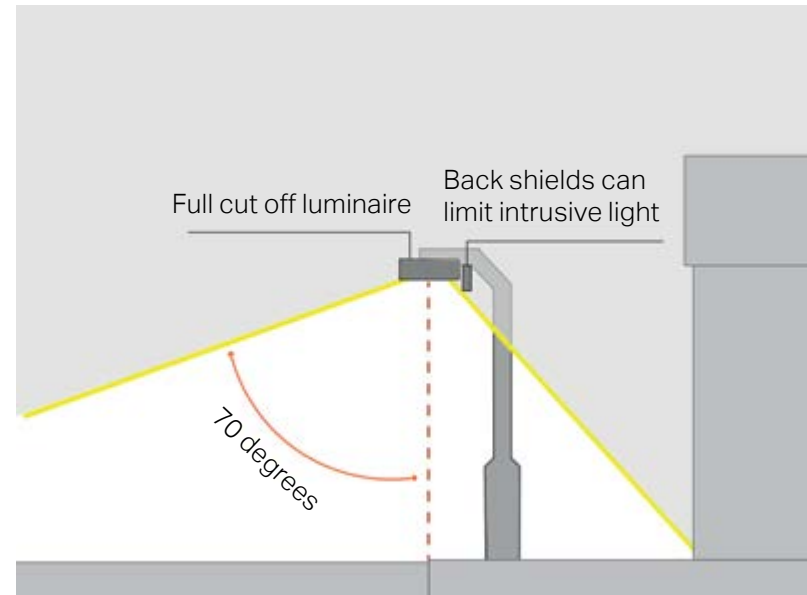


Figure 65: Diagram showing typical well-directed full cut-off street lighting with shields.



Figure 66: Dark sky compliant lighting at Bulmer Village Hall in Bulmer, North Yorkshire.



3.7 Parish-Wide Design Codes and Guidance - Protecting the Historic Character



Churton has evolved over time in response to the parish's rural history and strong connections to the surrounding countryside. The local pattern of streets and spaces, building traditions, materials and the natural environment help to determine the character and identity of a development. Responding to context means recognising existing positive design solutions or using existing cues as inspiration.

New development in Churton should respect the village's traditional materials and character. Red sandstone, red brick, timber framing, grey slate and rosemary clay roof tiles help buildings blend harmoniously with their surroundings, preserving the area's historic identity and ensuring visual continuity. Thoughtful design prevents modern additions from appearing out of place and helps maintain the village's charm.

The design codes and guidance in this section set out how to respond to the character features set out in this document. These responses help formulate and review design proposals in line with other local policy.




F1 - Local Context

All new development **must**:

- provide a clear and positive response to the character of the area in which it is located or adjacent to;
- respond sensitively to the surrounding context. Designers are not required to replicate the existing design style of the character area. Imitation may be ineffective if it lacks authenticity or uses poor-quality materials. Innovative and contemporary designs can be acceptable, as long as they complement neighbouring buildings in terms of scale, form, massing, set-back, and materials; and
- detail how this document has been considered and how the local context has influenced the design.

F2 - What Good Looks Like

The following design approaches **must** be considered:

-  **Harmonise:** Clearly respond to the existing characteristics within the parish, street and site, including scale, form, massing, set-back and materials.
-  **Complement:** Do something different that adds to the overall character and quality in a fitting way, for example, incorporating additional high-quality materials while harmonising in scale, form, massing, set-back, and complementary materials.
-  **Innovate:** A high-quality, innovative design that enhances the built form and character, setting a benchmark for future development. This includes creative architecture, low embodied energy, and premium materials that enrich sustainability and design quality.



Harmonise



Figure 67: A recently constructed home on Chester Road.

1. The use of timber framing is reflective of several of Churton's historic buildings including Churton Hall and the Old Post Office.
2. The use of rosemary clay roof tiles is reflective of numerous buildings in Churton.
3. The building's layout creates visual interest by highlighting gable-ends and creating enclosure.
4. Dormer windows allow for a modest height that doesn't impact the building's neighbours.
5. A sensitive extension (right) is subservient to the main house in height and scale.



Complement

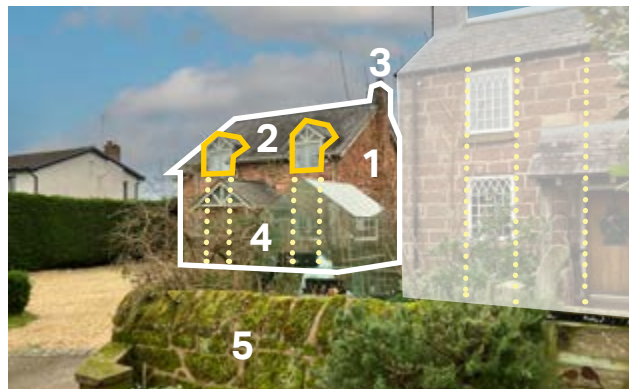


Figure 69: A late-twentieth century home on Stannage Lane.

1. The use of red brick complements but does not match the red sandstone of the neighbouring historic cottage.
2. The use of grey slate roof tiles is consistent with the neighbouring cottage and the angle of the roof pitch is broadly similar.
3. A chimney stack adds character and complements the chimney stack on the neighbouring cottage.
4. There is a similar symmetrical fenestration to the neighbouring building although there are differences in the use of dormer windows.
5. Red sandstone walls border each of the two houses.



Innovate

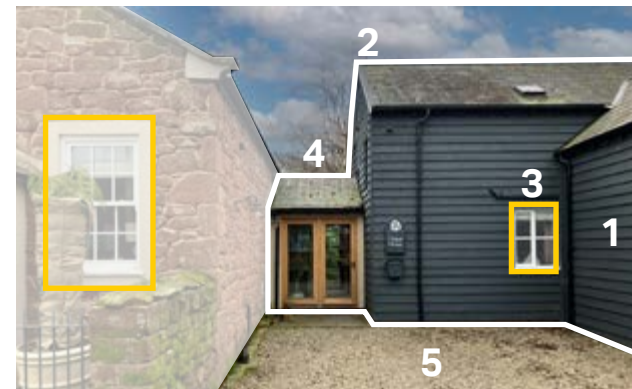


Figure 68: A modern extension to a former chapel on Hob Lane.

1. The use of dark timber is completely different to the red sandstone of the historic building but the materials work together harmoniously.
2. The extension matches the existing building in terms of height and the angle of the roof pitch.
3. The window to the extension is vertically proportioned to harmonise with the historic neighbour.
4. The entrance linking the buildings is modest and set-back so as not to spoil the integrity of the existing building.
5. The angle of the extension creates a small courtyard next to the historic building.

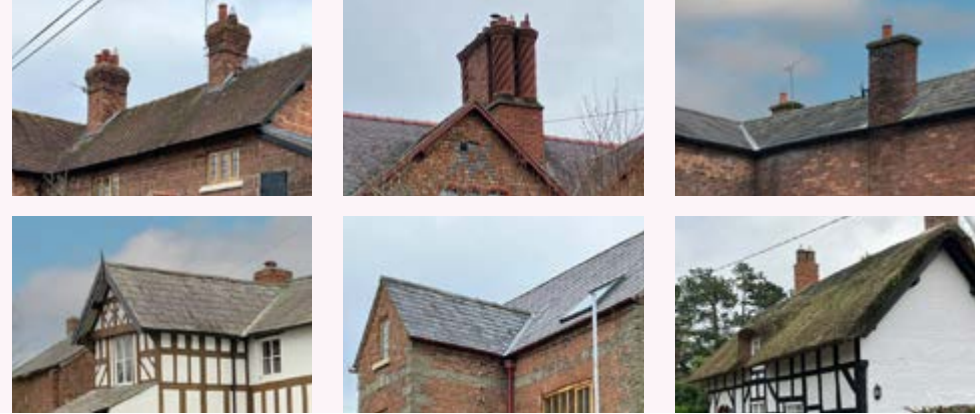
F3 - Characteristic Features

Development **must:**

- reflect positive local characteristics and make efforts to harmonise with adjacent buildings through matching or complementary features;
- use traditional materials, such as red sandstone, red brick, timber framing, grey slate and rosemary clay roof tiles, consistent with local building styles;
- pay attention to roof types, ensuring that pitched roofs grey slate and rosemary clay tiles, as well as prominent chimney stacks, are used where appropriate;
- incorporate characteristic boundary treatments like red sandstone and red brick walls and hedges;
- retain and highlight architectural details like gables, which may reflect historical building adaptations; and
- where possible, preserve or replicate historic building elements, such as timber framing or distinctive window styles.

Roof materials

Grey slate and rosemary clay pitched roofs, often accompanied by ornate chimney stacks, are most characteristic.



Building materials

Red sandstone, red brick and timber framing are characteristic frontage materials appearing on historic and more recent buildings.



Boundary treatments

Red sandstone and brick walls (of varying heights) and hedges are characteristic boundary treatments.



Figure 70: Photos highlighting characteristic roof materials, building materials and boundary treatments.

F4 - Facades and Fenestration

Building facade and fenestration design **must**:

- respect the horizontal rhythm of plots, ensuring alignment with the width and proportions of surrounding buildings;
- reflect traditional building patterns with appropriate spacing of windows, doors, and architectural elements;
- use materials like local red sandstone, red brick and timber framing to complement the street's character;
- ensure window and door placements align with neighbouring buildings, using traditional styles such as sash or casement windows;
- avoid mismatched or overly large windows that disrupt the building's balance; and
- incorporate detailing such as window surrounds and lintels to maintain architectural integrity.

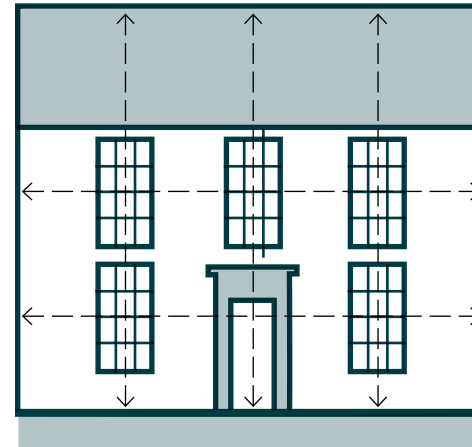


Figure 71: Diagram showing example building proportions in a Georgian or Victorian detached house. The proportion of a building's elements should consider the scale and proportion of the overall building.

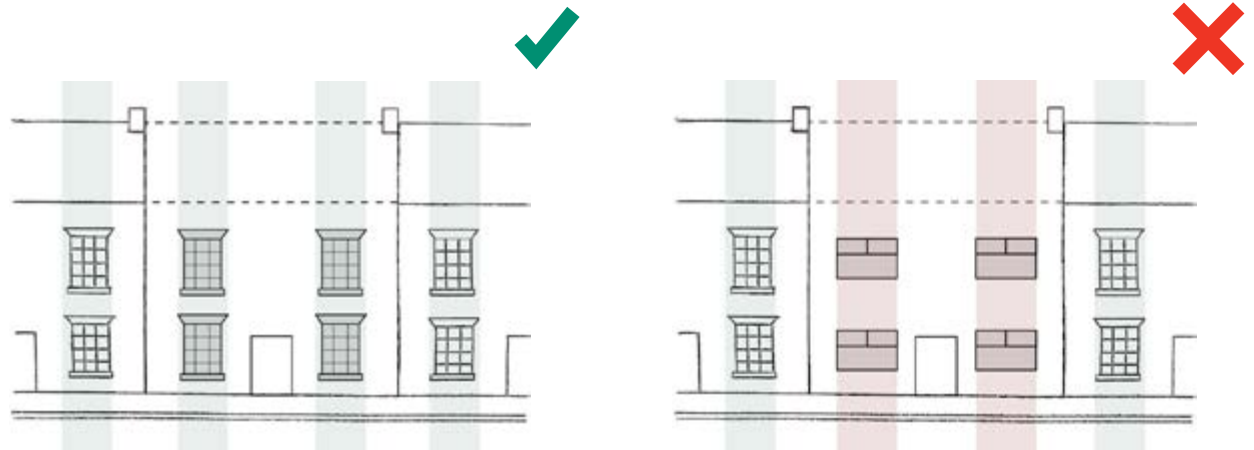


Figure 72: A good practice diagram where the window typology and fenestration pattern are harmonious with the neighbouring properties.

Figure 73: A bad practice diagram where the different fenestration impacts the visual harmony of the neighbouring facades.

F5 - Building Line and Set-backs

The building line and set-back **must** reflect the primary street and be set back no more than a maximum of 1m from adjacent buildings unless additional landscaping or tree-planting is being introduced to maintain the enclosure of the street scene. Where buildings are set back from the pavement, contextual boundary features must define the plot and connect to the adjacent buildings (for example, local brick or stone walls and hedges).

F6 – Active Frontage

Building entrances **should** address the street with a main access and fenestration that emphasise the main front access from the street. Corner buildings should address both streets with the main entrance facing the main street in the hierarchy. This provides a vibrant streetscene, assists with wayfinding and creates a level of surveillance to help keep the streets safe.

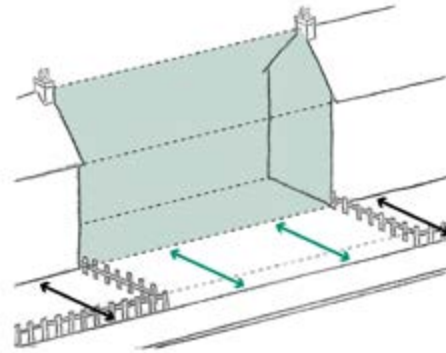


Figure 74: The set-back aligns with neighbouring properties on the street, while the massing and roof form remain in keeping with local architectural characteristics.

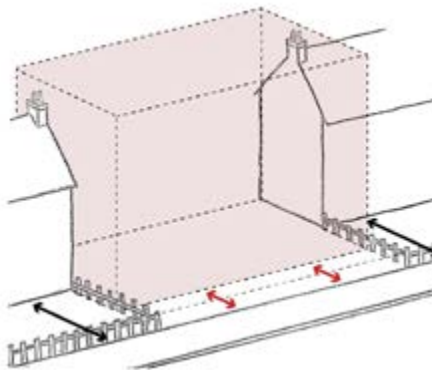


Figure 75: Bad practice diagram: reduced set-back and excessive massing can result in a building that feels intrusive or out of scale with its surroundings.



Figure 76: A positive corner interaction at the junction of Pump Lane and Chester Road whereby the building on the left addresses both streets.

F7 - Urban Grain

The grouping of buildings is important for the organisation and arrangement of any new development consisting of more than one dwelling. The formality or informality of the layout and building types **must** reflect the surrounding traditional local character and the urban grain must be studied and reflected in the layout.

F8 - Scale

Building scale and position **must** help to define and enclose the space within the street corridor to an appropriate degree based on the existing street section and level of enclosure. This is to avoid any new development being overbearing on the street scene.

F9 - Bin Storage

Access and storage for bins **should** be provided and bin stores should be designed to be integrated with plot boundaries to ensure a neat and tidy streetscene.

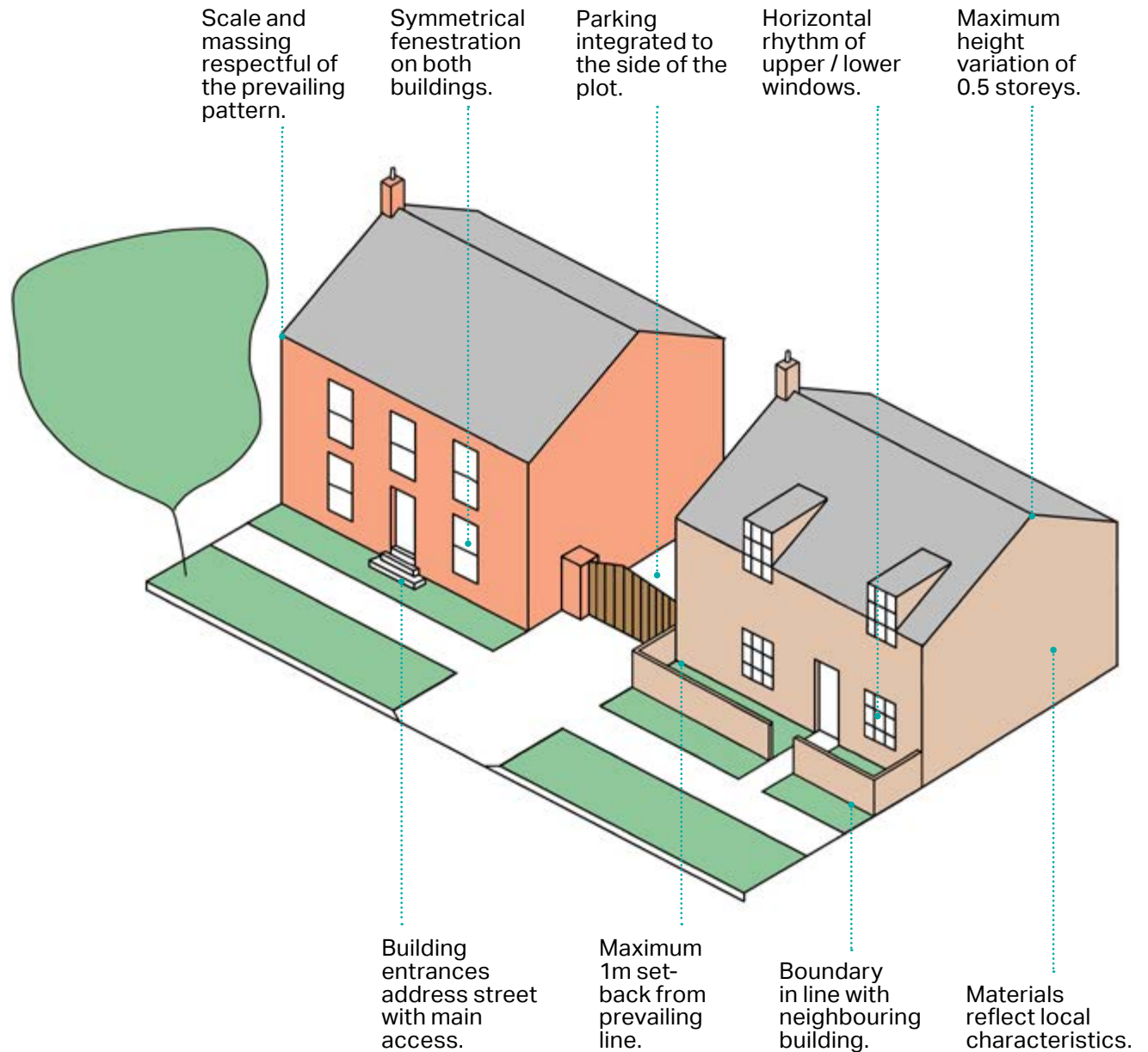


Figure 77: Diagram showing built form responses between neighbouring buildings.

F10 – Extensions to Heritage Assets

Extensions to heritage assets **must** be sympathetic and respond sensitively to the original character with material palettes blending cohesively with the existing form and features.

F11 – Front Extensions

Front extensions are generally not acceptable. If proposed, they **should** take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height. The extension can project a maximum of two metres beyond the front facade and should not cover more than 50% of the front elevation.

F12 – Side Extensions

Side extensions can negatively affect the appearance of the street scene, disrupting the rhythm of spaces between buildings. Single-storey and double-storey side extensions **should** be set back from the main building line to the front of the dwelling and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building.

F13 – Rear Extensions

Rear extensions **should** be designed to minimise any effects on neighbouring properties, such as blocking daylight. Double-storey rear extensions usually affect neighbours' access to light and privacy. However, if the size and style of the property allows for a two-storey extension, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

F14 – Outbuildings

Outbuildings, such as work-from-home office spaces, **should** be well designed, provide enough natural light, be thermally efficient and secure. They should be visually subservient to the main dwelling and positioned behind screening so as to be out of the public view. Pre-fabricated, pre cast concrete and plastic panels should be avoided.

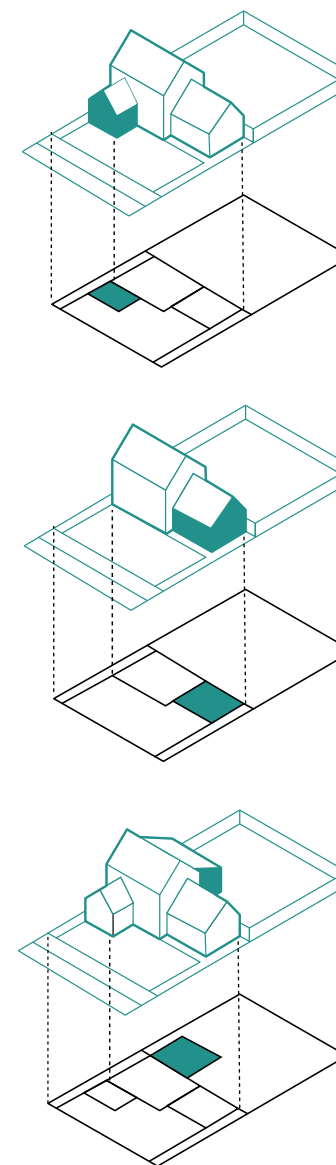


Figure 78: Diagrams showing front extension (top), rear extension (middle) and side extension (bottom).

F15 – Loft Conversions

As an enclosed space, the main challenge of loft conversions is the introduction of roof lights or dormer windows to provide natural light and ventilation while maintaining the overall character of the building. Any alterations **should** be designed to blend harmoniously with the existing roofline and architectural style. The positioning, size, and type of roof lights or dormers must be carefully considered to avoid disrupting the appearance of the building or the wider streetscape. Dormer windows, in particular, should be proportionate to the roof and not overwhelm the structure. Some examples of acceptable and unacceptable designs are shown in the diagrams to the right.

F16 – House Extensions and Domestic Outbuildings SPD

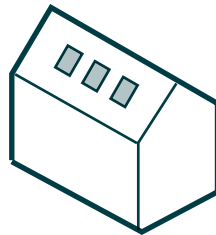
The House Extensions and Domestic Outbuildings Supplementary Planning Document (SPD), adopted by Cheshire West and Chester Council on 13 January 2021 **must** be taken into consideration in addition to this document.



Original roofline of an existing building



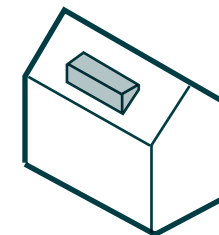
Loft conversion incorporating gable dormer which are aligned to windows.



Loft conversion incorporating skylights.



Loft conversion incorporating gable dormers which are not aligned to windows.



Loft conversion incorporating a long shed dormer which is out of scale with the original building.

Figure 79: Diagrams setting out good and bad examples of loft conversions.

F16 – Grosvenor Estate

Churton is situated adjacent to Grosvenor's Eaton Estate, which is celebrated for its distinctive Arts and Crafts architecture. This plays a significant role in shaping the area's unique character. The buildings throughout the estate, including some within Churton, feature a range of detached, semi-detached, and terraced houses, characterised by dramatic roof pitches, ornate chimney stacks, and decorative detailing. The use of red brick in varying shades and red sandstone, combined with ornamented gables and eaves, adds texture and visual interest to the built environment. Generous front and back gardens contribute to the overall sense of openness.

New development **could** reflect this distinctive Arts and Crafts style, helping to preserve and enhance the character of Churton and the wider Eaton Estate. This approach will ensure that new buildings integrate harmoniously with the existing architecture, maintaining a cohesive and vibrant sense of place.



Figure 80: Semi-detached cottages on Chester Road in the classic Eaton Estate Style.



Figure 81: Semi-detached cottages on Pump Lane.

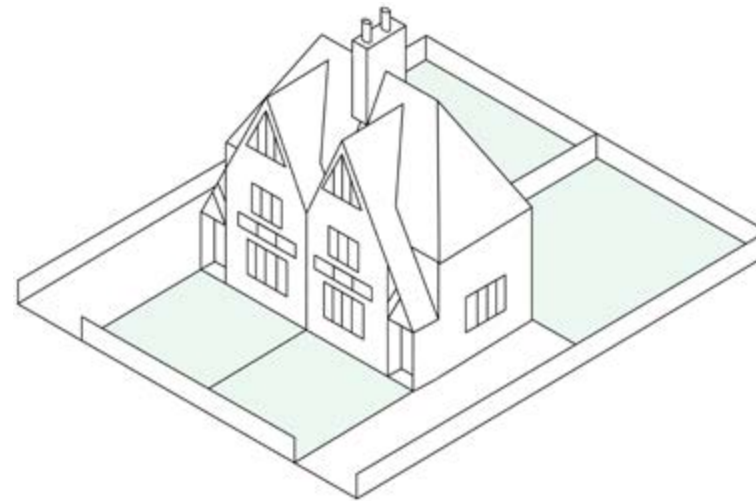


Figure 82: Semi-detached cottages in the nearby village of Aldford in the classic Eaton Estate Style.



Figure 83: Houses in the nearby village of Eccleston in the classic Eaton Estate Style.



3.8 Parish-Wide Design Codes and Guidance - Championing Sustainability



The climate emergency highlights the urgent need to reduce our carbon footprint and achieve net-zero emissions, including through innovative solutions in building energy use. Sustainable design integrates forward-thinking practices at all stages of development to minimise environmental impact. It focuses on energy efficiency, while future-proofing homes, settlements, and natural environments for long-term resilience and sustainability.

Cheshire West and Chester Council have produced a Statement of Intent in respect of sustainability which includes the following key commitments:

- **Manage land sustainably:** Protect, conserve and enhance the natural and built environment, safeguarding heritage, enhancing habitat and biodiversity and the amenity value of its estate.
- **Travel sustainably:** Encourage sustainable travel amongst its residents and visitors and use available technologies to reduce/ remove the need for travel.



Figure 84: A home on Stannage Lane with solar panels integrated into the roof.

G1 - Resilience to the Climate Emergency

- All new development **must** work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the parish.
- Development **must** avoid siting homes in high risk flood areas and should mitigate the risk of storms or flooding with Sustainable Drainage Systems (SuDS). These reduce the rate at which surface water reaches sewers and watercourses. A sustainable option is collecting water for reuse, for example in a water butt or a rainwater harvesting system. This reduces pressure on water sources.
- Eco-systems cannot adapt as fast as the climate is changing, leading to loss of biodiversity. Protecting and enhancing woodlands, watercourses and green areas can help to combat this. Ecology **must** be increased through Biodiversity Net Gain (BNG) on any development sites.

G2 – Assessing Alternative Energy Sources

Where practicable, future development **must** be in line with the ideals for net zero by:

- collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects in order to minimise energy usage and disruption during the construction phase;
- utilising local estates for sustainable coppicing, harvesting or recycling of biomass fuels;
- assessing ground conditions to accommodate loops for ground source heat and space for air source heat pump units;
- providing air source heat pumps and integrating solar panels designed to integrate and minimise the visual impact on development; and
- understanding local wind speed and direction for micro-generation wind turbines.

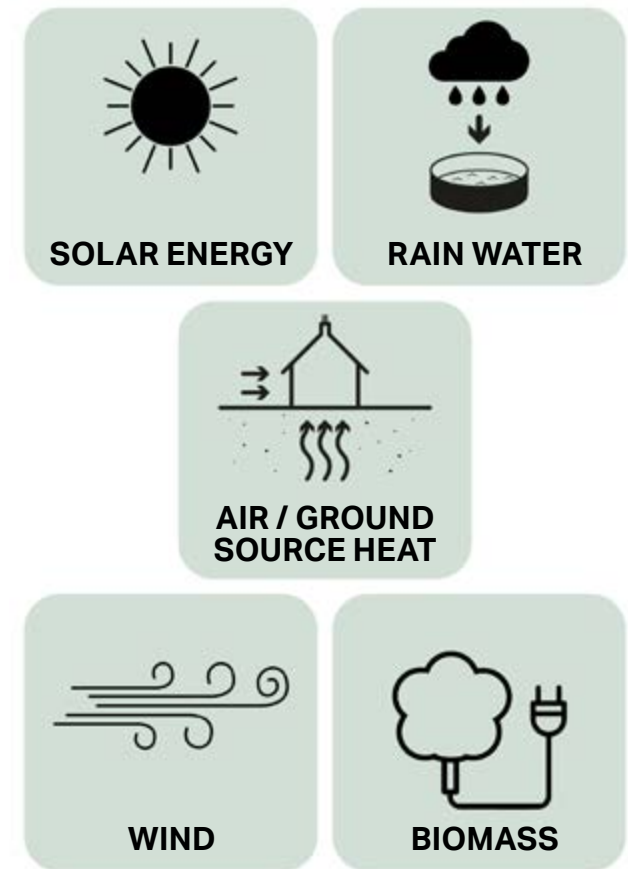


Figure 85: Diagram highlighting key alternative natural energy resources.

G3 - Energy Efficiency Measures Towards Net-Zero Carbon

New development **should** strive to achieve a high energy efficiency performance rating through the Government's Standard Assessment Procedure (SAP) calculation process. Development should adopt a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

G4 - Building Form

Development **should** carefully consider building form and thermal efficiency, as terraced, semi-detached, and detached houses each have different energy efficiency profiles. Each housing type presents its own opportunities and challenges in terms of energy performance, and these should be taken into account when designing new homes. This consideration should be balanced with local design preferences and character.

G5 - Passive Cooling

The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing and maximising passive solar gain, internal daylight levels and ventilation. The design of windows **should** consider orientation to balance heat loss and beneficial solar gain, daylight and sunlight. Southern-facing glazing can be beneficial in contributing to overall energy demand in winter. It can lead to overheating in summer and excessive heat loss on cold cloudy days in winter. Glazing should be sized appropriately for context and passive measures such as external shading devices or provision for future installation of shading devices should be considered to reduce reliance on mechanical ventilation.

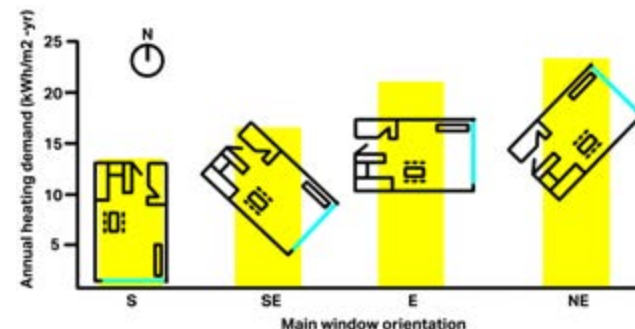


Figure 86: Building orientation influences the annual heating demand.



Figure 87: Contemporary solar panel design integrated in a traditional roofscape.



Figure 88: Air source heat pump housing covers the unit and harmonises with the parish's rural aesthetic.

G6 - Sustainable Drainage Systems (SuDS)

Any new development **should** prioritise the incorporation of Sustainable Drainage Systems (SuDS) and the implementation of permeable surfaces. By integrating SuDS, which include techniques such as green roofs, rain gardens and swales, it is possible to effectively manage stormwater run-off whilst reducing the risk of flooding. These systems encourage natural drainage processes, allowing rainwater to infiltrate the soil, to recharge groundwater and to support biodiversity.

G7 - Permeable Surfaces

Permeable surfaces, such as permeable pavements and porous concrete, **should** be considered in the design to allow rainwater to naturally filter through. This helps replenish groundwater reserves while also reducing the strain on conventional drainage systems, promoting better water management and contributing to sustainable urban development.

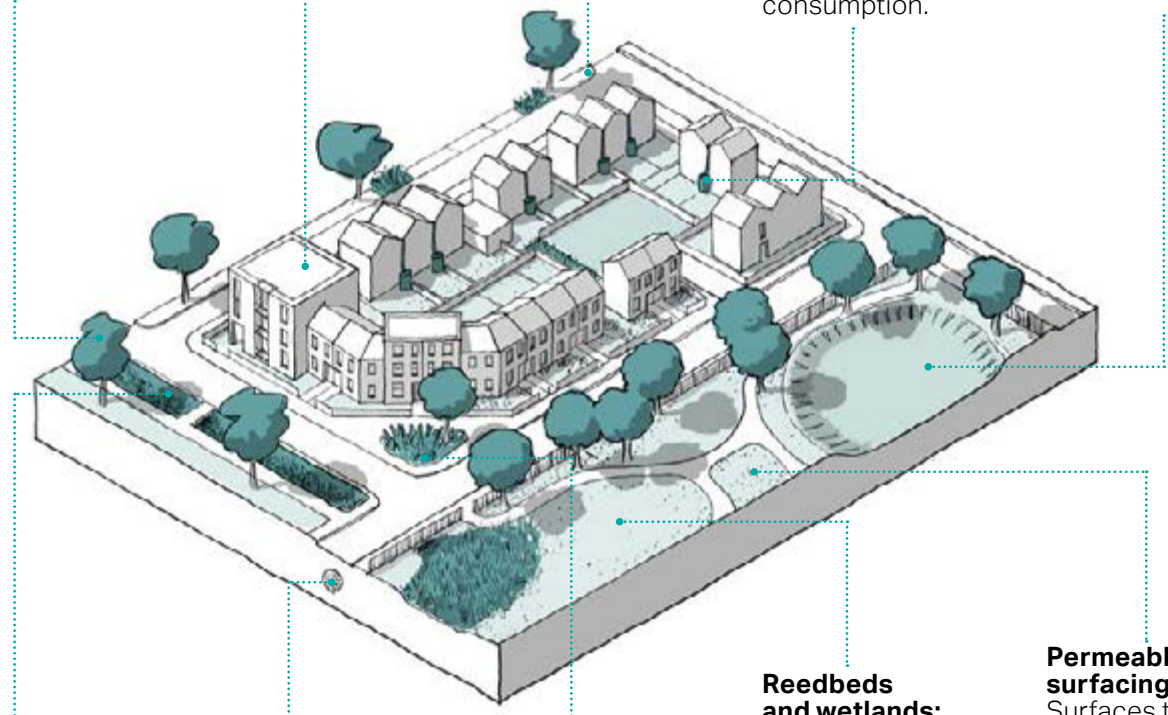
Street tree planting: SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.

Green roofs and walls: Provide capacity to hold and attenuate water run-off as well as ecological and leisure benefits.

Soakaways and filter drains: Shallow ditches and trenches filled with gravel or stones that collect uncontaminated water and allow it to percolate into the ground.

Rain capture: Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses reducing water consumption.

Basins and ponds: Attenuation ponds that are normally dry but fill during a rain event and then either store or gradually discharge water to the system.



Swales: Shallow channels that provide attenuation while also channelling water to other features such as ponds.

Retention tanks: In higher density schemes water can be attenuated in underground structures.

Rain gardens: Containers and ditches with native drought tolerant plants release water gradually and filter out pollutants.

Reedbeds and wetlands: Topography can be used to create wetlands that provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

Permeable surfacing: Surfaces that allow water to percolate into the ground including natural surfaces, gravel and low traffic volume engineered road surfaces and hard-standings in front gardens.

Figure 89: Sustainable Drainage Systems (SuDS) in the National Model Design Code.



3.9 Parish-Wide Design Codes and Guidance - Improving Health and Wellbeing



The central objective of the design codes and guidance in this section is to create environments that support and enhance the wellbeing of all those who live in Churton. By integrating health-focused principles into the design process, we aim to develop spaces that not only encourage active lifestyles but also foster mental, emotional, and social resilience. The goal is to create a community where wellbeing is an inherent part of everyday life, supporting both individual and collective health.

The design codes and guidance in this section highlight the importance of accessibility and the promotion of active travel. By incorporating well-designed green spaces, pedestrian-friendly routes, and wellness-oriented amenities, Churton will provide an environment that encourages physical activity, relaxation, and social interaction. In doing so, it will nurture both the health of individuals and the broader community's sense of wellbeing. By prioritising health in the built environment, wellbeing can be woven into the very fabric of Churton and shape a healthier way of life for all.

H1 – Walking

Walking **should** be encouraged by incorporating safe, well-connected footpaths that help to link key community spaces such as the village hall, the White Horse pub and existing public rights of way.

H2 – Slow Speeds

Changes in road materials, raised tables at junctions, and variations in road widths should be considered to moderate vehicle speeds, ensuring the safety of residents. These design elements help create a more pedestrian-friendly environment by naturally calming traffic and reducing the risk of accidents.

H3 – Inclusive Design

Footpaths **should** be designed to be fully accessible to everyone, regardless of age or ability. This includes incorporating features such as wheelchair ramps, braille signage, and wide, smooth paths.

H4 - Legibility

Legibility of the parish **should** be enhanced by incorporating landmark buildings at key locations, such as street corners and at the end of streets, and strategically placing tree planting along streets. These features can help to clearly define routes, making the area easier to navigate.

H5- Wayfinding and Signage

A simple, cohesive wayfinding system **should** be implemented, featuring signage with clear, easily readable fonts and design elements inspired by the local heritage, landscapes, or landmarks. These signs should be strategically placed to guide both residents and visitors to key public spaces. This approach will help foster a strong sense of orientation and encourage active travel throughout the village.

H6- Street Surfaces

Excessive use of tarmac **should** be avoided wherever possible. Instead, high-quality local paving that enhances the streetscene is preferred. To soften the impact of hard landscaping, planting should be incorporated wherever possible.

H7 – Cycling

Cheshire is a popular county for cyclists, and while the narrow, rural nature of Churton's streets presents challenges for incorporating dedicated cycle lanes, cycling **should** be encouraged. This can be achieved by designated cycling infrastructure, such as public cycle parking at key locations like Churton Village Hall and the White Horse Pub. Additionally, directional signs and maps for local cycling routes should be provided to support and promote cycling within the village.

H8 – Cycle Storage

New development **should** include cycle parking that occupies minimal space and can be seamlessly integrated into the domestic curtilage.

H9 – Parking

The provision of parking **must** be considered to avoid cluttering the street with cars which can make the environment unsafe for pedestrians. Any new development that proposes or impacts the existing provision of, car parking **must** apply the following design considerations:

- Most homes **should** have on-plot parking wherever possible and cars should be located at the front or the side of the property.
- Car parking **should** be designed to avoid being visually intrusive, such as by screening these areas with planting and high-quality landscaping.
- Driveways **should** be constructed from porous materials to minimise surface water run-off. These materials, such as cobbles or flagstones, are more attractive than the use of tarmac.

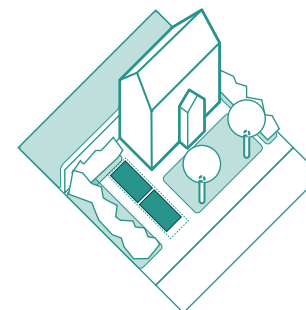


Figure 90: Diagram showing on-plot parking.



Figure 91: Diagram showing on-plot parking with garage.

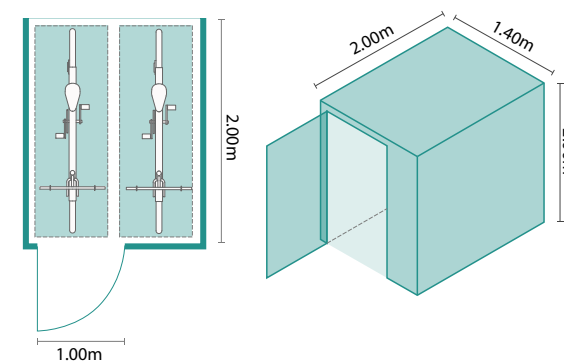


Figure 92: Diagram showing secure cycle storage for two bicycles.

I

3.10 Parish-Wide Design Codes and Guidance - Enhancing the Natural Environment



Churton's connection to the surrounding countryside and its established natural environment are defining features of rural Cheshire. Protecting this environment through the maintenance of grass verges, hedges, and street trees is essential to preserving the village's rural charm. Any new development should prioritise these elements to maintain the area's green and vibrant character.

The design codes and guidance in this section ensure that landscaping is integrated thoughtfully, reinforcing Churton's rural identity and contributing to the parish's ecological health.



Figure 93: Churton's rural character is enhanced by its network of mature trees, verges and hedges.

I1 – Hedges

Mature and well-maintained hedges are a key feature of the parish's character and **should** be incorporated to enhance gardens and soften buildings, especially at the boundaries with the countryside. Native species, in particular, should be encouraged, including hawthorn, hazel, purple or copper beech, blackthorn, dogwood, box hedge, holly, and hornbeam. These species help maintain the natural beauty and ecological balance of the area.

I2 - Gardens

Front of plot areas and rear gardens **should** be of a sufficient size and landscaped appropriately to fit in with the prevailing native trees and planting pattern or to enhance the green character of the area where it is lacking to enhance Biodiversity Net Gain (BNG).

I3 - Open Space

- For any larger scale new development, a multi-functional green and blue strategy **should** be implemented incorporating landscape, amenity, movement, Sustainable Drainage Systems (SuDS) and Biodiversity Net Gain (BNG). A green and blue strategy aims to ensure that Churton remains a community deeply connected to nature, an integral part of the countryside rather than damaging it. "Green" represents Churton's grass, trees, hedges, and flowers, while "blue" signifies a sustainable approach to managing rainfall and preventing floods.
- Green areas and open spaces **should** be integrated as part of an overarching green and blue strategy, allowing for easy access to public open space to encourage sustainable modes of transport.
- New buildings **should** be orientated and organised to frame open spaces and to provide surveillance.

I4 – Tree Planting

Tree planting **should** be encouraged wherever possible. Due to the narrow rural nature of Churton’s streets, street-tree planting isn’t always possible. However, the planting of native and locally appropriate tree species on private plots should be encouraged. Species such as oak (*Quercus robur*), hornbeam (*Carpinus betulus*), silver birch (*Betula pendula*) are ideal choices for their resilience and aesthetic value. Additionally, smaller trees like rowan (*Sorbus aucuparia*) and crabapple (*Malus sylvestris*) are ideal for planting in gardens and courtyards.

I5 - Ecological Considerations in Tree Planting

Tree planting **should** contribute to the enhancement of local biodiversity by choosing species that provide shelter, food, and habitats for wildlife. Native species like ash (*Fraxinus excelsior*), hazel (*Corylus avellana*), and field maple (*Acer campestre*) are beneficial as they support a range of insects, birds, and mammals.

I6 - Integration of Trees with the Landscape

Trees planted on private plots **should** complement the rural character of Churton and integrate with the surrounding landscape. When planting trees near boundaries or along hedgerows, consider species that mirror the natural vegetation of the area. This will not only blend with the existing landscape but also provide continuity with the historic hedgerows and woodlands that define much of Cheshire’s countryside. Where possible, consider planting small groves or clusters of trees to create pockets of shade, improve air quality, and enhance the overall visual appeal of the village.

I7 - Invasive Species

Efforts **should** be made to avoid the use of invasive species that could disrupt local ecosystems and threaten biodiversity. By prioritising native plants, we can help maintain the integrity of the natural environment, ensuring the long-term health and resilience of the village’s ecosystems.

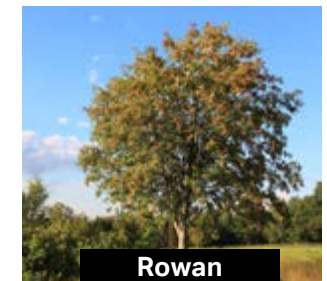


Figure 94: Photos showing a selection of native tree species.

J

3.11 Parish-Wide Design Codes and Guidance - Nurturing a Vibrant Community



In Churton, where social cohesion and community identity are central to daily life, thoughtful design can help nurture a vibrant, engaged population that feels connected to both its surroundings and its neighbours.

The design codes and guidance in this section are important in fostering spaces that bring people together. Whether through community gardens, accessible public areas, or sustainable infrastructure like electric vehicle charging stations, well-planned design can encourage social gatherings, promote sustainability, and enhance the quality of life for residents. By integrating communal spaces that support seasonal activities, cultural events, and everyday interactions, spaces can remain flexible, welcoming, and functional for all ages and abilities.

By carefully considering how spaces are used and how they reflect the local culture and heritage, the design codes and guidance ensure that the design of public spaces supports a thriving, vibrant community that is inclusive, sustainable, and future-focused.



Figure 95: Public seating in Coleby Lincolnshire which provides a place for reflection as well as a rest-stop for those with limited mobility.



Figure 96: Public art in Saxilby, Lincolnshire which reflects the local rural heritage and assists with wayfinding.

J1 – Public Seating

The provision of benches in regular locations **could** be encouraged to increase social interaction and to provide rest-stops for those with limited mobility. Seating could be diverse in form, including both traditional wooden benches and informal seating like low walls or natural seating such as logs or stone.

J2 – Public Art and Cultural Celebrations

The integration of local art into public spaces **could** be encouraged which features works by local artists or art inspired by the village's heritage, landscapes, and history. Art installations could be accessible to encourage interaction (e.g. tactile sculptures and photo-friendly locations) to make them welcoming for all ages.



Figure 97: A community allotment and garden in Manchester containing a variety of wildflowers, shrubs and vegetables.



Figure 99: Land at the junction of Pump Lane and New Lane (left) that could be developed into a public open space.

J4 – Community Spaces

Churton Village Hall and the White Horse Pub are vital community assets that should be nurtured. Community events in these spaces **could** be encouraged, with a focus on ensuring they are accessible to everyone, regardless of ability or age.

J5 – Public Electric Vehicle Charging

Many rural villages offer public electric vehicle charging facilities. If these facilities are provide, they **could** be sensitively integrated into public spaces, such as village halls, in harmony with the surrounding environment and street furniture.

J6 – Public Open Spaces

Opportunities to create new public open spaces **could** be explored. For example, the local community has identified land at the corner of Pump Lane and New Lane as a potential location for a new public open space given its proximity to the landmark Churton Hall.



Figure 98: Public electric vehicle charging in Tickhill, South Yorkshire.

J3 – Community Gardens

The provision of community gardens, allotments, and shared green spaces where residents can grow food together and bond over sustainable practices **could** be encouraged. Such spaces could host seasonal activities like gardening workshops, harvest festivals, or picnics, bringing the community together.



Appendix

04

4. Appendix

This appendix outlines the national frameworks and regulations, the national design guidance, and the local planning policy and guidance documents that have helped to guide the production of this document.

4.1 Planning Policy and Guidance

4.1.1 National Frameworks and Regulations

National Planning Policy Framework (Revised December 2024)

The National Planning Policy Framework (NPPF) outlines the UK Government's overarching economic, environmental and social planning policies for England. It is a high-level document that attempts to make good design pivotal and to put communities at the heart of planning. The policies within the NPPF apply to the preparation of local and neighbourhood areas, and act as a framework against which decisions are made on planning applications.

The NPPF notes that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

The parts of the NPPF which are of particular relevance to this document include:

- Part 2: Achieving sustainable development;
- Part 5: Delivering a sufficient supply of homes;
- Part 8: Promoting healthy and safe communities;
- Part 12: Achieving well-designed and beautiful places;
- Part 15: Conserving and enhancing the natural environment; and
- Part 16: Conserving and enhancing the historic environment.

The NPPF can be found at the following link: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

In addition to the NPPF, there are planning practice guidance documents covering numerous issues and which can be found at the following link: <https://www.gov.uk/government/collections/planning-practice-guidance>.

Permitted Development Rights

Permitted development rights allow the improvement or extension of homes without the need to apply for planning permission where that would be out of proportion with the impact of the works carried out.

For further information, please refer to the following link: <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>.

Levelling-up and Regeneration Act 2023

The Levelling-up and Regeneration Act 2023 (LURA) was enacted to “speed up the planning system, hold developers to account, cut bureaucracy, and encourage more councils to put in place plans to enable the building of new homes”. The LURA ensures new development is built beautifully, produces more local infrastructure, is shaped by local people’s democratic wishes, enhances the environment and creates neighbourhoods where people want to live and work.

The LURA can be found at the following link: <https://www.legislation.gov.uk/ukpga/2023/55/enacted>.

The Future Homes Standard (emerging)

The emerging Future Homes Standard (FHS) will complement the Building Regulations 2010 and aims to ensure that new homes built from 2025 produce 75-80% less carbon emissions than homes delivered under the existing regulations. The FHS aims to decarbonise new homes by focusing on improving heating, hot water systems, and reducing waste. This will be achieved in part by replacing current technologies with low-carbon alternatives.

To meet the specifications set out in the FHS, the Government updated Parts F and L of the current Building Regulations in 2021. These specifications must be adhered to when constructing, extending or renovating UK homes. Part F introduces new standards for ventilation, while Part L sets out minimum energy efficiency performance targets for buildings, airtightness requirements and improved minimum insulation standards.

For further information on the changes to Part L and Part F, please refer to the following link: <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>.

4.1.2 National Guidance

National Design Guide (2019)

The National Design Guide (NDG) sets the ten characteristics of a well-designed place and demonstrates what good design is in practice. The characteristics are: Context; Identity; Built Form; Movement; Nature; Public Spaces; Uses; Homes & Buildings; Resources; and, Lifespan.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

The NDG can be found at the following link: <https://www.gov.uk/government/publications/national-design-guide>.

National Model Design Code (2021)

The National Model Design Code (NMDC) is the Government's detailed guidance on the production of design codes, guidance and policies to promote successful design. It expands on the following ten characteristics of good design set out in the National Design Guide (NDG):

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

The NMDC and NDG are companion documents setting out characteristics of well-designed places. They support the ambitions of the National Planning Policy Framework (NPPF) to utilise the planning and development process in the creation of high-quality place-making.

The NDG states that "specific, detailed and measurable criteria for good design are most appropriately set at the local level",

The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.

The NMDC can be found at the following link: <https://www.gov.uk/government/publications/national-model-design-code>.



Figure 100: The front cover of the National Model Design Code (Part 1: The Coding Process).

Building for a Healthy Life (2020)

Building for a Healthy Life (BHL) was formerly known as Building for Life and is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL can be found at the following link: <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>.



Figure 101: The front cover of Building for a Healthy Life.

Manual for Streets (2007)

Manual for Streets (MfS) aims to bring about a fundamental culture change in the way streets are designed and adopted. It comprises technical guidance focusing on lightly trafficked residential streets. Many of its key principles may be applicable to other types of street, for example high streets and lightly-trafficked lanes in rural areas. MfS is used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to redesign.

MfS can be found at the following link: <https://www.gov.uk/government/publications/manual-for-streets>.

Cycle Infrastructure Design (Local Transport Note 1/20)

The Cycle Infrastructure Design (the LTN) provides guidance to local authorities on delivering high quality, cycle infrastructure including planning for cycling, space for cycling within highways, transitions between carriageways, cycle lanes and cycle tracks, junctions and crossings, cycle parking and other equipment, planning and designing for commercial cycling, traffic signs and road markings and construction and maintenance.

The LTN can be found at the following link: <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>.

4.1.3 Local Planning Policy and Guidance

Churton Neighbourhood Plan

The Churton Neighbourhood Plan is the community-led development plan for Churton. It is used alongside the Cheshire West and Chester Local Plan in determining planning applications. This document forms part of the Neighbourhood Plan.

Neighbourhood Plans have several functions including setting out the key issues, objectives for the parish, identifying locations for development and designating Local Green Spaces.

Cheshire West and Chester Local Plan (Part One) Strategic Policies

The Cheshire West and Chester Local Plan was formally adopted on 29 January 2015. The Local Plan provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030.

Part One of the Local Plan includes policies that reflect locally determined priorities for new homes, jobs, the environment and infrastructure development.

Part One of the Local Plan can be found at the following link: <https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-plans-policies-and-strategies/planning-policy/local-plan/local-plan-part-one>.

Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies

Part Two of the Cheshire West and Chester Local Plan provides further detailed policies which support the strategic objectives and policies set out in Part One.

Part Two of the Local Plan can be found at the following link: <https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-plans-policies-and-strategies/planning-policy/local-plan/local-plan-part-two>.

Supplementary Planning Documents

There are several other Supplementary Planning Documents (SPDs) produced by Cheshire West and Chester Council providing additional guidance covering both thematic and site-specific issues including:

- Revised Parking Standards SPD;
- Houses in Multiple Occupation and Student Accommodation SPD; and
- House Extensions and Domestic Outbuildings SPD.

The SPDs can be found at the following link: <https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-plans-policies-and-strategies/planning-policy/local-plan>.

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://twitter.com/AECOM).



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