

INCE NEIGHBOURHOOD PLAN 2023-2030 CONSULTATION STATEMENT – JANUARY 2023



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INTRODUCTION

1.0 Neighbourhood Planning has provided an important opportunity for communities to shape their local environment for future generations. Identifying and evaluating opportunities and constraints will mean that the community is in an informed position and therefore better able to protect their valuable natural assets. This consultation statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of Ince Neighbourhood Plan. The legal basis of the Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should: • Contain details of the persons and bodies that were consulted about the proposed Ince Neighbourhood Plan; • Explain how they were consulted; • Summarise the main issues and concerns raised by the persons consulted; • Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Ince Neighbourhood Plan.

1.1 The Parish of Ince is a rural one, in the unitary authority of Cheshire West and Chester. Ince is found on the southern shore of the Mersey Estuary, midway between Ellesmere Port and Helsby and eight miles to the east of Chester. Ince is a modern derivative of the Welsh for island, a reflection of its raised and isolated position on the marshy banks of the Mersey. The village is located on a tongue of Bunter sandstone. The parish church occupies the highest land in the village, but still less than 100' above sea level.

1.2 Ince, despite its proximity to industry, still retains its rural village atmosphere. This is helped by the screening of the nearby refinery provided by the trees of the former parkland of Ince Hall. The village also retains its medieval street pattern, which largely determines the informal layout of buildings within the village. In contrast at the centre of the village can be found the formal village square. Away from The Square, the buildings are an informal collection of vernacular buildings of various dates, many being of considerable interest in their own right. The plots are generally bounded by sandstone walls, which enclose many mature trees and hedgerows within. The present village has largely grown up to the north and east of the church, and more recently along the road to nearby Elton. Ince is built upon a low hill that overlooks the Mersey Marshes. Above the marshes the landscape is undulating and agricultural, the majority of fields being enclosed by sandstone wall or hedgerows.

1.3 The number of parishioners is relatively small, 184, thus enabling consultation with all members of the community. Every opportunity was taken to ensure the community was aware of the Neighbourhood Plan and enable them to contribute to its development through various consultation events and questionnaires. Much of the consultation was carried out through face to face discussion with residents with Neighbourhood Plan members going door to door to ensure a more personal approach.

1.4 Additionally, the Parish Council has published information on its website <https://www.inceparishcouncil.uk> that has pages dedicated to the Neighbourhood Plan, where Neighbourhood Plan documents and background evidence have been published and are available to view. Furthermore, the Parish Newsletter has contained information about the nature, details and progress of the Plan.

1.5 The Neighbourhood Plan has been promoted with leaflets, posters on notice boards throughout the Parish and questionnaires.

BACKGROUND

2.0 The Ince Neighbourhood Plan is a community plan, and derives its vision, objectives and policies from the community, Parish and the Cheshire West and Chester Local Plan. From the outset, the Parish Council and the Steering Group were determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication, consultation and information in various forms have played a major role in formulating the Ince Neighbourhood Plan.

2.1 Cheshire West and Chester Council were consulted throughout the process and have provided invaluable information and advice. Ince Parish was designated as a Neighbourhood Plan Area by Cheshire West and Chester Council on 28th November 2019.

It was considered essential to:

- Promote a high degree of awareness of the project
- Form a steering group that contained both Parish Council members and volunteers from the local community
- Encourage every resident to contribute to the development of the Neighbourhood Plan
- Promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development

Key to this programme was publicity to assure residents engagement. This was achieved by holding public meetings (made more difficult during the lockdown periods), information delivered by post, progress reports, publicised meetings of the Steering Group and regular updates by the Steering Group members at Parish Council meetings.

2.2 A Steering Group had been formed following a previously publicised public meeting where those who attended were asked if they were interested in becoming part of the Neighbourhood Plan team. Questionnaires were given out to those who expressed an interest in becoming part of the process. The aim of the questionnaire was to find out about the skills of those who wanted to take part. It was felt to be important that

everyone who was keen to join was encouraged but, at the same time, it was important to have a range of skills within the Steering group. Those who expressed an interest included members of the Parish Council and parishioners. The Group selected comprised four Parish Councillors and nine volunteers from the community.

INITIAL CONSULTATION

3.00 The initial public consultation took place on June 11th 2019. John Heselwood from Cheshire Community Action gave everyone a basic understanding of what a Neighbourhood Plan was and how it would help the village in the future. The meeting also gave everybody the opportunity to consider;

- ✓ What they liked about living in the Parish
- ✓ Improvements that could be made
- ✓ Dislikes
- ✓ Evolution of the Parish over the Neighbourhood Plan period
- ✓ Benefits/problems of development

Initial meeting letter handed out to all residents (Appendix 1)

3.1 Following this initial meeting, a pack of information was sent out to those who attended (25 residents/13%). The information pack contained:

- * a personally addressed letter of thanks
- * minutes of the meeting,
- * an initial questionnaire asking how they would like to be involved
- * links to the Neighbourhood Plan road map
- * a short brief entitled "What is a Neighbourhood Plan?"
- * a date for the second public meeting

Pack sent out to attendees of initial public meeting (Appendix 2)

3.2 In August 2019 a second letter was sent out to residents (Appendix 2.3) inviting them to another public meeting in the Village Hall on September 10th. This meeting was also attended by John Heselwood from Cheshire Community Action. Questionnaires were also attached to the letters inviting anyone to express an interest in helping with the process (Appendix 2.2). The invitation was hand delivered and residents spoken to on an individual basis. This was to ensure that everyone had the opportunity to know about the meeting and to ask questions if they could not attend. Residents were given

both an address and a phone number to contact if they needed any further information or wanted to hand in the questionnaires before the meeting. Reminders were placed on notice boards and on the Parish website.

3.3 The second public meeting, held on September 10th, was attended by 14 residents and 4 Parish Councillors. The main items raised were:

- * The make up of the Neighbourhood Plan team-Steering group /sub groups
- * Format for future meetings
- * Skills needed
- * Project planning/timescales
- * Vision and objectives
- * Importance of Communication
- * Applying for funding

A second, more detailed questionnaire, was handed out to those who expressed an interest in joining the team . These were also given out to residents who expressed an interest but could not attend the meeting. (**Appendix 3.0**)

3.4 The Skills Audit Questionnaires handed in showed that there were a number of people interested in supporting the Neighbourhood Plan and also a wide range of skills available. The interest ranged from those who wanted to be directly involved through the Steering group, to those who wanted to help in the delivery of letters to residents and the sending of e mails. All who expressed an interest were invited to the third meeting where the groups would be set up.

3.5 The 3rd meeting was held on September 30th in the Village Hall. A letter had been sent out to inform residents of this meeting. It was anticipated that those who had completed the 2nd questionnaires would attend but it was felt that we needed to give all other residents a chance to attend even if they had not expressed an initial interest. 8 residents attended and 2 councillors. At this meeting the Skills audits were looked at and the roles of the various members of the Steering group and sub groups were looked at. A Steering group was set up and the chair, vice chair, treasurer and secretary of the steering group were nominated . Sub- groups were discussed and initially 3 groups decided upon:

- *Green Spaces
- * Heritage
- * Wildlife and Biodiversity

These sub groups would possibly change once the 1st questionnaires went out to residents but it was felt that we needed a starting point. Chairs for each group were

nominated along with those interested in being part of that sub- group. It was decided that the chairs of sub- groups would attend Steering group meetings. As this was the first meeting of the Steering group it was decided to ensure the following:

- * Date for the Steering Group Meeting and business to be discussed
- * Ensure everyone is signed up to the Constitution
- * All Subgroups and membership identified
- * Area and remit of business for each Sub Group
- * Request suggestions from each group's members as to what they feel their group should cover
- * Skills required to carry out the business for each group
- * Suggested contact groups / consultants to support the remit of each sub group area
- * How frequently the sub-groups should meet - suggest maybe bi-monthly and at least a week before the Steering group
- * Dates would have to accommodate the fact that members are involved in more than one subgroup
- * Put a meetings calendar into place - suggest subgroups should be spread out
- * Agree the information to be requested in the initial village consultation survey and the timescale for completing the survey
- * Complete the initial information form ready for submission
- * DB to set up an electronic calendar for the meetings
- * Look at ways to encourage more active interest from village residents - could be direct contact from subgroup members when gathering information
- * Ensure all minutes /questionnaires are placed onto the website for all interested parties to see
- * All members to keep a note of any contact made with people approached for support with the Plan
- * Each meeting to agree a set of tasks for the next meeting
- * PC members attached to industries would keep them informed of the Plan.

3.6 The first Questionnaire sent out to residents and local businesses was hand delivered on November 27th 2019. Members of the Neighbourhood Plan team believed it important to speak to residents personally, where possible, rather than just posting the questionnaires through doors. The questionnaire was also put onto the Parish website for those who wished to access it in this format.

1st Questionnaire

Ince Neighbourhood Plan Questionnaire

We need your views so we can produce a neighbourhood plan for Ince. This is your chance to help shape and develop the future vision of our community. Please complete this questionnaire and tell us what you think.

What is a neighbourhood plan? The neighbourhood plan was introduced with the Localism Act in 2011 and gives communities new powers and opportunities to set out a vision for how their community will develop over the next 10 years in ways that identify local needs. A neighbourhood plan, once adopted, will carry legal status for planning purposes and give us a major say in influencing and shaping development. Neighbourhood plans are not just about housing but can be used to help protect our countryside, rural nature, historic sites and certain aspects of infrastructure. There are currently 35 neighbourhood plans underway or completed in Cheshire West. They are being used successfully to help decide planning applications and have been used to fight appeals. Although supported by the Parish Council, the neighbourhood plan is community led, community researched and will be voted on by the community to accept it or not.

Why have we decided to produce a neighbourhood plan? A neighbourhood plan will offer us a measure of control and influence to ensure the parish grows and develops in an appropriate and acceptable way, helping us to protect what is important to us. What do we have to do? • We have to consult all residents, businesses, organisations and interested parties in the parish so we can find out about their current issues and future needs.

- We will hold public events and consultations at different stages of the process to ensure everyone is well informed and has the opportunity to make their views known
- We will keep you informed regularly and all relevant documents, information and updates can be found on the Parish Council website (InceParishCouncil.com) and the noticeboard on The Square
- We have to gather a wide variety of information and evidence, analyse it in detail and then use it in order to write the plan
- We have to prepare a draft document which is subject to public consultation before being formally submitted to Cheshire West and Chester Council for further consultation, prior to independent examination. Cheshire West and Chester Council will organise a referendum of Ince residents who are registered on the electoral roll. 50% of the votes cast must be in favour of the neighbourhood plan for it to be formally adopted. What have we done so far?
- We have held a public meetings of residents to discuss what a neighbourhood plan can and cannot do
- We have formed a steering group and subgroups which have drawn up a project plan
- We have had support and advice from Community Action whose role it is to help communities with their plans
- We are going through the required consultation process with Cheshire West and Chester Council to have our neighbourhood area designated (see map). How long will it take? It is a major project which will require considerable work and the help of a number of volunteers to work on specific aspects of the plan. We aim to complete the process by the end of 2021, but this will require your help by completing questionnaires thoroughly and returning them promptly, getting involved in

consultations, and where possible, volunteering to help the planning team. It is important that we gather the opinions of everyone in the village including adults, young people and children. Please complete all the questions and include as many responses as possible from the members of your household.

1. What do you like about living in Ince?
2. What would you miss if it were to disappear?
3. What do you dislike about living in Ince?
4. What do you see as the main threats for the future of Ince?
5. By 2030, what type of place would you like Ince to be?
6. Please describe any issues that you think we should consider when developing the neighbourhood plan. Please note that issues must relate to land use planning and should not include things such as road maintenance, litter, speeding, bus services, etc.

7.

	Very Important	Important	Less Important	Unimportant
Location of new developments				
Employment and the local economy				
Community facilities (e.g. leisure/recreation)				
Historic buildings				
Historic and cultural features (e.g. village lamp)				
Quality of the landscape/ views from the village				
The farming landscape				
Trees and woodland				
Hedges and hedgerows				
Tranquility				
Air quality				
Community spirit				
The church				
The pub				
The village hall				
Footpaths				
Cycle paths				
Bridleways				
Children's play area				

About you and your family

We are asking the following questions to find out whether people who respond are a representative sample of the community, and because people in different age groups have different opinions and needs. This information will remain confidential and it will be impossible for individuals to be identified.

Residents Postcode

How old are you? 0-10 11-20 c 21-30 c 31-45 46-64 65+

How many years have you lived in Ince? Less than 1 1-10 11-20 21-30 Over 30

How many people live in your household?

How many people in each age group live in your household? 0-10 11-20 21-30 31-45
46-64 65+

Businesses Postcode

What type of business is it?

How many years has your business operated in Ince? Less than 1 1-10 11-20 21-30
Over 30

How many employees do you have?

How many of your employees live in Ince?

Thank you Thank you for answering our questions. One of our volunteers will call and collect your questionnaire by **Saturday 7th December**. Questionnaires may also be left at Smithy House Farm on Marsh Lane (next to the pub). If you have any queries about the questionnaire, please email np@ince.uk or come along to a half hour meeting on Monday 2nd December at 6:30pm at the village hall, and we will be happy to help. All responses will remain anonymous and will be treated as confidential. An analysis of responses will be posted on the Parish Council website (InceParishCouncil.com) and the noticeboard on The Square. If you would like to be involved in the neighbourhood plan volunteer group, please give your details below or email np@ince.uk

Name 'phone number

Email address

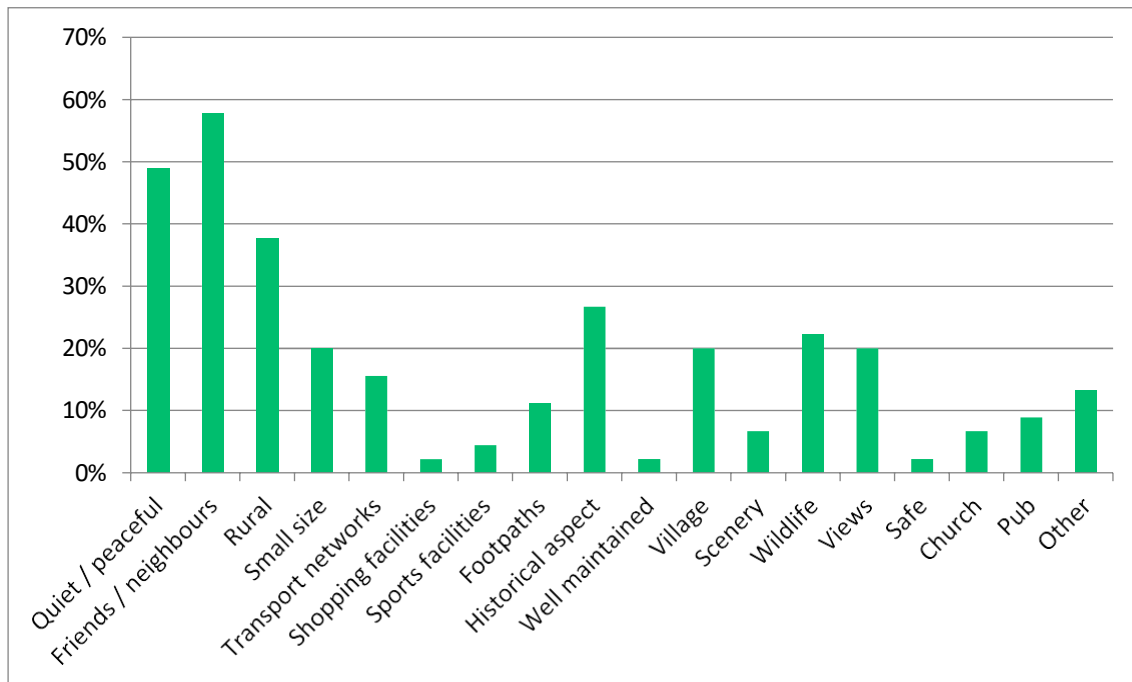
3.7 Residents were given the choice of having the questionnaire collected or handing it in. There was also the offer of attending a meeting at the Village Hall to answer any questions they might have about the questionnaire.

3.8 There was a **47% return** on the questionnaires which was considered good. The returned questionnaires were examined by the Steering group and priorities, concerns, needs, expectations and suggestions were identified and collated. Following our initial inspection, we sent the questionnaires to John Heselwood, at Community Action, for his professional analysis.

3.9 The results of the first questionnaire

Ince Neighbourhood Plan Survey Analysis

Q1. What do you like about living in Ince?

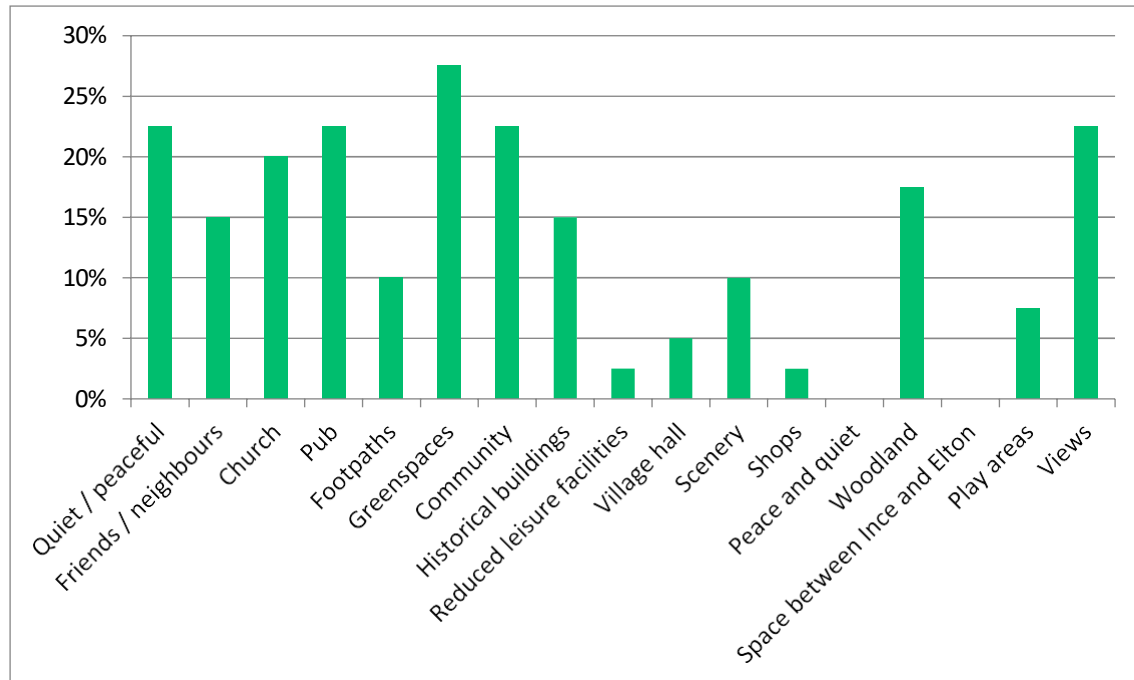


The top five reasons people gave were:

- **Friends / neighbours** mentioned by 58% of respondents
- **Quiet / peaceful** mentioned by 49% of respondents
- **Rural** mentioned by 38% of respondents
- **Historical aspect** mentioned by 27% of respondents
- **Wildlife** mentioned by 22% of respondents

Broadly speaking in the context of all the comments made in the survey responses, it's clear that local residents highly value their connections with each other in the community. These results suggest there is a very strong sense of community in the village. It's also clear that the tranquil, rural nature of the neighbourhood area is very important to people who live in the area. Local residents also value the historical aspect of this village which sits within a conservation area, as well as its local wildlife and landscape.

Q2. What would you miss if it were to disappear?

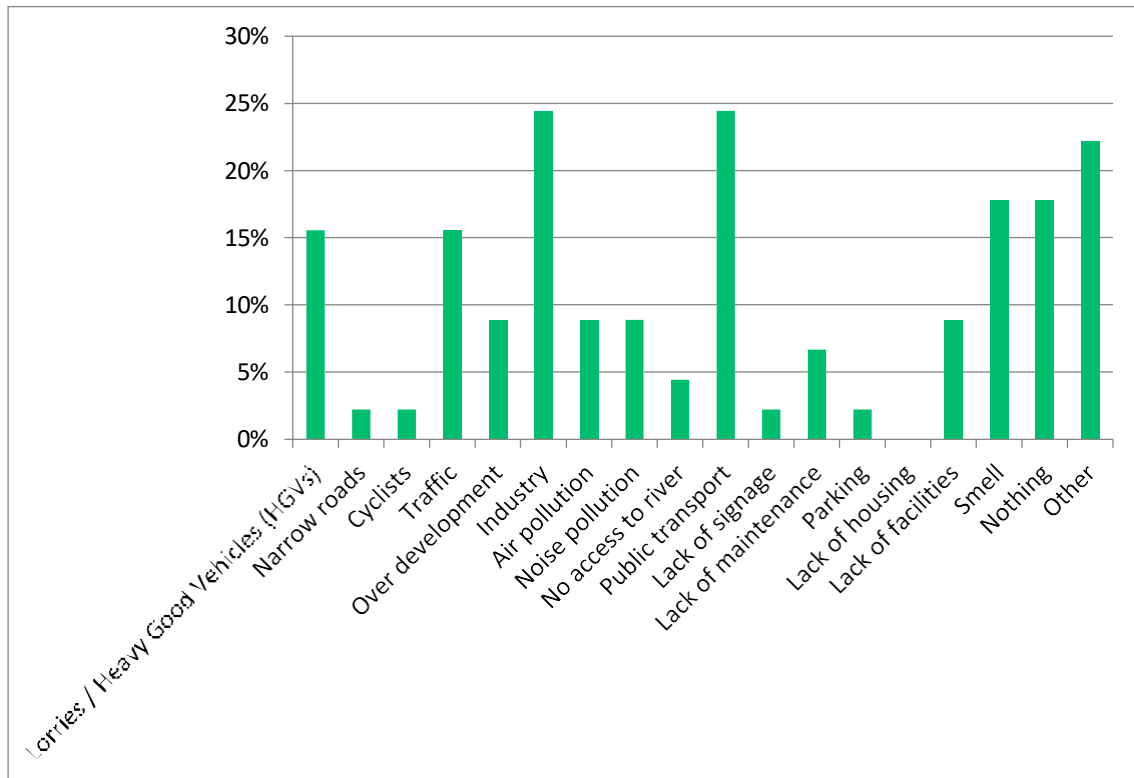


The top five responses people gave were:

- **Greenspaces** were mentioned by 28% respondents
- **Quiet / peaceful** were mentioned by 23% of respondents
- **Pub** was mentioned by 23% of respondents
- **Community** was mentioned by 23% of respondents
- **Views** were mentioned by 23% of respondents

The survey demonstrates the importance of the open and green space in the neighbourhood area. The peaceful nature of the village, the community 'feel', the landscape views and the local pub are all things that local residents clearly want to protect.

Q3. What do you dislike about living in Ince?

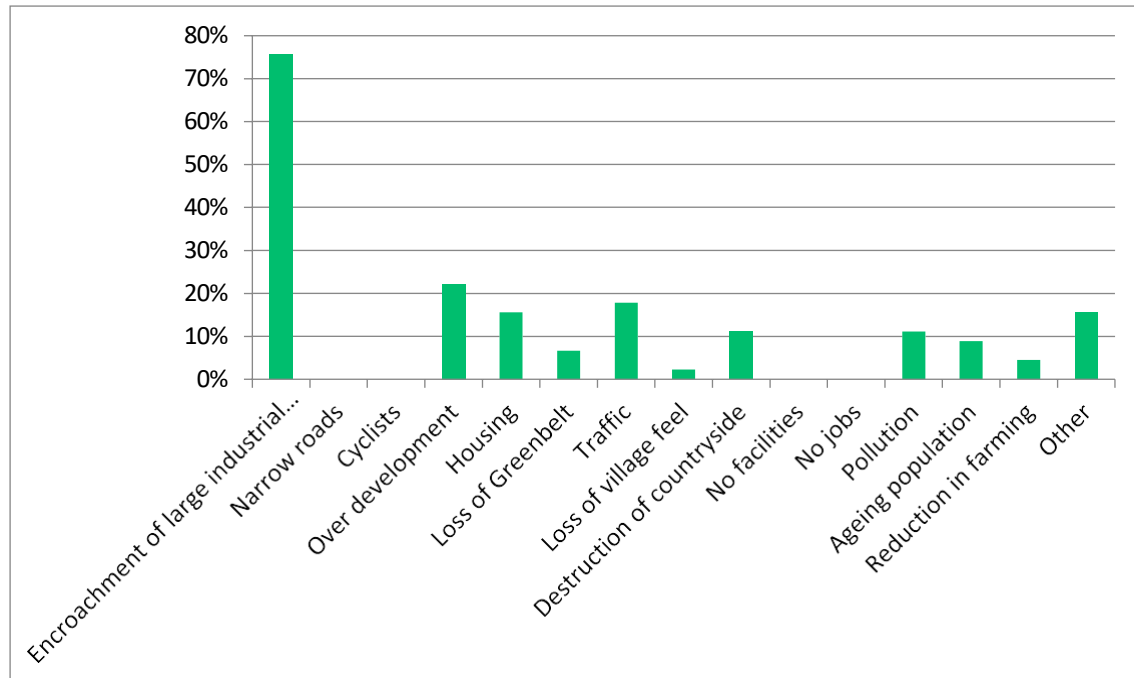


The top five reasons people gave were:

- **Industry** was mentioned by 24% of respondents
- **Public transport** was mentioned by 24% of respondents
- **Smell** was mentioned by 18% of respondents
- **Lorries / HGVs** were mentioned by 16% of respondents
- **Traffic** was mentioned by 16% of respondents

Given the scale of industry within the local area, its not surprising that this is the least popular aspect of living in Ince. Poor public transport is equally as concerning for local people and the emissions from local industry create unpleasant smells that have featured highly in the list of things people dislike about the area. Traffic and particularly HGVs is another impact of the large scale industry, which is a concern with local residents.

Q4. What do you see as the main threats to the future of Ince?

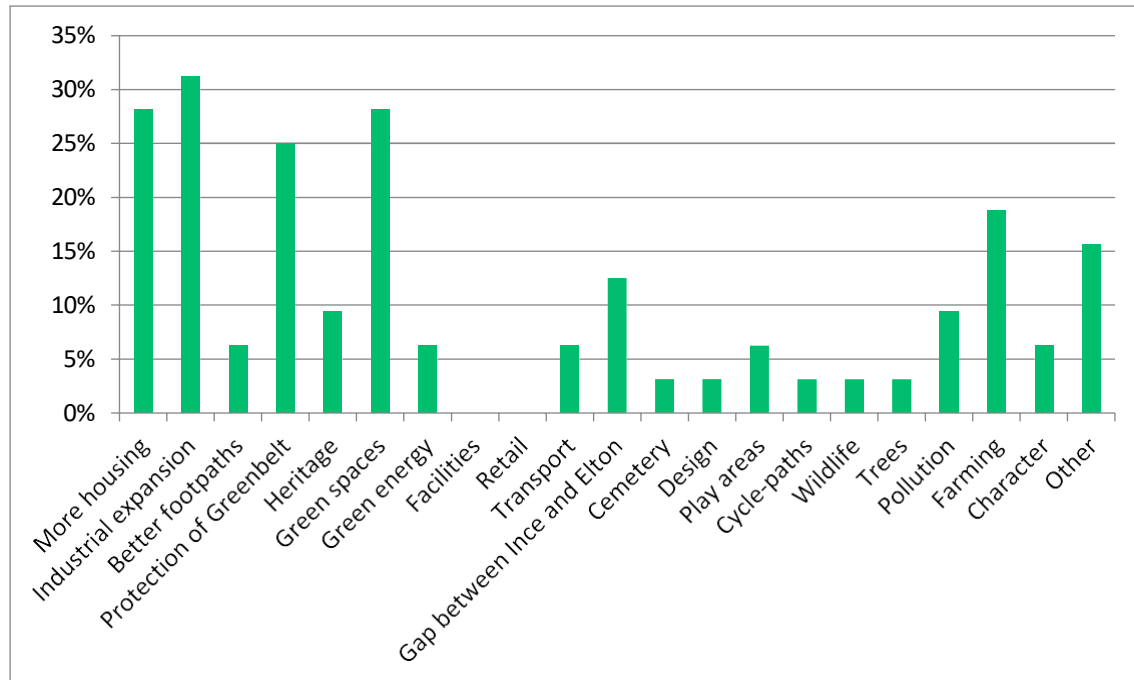


The top five issues people gave were:

- **Encroachment of large industrial plants** was mentioned by 76% of respondents
- **Over development** was mentioned by 22% of respondents
- **Traffic** was mentioned by 18% of respondents
- **Housing** was mentioned by 16% of respondents
- **Destruction of the countryside and pollution** were both mentioned by 11% of respondents

The results of this question really highlight the level of concern with the expansion of the large industrial plants on the doorstep of the village. Linked to this, there is clearly a general concern about over development, traffic and the overall environmental impact on the countryside including pollution. Housing has been mentioned mainly in the context of concern about more development.

Q5. By 2030, what type of place would you like Ince to be?

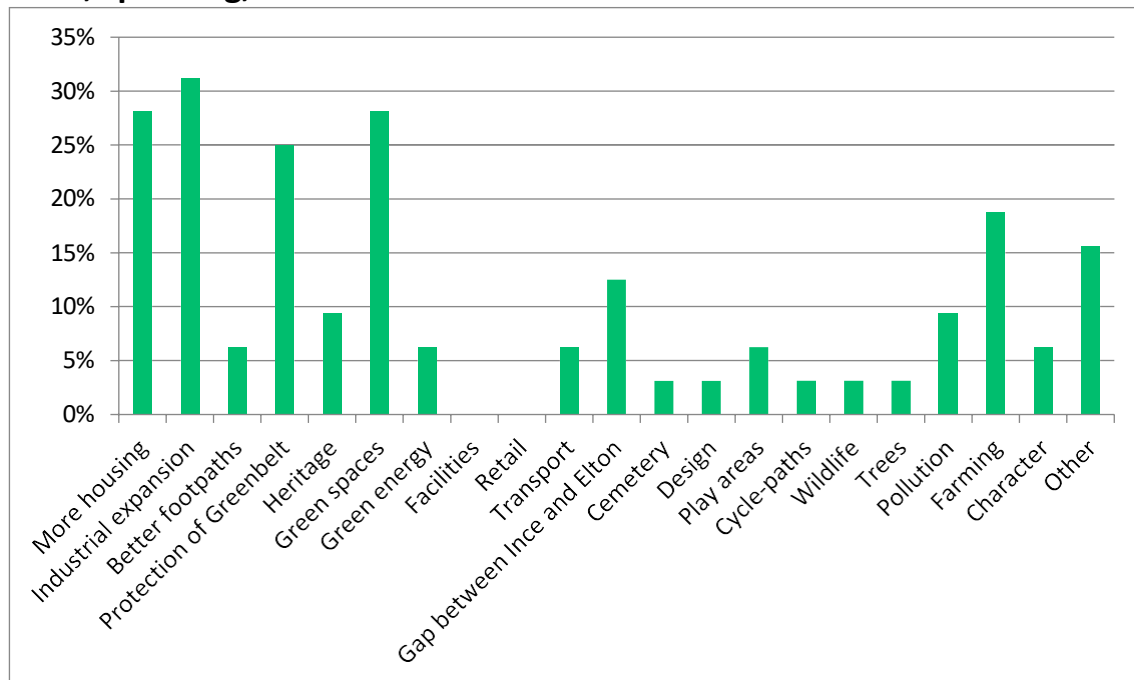


The top five responses people gave were:

- 56% of respondents said they want Ince to **stay the same**
- 24% said they want Ince to be **tranquil**
- 22% said they want Ince to remain **rural**
- 20% wanted **more greenspaces**
- 20% wanted it to be **better maintained**

Retaining the rural, tranquil character is clearly a priority for local residents. Increasing usable greenspaces was another key theme from the survey responses and ensuring that the local environment is well-maintained. The results of this question could inform the basis of a vision for the neighbourhood plan.

Q6. Please describe any issues that you think we should consider when developing the neighbourhood plan. Please note that issues must relate to land use planning and should not include things such as road maintenance, litter, speeding, bus services etc?



The top five issues were:

- **Industrial expansion** – 31%
- **More housing** – 28%
- **Greenspaces** – 28%
- **Protection of greenbelt** – 25%
- **Farming** – 19%

The responses to this question reiterate the concerns of industrial expansion and the importance of greenspaces. But we also see that housing, safeguarding the greenbelt and farming are priorities for local residents.

Q7. Please rate aspects of Ince and their importance to you?

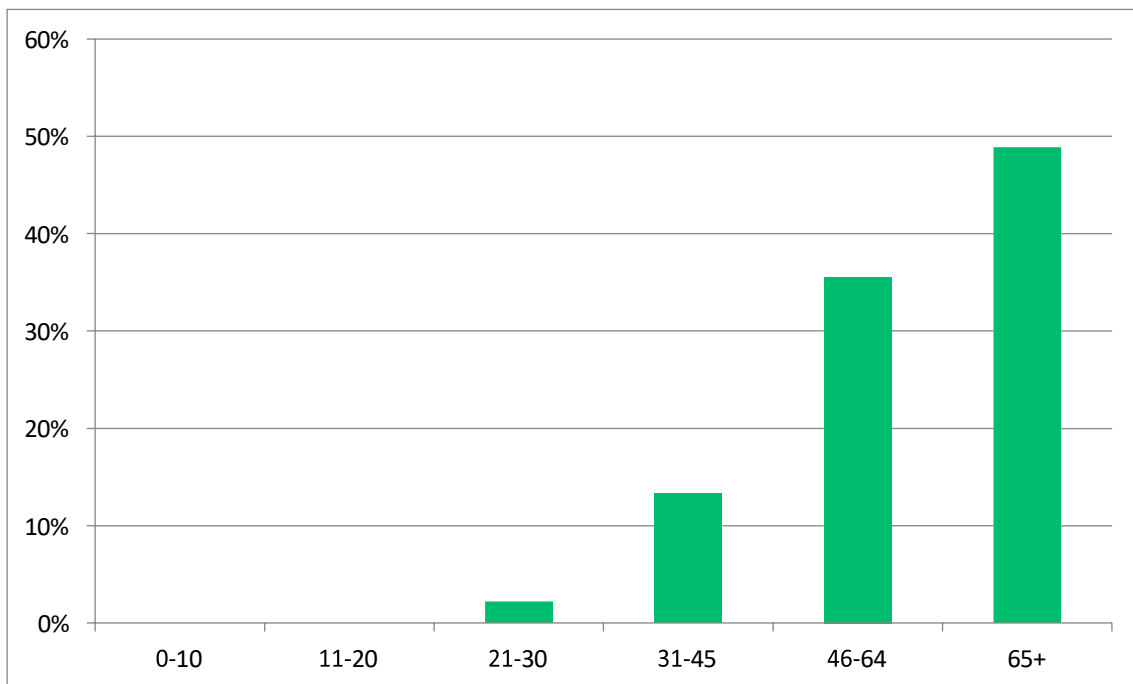
The top five issues that respondents said were 'very important':

- **Air quality** – 93%
- **Tranquility** – 84%
- **Historic and cultural features** (e.g. village lamp) – 82%

- **Quality of landscape / views from the village** – 82%
- **Hedges and hedgerows, and the Children’s play area** – both rated as ‘very important’ by 78% of respondents respectively

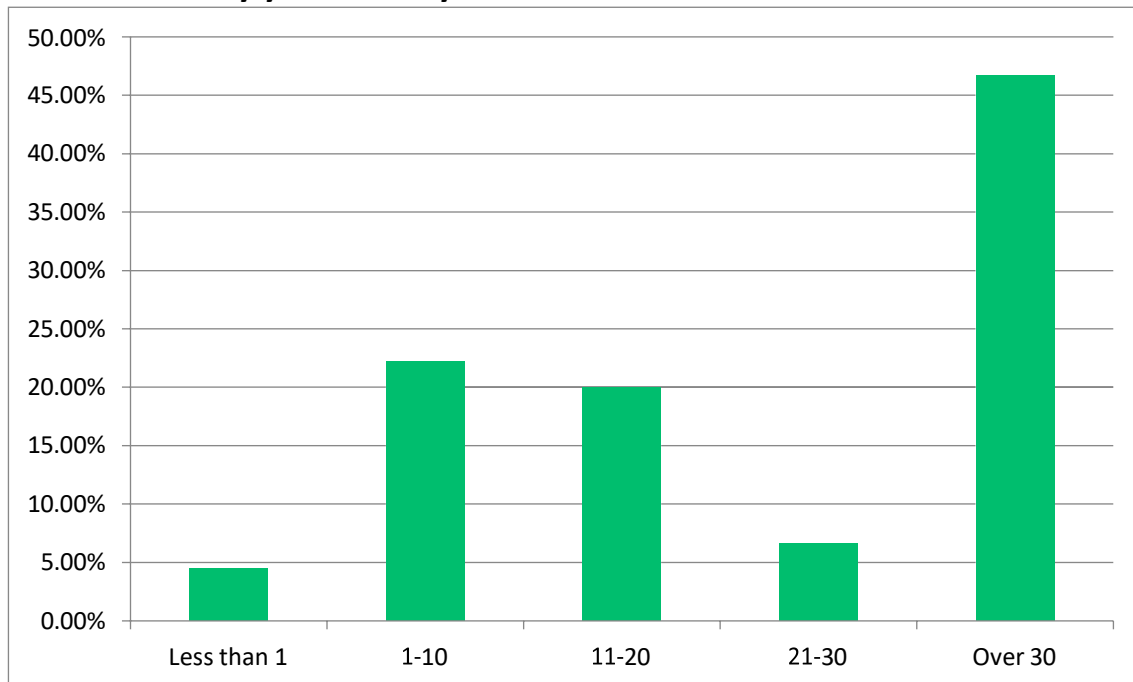
Air quality is clearly a major issue for the residents of Ince. But other aspects of the environment including tranquility, historic features, landscape, views, hedgerows and the play area were also very important aspects for local people.

Q9. How old are you?



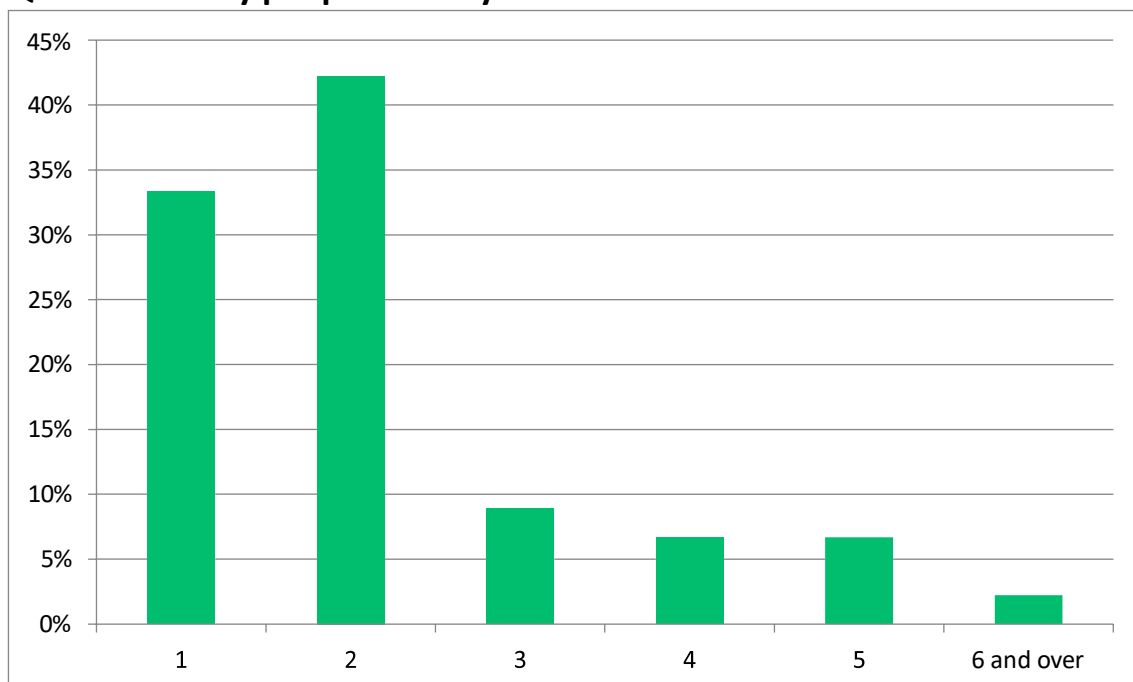
- Almost half (49%) of the survey respondents were over 65
- 36% were aged 46-64
- 13% were aged 31-45
- 25 were aged 21-30

Q10. How many years have you lived in Ince?



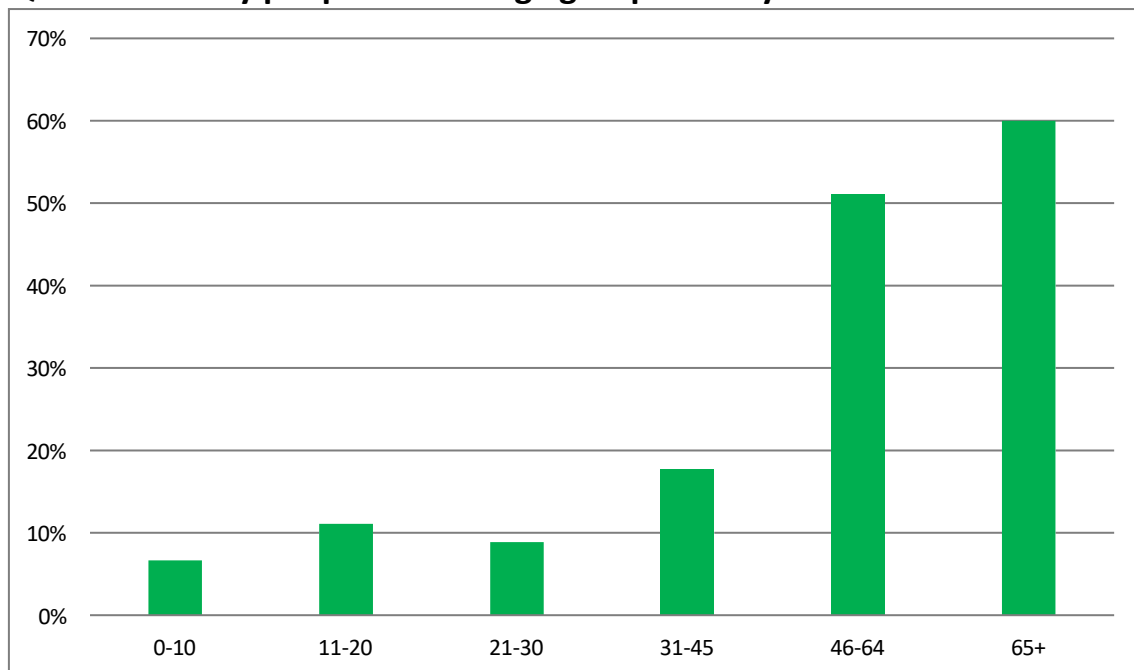
47% of respondents had lived in the area for over 30 years, 7% between 21-30 years, 20% said 11-20 years, 22% said 1-10 years and 4% less than a year.

Q11. How many people live in your household?



A third (33%) of the responses were from single person households and 42% were couples. The remaining responses were from larger households, which were most likely to be families.

Q12. How many people in each age group live in your household?



Based on all the people living in the households of those who responded to the survey:

- 60% were over 65
- 51% were aged 46-64
- 18% were aged 31-45
- 9% were aged 21-30
- 11% were aged 11-20
- 7% were aged 0-10

Q13. Have you got a business in Ince?

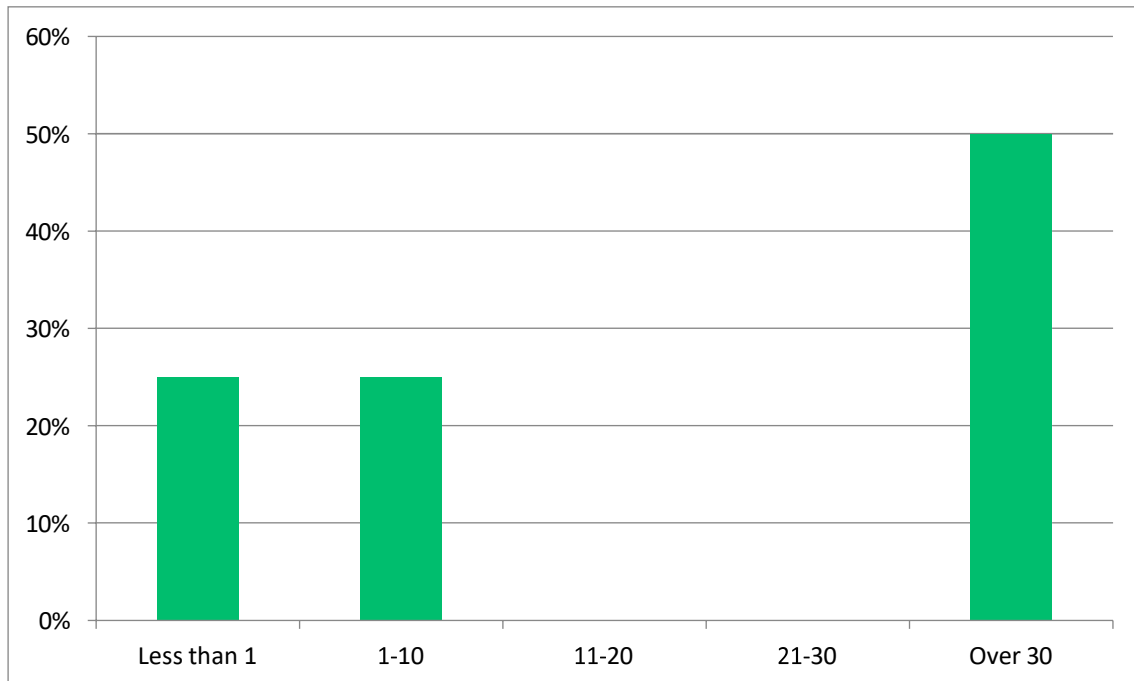
5 respondents said they had a business in Ince.

Q14. What type business is it?

The businesses included:

- First Aid Training
- Design / Tech
- Agricultural
- Agricultural
- Pub – Duke of Wellington

Q15. How many years has your business operated?



1 business had operated less than a year, another from 1-10 years and 2 businesses more than 30 years. One business owner skipped the question.

Q16. How many employees do you have?

Out of the 4 that answered this question, the responses were:

- 1
- 22
- 20+
- 5

Q17. How many of your employees live in Ince?

Out of the 4 that answered this question, the responses were:

- 1
- 6
- 3
- 3

This equates to 27% of the total employees from Q16.

3.10 Conclusion and Recommendations

It is clear from this analysis that there is a strong sense of community in the village with many respondents talking of the importance of their friends and neighbours. There are also clear features that people value and want to see protected and / or enhanced:

- The rural character and its tranquility
- Historical features of the conservation area
- Views of the landscape
- Green spaces – protection of existing and potential creation of new ones
- Wildlife
- Children's play area
- Duke of Wellington Pub

The main issues identified were:

- Industrial expansion
- Air quality and pollution
- Traffic related to industry
- Housing-not wanting land taken for housing

The following policy areas were looked at by the Neighbourhood Plan team in relation to the survey:

- **A character assessment** would be carried out to produce evidence of the landscape and village character and include the historical and heritage aspects. Apart from the assets already listed it was decided that we should consider drawing up a **Non -Designated list of assets**. Within this theme of Heritage it was agreed that we should consider proposing extending the Conservation Area.
- **Views** which are important to residents would be looked at as part of preserving the natural landscape which was considered important.
- **The Creation of new green spaces or enhancement /protection of existing ones** was considered to be very important. Policies that could influence future planning applications for industrial expansion by gaining developer contributions towards environmental improvements would be looked at. Issues of land ownership and ongoing maintenance would need to factor into these policies.
- **Footpaths ,bridleways and cycle routes** would also be looked at in relation to maintaining existing ones and ensuring that no further paths were lost to industrial expansion.

- **The commissioning of a Wildlife and Biodiversity assessment** with the Cheshire Wildlife Trust, would provide evidence for new protected sites within policies. These would be in addition to those already in the Local Plan.
- **Air quality** was highlighted as a particular concern for residents. It was decided that an Air Quality report could be commissioned which would identify the current situation and support policies to enhance air quality in the future.
- **Housing** is already highly restricted within Ince as it is classed as an 'infill village' i.e. only up to 2 dwellings maximum can be developed to 'infill' a gap. The concerns that residents have about land being taken for housing stems from previous industrial development where farm land was taken for building and plans to build further houses within the green belt area were mooted.

3.11 The results highlighted the issues that were important, and those that residents wished to see addressed in the Neighbourhood Plan. The responses helped to form the basis of the Neighbourhood Plan vision, objectives and policies, and helped to determine what evidence needed to be gathered to inform the policies.

DEVELOPMENT

4.0 Following on from the Analysis of the December Questionnaire the sub group headings were finalised and meetings planned to gather evidence needed to support policies. The areas to be looked at were:

- Heritage and Non-designated assets
- Air Quality
- Wildlife and Biodiversity
- Green Spaces -to include significant views
- Footpaths, bridlepaths and cycle routes

Steering group meetings were planned for on a monthly basis. Sub- group members also attended these meetings reporting back on any issues which needed discussion. Face to face meetings were held up until lock-down in April 2020. Following on from this situation, the groups met on Zoom and monthly meetings continued. Public meetings during this period could not be planned for.

4.1 Once funding had been given for the Neighbourhood Plan work the costings that might be incurred for each area were looked at. Lucy Hughes, from Cheshire Community Action, had taken over from John Hesselwood in supporting the Neighbourhood plan team with policy writing. Consultants would be needed to support the team with the Heritage work, Air Quality report and Wildlife

and Biodiversity .The other areas of Green Spaces and Footpaths could be covered within the team. Once consultants were approached the evidence gathering began.

4.2 The vision statement and the objectives for the 5 areas chosen were worked on and a draft of these prepared. This draft document addressed issues, concerns and hopes raised during the previous consultations. The document also gave an overview of the results of the first questionnaire in December 2019. Details were given for anyone who wished to see the full results of this survey as a hard copy .It was also mentioned that they could be viewed on the Parish website. A short overview was also given of the next steps in the process.

4.3 The document was delivered throughout the Parish, one copy for each household on August 24th 2020. It was also e mailed out to businesses and placed onto the Parish website for those who wished to complete it electronically. As before, the documents were hand delivered although some residents were isolating due to COVID 19 and preferred to have it posted. A deadline of the 14th September 2020 was given for collection. There was a choice given of having the survey collected or for residents to drop the completed form off at one of 2 addresses in the village.

Ince Neighbourhood Plan second survey

In November last year we asked you to take part in a survey. This was to find out your priorities for our village over the next 10 years. We had a **47% return** rate which was excellent. The results provided invaluable data which will help steer the content of the Neighbourhood Plan. We have now drafted a set of objectives and a vision for the Neighbourhood Plan. These will form the basis of the planning policies that will appear in the completed plan. It is important that they are accepted as representative of the results of the first survey. This questionnaire provides a means for you to accept, reject or comment on the vision and objectives before the actual planning policies are written.

Overview of results

There are clear features that people value and want to see protected and/or enhanced:

- Rural character and tranquility
- Historical features of the conservation area
- Views of the landscape
- Green spaces - protection of existing and potential creation of new ones
- Wildlife
- Children's play area
- Duke of Wellington pub

The main issues residents wished to be considered in the plan were:

- Industrial expansion
- Green spaces
- Air quality
- Protection of green belt
- Farming - not wanting to lose farming land to development
- Housing - wishing for Ince to remain as a village and not become overdeveloped. This is not an objective in the Neighbourhood Plan as the Cheshire West and Chester Local Plan has restricted housing for Ince.

Full results of the first survey can be viewed at InceParishCouncil.uk A reference copy is available to view on request from the Parish Council - contact Chris Jackson on 07827468248.

What happens next?

The process of writing a Neighbourhood Plan must follow a number of steps:

- Analysis of your response to this questionnaire
- Collection of evidence to back up the policies
- Write the actual planning policies in a draft Neighbourhood Plan
- Consult you once more
- Finalise the Neighbourhood Plan
- Submit the Neighbourhood Plan to Cheshire West and Chester Council who will do further consultation
- The Neighbourhood Plan will be examined by an independent examiner who will decide if it needs any modifications
- A village referendum will be held for you to decide whether or not to accept the Neighbourhood Plan We hope to complete the entire process by the end of 2021.

Completing the questionnaire

Please complete the questionnaire in time for it to be collected on Monday 14th September. You can ask the volunteer who delivered it to help you complete it. One of our volunteers will call and collect your questionnaire, or you can return it yourself to Chris Jackson at Smithy House Farm on Marsh Lane (next to the pub) or Helen Fuller at 11 Station Road. If you have any queries about the questionnaire, or If you wish to have it sent via email, please contact Chris Jackson or email np@ince.uk and we will be happy to help. All responses will remain anonymous and will be treated as confidential. An analysis of responses will be posted on the Parish Council website (InceParishCouncil.uk) and the noticeboard on The Square.

Thank you again for your support.

Ince Neighbourhood Plan Team

Vision The traditional character of our small, rural parish will be retained and enhanced. Future development will reflect our community's needs and aspirations, and enhance the quality of life whilst respecting and preserving local landscape, historic features and natural assets. Ince will be an

excellent place to live, visit and enjoy walking, cycling and horse riding. The environment will enhance the health and well-being of our village which will be a tranquil setting with a strong sense of community. Agree Disagree

Comments

Objective 1 To protect and enhance the conservation area and heritage assets for the enjoyment of our community and visitors whilst maintaining the character and distinctiveness of our historic environment. Agree Comments

Objective 2 To enhance and protect green and open spaces to ensure that they remain to the benefit of our community for future acceptable use. Agree Disagree

Comments

Objective 3 To identify, protect and enhance the biodiversity and various habitats whilst improving the connectivity of green infrastructure. Agree Disagree

Comments

Objective 4 To enhance and protect our historic landscape including hedgerows, trees, woodland, agricultural land and views. Agree Disagree

Comments

Objective 5 To support renewable and low carbon energy generation developments that are led by or meet the needs of our community, particularly if they conserve or enhance biodiversity. Agree
Disagree

Comments

Objective 6 To improve access to our countryside through enhancement of footpaths, cycle paths and bridleways which support the health and wellbeing of our community, whilst also benefiting flora and fauna by enhancing and protecting green corridors between habitats. Agree Disagree

Comments

Objective 7 To actively support our rural economy which enables and encourages small-scale employment opportunities and agricultural development. Agree Disagree

Comments

Objective 8 To improve air quality and reduce noise pollution in order to positively impact on the health and well-being of our community. Agree Disagree

Comments

Any further comments Please make any further comments below

About you and your family

We are asking the following questions to find out whether people who respond are a representative sample of our community, and because people in different age groups have different opinions and needs. This information will remain confidential and it will be impossible for individuals to be

identified. Residents Postcode

How old are you? 0-10 11-20 21-30 31-45 46-64 65+

How many years have you lived in Ince? Less than 1 1-10 11-20 21-30 Over 30

How many people live in your household?

How many people in each age group live in your household? 0-10 11-20 21-30 31-45
46-64 65+

Businesses Postcode What type of business is it? .

How many years has your business operated in Ince? Less than 1 1-10 11-20 21-30
Over 30

How many employees do you have?

How many of your employees live in Ince?

Thank you Thank you for answering our questions. One of our volunteers will call and collect your questionnaire on Monday 14th September, or you can return it yourself to Chris Jackson at Smithy House Farm on Marsh Lane (next to the pub) or Helen Fuller at 11 Station Road. If you would like to be involved in the Neighbourhood Plan volunteer group, please give your details below or email np@ince.uk Name 'phone number e mail address

4.4 There was a **60% return** on the second survey (residents) which was considered excellent. Responses from industry were slow in coming in so the analysis was not completed until December 2020.

4.5 . Residents were asked both verbally and in writing, through Parish newsletters for any support they might be able to give in the way of information pertaining to each area; photographs which would help support heritage; background knowledge of the Parish, both present and past, in connection with land and footpath use; and generally any information which would support the Plan.

4.6 Analysis of second survey

The second survey of the Neighbourhood Plan was conducted in September to gauge opinion from residents, businesses and landowners on the proposed vision and objectives. The questionnaires have been analysed and these are the results.

Ince Neighbourhood Plan second survey results

The second survey was carried out door-to-door by the Neighbourhood Plan volunteer group, speaking to all residents on an individual basis. This was thought to be a more productive way of achieving a response. The questionnaires were either collected by the volunteers or posted back to their houses, and we had a 60% response rate which was excellent. Unlike the first survey, which was for residents and businesses only, the second survey was also conducted with local industries within the parish. **Residents who responded**

We asked the following questions to find out whether people who responded are a representative sample of our community, and because people in different age groups have different opinions and

needs.

How old are you?

How many years have you lived in Ince? 65+ (49%) 46-64 (39%) 31-45 (8%) 11-20 (4%)

21-30 (0%) 30+ (40%) 1-10 (22%) 11-20

Resident responses on the vision and objectives

Responses were collected and analysed, and comments have been collated.

Vision

The traditional character of our small, rural parish will be retained and enhanced. Future development will reflect our community's needs and aspirations, and enhance the quality of life whilst respecting and preserving local landscape, historic features and natural assets. Ince will be an excellent place to live, visit and enjoy walking, cycling and horse riding. The environment will enhance the health and well-being of our village which will be a tranquil setting with a strong sense of community.

100% agreed 0% disagreed 0% left it blank

Comments Generally, it was mentioned that the rural aspect of the village was particularly important, and that industry should not be allowed to spoil the views or the overall feel of the village. Maintaining the village for visitors as well as for residents was important. It was hoped that the village hall would eventually be a centre for all villagers to use. Feeling safe during the coronavirus lockdown made people appreciate the village as a community.

Objective 1 To enhance and protect the Conservation Area and heritage assets for the enjoyment of our community and visitors whilst maintaining the character and distinctiveness of our historic environment.

100% agreed 0% disagreed 0% left it blank

Comments made pointed to an understanding of the importance of Ince as a historical site and that nothing should be allowed to spoil this. It was felt that the Conservation Area should be extended to include more of the parish. The heritage assets are seen to be important and it was felt that these should be listed somewhere for all the villagers to know about. The inner sandstone wall was unique and something to be maintained. There were concerns raised over the absence of the lamp in The Square.

Objective 2 To enhance and protect green and open spaces to ensure that they remain to the benefit of our community for future acceptable use.

100% agreed 0% disagreed 0% left it blank

Comments Green spaces were especially important and should be protected. These should be used for special occasions and for everyday enjoyment by the villagers. Land north of the village was mentioned as being the last of the open green spaces between the village and industrial development sites on the marshes, and should therefore be retained as a definition line between the two. The marshes (Goldfinch Meadows) were mentioned as a lovely area, but one which needed regular maintenance. Attention was drawn to the amount of dog fouling in the village which needed attention.

Objective 3 To identify, enhance and protect the biodiversity and various habitats whilst improving

the connectivity of green infrastructure.

98% agreed 0% disagreed 2% left it blank

Comments The importance of protecting the wildlife on the marshes was mentioned, but at the same time it was also mentioned that the maintenance of the marshes needed improving. The question was asked as to who was responsible for the maintenance of the marshes and the habitats, and what were residents/farmers doing to ensure that these areas were protected. Access to all areas of the village was mentioned as important, and it was suggested that a footpath was made from the village to the roundabout.

Objective 4 To enhance and protect our historic landscape including hedgerows, trees, woodland, agricultural land and views.

100% agreed 0% disagreed 0% left it blank

Comments It was recognised that conservation of trees, hedges and indigenous plants was very important. However, it was also mentioned that hedges around the village needed better maintenance as they were becoming untidy and, in some cases, so overgrown that it was making walking along pavements difficult. It was also mentioned that many of the trees on the old Ince Hall site were showing signs of dieback, and a tree planting scheme was suggested.

Objective 5 To support renewable and low carbon energy generation developments that are led by or meet the needs of our community, particularly if they conserve or enhance biodiversity.

96% agreed 2% disagreed 2% left it blank

Comments It was suggested that the village should be benefiting from the industry around us. For example, power from the wind farm and energy from Protos. At the same time it was mentioned that air pollution was linked to industry and that it was important to deal with this. The bus service was mentioned as important to residents, as well as being a factor to help reduce carbon emissions.

Objection It was questioned as to “what developments” this objective referred to, and who would bear the cost of any developments which were deemed to be for the benefit of the community as it would mean fewer cars being used.

Objective 6

To improve access to our countryside through enhancement of footpaths, cycle paths and bridleways which support the health and well-being of our community, whilst also benefiting flora and fauna by enhancing and protecting green corridors between habitats.

98% agreed 2% disagreed 0% left it blank

Comments Whilst the marshes were seen as a great place to walk, cycle and ride it was also mentioned that they were not well maintained and the overgrown paths prevented them being used effectively. The marshes have flooded twice this year, mentioned as a worrying factor, making them inaccessible to most people. The amount of litter and dog fouling has increased since the coronavirus lockdown, and it was suggested that there should be bins placed on the marshes and reminders, in general, around the village about cleaning when dog walking. It was agreed that there ought to be more footpaths, cycle paths and bridleways in the parish, but also that the ones in existence should be maintained and easier access provided, particularly footpaths to the canal.

Objection It was thought that enough land has already been taken for footpaths.

Objective 7 To actively support our rural economy which enables and encourages small-scale employment opportunities and agricultural development.

100% agreed 0% disagreed 0% left it blank

Comments The only comment made was that the Duke of Wellington pub should organise events which are appropriate to the village, and that residents should be notified in advance of events.

Objective 8 To improve air quality and reduce noise pollution in order to positively impact on the health and wellbeing of our community.

98% agreed 0% disagreed 2% left it blank

Comments It was felt that both air pollution and noise pollution have increased over the last few years and that this needed addressing. One comment was made about poor health being closely linked to air pollution in the area. Pollution from traffic within and around the village was also mentioned. Lorries are coming through the village at all times of the day and the week, and it was suggested that they be restricted to more reasonable working hours. Late night and weekend heavy goods traffic was seen to be unreasonable.

General comments from residents

Vision	Comment
	I love the rural nature of the Parish .The views across the fields are stunning and I would hate development to spoil it.
	In a very busy industrial region .Ince is a very beautiful rural village. It would be nice to think that it would remain so for future generations.
	Ince is a lovely rural village and the safety we felt during lockdown made us appreciate it even more. The future use of the village hall should hopefully see it become the centre of village life for all.
	Many people have discovered the beauty and tranquillity of Ince during lockdown. This should be maintained for visitors as well as residents.
Objective 1	Comment
	I love walking around the village seeing all the sandstone.It really makes the village stand out
	Its vey important to retain and extend the conservation area .
	Ince has so much history that it would be a shame to allow future development to destroy what remains.
	The Conservation area is important and maybe some information should be published in relation to key things like the village pump, stocks, lamp, post box so that people know why they are important.
	Response: The Conservation area is being looked at with a view to extending it. Also, the plan aims to write up a list of all heritage assets and also those which should be considered so.
Objective 2	Having green spaces for the community is very important to me.
	Our community should have areas of green spaces that we can use for formal occasions and also for the pure enjoyment of being outside.

	Its important to protect the land to the North of the Village, between the village and the River Mersey. This is the last of the green open spaces between the industrial development on the marshes and the Stanlow refinery .
	The Parish field, Ince Reservoir and Goldfinch Meadows are important spaces. All, unfortunately, end up with excessive dog mess. The footpaths on the meadows should also be maintained correctly. Response: Green spaces are being looked at for protection and you will here more of this in the near future. The Parish Council will bring up maintenance of the meadows at the next Protos meeting.
	Knuckle down on dog mess.
	Green areas need to stay just that - green.
	Who decides what is acceptable? Response: This was responded to individually. It was explained that the Neighbourhood Plan would write up a policy to say what was acceptable and that everyone would get a vote on this .
Objective 3	I spend a lot of time walking around the marshes. I'm glad that some of it has been recovered and that we can still see owls and egrets along with many other species.
	It would be good to have more footpaths especially one between the village and the roundabout.
	Being surrounded by industry we need to give out wildlife a fighting chance to survive and reproduce. If we protect the remaining suitable environment we will allow this to happen .
	Sounds like a step too far.
Objective 4	Conservation of indigenous plants and trees is really important for the village .
	Sadly, many of the mature trees on the Ince Hall site are showing signs of die-back. A planned replanting scheme would be required in the near future.
	Whilst I agree , hedges and trees should be kept under control as they are blocking footpaths .
	Hedges need to be maintained and not left to overgrow making walking difficult.
Objective 5	Conservation of habitats and biodiversity is extremely important.
	Is there any prospect of getting power to the village from the existing windfarm? Response: the windfarm donates money to the village for a variety of projects. This could be raised with them .
	We need a bus service as this would help with carbon emissions.
	The village should see how they can benefit from work being done at Protos.
	What sort of developments are being referred to here? Response: This was responded to individually. It was explained that whilst we had industry on our doorstep we should be encouraging cleaner industry and ones which consider climate change.
	Cannot agree without knowing the cost and who bears it.

Objective 6	I would love for the marshes to be more accessible especially in the winter when it seems to be waterlogged. It never used to be.
	A bus service would be of some use. Response: A bus service is being looked into by the Parish Council
	There is increased litter around the Nature Reserve since more people are using it and this isn't good.
	I feel there is enough public access on designated areas. I feel no more land should be taken for this. Response; the plan would utilise land where industry is being built and create paths, bridlepaths for access through the marshes (responded to as an individual).
	Footpaths are getting overgrown and should be maintained, especially on the Marshes on Goldfinch Meadows. Walks to the ship canal should be more accessible.
	Footpaths, bridlepaths and cycle routes are all in a sorry state and need maintaining. Some walkways around our beautiful village are not walkable. I do think this should be a high priority. Response: maintenance of footpaths is being looked into by the Parish Council.
	Cycle paths do need improving especially on the marshes.
	We have lost so much over the last 25 years that we should not lose any more footpaths and bridlepaths.
Objective 7	The pub should ensure that events being put on are appropriate to the village.
Objective 8	Since they opened the incinerator (Peel) and with Essar's problems, the air quality is very bad. Some days I cannot open a window.
	This is so important. I've been ill with pneumonia and the Doctor said it was due to the air quality as I live in close proximity to industry.
	There is a dreadful amount of traffic down Marsh Lane and Station Road. Response: this is being looked into as some traffic is not allowed on Marsh Lane.
	There should be more sound-proofing on the factories as they can get very noisy.
	Restricting agricultural and HGV traffic to working hours should be considered .
General comments	Having only lived in the village for 4 years I have found the community very welcoming.I walk my dogs around the marshes and the reservoir. I have seen amazing wildlife and I would hate for over development to ruin that. The wildlife was a major draw that brought me to the village .the history of the village can be seen all and I love sharing that with friends.
	Quality of footpaths should be looked at .the road surface in Marsh lane is getting worse. Tractor damage has left marks on the road too. Response: Road surfaces are being looked at by the Parish Council as a part of their work with Highways.
	We must look after our village and its heritage.
	We would like a shop in the village or at least a mobile one.
	The removal of all decommissioned tanks on Shell and Essar land would be really beneficial to the local environment. A public bus route would be useful too.

	This is an excellent document and I look forward to seeing how this progresses. Public transport needs exploring.
	I would like Ince to stay as it is with no more industry and no more houses.
	Everyone should be responsible for outside their own properties to keep the village looking good. Footpaths need attention especially on Kinsey's Lane where there doesn't seem to be any. Response: Village Tidy day encourages people to keep their areas clean. The footpaths on Kinsey's Lane has been raised with the council.
	The objectives outlined pretty much cover all aspects of preserving the village. There are very few areas left within Cheshire that are left unspoilt.
	20mph speed signs are having no impact. Any chance of speed bumps? Response: reminders are given out about the 20MPH and the local police liaison officer is looking into this.
	I agree that our vision should be for Ince to remain a peaceful and tranquil setting. Visiting caravans parked on the Pub beer garden needs looking into.
	Response: this was responded to individually and also brought up and looked into at a PC meeting with the intent of giving the person an answer.
	We are a community with community spirit. We are surrounded by heavy industry but have managed to maintain a vibrant and committed community. The benefit of our Village plan is that we will have a say in moving forward.
	The village has been in a situation many times before where it has been fighting for its land and its heritage. In the past we have been told not to worry but to no avail as we have lost all the battles fought by the Parish council. We have to hope that this battle will be won and that we will not lose out on our desires and aspirations.

Business and landowner responses on the vision and objectives

Company	Name of contact	Comments
Essar	Adam Pickles- Internal communications manager	Essar cannot provide a written comment at the moment but support the objectives and vision.
Protos/Peel	Lois Kay- Jayne Hennessy- Both Community managers	Protos want to support Ince NP but would like to discuss further and have suggested joining our next Zoom meeting (December) Peel are pleased to have been consulted with at this second questionnaire stage, and look forward to being able to provide support and input into the Ince neighbourhood plan process over coming months.

Turley	Amy Longmore Representing Peel/Protos	No response on survey but wanted further information as concerned that we may be about to impose further restrictions
Encirc	Max Kidd-Rossiter- Planning manager Brian O Connor- Planning Director	Encirc see objectives 5,7,8 as being of interest to them. They agree with these objectives. However, they would like to add a further objective: to actively support the major industrial employers in Ince which make a significant contribution to local and regional economy and provide large- scale employment opportunities. This objective cannot be added without further consultation with the residents of the village .
Thornton Science Park	Dr Martin Morlidge Commercial Dev manager	No response
CF Fertilisers	Debbie Baker Public affairs director	As a business, we see ourselves as part of community around Ince and Elton - it is after all where many of our employees live. We try, where we can, to provide support for various community projects. Perhaps, going forwards, this could include specific items around the neighbourhood plan as this develops? We recognise a number of the issues identified around pollution and noise are a key source of concern for the village. We are happy to provide an update on recent work we have been doing to ameliorate this. Currently these updates are done via regular discussions with local representatives. Please do keep us apprised of developments around the plan, either directly or via the PC , so we can better support priority projects identified by the community where we are able.
CF Fertilisers	Bob Phillips Planning and urban design	Would like to be kept informed of the progress of the plan.

Plas Newydd Estate Denbigh	Anthony Griffiths	Anthony Griffiths does not feel he can respond as he has such little land in the village now that he feels he is in no position to have much impact.
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For full comments from industry see Appendix 4 and 5

4.7 Where it was possible to respond to individual comments it was done so. With the other responses the Parish Council included information in the newsletters which helped to answer the comments made. Zoom meetings were arranged with CF and Peel to discuss the Neighbourhood Plan further.

4.8 The analysis was sent out to every household, business and industry in December 2020 .It was also placed onto the Parish website .

4.9 As all the policies were supported by residents it was decided that we should continue with the writing of the policies and the justifications for the Policy document. The policies disagreed by industry would be looked at again to see if there were alterations that could justifiably be made. Zoom meetings were also planned with the industries which had requested this. These were planned for in March 2021.

4.10 During the next few months, following on from the survey analysis, the Steering group and sub -groups continued to meet to draw up the evidence base.

4.11 Zoom meetings were held in March 2021 with Peel and with CF. These were carried out separately .Both companies had been asked what it was they wanted to know so that an appropriate agenda could be written up.

4.12 Both companies had similar needs so the same agenda was used. Representatives from Turley and Peel planning department attended the Peel meeting and one representative from the planning department attended the CF meeting. Both meetings were successful in that those who attended from industry were satisfied that they had been given relevant information which would help them understand the process and become more involved. **See Appendix 6-8 for agenda and minutes of these meetings.**

4.13 It was planned that a further survey would be sent out to ascertain residents' thoughts on the Green Spaces and Significant Views within the Parish. A list of possible Green Spaces and Views had been drawn up by the Team, photographs taken and a chart made to help identify the characteristics of the Green Spaces. These 2 surveys were sent out to every household and placed onto the website for all interested parties to see. The surveys on Green Spaces and Significant Views were sent out on June 1st with a collection date of 1 week .Once again, these were handed out face to face to residents so that a brief explanation could be given verbally .

4.14 Green Spaces and Significant Views Surveys June 2021

Ince Neighbourhood Plan Survey on Significant Views in the Parish of Ince June 2021

The purpose of this survey is to identify important & significant views and, where possible and in accordance with national, local and NDP policies, protect them.

Whilst the majority of the Parish enjoys beautiful views over fields, including towards the Estuary, it is proposed that only a selection of views should be given extra protection through the Neighbourhood Plan process due to their public accessibility and very special nature.

Our Definition of a View

A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition:

1. **The Viewer** - the person who sees and determines that a view exists and gives it meaning. This is a personal and subjective experience of a view, although others may share this experience.
2. **The Viewing Place** - the location determines what is seen, how it is experienced, and it may also give it meaning. This location is defined with each protected view and the features of the view are usually consistently visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.
3. **The Landscape of the View** - this is formed from a number of different elements including the foreground, middle and long distance, any focal points, and distinguishing historical/very special features.

Criteria for a Protected View

To ensure consistency and protection of the most significant views the criteria proposed are detailed below:

Criterion	Reason
The view must be accessible from a public road or public community space.	To ensure inclusion of the majority of residents and visitors including drivers, cyclists, horse riders and walkers.
There must be a specific reason for selecting the view i.e., overreaching far view, view to an historical or public interest building/monument.	To ensure that there is a valid reason for protecting the view rather than blanket protection, which may be too restrictive.

Each potential view will be assessed against the criteria detailed.

It is appreciated that many residents enjoy beautiful views and personal views from private residences or gardens which are important, however this document focuses on vistas and panoramic views that can be enjoyed by the majority of the wider public.

The table below lists the potential views within the Parish. Please complete the final column with a YES or No

	The view is accessible from a public road or public community space	The view has an overreaching far view, is a view to an historical or public interest building/monument.	Should it be designated as a significant view to be protected?
1.View over Wood Farm field towards Monastic Grange	Yes	Yes	
2.View from North Hills across Manchester Ship Canal and estuary	Yes	Yes	
3.View across Wood Farm field towards Hall Farm	Yes	Yes	
4.View from field behind Smithy Farm towards estuary	Yes	Yes	
5.View from Kinsey's Lane over Wood Farm Field towards Wood Farm	Yes	Yes	
6.View along the Manchester Ship Canal from the banks near Holme Farm	Yes	Yes	
7.View across Wood Farm field towards the estuary	Yes	Yes	
8.View towards higher part of village from Fens Wood across Village Green Farm field -church on the left	Yes	Yes	
9.View entering Ince village from Pool Lane	Yes	Yes	
10.View of Cricket Field from Station Road towards Ince Marshes	Yes	Yes	
11.View towards Cricket Field and The Square from lower Station Road path	Yes	Yes	

12.View across Cricket Field from station Road towards King's Croft Field	Yes	Yes	
13.View from Kinsey's Lane over maize field towards Manchester Ship Canal	Yes	Yes	
14.. View towards the Square from Station Road	Yes	Yes	
15 View from the bottom of the Parish field towards the church	Yes	Yes	
16. View of the Manor House from Marsh Lane	Yes	Yes	
17. View from Kinsey's Lane towards Pool Lane	Yes	Yes	
18. View towards the estuary over The Square	Yes	Yes	
19. View towards Helsby Hill from the churchyard	Yes	Yes	
20.. View from the Church Bell Tower towards the Square and beyond to the Marshes and the Estuary	Yes	Yes	
20.. View from the Church Bell Tower towards the Square and beyond to the Marshes and the Estuary	Yes	Yes	

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We will look at all the results of this survey and analyse the responses. From this we will then produce a final list which will make up our **Greenspaces and Significant Views document**. This will be part of the final Neighbourhood Plan document which goes forward for consultation and examination.

This will be collected along with the Greenspaces survey in 1 week's time, or it can be handed in at Smithy House Farm, Marsh Lane or 11, Station Road.

Thank you for taking part in this survey.

Ince Neighbourhood Plan group

4.15 Ince Neighbourhood Plan Survey on Green Spaces in the Parish of Ince June 2021

Ince Neighbourhood Plan Greenspaces Survey June 2021

The Purpose of this Survey for Ince Neighbourhood Plan was originally conceived out of a shared concern amongst local residents for the future of Ince's green spaces. The National Planning Policy Framework (NPPF 2019) allows communities to identify and protect green spaces of particular importance to them. The task facing the Green Spaces Working Group has been to identify the many green spaces across the Parish, and to assess their suitability for designation as a Local Green Space as defined in the National Planning Policy Framework.

Our initial survey identified over 25 possible green sites across the parish ranging from grass roadside verges to open fields. Our next job was to draw up a set of criteria which would comply with the NPPF and against which each space on the long list would be assessed. The selection criteria have been designed to provide clarity and consistency to the site assessment process. Sites which are already allocated for development in the Local Plan cannot be included. Whilst this excluded many of the green spaces looked at there are many which can still be protected in the future.

After the selection criteria were applied to the long list, we were left with 15 potential Local Green Spaces. We then carried out a detailed assessment of each site, looking in particular at how they scored in terms of close proximity to the village, beauty, historical significance, recreational value, richness of wildlife, tranquillity and supporting local economy. The assessments were based on evidence gathered from a combination of field work and documentary research. On completion of the assessments, the 15 sites were found to fulfil the majority of conditions laid out in our selection criteria.

We hope you will agree that the sites on our shortlist are much valued by local residents and accurately reflect the beauty, history and ecological diversity of our village. Your view on these green spaces is very important.

Please support our Neighbourhood Plan by completing the final column of the table below. There is a map attached showing where each green space is within the Parish and a list of photographs which will help you identify them.

No.	Site Name and Address	Extensive tract of land	In close proximity to the community it	Beauty	Historical Significance	Recreational Value	Richness of wildlife	Tranquility	Supporting the local economy	Should it be designated as a local green space?
1	Churchyard	No	✓	✓	✓	✓	✓	✓		
2	Cricket Field, Station Road	No	✓	✓	✓	✓	✓	✓	✓	
3	King's Croft, Station Road	No	✓	✓	✓		✓	✓	✓	
4	Fens Wood	No	✓	✓	✓	✓	✓	✓		
5	Goldfinch Meadows	No	✓	✓	✓	✓	✓	✓		
6	Ince Reservoir	No	✓	✓	✓	✓	✓	✓		
7	The North Hills	No	✓	✓	✓	✓	✓	✓	✓	
8	Park Field Pool Lane	No	✓	✓	✓	✓	✓	✓		
9	The Meadows, Kinsey Lane	No	✓	✓	✓	✓	✓	✓		
10	Wood Farm Field	No	✓	✓				✓	✓	
11	Big Wood	No	✓	✓	✓	✓	✓	✓		
12	Decoy Wood	No		✓	✓	✓	✓	✓		
13	The Parish Field	No	✓	✓	✓	✓	✓	✓		
14	Lower Marsh Lane Field	No	✓	✓			✓	✓	✓	
15	Pool Lane Pasture	No	✓	✓	✓		✓	✓	✓	
	Please add YES or No to the final column									



Map showing where each greenspace is situated within the village

1. The Churchyard



2. The Cricket Field



3. King's Croft Field



4. Fens Wood



5. Goldfinch Meadows



6. Ince Reservoir



7. The North Hills



8. Park Field



9. Park Meadows



10. Wood Farm Field



11. Big Wood



12 Decoy Wood



13. The Parish Field



14. Lower Marsh lane Field



15. Pool Lane Pasture



Please add any comments you feel would be helpful to this survey.

We will be collecting this survey in 1 week's time. You can wait for one of our group to return to collect it or you can drop it off at either Smithy House Farm, Marsh Lane or 11 Station Road. Thank you for taking part in this survey. Ince Neighbourhood Plan Group

4.16 There was a **60%** return on the **Green Spaces Survey** with no Green Space receiving less than 95% in favour of protection. No further green spaces were suggested. There was a **62%** return on the **Significant Views Survey** with no view receiving less than 90% in favour of protection and the majority receiving over 95% in favour of protection. No further views were suggested.

4.17 Once all the documents had been agreed and sent to CWaC planning the team met with the Conservation Officer to discuss further the Non-designated assets and Positive Contributors mentioned within the Conservation Appraisal document. Headland Design Group was also consulted as the above assets would be placed onto their website for further consultation.

4.18 Letters were sent out to all the owners and tenants of the Non-designated assets and Positive Contributors. Letters/e mails were also sent out to owners and tenants of the Green Spaces. These can be viewed in **Appendix 9.0-9.2**

4.19 In response to the letters / e mails sent there was 1 request for further information. The information given satisfied the person requesting it.

5.0 CONSULTATION OF DRAFT PLAN

5.1 Once all the documents had been completed and agreed and sent out to CWaC the Neighbourhood Plan Team looked at possible dates for Consultation.

5.2 Cheshire West and Chester Council supplied e-mail addresses for interested parties which were all sent the Regulation 14 information letter and links to the Ince Parish website where they could view the Neighbourhood Plan and accompanying documents. The consultation with Statutory Consultees as designated in the Neighbourhood Planning Regulations began on **Monday January 24th and was completed on Sunday March 21st 2022**. During this time the Draft Neighbourhood Plan was placed on the Parish website, and the local community and statutory consultees were given the opportunity to comment on the draft Plan. Consultees were notified of the process 2 weeks in advance of the Consultation period.

5.3 Information regarding the Consultation period and copies of the draft plan were made available to every household in the Parish 2 weeks before the Consultation period began. Residents were told that if anyone could not attend any of the public meetings a visit could be made to help explain the draft plan in more detail. This offer had been made throughout the 3 year period of the Plan.

5.4 Files were made up of all the evidence documents, the draft Plan, a letter detailing the Consultation Process, and Consultation Response Forms. One file would be left at the Public Library in Ellesmere Port and one at the Council offices in Ellesmere Port. Both venues had agreed to hold the files for public viewing for the full Consultation period.

5.5 The other files were held on display at the Village Hall during the 3 Public meeting sessions agreed. The sessions were :

Tuesday, February 1st 7.00pm - 9.00pm

Saturday, February 5th 10am -12.00 and 2.00pm-4.00pm

Wednesday, February 9th 7.00pm - 9.00pm

At the meetings residents were given the opportunity to discuss the contents of the Draft Plan with members of the Steering group and representatives of the Parish Council.

5.6 Posters about the consultation period, and dates for the public meetings, were also displayed around the village

5.7 Along with local residents, the following people and groups were consulted as part of the Regulation 14 consultation:-

Avison Young (representing National Grid)
Bell Ingram
Cadw
Canal & River Trust
CBRE Limited
CF Fertilisers UK Limited
Cheshire Brine Subsidence Compensation Board
Cheshire Gardens Trust
Cheshire Police Constabulary
Cheshire Racial Equality Council
Cheshire West and Chester Council
Cheshire West Integrated Care
Defence Infrastructure Organisation
EE
Elton Parish Council
Environment Agency
Fisher German
Fisher German LLP
Frodsham Town Council
Halton Borough Council
Health & Safety Executive
Helsby Parish Council
Highways England
Historic England
Homes England
Jodrell Bank Observatory
Lichfields

Marine Management Organisation
Natural England
Natural Resources Wales
Network Rail
Nexus Planning Ltd
NHS Cheshire CCG
NHS England
NHS Property Services
Office for Nuclear Regulation
Peel Airports Limited
Peel Holdings Ltd
Peel Ports Group Limited Plas Newydd
Severn Trent Water
Sport England (North West Region)
The Coal Authority
The Mersey Forest
Three
Turley Associates
United Utilities
Vodafone and O2
Welsh Water

5.8 A total of 177 comments/responses were received at the Regulation 14 stage, from 31 consultees. These were from 15 residents, 3 non-residents, 15 statutory bodies or national groups, 1 Parish Council, 1 landowner, 3 planning consultants on behalf of local employers and eight officers from different departments at Cheshire West and Chester Council. The issues raised included comments about wording to strengthen and give clarity to policies related to all aspects of the plan, including the Vision, Objectives and policies. Additionally, suggestions were made to improve the maps.

5.9 The issues and concerns have been given full consideration, and changes have been made to the Neighbourhood Plan accordingly, in preparation for formal submission. The committee commissioned a report from Aecom to look further into the designation of local green space. Various wording in the text and policies have been amended, as per suggestions, to add clarity to the Neighbourhood Plan. A total of 32 changes were made to the Neighbourhood Plan following comments received. Each policy was slightly amended following advice and comments received.

5.10 A summary of the representations made, along with the Committee's response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 10.

6. CONCLUSION

6.1 The publicity, engagement and consultation completed throughout the production of the Ince Neighbourhood Plan has been open and transparent, with opportunities provided for both statutory consultees and those that live and work within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns for consideration.

6.2 All statutory requirements have been met and consultation, engagement and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

APPENDICES

Appendix 1

Initial letter to residents regarding public meeting about the Neighbourhood Plan

Ince Neighbourhood Plan Meeting, Tuesday, June 11th 7.00pm in the Village Hall

Come along and find out how you can help in the development of a Neighbourhood Plan .This plan will set out a vision for the village, helping us determine what we would like to change or develop and how we see land being developed .It will give us a greater say in any future proposed development and how we want our village to look in the future. Once agreed by the villagers, and passed by the council, it will become a legal document and will be used in making decisions on any planning applications, be it industry or other. Please either 'phone Chris Jackson or e mails the Parish Council at Inceparishcouncil@gmail.com if you would like to attend or want further information.

Appendix 2 – Pack sent out to attendees of initial public meeting

2.1 Letter of thanks and details of Neighbourhood Plan road map

Dear Ros and Ray ,

Thank you for making the time to attend the Neighbourhood Plan meeting last month . We had 25 people attend, which was great. I have attached the minutes of the meeting which Pam Bellis very kindly took.

John Heselwood , from Community Action, has agreed to lead our next meeting which will be Tuesday, September 10th at 7.00pm in the Village Hall. The aim of this meeting will be to recap on what the Neighbourhood Plan can and cannot do and to form a steering group which will lead the project. Apart from the steering group we will also need subgroups which can look at specific issues (made up of those people who have an interest in that issue e.g. community safety, wildlife, transport etc). We'll also need help with distribution of information to villagers, which is an important part of the process.

If you would like to be involved in any way please complete the short questionnaire attached and return to Chris Jackson by August 10th. Any interest can then be followed up before the meeting in September. Any offers of help will be much appreciated.

I've also attached a brief reminder sheet on what a Neighbourhood Plan is and a link to Green belt boundaries.

-Greenbelt link- click on " clear all" at top left of column and scroll down and click on STAT 9 Greenbelt and it will show you the greenbelt boundary on the map

<http://maps.cheshiresharedservices.gov.uk/CWAC/localplan/>

Thanks again for showing an interest in this project.

Chris

Ince Parish Council

2.2 Initial Questionnaire for Neighbourhood Plan

Please complete this questionnaire if you would like to be involved, in any way, with the development of a Neighbourhood Plan for our village.

How would you like to be involved?

I would like to be part of the steering group which will lead the project.

☐

I would like to be part of a subgroup which will deal with a specific issue.

☐

I would be willing to help with distribution of information to the village.

☐

I don't want to be involved with any of the above but would like to be informed about the development of the project.

☐

If you have said that you would like to be a part of the steering group or subgroup, I will send you a further questionnaire which will help us form the groups by creating a balance of skills and knowledge.

Please return to Chris Jackson by August 10th

This can be via e mail (chrismoonjackson@btinternet.com) or by hand -
Smithy House Farm, Marsh Lane ,Ince

2.3 Second public meeting letter

Ince Neighbourhood Plan meeting, Tuesday, September 10th, 2019 at 7.00pm in Ince village hall

This will be the 2nd meeting about the Neighbourhood Plan project. At this meeting we will aim to form a **steering group** which will lead the project. We will also want to form **subgroups** of villagers interested in working on specific issues which interest them e.g. transport, wildlife, community safety etc. We will also be asking for general help e.g. letter distribution. **If you would like to be involved with any of the project please complete the attached questionnaire and return to Chris Jackson, Smithy House Farm, Marsh Lane by August 10th.**

What is a Neighbourhood plan?

A neighbourhood plan puts in place planning policy for a neighbourhood area to guide future development. A neighbourhood plan is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport) or it may focus on one or two issues only.

These may be issues that are relevant to the whole neighbourhood or just to part of the neighbourhood. It is for those producing the plan to decide on its scope and content as a planning document.

If successful at referendum, a neighbourhood plan will become part of the statutory development plan for the area. This statutory status gives neighbourhood plans far more weight than some other local documents, such as parish plans, community plans and village design statements

Examples of what might be covered in the plan

Housing. Current number of dwellings, types of accommodation (size and property types), breakdown of tenure (local authority/social housing, private rented, owner-occupied), household size, vacancy rates, rate of new build, age of stock (pre-1914, inter-war, post war, modern). Agency.

Transport. Capacity of transport network, public transport systems and hubs, facilities and safety for pedestrians and cyclists, car parking, proximity of major transport routes (e.g. motorways, railway stations, A roads).

Natural environment and special landscape designations. Landscape designations, such as sites of special scientific interest, areas of outstanding natural beauty, nature reserves, tree preservation orders. Also, quality of agricultural land. In addition, key natural features such as woods, rivers and other water features.

Historic environment. Heritage designations such as listed buildings, conservation areas, scheduled ancient monuments, local lists, historic parks and gardens. Other historic features, such as canals. Characterisation documents such as landscape character appraisals, and conservation area appraisals. Buildings at risk surveys and other condition surveys.

Urban design. Key urban and green spaces, connections (e.g. paths, roads, links), significant

landmarks, views, scale, urban form (e.g. layout, scale, enclosure), and character.

Community infrastructure. Community assets of an area, including community centres, key local shops (e.g. chemist, post office, newsagents), libraries, youth centres, parks, play areas, nurseries/crèches, pubs, health centres and surgeries.

A neighbourhood plan must meet certain specified 'basic conditions. These ensure plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies.

2.4 Minutes of initial public meeting

Ince Parish Council

Minutes of the Initial Meeting held at Ince Village Hall 11th June 2019

Residents Present: Andy Ankers, Barbara Ankers, Angela Bellion, Drew Bellis, Pam Bellis, Helen Brindle, R and R Chapman, Barbara Crawford, Andy Eardley, C.J. Gallagher, M Gallagher, Maureen Hassell, Ray Hassell, Kevin Hickson, Shelley Hickson, Chris Jackson, Alison Johnson, Sharon Kim, Tim Lloyd, A Lomax, Neil Pond, Paul Solari, Sheila Solari, Shirley Wilson, (25 residents)

Also Present: John Heselwood - Cheshire Community Action

Chris Jackson opened the meeting, thanking residents for attending, explained that Ince Parish Council were proposing to write a Neighbourhood Plan and the purpose of the meeting was to inform residents about what a Neighbourhood Plan involved. Chris introduced John Heselwood from Cheshire Community Action.

John informed the meeting that Cheshire Community Action is a not for profit organisation funded through grants and generated income. Since 2011 the organisation has supported rural communities in the Warrington and Cheshire area with Health and Well-being projects and offering advice on writing Neighbourhood plans. The organisation also has a working relationship with Cheshire West and Chester Planning department.

John explained that if the Parish Council decided to proceed with the Neighbourhood Plan, they would require the support of the residents and that the final plan, which is a legal document, would go to a village referendum before it could be agreed. He also explained the costs and that there are grants available to support this. He gave his presentation highlighting the following:

- A neighbourhood plan is a whole village plan; it is quite involved and is a legal document
- Set up a steering group with Terms of Reference responsible for writing the plan but use the expertise / contributions of residents where possible
- Have regular information meetings for residents during the process
- Cheshire West and Chester Council will use the Neighbourhood Plan when determining planning applications together with National Policy and Regulations and Cheshire's Local Plan
 - National Policy governs the whole of the country
 - Cheshire Local Plan governs local county level

- Neighbourhood Plan is the local detail where communities have the right to set out their views under Localism Act of 2011
- **Resident's Question: How much weight would the plan have?** John explained that planning is a legal discipline and planning law frequently changes. By having a detailed Neighbourhood Plan it is more likely to influence local decisions. He advised that the plan should not duplicate/reflect the Local Plan but should identify specifically where and what housing / employment the local community would want, supported by evidence. The plan will be able to manage what comes, but not block all development

In order to be successful the plan should:

- Be produced and supported by the community
- Focus on land use and be aspirational for the community - the plan does not cover local issues such as transport etc
- In preparation should take note of Cheshire's Local Plan - they have a revised plan due out possibly in the autumn
- Set out any design requirements for building in the area
- Set out additional protection for green space and community buildings with reasons and evidence
- Include a Vision for Ince - John advised tying this to the same period as the Local plan ie. to 2030
- Set out objectives for the community / employment / heritage / protecting wildlife etc.
- Have detailed policies under each objective which should be specific, clear and robust to scrutiny and backed up with evidence. E.g. for wildlife areas - detailed surveys of the area with evidence
 - the number of policies in the plan is for the community to decide, but the policies must be supported by evidence
- Detail what control of development is required ie. the mix of any future development could stipulate local affordable house
- Set out what is distinctive to Ince and what should be preserved and why
- Be thorough

John advised that communication with the community and local stakeholders is key as they will vote on the final plan. There are approximately 2,500 communities round the country producing plans. The average time to produce a plan is 3.5 years and the process includes:

- Submit a map and description of the area to the council - takes approximately 6 weeks
- Scope out the community issues to be addressed in the plan. This can be done through meetings, surveys, communications. Suggested putting local suggestion boxes in the pub, local venues, local groups etc.

- Build up the evidence. Consult the Local Plan to see what has been identified for this area
- Look at local greenspaces
- Look at protection of vistas and views - eg may want to protect a local field which communities use for events - fetes, winter sledging
- Use photographic evidence to support
- Once evidence is gathered - draw up initial draft plan and take it to the community and stakeholders for consultation and discussion.
- Include English Heritage / Local Conservation in consultation process who will comment on the policies
- Make all relevant agreed changes
- Final plan will be submitted to Cheshire West when an Independent Examiner is appointed - Parish Council will have the opportunity to interview and choose the Independent Examiner
- The Examiner will investigate the plan in connection with National and Local Plans, how it supports sustainability, local habitats affected etc. Process takes approximately 1 month and small amendments may be required. At this stage they are not normally rejected
- Once passed examination it will go to referendum with local residents. The referendum is organised by Cheshire West and Chester council.
- Steering Group should promote the plan and encourage the community to vote.

Residents asked the following questions

Q How often is the draft plan sent out?

Only at Regulation 14, but it is worth the Parish Council keeping the community updated for key points

Q How long will it take?

Depends on the complexity of the plan and what the Parish Council and community wish to achieve

Q Once the plan has passed the referendum is it set in stone, can we change it?

Ince Parish Council can review it and suggest changes if required. If National or Local Policy change, may want to update the plan. The Parish Council should be informed of all local planning applications and they can check how they sit with the Local Plan

Q How much will it cost and how much time will it take?

It depends on how detailed the plan is and what you want to include. Suggest

using available skills of local residents - eg IT / Maps / Local knowledge / Communication / book keeping etc. The Chair of the Steering Group is crucial. The average time is equivalent to 1.6fte working for a year

Funding and support

There is £9,000 grant support through the government and CCA will support if requested. CCA will get Cheshire West to pay their fees in order to get Ince Plan up and running. The on-line application is done through the Parish Council. The funding has to be spent within the year it is applied for but the grant requests can be split and spread across financial years. IT support is available through ACOM who produce technical reports which can form part of the plan

Q Why should we bother?

Development is inevitable and a Neighbourhood Plan is the best way to influence it, it gives power and control to the community. It allows the residents to decide what will benefit the community. Plans can be used to fight appeals and if sites are allocated for development it enables the community to influence what is developed

Top Tips

- Take advice - look at existing good examples of plans
- Inform Cheshire West and Chester of our intentions
- Produce robust plans
- Make Policies clear, realistic, achievable and backed up with evidence
- Keep the community informed
- Make sure the focus is land use
- Use existing toolkits - Cheshire West's is a good one

Q Regarding designated greenbelt - can it be preserved?

The only way is through the Local Plan.

Peel have produced a plan to build on all areas - this is still sitting in Cheshire West

Greenbelt is the highest protection of land. A Rural Exception is the only way of breaking this which would be fore affordable housing but this would be difficult to get through.

Q Where is our greenbelt area? We want to hold on to what we've got and maintain agricultural land and heritage buildings.

A map will be sent out

Q Does it matter who owns the land?

Yes, you will need to engage with the landowner

Q How will the plan sit with Government ministers overturning planning applications?

Some win and cases can be taken to the High Court / Supreme Court

Q If a site has outline consent already, can we influence this with the plan?

It might be difficult to influence existing planning applications, it depends what is planned

Q If we obtain a grant, spend some of it then decide not to proceed with the plan, do we have to pay back what has been spent?

No you would only pay back any unspent grant

Q Do we have to have a separate bank account for the grant?

No the funding would go through the Parish Council bank account

It was agreed that this would now be taken back to the Parish Council for further discussion. A further letter would be sent out detailing how the Parish Council wish to proceed. If the decision is taken to produce a Neighbourhood Plan, a further meeting would be held to set up the Steering Group and agree the Terms of Reference. It would be included on the Parish website and it was suggested setting it up on Social Media.

Thanks to everyone for their attendance

Appendix 3 Second questionnaire sent out to those who expressed an interest in joining the Neighbourhood Plan team

Neighbourhood Plans Skills Audit

<u>NAME</u>	<u>TEL NO</u>	<u>EMAIL ADDRESS</u>	
<u>SKILLS</u>		NS/KL Not skilled / keen to learn	SK/VS Skilled / very skilled
CHAIRING AND LEADERSHIP SKILLS - CHAIR (running meetings in an efficient way, encouraging contributions, following the agenda, keeping to time and running the steering group, motivating, giving direction and encouragement)		<input type="checkbox"/>	<input type="checkbox"/>
SECRETARIAL AND OFFICE SKILLS - SECRETARY (Taking minutes of meetings, letter writing, record keeping, data entry, filing materials and information)		<input type="checkbox"/>	<input type="checkbox"/>
FINANCIAL AND BOOK-KEEPING SKILLS - TREASURER (Keeping accounts and financial records, setting the budget and monitoring it, financial reporting)		<input type="checkbox"/>	<input type="checkbox"/>
LOCAL KNOWLEDGE AND CONTACTS (Good local knowledge and contacts, geographical/historical, commercial and social)		<input type="checkbox"/>	<input type="checkbox"/>
PUBLICITY AND ADVERTISING (Publicising events through a range of methods, writing small articles, dealing with media, creating flyers, posters, invitations and notices)		<input type="checkbox"/>	<input type="checkbox"/>
INFORMATION COLLECTION AND ANALYSIS (Ability to design questionnaires and analyse, interpret and		<input type="checkbox"/>	<input type="checkbox"/>

present the data collected from them)

HOUSING & PLANNING KNOWLEDGE AND SKILLS

(Understanding of the planning system and ability to draft policies)

☐☐

URBAN DESIGN SKILLS

(Understanding of the built environment; identifying design issues and solutions)

☐☐

ENVIRONMENTAL KNOWLEDGE AND SKILLS

(Knowledge of local environmental assets; ability to carry out environmental assessment)

☐☐

PROJECT MANAGEMENT

(Keeping people on target, monitoring timescales, galvanising people into action, planning and driving the process)

☐☐

PRESENTATION SKILLS

(Public speaking to community groups and at public meetings)

☐☐

TALKING SKILLS

(Keeping people informed, chatting, asking for help, volunteers and donations, telephoning, making people welcome at events)

☐☐

LISTENING SKILLS

(Interviewing residents, gathering people's views, reporting these back to the group, facilitating meetings and small group sessions)

☐☐

COMPUTER SKILLS

(Full range of ICT skills, including databases, web design, Excel, mail merge, social media, Publisher etc)

☐☐

ARTISTIC / PHOTOGRAPHY SKILLS

(Creating graphic designs and photography for the parish plan and exhibitions/materials linked with it, video and film presentations)

☐☐

YOUTH WORKER

(Ability to work with and understand children and young people in the parish, contacts with youth clubs, groups, schools etc)

☐☐

CATERING

(Ability to organise refreshments for meetings and events, cooking, serving and organising volunteers)

☐☐

DELIVERY AND DISTRIBUTION

(Delivering flyers and questionnaires, knocking on doors and collecting responses)

☐☐

OTHER SPECIALISM/SKILL/INTEREST

Please indicate below any particular specialism, skill or interest that you may have, which you could offer to the group and which might be useful in the neighbourhood plan project.

.....

Appendix 4 Encirc's response to Vision and objectives

Date: 13 November 2020 Our ref: 41915/01/JG/MKR/19049357v2 Your ref:

Dear Ms Jackson Ince Neighbourhood Plan

Response to the Second Questionnaire on behalf of Encirc Limited On behalf of our client Encirc Limited [Encirc], Lichfields is pleased to provide a representation response to the Ince Neighbourhood Plan [INP] Questionnaire.

We are of the understanding that Ince Neighbourhood Plan Team [NPT] commenced preparation of a Neighbourhood Plan for Ince in September 2019 and carried out an initial resident surveys in December 2019.

This letter of representation is in response to the second INP Questionnaire (dated August 2020) and has been made in the context of Encirc's manufacturing plant at Ash Road, Elton, part of which falls within the Ince Parish boundary.

Encirc commends the efforts made by the Ince Parish Council in preparing a Neighbourhood Plan and welcomes the opportunity to engage with the NPT as the INP emerges.

Encirc would like to emphasise that Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the area. It should be used as a positive tool to promote growth and prosperity within Ince.

This letter provides some general context to Encirc's manufacturing plant and its positioning within the existing Cheshire West and Chester [CW&C] Development Plan. As some of the objectives in the second INP Questionnaire are tailored towards residents, specific responses are only provided to the three objectives which are considered of relevance to Encirc, namely **Objectives 5, 7 and 8**. Encirc Background and Economic Benefits

A large proportion of Encirc's Elton plant is within the boundary of the INP area, with the north-western area of the plant falling in the south-western area of the Ince Parish boundary. The main site access is not located within the INP area, but several of the internal services roads located on the northern side of the main building are. Direct views of Encirc's plant from Ince Village are limited because of the thick tree-belt along north-western site boundary and the sloping topography, which falls away to the southeast of Ince. Encirc began operation of the Elton glass manufacturing and filling plant under the Quinn Glass company name in 2005.

The business is unique to the glass industry in that it both manufactures and fill beverage containers on the one site and this offers significant economic competitiveness and sustainability advantages as a consequence.

It is a market leading facility with the potential to dominate the glass productions and Pg 2/4 19049357v2 filling sector in the UK and Europe from its Elton base. Since its establishment, Encirc has invested substantially in the plant and its innovative advancements, including furnace renewals and sustainability initiatives.

Since opening the Elton glass manufacturing facility, Encirc has grown its workforce to over 850 full time staff. These represent high value and well-paid jobs across a range of occupations and skill levels, which is particularly important as the roles created by Encirc align closely with the occupations sought by local job seekers.

Encirc's Elton site is one of the most innovative in the industry, and the high performing business is estimated to generate £54m of GVA a year. Encirc's operations at Elton generate significant expenditure in the local and national supply chain, estimated to be £103m a year. This supports an additional 975 supply chain jobs, representing a very significant

contribution to the local and national economy. This includes contractors working at the Elton site.

The Elton site makes a very significant contribution to employment opportunities in the local impact area. A large proportion of staff live in the nearby settlements which means that a significant proportion of the economic impacts are captured within the local impact area, particularly spending of staff wages.

In total, 49.4% of the workforce lives within 10km of the site. Reflecting Encirc's innovative and high-tech facilities at Elton, the workforce is characterised by high value, highly skilled and well remunerated jobs across a wide range of occupations. The average annual salary for Encirc's Elton workforce in 2017 was £38,000; well above the UK average of £30,472 and the averages of the local impact area, with employees generally earning around 34% higher wages than the typical level for Cheshire West and Chester, for example. The total salary expenditure sustained directly by the Elton site in 2017 was equivalent to £30.7m. This expenditure provides a very significant boost to the economy of the local impact area given that 49.4% of employees live within 10km of the site. Encirc value the communities they operate within and endeavour to minimise the impact they have on the amenity of local residents. As part of their role as a responsible neighbour, Encirc is always willing to engage with communities and local organisations, as well as offering training initiatives and school visits. Encirc regularly holds fundraising initiatives to raise money for local and national charities. For example, during the 2018 rebuild of one of the onsite furnaces, a unique manufacturing charity incentive raised £13,200 by adding money to a charity pot every day there were no onsite health and safety issues or concerns flagged up. Existing Policy Context

It is noted that Neighbourhood Plans must conform with the strategic policies contained within the Development Plan in order to meet the conditions required to proceed to a referendum. In this instance the Development Plan comprises the Cheshire West and Chester Local Plan (Part One) Strategic Policies (adopted January 2015) [CLP1] and the Local Plan Part Two (Land Allocations and Detailed Policies) [CLP2] which was formally adopted in July 2019. The importance of Encirc's site, as well as the other employment areas around Ince, Stanlow and Ellesmere Port, is recognised within the existing CW&C planning policy. The following policies are of particular note: 1 CLP1 Policy ECON1 identifies Ince Park as a key employment location within the borough of which the refurbishment and enhancement of the existing sites and premises, for continued employment use, will be supported. 2 CLP1 Policy STRAT4 identifies Ellesmere Port as a key employment location, that has the potential to deliver substantial economic growth through the availability of significant sites for industrial, manufacturing and distribution purposes, including Ince Park. Pg 3/4 19049357v2 3 CLP2 Policy EP2 identifies employment land provision in Ellesmere Port to meet the strategic requirement for new employment development including 'Land at Encirc Glass Ltd' (Policy EP2.A).

Comments on INP Objectives Objective 5 To support renewable and low carbon energy generation developments that are led by or meet the needs of our community, particularly if they conserve or enhance biodiversity. **Encirc supports the objective** to encourage renewable and low carbon energy developments. Since the Elton manufacturing plant opened in 2005, Encirc has reduced their direct environmental impact and is the only container manufacturer in the UK who consistently and continuously monitors and maintains furnace emissions within their permit limit. Encirc also committed to developing a rail head at the site, which represented a significant capital expenditure, to import materials to the site. The vast majority of the sand and cullet which is used as a raw material in the manufacturing process is now imported to the site via rail thus reducing the number of HCV movements to and from the site. Any policies designed to achieve the objective should ensure consistency with Section 14 (Meeting the challenge of climate change, flooding and coastal change) of

the National Planning Policy Framework [the Framework], which supports the sustainable transition to a low-carbon future. CLP1 Policy ENV6 and CLP2 Policy DM4 establish the local requirements for high-quality design, sustainable development and construction. As such, any policy in the INP should not seek to duplicate existing policies and should avoid being overly prescriptive.

Objective 7 To actively support our rural economy which enables and encourages small-scale employment opportunities and agricultural development. **Encirc agrees with the objective** to support the local rural economy and encourage the employment opportunities it brings.

However, Encirc would encourage the emerging INP to recognise the vital role that larger industrial and manufacturing employers, such as Encirc, play in the local economy. As stated previously, Encirc makes a significant contribution to the local jobs market, providing 850 full-time jobs across a range of occupations and skill-levels; generating the equivalent of £30.7m salary expenditure, much of which is recycled into the local economy. A recommended additional objective, acknowledging the role of Encirc and the other industrial and manufacturing employers, is set out after Objective 8.

Objective 8 To improve air quality and reduce noise pollution in order to positively impact on the health and wellbeing of our community. **Encirc supports the objective** to improve local air quality and reduce noise pollution. Encirc have a volunteer-led Environmental Committee that meets bi-monthly to discuss any environmental improvements that can be made. Part of Encirc's environmental policy is 'Protecting the local and wider environment from pollution from emissions to air, land, and water from its activities.' Pg 4/4 19049357v2 As mentioned earlier, Encirc is a responsible neighbour and takes air quality and noise pollution issues very seriously and seeks to minimise its impact as much as possible. For example, Encirc has recently undertaken a furnace rebuilt to improve emissions outputs and has installed additional abatement plant to improve air quality emissions further. Coupled with that, the continued use of the rail head for importing raw materials reduces the number of HCV movements associated with the site thus reducing the impact of the development from an air quality and noise perspective.

Any policies designed to achieve this objective should not be overly prescriptive and ensure consistency with CLP1 Policy SOC5 and CLP Policy DM30, which safeguard human health and quality of life from adverse impacts of development, such as noise, air and light pollution.

Suggested Additional Objective It is recommended that a new objective is added to acknowledge the regionally significant employers that are located within the INP boundary, such as Encirc, CF Fertilisers and other industries within Protos Park. These employers make a significant economic contribution, not just to Ince, but the wider Cheshire and North West economy. The objective wording is suggested as follows: "To actively support the major industrial employers in Ince which make a significant contribution to local and regional economy and provide large-scale employment opportunities." **Conclusion** This representation response has set out Encirc's general support for the preparation of a Neighbourhood Plan for Ince. Encirc request that the Neighbourhood Plan compliments the policies contained in the CLP1 and CLP2 without being too prescriptive or seeking to duplicate the existing policies. We request that an additional objective is included in the INP which acknowledges the regionally significant employers that are located in its area and the associated economic benefits that these industries bring to Cheshire and the North West. The INP should seek to work with these industries and support their economic potential. We trust that these representations will be fully considered in the formation of the emerging INP. We would be grateful if you could keep us informed as to the details of the next stage of consultation. Should you have any questions or wish to discuss these representations further, please do not hesitate to contact me. Yours sincerely Max Kidd-Rossiter-planning

Appendix 5 CF's response to Vision and Objectives

urban imprint

CF fertilizer response
to 2nd
Survey
30/11/20

Urban Imprint Limited
16-18 Park Green
Macclesfield
Cheshire
SK11 7NA

PLANNING
EXCELLENCE
AWARD 2018

Ince Neighbourhood Plan
c/o Ince Parish Council

Sent via email: chrismoorejackson@btinternet.com
cc. to: Catherine.morgetroyd@cheshirewestandchester.co.uk

30th November 2020

Our Ref: 20-023

Dear Chris and Catherine,

Re: Ince Neighbourhood Plan – CF Fertilisers response to consultation

Thank you for the invitation to respond to consultation for the Ince Neighbourhood Plan. Please find below some background to CF Fertilisers (hereinafter referred to as CFF) and the site at Ince, answers to your survey questions and some additional thoughts.

Context to these comments:

CFF occupy a large site to the far east of the Parish of Ince. CFF's principal asset is their fertiliser production plant accessed from Station Road, Ince, which includes not only the production facilities, but also offices, storage and distribution infrastructure for their product. The facility includes a number of pipelines, including one for the transfer of ammonia from a dock facility on the Manchester Ship Canal to the north-west of the site.

The complex employs in the region of 450 people, many who live locally (some in the village of Ince) and supports a myriad of other local people from haulage contractors to local tradespeople. This is one of only two such facilities the whole of the UK and as such it has an important role to play within both the local and national economy.

The CFF site is subject to detailed environmental and health and safety controls, including a series of health and safety consultation and safety zones (associated with what is known as a Control of Major Accident Hazards (COMAH) licence) that require them to support and safeguard the safety of those living, working and visiting much of the Parish area. Further details of this are publically available, however, if you would like further information on this we would be pleased to provide it. They are not the only operator who have a COMAH licence that effects the Parish.

The site currently sits in some isolation, however, the Resource Recovery Park (including the Protos energy from waste facility) is currently being constructed to the north-west of the site and the large Encirc Glass plant is to the south-west on the site of the former Ince Power Station. There are also a number of local plan allocation for flexible industrial and commercial use. Collectively these areas will account for approximately 40% of the parish of Ince. It should be noted that CFF have previously objected to the scale of development being proposed in this area given its potential to restrict their future operation.

In answer to the questions on page 8 of the questionnaire:

Type of business: Fertiliser plant and associated offices and distribution facilities

Years operating in Ince: The plant was established in 1965 - the original site was managed by Imperial Chemical Industries (ICI) and has been owned and managed by CFF since 2015

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Company no. 8059162 registered in England and Wales | Registered office 82 Reddish Road, Stockport, SK5 7QU

Number of employees: 450+ direct employees (the wider employment figures are much larger and include supply chain, maintenance and other support staff)

Comments on the vision and objectives within the Second Questionnaire (August 2020)

The following comments in response to the vision and objectives presented on pages 4 – 6 of the questionnaire. In short, having examined the vision and objectives that are presented CFF would be unable to offer support to the neighbourhood plan. Should the overall direction of travel continue as outlined then it is considered that the neighbourhood plan would fail to meet the basic conditions. This is principally since it does not reflect the adopted Local Plan (parts 1 and 2) and would not deliver sustainable development given the existing characteristics of the parish.

We would direct the neighbourhood planning team to paragraph 81 and 82 of the National Planning Policy Framework (NPPF). Paragraph 81a sets out the approach which is missing from the neighbourhood plan. It states that: *"Planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration."*

The objectives as set out are likely to undermine the effective operation of the plant at Ince and deliver of economic development envisaged on a series of existing and allocate employment sites. It is considered that the objectives need to be substantially revisited to reflect more accurately the parish's context. There is also a concern that the current objectives seek to support small scale development and enhancement of community and visitor use of the countryside. Development of this type would likely create issues for CFF and other existing industrial and commercial operators within the Parish. Detailed comments are set out below.

Detailed comments on vision and objectives

Vision – Strongly Disagree: Whilst the vision may reflect the views and aspirations of the small village of Ince this does not effectively reflect the parish as a whole. A significant portion of the Parish includes a number of large industrial and petro-chemical installations (CFF being just one) and a number of the Council's strategic employment sites and the Resource Recovery Park. The nature of development that would be brought forward would not reflect both Cheshire West's policy aspirations for this area, but and importantly for CFF, also the nature of the current employment operations within the parish.

As a result, if this vision leads the development of the neighbourhood plan it is unlikely that it would be able to meet the basic conditions as it would not reflect the current planning policy for the area, nor would it result in sustainable economic development. Before we could support the overall vision there would need to be a much clearer recognition of the role played by local strategic employers (including CFF) in this community, and the opportunities these provide not only locally but strategically as part of the Local Economic Partnership (LEP).

Objective 1 – Agree: This is a sensible and proactive aim and reflects the approach advocated by local and national planning policies.

Objective 2 – Agree: This is a sensible and proactive aim and reflects the approach advocated by local and national planning policies, however it lacks specificity and could link better to local features and spaces.

Objective 3 – Agree: This is a sensible and proactive aim and reflects the approach advocated by local and national planning policies, however it lacks specificity and links to local features and spaces.

Objective 4 – Disagree: Whilst this is a sensible objective and one that reflects the local and national policy agenda, it should be noted that the development proposed through the CWaC Local Plan (part 1 and 2) and approved developments will irrevocably change the nature of the landscape and the setting. This needs to be considered as part of the setting of your objectives. It is unlikely that the existing features will be able to be enhanced or protected and thus the objective should be to manage this landscape rather than to protect and enhance what exists in aspic. Whilst CFF have no plans at present to expand or overhaul their complex at Ince, any plans and policies that may prejudice future operations cannot be supported.

Objective 5 – Disagree: Whilst this is the only objective that actively acknowledges the wider parish's development context, this objective is limited in its overall scope being focused only on local needs rather than strategic need – therefore this includes very few of the developments that are to come forward and are approved. The objective is far

too insular and limited to be effective. It should link with the aspirations for this area within the Local Plan and the LEP. We recommend that this objective is fundamentally re-assessed to ensure that it reflects the strategic importance of the parish's employment assets (existing and proposed).

Objective 6 – Disagree: Whilst the aspirations of this objective are laudable, there are a number of COMAH licenced operators in this area – including CFF. With this in mind public health and safety is a primary concern, and managing this interface is something that is of great concern to CFF. Any objective that would actively encourage or promote more people using the area (especially where this is in an unmanaged manner) within the COMAH licenced area is an increased risk for the company and those users and would be robustly resisted.

It is recommended the objective should be focused on maintaining and enhancing the existing routes so that they are more effectively managed to balance the risks and allow for use by local people.

Objective 7 – Strongly Disagree: This objective clearly ignores the current economic context for the local area and proposed economic development aspirations as set out within the Local Plan and approved planning applications. The economic context for this parish is not of the type that is described by this objective. Unless this objective is considerably overhauled it risks developing a plan that would be counter to both the prevailing economic context of the area and the approach set out by the allocations within the Local Plan and may undermine the overall future viability of existing employment installations – including CFF.

Small scale employment could be supported within the village and within farmsteads, however, the strategic development sites and the existing employment uses (including CFF) need to be acknowledged either as part of a reworking of this objective or as part of a new objective.

As an aside, CFF would support an objective that recognised that the area is 'saturated' in terms of economic development due to the current allocations and the needs and operational requirements of the existing employment areas. Therefore, it is considered that the protection and enhancement of existing facilities should be more fully acknowledged and promoted.

Objective 8 – Agree: This is a sensible and proactive policy and reflects the approach advocated by local and national planning policies.

Other comments:

Having considered the vision and objectives for this neighbourhood plan, it is clear that they do not reflect the parish as currently exists - the neighbourhood plan appears to turn its back on over 50% of land in the parish that is used for petro-chemical and industrial processes. There is a requirement which is handed down from national and local policy to ensure that these existing employment sites are safeguarded and supported economically. CFF - and some of the neighbouring uses - have very specific requirements that will need careful consideration to ensure that are accommodated in the plan making process

Whilst it is accepted that there is a tension between the 'village life' of the village of Ince and this wider strategic employment context this is something that the neighbourhood plan needs to be responsive to in order to ensure that it meets the basic conditions, especially with regard to economic development. Currently, the parish's context is depicted as being a 'rural economy' whilst the planning context shows that it has a much wider strategic role. If the neighbourhood plan does not wish to deal with these wider strategic matters, perhaps all allocated and approved strategic sites should be excluded from the neighbourhood plan area.

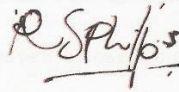
We would like to reassure that the rationale behind these comments and engagement in this process is to ensure that CFF's asset is effectively protected from inappropriate nearby development. Further economic growth is likely to bring with it further complications for the safe and effective management of the existing hazardous facility. It should be noted that the levels of growth proposed for this area were the subject to a detailed objection by CFF in 2018 to the Local Plan Part 2. We would be happy to provide you with these objections if you would find them useful.

Concluding points

CFF would welcome a continued dialogue with the team drafting the neighbourhood plan and stand by to explain and engage positively with developing a plan that could support the existing local employers and recognises the national importance of the facilities within the east of the parish. We urge a more effective 'balance' is taken within the drafting of this plan between recognising and supporting existing assets and delivering the community's aspirations for a 'rural' lifestyle.

Please do not hesitate to contact us if you have any queries or wish to discuss any of the matters raised in further detail. Thank you again for inviting CFF to comment on and engage with your emerging neighbourhood plan. We would appreciate being kept up to date with your progress and given the opportunity to engage throughout the process.

Yours sincerely



Bob Phillips MTCP (Hons) MA-UD MRTPI
Director, Planner and Urban Designer
bob@urbanimprint.co.uk

Sent via email only

Appendix 6 Agenda for Industry Zoom meetings

Ince Neighbourhood Plan Zoom Meeting, Wednesday , March 17th 2021(Peel)

Meetings held with Peel and also with CF

- 1. Present/apologies**
- 2. Reason for meeting being called**
- 3. Ince Neighbourhood Plan Timeframe**

See project plan

4. Areas of Focus

Heritage /Wildlife and Biodiversity /Greenspaces

5. Work completed to date

CAA/CWT/Air Pollution/ Non-designated assets

6. Work to be completed

Greenspaces and views/Footpaths and Bridlepaths /policies on the above reports
in connection with the objectives set

7. Next steps

- Complete all reports
- Check all objectives are covered and all policies are watertight
- PC open meetings /6 week consultation period/referendum

8. AOB

Appendix 7 Minutes of Peel Zoom meeting

Ince Neighbourhood Plan Zoom Meeting Minutes

Wednesday ,2.00pm March 17th, 2021

1. Present

Ince Neighbourhood Plan group: Ray Hassell, Chris Jackson

Peel NRE Development Surveyor- Lois Kay

Senior Planning Officer at Turley- Amy Longmore

Estates Director at Peel L & P- Rosie Wilson

2. Reason for meeting being called

The aim of the meeting was to go through the Process of the Neighbourhood Plan, its focus and the timeframe/process involved to inform Peel NRE. Lois mentioned that Peel was not aware of the Plan until the survey came out in September 2020. Chris explained that the initial survey was sent out to residents only as its aim was to see what concerns/likes/dislikes they had about the Parish. Furthermore, the situation of 2020 had held the group back considerably at the start of the process. Ray mentioned that the survey was an appropriate time to involve local industry and that the intention of the NPlan group is to involve everyone in the drawing up of the Plan. There will undoubtedly be concerns from both sides about the Plan but working closely together on this should alleviate such concerns. We all want the same outcome which is a better environment for all.

Rosie admitted to having been on the backfoot when she first heard about the Plan but understood where the NPlan group was coming from now that it had been explained.

Everyone agreed that good communication was paramount to the success of the Plan.

3 Ince Neighbourhood Plan Timeframe

Chris explained the process below

Project plan outline

- 1. Discuss need for /appropriateness of a Neighbourhood Plan**
- 2. Set up Steering group /subgroups**
- 3. Send out initial questionnaire to residents**
- 4. Analyse questionnaire**
- 5. Report back to residents on initial questionnaire**
- 6. Draw up vision and objectives based on analysis**
- 7. Send out survey in connection with objectives /vision**
- 8. Get quotes from consultants**
- 9. Acquire grant**

10. **Gather evidence**
11. **Record who is consulted with and their responses**
12. Draft the policies and justifications
13. Plan publicity event where people can view the plan
14. Print draft plan and do pre-submission 6-week consultation (Reg 14).
Plan goes to CWaC
15. Ask CWaC if the Plan needs a formal Strategic Environmental Assessment (if so a 6-week consultation period follows with English Heritage and the Environmental Agency)
16. Plan a pre-submission consultation (needed if changes made)
17. Amend Plan accordingly, if needed
18. Prepare a Basic Conditions Statement
19. CWaC review the Plan and publicise it for a further 6-week consultation period
20. CWaC submit the Plan for independent examination
21. Plan may need modifying following examination and details publicised
22. CWaC organise Referendum
23. If a YES vote, then the Plan is Made by CWaC
24. Steering Group decide how to implement the Plan and monitor it.

The whole Plan can take, on average, 3 years to produce from start to finish.

It was mentioned that Lois, Amy and Rosie would like to help with the objectives of the Plan by being actively involved with any decisions made.

It was suggested that Peel would like to have pre-consultation meetings with the NPlan group. Chris said she would check this with CWaC and Community Action who are supporting the Plan. This is somewhat off at the moment. The needs of the Community must be considered and the NPlan group realise that there is a fine balance between what the residents want and what Peel may want.

The residents of Ince are concerned about a variety of issues which led to the objectives being made. Our aim is to give them as much information as possible to alleviate this concern. Chris said how encouraging it was that 67% returned the 2nd survey and she felt this was due to the NPlan group doing face to face meetings with every resident.

The process outline as seen in the Timeframe was useful.

4 Areas of Focus

The main areas of focus are: Heritage /Wildlife and Biodiversity /Greenspaces.

Chris outlined each area briefly.

Heritage -the Plan aims to preserve what we have of our historic village. We have lost so much over the years and we feel we need to keep what we have left.

There are over 26 assets listed in the Parish and several that we would like listed. The group has drawn up a list of Non-designated assets around the village which include buildings, items of interest and pieces of land. The aim of the list is to offer protection to these assets. Within this list are "Positive Contributors" which although not listed add to the character of the village and therefore need protection. The aim is also to extend the Conservation Area in order to give the village further protection.

Wildlife and Biodiversity-the Plan aims to encourage and promote wildlife by protecting their habitats. Cheshire Wildlife Trust has produced a document which sets out what wildlife we have in the Parish and what can be done to protect and enhance it.

Greenspaces -the Plan aims to protect greenspaces which have been identified as being important to the residents of the village.

Lois mentioned that Chris Meredith and Natalie Webb have been carrying out work for Peel in relation to biodiversity. She said that she would send the NPlan group this information to assist us. Apart from Goldfinch Meadow and Snipe Haven, Peel will be creating 3 further ecology areas as part of phase 2 infrastructure works which are underway this year. The aim of these areas is to create suitable habitats for wading birds from the estuary and for water voles. Unfortunately, these will not be for public access as this would cause damage to the habitats and species. Peel and Cheshire Wildlife Trust have plans to hold Open Days for these areas at some point in the future.

The Greenspaces group has also been looking at "Lost Footpaths". This has been with the help of the Conservation Officer at CWaC. Chris explained that there are several lost footpaths and bridlepaths being investigated. Lois said that if any were found to be on or around Protos land would we let her know as she could look into this.

5 Work completed to date

Chris explained that so far, the documents below have been completed but are receiving a few minor alterations

CAA-Conservation Area Appraisal

CWT-Cheshire Wildlife Trust Appraisal of Wildlife and Biodiversity in the Parish

Non-designated assets-a list of items, buildings and land which need extra protection.

Air Pollution- a report based on current pollution levels and possible future concerns for the Parish.

Lois mentioned that there has been an independent report produced by Protos for the

Protos Air Quality Forum. This can be found on the Protos website www.protos.co.uk/community This resulted in current monitoring of particulates in the area at an air quality monitoring station in Helsby .

Chris said that Air Pollution featured as a high priority on the initial questionnaire analysis. Ray mentioned that the report gave us reason for concern but that challenges were not insurmountable. Lois asked whether the NPlan group was in communication with Stanlow as she is aware that they have meetings with the community also. Chris said that she was on the Essar/Stanlow Community forum along with Andy Eardley.

6 Work to be completed

*Greenspaces and views

*Footpaths and Bridlepaths

*Policies on all the reports in connection with the objectives set

Chris mentioned that letters would be going out to tenants and owners of any item/building /greenspace that was on the non-designated list and greenspaces list. This letter will give details of what is being done and how and when people can comment on this. Lois said to send any letters for Peel to her.

7. Next steps

- Complete all reports
- Check all objectives are covered and all policies are watertight
- PC open meetings /6-week consultation period/referendum

8 AOB

Lois, Amy and Rosie requested that they be kept informed of any developments and that another meeting could be held at a later date to discuss to Plan further. Lois offered to set up a meeting as she has a Zoom account. Chris and Ray said that they would be kept informed as appropriate and another meeting would be a good idea. The meeting closed at 3.00pm

Appendix 8 Minutes of CF Zoom meeting

Ince Neighbourhood Plan Zoom Meeting Minutes

Tuesday, May 25th, 2.00pm 2021

1. Present

Ince Neighbourhood Plan group: Ray Hassell (chair), Chris Jackson (vice-chair)

CFFertilizers: Debbie Baker-Public Affairs director

2. Reason for meeting being called.

The aim of the meeting is to go through the Process of the Neighbourhood Plan, its focus and the timeframe/process involved to inform CFFertilizers.

3. Ince Neighbourhood Plan Timeframe

Chris went through the Project plan outline which explained how the group was set up and how the residents were very keen to support the Plan.

It was explained that the initial survey was sent out to residents only as its aim was to see what concerns/likes/dislikes they had about the Parish. Ray mentioned that the 2nd survey was an appropriate time to involve local industry and that the intention of the NPlan group is to involve everyone in the drawing up of the Plan. We aim to work together with our Industrial neighbours as we see them as part of our community. We all want the same outcome which is a better environment for all.

It was explained that we had used consultants to help with the plan.

Kathryn Sather Associates -Heritage work

Cheshire Wildlife Trust -Wildlife and Biodiversity

Air Pollution Consultants -Air pollution report

Project plan outline

- 1 Discuss need for /appropriateness of a Neighbourhood Plan.**
- 2 Set up Steering group /subgroups.**
- 3 Send out initial questionnaire to residents.**
- 4 Analyse questionnaire.**
- 5 Report back to residents on initial questionnaire**
- 6 Draw up vision and objectives based on analysis.**
- 7 Send out survey in connection with objectives /vision.**
- 8 Get quotes from consultants.**
- 9 Acquire grant.**
- 10 Gather evidence.**
- 11 Record who is consulted with and their responses.**
- 12 Draft the policies and justifications.**

- 13 Plan publicity event where people can view the plan.
- 14 Print draft plan and do pre-submission 6-week consultation (Reg 14).
Plan goes to CWaC.
- 15 Ask CWaC if the Plan needs a formal Strategic Environmental Assessment (if so a 6-week consultation period follows with English Heritage and the Environmental Agency)
- 16 Plan a pre-submission consultation (needed if changes made)
- 17 Amend Plan accordingly, if needed
- 18 Prepare a Basic Conditions Statement
- 19 CWaC review the Plan and publicise it for a further 6-week consultation period.
- 20 CWaC submit the Plan for independent examination.
- 21 Plan may need modifying following examination and details publicised.
- 22 CWaC organise Referendum.
- 23 If a YES vote, then the Plan is Made by CWaC
- 24 Steering Group decide how to implement the Plan and monitor it.

The whole Plan can take, on average, 3 years to produce from start to finish.

The residents of Ince are concerned about a variety of issues which led to the objectives being made. Our aim is to give them as much information as possible to alleviate this concern. Chris said how encouraging it was that 67% returned the 2nd survey and she felt this was due to the NPlan group doing face to face meetings with every resident.

Debbie felt that the process outline, as seen in the Timeframe, was useful.

Chris asked about CF's return comments on the survey as Josephine Gregory (Associate Planner and Urban Designer) had sent back some objections to our Vision and Objectives (Vision and 4 /8 objectives disagreed with). Debbie said that she was unaware that this had gone out before Chris mentioned it to her in an e mail. She was embarrassed about this and said that she had already spoken to Josephine. Debbie also mentioned that she would investigate this further through their legal counsel and let us know the outcome. Chris agreed to resend the e mail from Josephine to Debbie.

Debbie said that she was heartened by our comments that we consider our industrial neighbours as part of our community. She also offered support for any projects we might plan through CF's Charity support group. It was agreed that a "Hands On" approach from CF would make the villagers feel that they were receiving good support from our industrial neighbours.

4. Areas of Focus

The main areas of focus are: Heritage /Wildlife and Biodiversity

/Greenspaces/Air Pollution.

Chris outlined each area briefly.

Heritage -the Plan aims to preserve what we have of our historic village. We have lost so much over the years and we feel we need to keep what we have left. There are over 26 assets listed in the Parish and several that we would like listed. The group has drawn up a list of Non-designated assets around the village which include buildings, items of interest and pieces of land. The aim of the list is to offer protection to these assets. Within this list are "Positive Contributors" which although not listed add to the character of the village and therefore need protection. The aim is also to extend the Conservation Area in order to give the village further protection.

Wildlife and Biodiversity-the Plan aims to encourage and promote wildlife by protecting their habitats. Cheshire Wildlife Trust has produced a document which sets out what wildlife we have in the Parish and what can be done to protect and enhance it.

Greenspaces -the Plan aims to protect greenspaces which have been identified as being important to the residents of the village.

Debbie mentioned that CF no longer own any greenspaces as they sold their land to Peel Holdings recently.

Air Pollution: the plan aims to monitor pollution in the future in order to prevent it rising above the standards expected.

Ray mentioned that recent developments in and around the Parish of Ince had led to air pollution reaching the upper limits of those acceptable standards. It was hoped that industry would be aware of this as we do not want any further increases.

Debbie asked for a copy of the report which Chris agreed to send out. Any final NPlan reports should be available on the Ince Parish Council website.

Debbie mentioned that industry should make available their air pollution reports for public access.

5. Work completed to date.

Chris explained that so far, the documents below have been completed.

CAA-Conservation Area Appraisal

CWT-Cheshire Wildlife Trust Appraisal of Wildlife and Biodiversity in the Parish

Non-designated assets-a list of items, buildings and land which need extra protection.

Air Pollution- a report based on current pollution levels and possible future concerns

for the Parish.

It was mentioned earlier that Consultants had been used to help create the reports but that the Steering group had collected a large amount of evidence to support the Plan too.

6. Work to be completed.

*Greenspaces and views

*Footpaths and Bridlepaths

*Policies on all the reports in connection with the objectives set.

Chris mentioned that letters would be going out to tenants and owners of any item/building /greenspace that was on the non-designated list and greenspaces list. This letter will give details of what is being done and how and when people can comment on this.

7. Next steps

- Complete all reports.
- Check all objectives are covered and all policies are watertight.
- PC open meetings /6-week consultation period/referendum
- All interested will get the chance to comment on the Plan, but Industry will not have a vote.

It was reinforced again how we felt that CF, along with our other industrial neighbours, are all part of our community. We would like support from them and we, in exchange, will offer our support where we can. Debbie once again offered support in the form of monetary help (£500-£1000 available on request) and physical help from the Charity group, when established.

8. AOB

There was no further business, but Debbie was thanked for her support and she in turn thanked Chris and Ray for inviting her to the meeting. The meeting ended at 2.45pm

Appendix 9

Letters to owners and tenants of Green Spaces

Dear ,

You may be aware that Ince Parish Council is putting together a draft Neighbourhood Plan, which once adopted through a public referendum will be a statutory document that will guide planning decisions in the parish until 2030.

As part of this process, local residents were asked what they valued most about living in Ince; and its history and heritage were rated highly by respondents, as was concern for the future of our greenspaces within the Parish.

The Parish Council accordingly set up a Green Spaces group to look at which green spaces could be considered suitable for protection. The National Planning Policy Framework (NPPF 2021) allows communities to identify and protect green spaces of particular importance to them. The task facing the Green Spaces Working Group has been to identify the many green spaces across the parish, and to assess their suitability for designation as a Local Green Space as defined in the National Planning Policy Framework. Our initial survey identified over 25 possible green sites across the parish ranging from grass roadside verges to open fields. Our next job was to draw up a set of criteria which would comply with the NPPF and against which each space on the long list would be assessed. The selection criteria have been designed to provide clarity and consistency to the site assessment process. Sites which are already allocated for development in the Local Plan cannot be included. Whilst this excluded many of the green spaces looked at, there are many which can still be protected in the future.

After the selection criteria were applied to the long list, we were left with 15 potential Local Green Spaces- **including list belonging to owners / rented by tenants** . We then carried out a detailed assessment of each site, looking in particular at how they scored in

terms of close proximity to the village, beauty, historical significance, recreational value, richness of wildlife, tranquillity and supporting the local economy. The assessments were based on evidence gathered from a combination of fieldwork and documentary research.

On completion of the assessments, the 15 sites were found to fulfil the majority of conditions laid out in our selection criteria. This list was then sent out to all residents of the village as part of a survey to ascertain their thoughts and opinions. There was a 60% return of the surveys with no green space receiving less than 95% vote in favour of protection. This result indicates that the sites on our shortlist were much valued by local residents reflecting the beauty, history, and ecological diversity of our village.

(Please see www.inceparishcouncil.uk for a copy of the Green Spaces full report. On the website go to Neighbourhood Plan and find the document **Ince Neighbourhood Plan Green Spaces Document June 2021**).

We hope you'll be delighted that your land is regarded as an important green space that plays a key role in the character of Ince. And the draft Neighbourhood Plan is just that - a draft - so there's plenty of time for you to supply us with your comments when the Parish Council holds a 6-week consultation on the draft plan early in 2022 (We'll let you know the exact dates). We will welcome and consider all comments and amend the plan where appropriate. Cheshire West and Chester Council will also be undertaking an additional six-week consultation after that, where further representations on the draft plan can be made. The draft plan will then be examined by an independent examiner, who will consider all comments before determining whether the plan should proceed to a referendum, with or without modifications.

Yours faithfully, **Ince Neighbourhood Plan Team**

Appendix 9.1

Letter sent out to owners and tenants of Positive Contributors

Dear ,

You may be aware that Ince Parish Council is putting together a draft Neighbourhood Plan, which once adopted through a public referendum will be a statutory document that will guide planning decisions in the parish until 2030.

As part of this process, local residents were asked what they valued most about living in Ince ; and its history and heritage were rated highly by respondents, helping to define the village and giving it its unique ‘sense of place’.

The parish accordingly commissioned an independent assessment of all the heritage assets within Ince through a consultancy group, Kathryn Sather and Associates (specialists in heritage work). During this review Kathryn and her colleagues discovered that there were several buildings of historical merit within the parish which didn’t benefit from any statutory designation - including your own. (Please see www.inceparishcouncil.uk for a copy of their full report. On the website go to Neighbourhood Plan and find the CAA document and Non-Designated assets document).

As one of the objectives of the Neighbourhood Plan is to ensure our local heritage assets are preserved so they can continue to play a key role in the character of Ince , Kathryn Sather Associates have recommended creating a ‘local list’ of these properties for inclusion in our draft Neighbourhood Plan.

Within the local list there is something called” **A Positive Contributor**” A positive contributor is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor a non-designated heritage asset. They are classed as

heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration. A single building, group or landmark can be classed as a positive contributor. **List the address of Positive Contributor**

By identifying your property as locally important in this way, there would be no additional restrictions or special consents required from you as the owner - the usual planning rules would apply, including permitted development. (**Listed building consent would not be required**). However any works to your property that required planning permission would need to recognise their historic or architectural interest and be sensitive to that. But then research has shown that buildings which retain their historic features in good order hold their value better than those which have been unsympathetically altered. (For further information on local listing, please see

<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>).

We hope you'll be delighted your property is regarded as an important local asset that plays a key role in the character of Ince . And the draft Neighbourhood Plan is just that – a draft – so there's plenty of time for you to supply us with your comments when the Parish Council holds a 6 week consultation on the draft plan early in 2022(We'll let you know the exact dates). We will welcome and consider all comments and amend the plan where appropriate. Cheshire West Council will also be undertaking an additional six week consultation after that, where further representations on the draft plan can be made. The draft plan will then be examined by an independent examiner, who will consider all comments before determining whether or not the plan should proceed to a referendum, with or without modifications.

Yours faithfully, **Ince Neighbourhood Plan Team**

Appendix 9.2

Letter sent out to owners and tenants of the Non- Designated assets

Dear,

You may be aware that Ince Parish Council is putting together a draft Neighbourhood Plan, which once adopted through a public referendum will be a statutory document that will guide planning decisions in the parish until 2030.

As part of this process, residents were asked what they valued most about living in Ince; and its history and heritage were rated highly by respondents, helping to define the village, and giving it its unique 'sense of place'.

The Parish Council accordingly commissioned an independent assessment of all the heritage assets within Ince through a consultancy group, Kathryn Sather, and Associates (specialists in heritage work). During this review Kathryn and her colleagues discovered that there were several buildings of historical merit within the parish which didn't benefit from any statutory designation – **including Address /item to be placed on non-designates assets list.** (Please see www.inceparishcouncil.uk for a copy of their full report. On the website go to Neighbourhood Plan and find the CAA document and Non-Designated assets document).

As one of the objectives of the Neighbourhood Plan is to ensure our local heritage assets are preserved so they can continue to play a key role in the character of Ince, Kathryn Sather Associates have recommended creating a 'local list' of these properties for inclusion in our draft Neighbourhood Plan.

By identifying your property as locally important in this way, there would be no additional restrictions or special consents required from you as the owner - the usual planning rules would apply, including permitted development. (**Listed building consent would not be required**). However, any works to your property that required planning permission would need to recognise their historic or architectural interest and be sensitive to that. But then research has shown that buildings which retain their historic features in good order hold their value better than those which have been unsympathetically altered. (For further information on local listing, please see

<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>).

We hope you'll be delighted your property is regarded as an important local asset that plays a key role in the character of Ince. And the draft Neighbourhood Plan is just that – a draft – so there's plenty of time for you to supply us with your comments when the Parish Council holds a 6 week consultation on the draft plan early in 2022(We'll let you know the exact dates). We will welcome and consider all comments and amend the plan where appropriate. Cheshire West and Chester Council will also be undertaking an additional six-week consultation after that, where further representations on the draft plan can be made. The draft plan will then be examined by an independent examiner, who will consider all comments before determining whether the plan should proceed to a referendum, with or without modifications.

Yours faithfully,

Ince Neighbourhood Plan Team

Appendix 10

Representations from Regulation 14 pre-submission consultation

General Comments			
No.	Respondent	Comment	Steering group response
1	CWaC - Planning Policy	Overall the draft NP is very good and seems to cover all the main issues, it is supported by detailed evidence which is well-linked to the policies. The Council recognises the significant amount of community consultation and work which has been undertaken in the preparation of the Plan. In general, the Plan has been positively prepared and reflects the NPPF and adopted Local Plan.	Noted, with thanks.
2	CWaC - Planning Policy	All maps should be on an Ordnance Survey base map with OS licence agreement. We can help with production of maps where required. Where relevant, we have attached specific maps to support comments.	Thank you very much. We will include OS base maps with OS licence agreement, with your kind offer of help, in the final version of the plan.
3	CWaC - Planning Policy	All policy wording should be clear, concise and unambiguous for a decision maker. Several policies refer to weighing benefits against harm or loss - these are matters for the decision maker, when looking at the Plan as a whole.	Noted. Policies will be amended following advice and comments received at this regulation 14 stage.
3	CWaC - Planning Policy	After policy ECON2, to conclude the Plan there could be a conclusion or a section on Monitoring, or Appendices as appropriate.	Noted - appendices, or links to background documents, will be included as appropriate.
4	Lichfields for Encirc	We welcome the INP's introductory text, which acknowledges the strategic employment in the area that are safeguarded by CLP1 Policy STRAT4. This includes the Land at Encirc Glass allocation (CLP2 Policy EP2.A), which falls just outside of the INP boundary. Encirc has ambitions to develop this allocation for its intended employment use.	Noted with thanks. No action required.

		The INP will not form part of the statutory development plan for any future application on this allocation because it is outside the INP boundary. Nonetheless, our comments on the policies are made in the context of safeguarding Encirc's future development interests at its facility as a whole.	
5	Urban Imprint for CF Fertilisers	The overall impression given by the draft Neighbourhood Plan ignores the nationally significant role of the CF Ince Plant and neighbouring industries in the Parish. There is no mention of these land uses within the vision or objectives and the importance of these industries as local employers is not recognised. We therefore consider that the document does not give an accurate account of the character and nature of the Parish and the land use activities which take place within it and therefore fails to meet the basic conditions, specifically 'd. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development'.	Disagree. The Neighbourhood Plan does mention the strategic employment in the area. The Neighbourhood Plan has a policy (ECON2/ ECDEV2) on Employment and Industrial development. The Basic Conditions Statement that accompanies the submitted version of the plan details how the plan contributes to the achievement of sustainable development. No action required.
6	Office for Nuclear Regulation	No comments regarding the Neighbourhood Plan	Noted. No action required
7	Sports England	No comments regarding the Neighbourhood Plan	Noted. No action required
8	Marine Management Organisation	No comments regarding the Neighbourhood Plan	Noted. No action required
9	The Ministry of Defence	No comments regarding the Neighbourhood Plan	Noted. No action required
10	Welsh Water	No comments regarding the Neighbourhood Plan	Noted. No action required
11	Severn Trent Water	No comments regarding the Neighbourhood Plan	Noted. No action required
12	Natural Resources	No comments regarding the Neighbourhood Plan	Noted. No action required

	Wales		
13	Highways England	No comments regarding the Neighbourhood Plan	Noted. No action required
14	Canal and River Trust	No comments regarding the Neighbourhood Plan	Noted. No action required
15	National Grid	No comments regarding the Neighbourhood Plan	Noted. No action required
16	Natural England	No comments regarding the Neighbourhood Plan	Noted. No action required
17	The Coal Authority	No comments regarding the Neighbourhood Plan	Noted. No action required
18	Homes England	No comments regarding the Neighbourhood Plan	Noted. No action required
19	Historic England	No specific comments re the Neighbourhood Plan, with general suggestions of what should be included and looked at. Historic England do state that preparing the plan is an important opportunity to put an appraisal of the area in place to clearly set out its special interest, thus informing any plan policies to protect and enhance it. Historic England are therefore pleased that the plan is accompanied by an up-to-date Conservation Appraisal for Ince.	Noted. No action required
20	Helsby Parish Council	We support the proposed Ince Neighbourhood Plan. The plan looks very comprehensive and obviously reflects a lot of hard work and community input. Although the parishes of Helsby and Ince only share a very short boundary out on the marsh, a lot of issues you flag about industrial encroachment, air quality and maintaining wildlife corridors are relevant to us too.	Noted, with thanks. No action required.
21	Ty Newydd Farms	It was all very interesting and I enjoyed the historical part. I didn't feel in view of the fact that I own two small parcels of bare land in Ince and no longer any property, that I was in opposition to	Noted with thanks, no action required.

		contribute in any meaningful way.	
22	Resident 5	Agree with all policies.	Noted with thanks, no action required.
23	Resident 6	Agree with all policies.	Noted with thanks, no action required.
24	Resident 7	All policies agreed with.	Noted with thanks, no action required.
25	Resident 8	All policies agreed with.	Noted with thanks, no action required.
26	Resident 9	All policies agreed with.	Noted with thanks, no action required.
27	Resident 11	Agree with all policies.	Noted with thanks, no action required.
28	Resident 12	Agree with all policies.	Noted with thanks, no action required.
29	Resident 13	Agree with all policies.	Noted with thanks, no action required.
30	Resident 14	Agree with all policies	Noted with thanks, no action required.

Vision

No.	Respondent	Comment	Steering group response
31	CWaC - Planning Policy	<p>The vision could mention this relates to the areas of the Parish in green belt and countryside. As worded, there could be a slight conflict with the parts of the parish allocated to meet strategic development requirements, or land occupied by major employers.</p> <p>For example: "The traditional character of our small rural parish, within the green belt and countryside, will be retained and enhanced".</p>	<p>Agreed - amend the Vision, as suggested to read -</p> <p>The traditional character of our small, rural parish, within the green belt and countryside, will be retained and enhanced. Future development will reflect our community's needs and aspirations, and enhance the quality of life whilst respecting and preserving local landscape, historic features and natural assets. Ince will be an excellent place to live, work, visit and enjoy walking, cycling and horse riding. The environment will enhance the health and wellbeing of our village which will be a tranquil setting with a strong sense of community.</p>
32	Urban Imprint for CF Fertilisers	<p>Vision-Strongly Disagree Whilst the vision may reflect the views and aspirations of the small village of Ince this does not effectively reflect the parish as a whole. A significant portion of the Parish includes a number of large industrial and petro-chemical installations (CFF being just one) and a number of the Council's strategic employment sites and the Resource Recovery Park. The nature of development that would be</p>	<p>Please see amendments to the Vision as detailed in response to comment 31. The addition of the word 'work' has been added to reflect the point that many people do work in Ince. The Basic Conditions Statement that accompanies the submitted version of the plan details how the plan contributes to the achievement of sustainable development and meets the other Basic Conditions. There is no prescription of issues that must be included in a Neighbourhood Plan vision. The vision</p>

		<p>brought forward would not reflect both Cheshire West's policy aspirations for this area, but and importantly for CFF, also the nature of the current employment operations within the parish. As a result, if this vision leads the development of the neighbourhood plan it is unlikely that it would be able to meet the basic conditions as it would not reflect the current planning policy for the area, nor would it result in sustainable economic development. Before we could support the overall vision there would need to be a much clearer recognition of the role played by local strategic employers (including CFF) in this community, and the opportunities these provide not only locally but strategically as part of the Local Economic Partnership (LEP)</p>	<p>has been the subject of consultation with residents, and has been well supported. No action required.</p>
33	Turley on behalf of Peel	<p>This vision is considered to generally conform with the 'Vision' of LPP1, in terms of setting ambitions to create a desirable and attractive place to live. However, it does not acknowledge the existing and future role of Ince parish as a place to work (principally through Protos). Given that Protos provides a large number of jobs, including high quality roles, and can contribute positively to the quality of life of residents this should be recognised, particularly as close proximity to employment can make a positive contribution to the sustainability of Ince. This is specifically recognised in SO2 of the LPP1 and is the basis of policy START1 which seeks to 'enable development that improves and meets the economic, social and environmental objectives of the</p>	<p>Please see amendments to the Vision as detailed in response to comment 31. The addition of the word 'work' has been added to reflect the point that many people do work in Ince. There is no prescription of issues that must be included in a Neighbourhood Plan vision. The vision has been the subject of consultation with residents, and has been well supported. No action required.</p>

		<p>borough'. The INP vision does not specifically reflect the LPP1 Vision in respect of commitment to adaptation to climate change, sustainable resource use and waste management. This is despite Cheshire West and Chester having declared a climate emergency in May 2019 and the very real challenges of climate change the world faces. Furthermore, SO15 of the LPP1 implores a positive approach by 'supporting action on climate change, including the energy generation from low carbon and renewable resources'.</p> <p>Support for renewable energy use and generation and promoting the re-use, recovery and recycling of materials is also provided by Policy START1 of the LPP1 (and through LPP2 as Protos is specifically safeguarded for a multi-modal resource recovery park and energy from waste facility). The INP Vision should acknowledge and support the positive role that Protos can make in generating low carbon energy and in the sustainable management of waste.</p>	
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Objective 1			
No.	Respondent	Comment	Steering group response
34	Urban Imprint on behalf of CF Fertilisers	This is a sensible and proactive aim and reflects the approach advocated by local and national planning policies	Noted with thanks, no action required.

Objective 2			
No.	Respondent	Comment	Steering group response
35	Urban Imprint on behalf of CF Fertilisers	Agree. This is a sensible and proactive aim and reflects the approach advocated by local and national planning policies, however it	Noted with thanks, it is considered that the policies which lead on from this objective are locally specific. No action required.

		lacks specificity and could link better to local features and spaces.	
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Objective 3			
No.	Respondent	Comment	Steering group response
36	Urban Imprint on behalf of CF Fertilisers	This is a sensible and proactive aim and reflects the approach advocated by local and national planning policies, however it lacks specificity and links to local features and spaces.	Noted with thanks, it is considered that the policies which lead on from this objective are locally specific. No action required.

Objective 4			
No.	Respondent	Comment	Steering group response
37	Urban Imprint on behalf of CF Fertilisers	Whilst this a sensible objective and one that reflects the local and national policy agenda, it should be noted that the development proposed through the CWaC Local Plan (part 1 and 2) and approved developments will irrevocably change the nature of the landscape and the setting. This needs to be considered as part of the setting of your objectives It is unlikely that the existing features will be able to be enhanced or protected and thus the objective should be to manage this landscape rather than to protect and enhance what exists in aspic. Whilst CFF have no plans at present to expand or overhaul their complex at Ince, any plans and policies that may prejudice future operations cannot be supported.	Disagree. The objective is considered appropriate as drafted. Please see response to comment 86 on Policy NAT1 - Wildlife Sites, Wildlife Corridors and Biodiversity which may address your concerns. No action required.

Objective 5			
No.	Respondent	Comment	Steering group response
38	Urban Imprint on behalf of CF Fertilisers	Whilst this is the only objective that actively acknowledges the wider parish's development context, this objective is limited in its overall scope being focused only on local needs rather than strategic need - therefore this includes very	This comment relates to an earlier consultation. The objective was amended following earlier consultations to read 'to support renewable energy sources which benefit our local community impacting favourably on health and wellbeing with emphasis on

		few of the developments that are to come forward and are approved. The objective is far too insular and limited to be effective It should link with the aspirations for this area within the Local Plan and the LEP. We recommend that this objective is fundamentally re-assessed to ensure that it reflects the strategic importance of the parish's employment assets (existing and proposed)	improving the quality of air and reduction in noise pollution. It is considered that the objective is appropriate as drafted. No action required.
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Objective 6			
No.	Respondent	Comment	Steering group response
39	Urban Imprint on behalf of CF Fertilisers	Whilst the aspirations of this objective are laudable, there are a number of COMAH licenced operators in this area - including CFF. With this in mind public health and safety is a primary concern, and managing this interface is something that is of great concern to CFF. Any objective that would actively encourage or promote more people using the area (especially where this is in an unmanaged manner) within the COMAH licenced area is an increased risk for the company and those users and would be robustly resisted. It is recommended the objective should be focused on maintaining and enhancing the existing routes so that they are more effectively managed to balance the risks and allow for use by local people.	Disagree. It is considered that this objective is appropriate as drafted. However, please see response to comment 144 regarding amendments to Policy FBC1 - Footpaths, Bridleways and Cycleways which may address your concerns.

Objective 7			
No.	Respondent	Comment	Steering group response
40	Urban Imprint on behalf of CF Fertilisers	This objective clearly ignores the current economic context for the local area and proposed economic development aspirations as set out within the Local Plan and approved	Amend objective 7 to read 'To actively support our rural economy that enables and encourages small scale employment opportunities and agricultural development, and to

		<p>planning applications The economic context for this parish is not of the type that is described by this objective. Unless this objective is considerably overhauled it risks developing a plan that would be counter to both the prevailing economic context of the area and the approach set out by the allocations within the Local Plan and may undermine the overall future viability of existing employment installations - including CFF. Small scale employment could be supported within the village and within farmsteads, however, the strategic development sites and the existing employment uses (including CFF) need to be acknowledged either as part of a reworking of this objective or as part of a new objective</p> <p>As an aside, CFF would support an objective that recognised that the area is 'saturated' in terms of economic development due to the current allocations and the needs and operational requirements of the existing employment areas.</p> <p>Therefore, it is considered that the protection and enhancement of existing facilities should be more fully acknowledged and promoted.</p>	<p>ensure that appropriate industrial development is directed to the strategic employment sites.'</p>
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Objective 8			
No.	Respondent	Comment	Steering group response
41	Urban Imprint on behalf of CF Fertilisers	This is a sensible and proactive policy and reflects the approach advocated by local and national planning policies.	This objective was merged with objective 5 following earlier consultations. No action required.

Policy HER1 - Heritage			
No.	Respondent	Comment	Steering group response
42	CWaC -	The policy wording should read "the	Agreed - amend Policy HER1 -

<p>Planning Policy</p>	<p><i>most recent designated Ince Conservation Area Appraisal and Audit of Non-designated heritage assets..." We support the explanation, which identifies that this is being updated / reviewed alongside the NDP, but the process for designation is separate to that of the NDP and undertaken by CWAC. This change will future-proof the Plan of any subsequent changes, which are subject to separate approval by CWAC.</i></p> <p>For clarity, and to ensure terminology aligns with legislation, local plan and NPPF, the policy could clearly separate out proposals affecting designated heritage assets (linked to DM46, DM47, DM50) and non-designated heritage assets (DM48)</p> <ul style="list-style-type: none"> • DM46 - Conservation Areas - <u>preserving or enhancing</u> the character or appearance of that area, taking account of the significance of heritage assets. • DM47 - Listed Buildings - 1. <u>conserve the significance</u> of a listed building and its setting, securing its optimum viable use; 2. <u>preserve or enhance</u> a listed building or structure, and any curtilage • DM48 - Locally Listed Buildings - In line with Local Plan (Part Two) policy ENV 5, development proposals will be encouraged and supported where they are designed to <u>preserve or enhance the significance</u> of non-designated • Para 7.9 'positive contributors' - clarity should be provided on the status of these linked to DM48, and whether these would eventually form part of the 	<p>Heritage to read -</p> <p>Proposals will be supported if they preserve or enhance Ince's designated and non-designated heritage assets. Proposals will be supported which preserve or enhance the character or appearance of Ince's Conservation Area, taking account of significant heritage assets. Proposals will be supported which preserve or enhance Ince's listed buildings, structures or any curtilages, and which conserve the significance of a listed building and its setting, securing its optimum use. Reference should be made to the most recent designated Conservation Area Appraisal or any updated versions.</p> <p>Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.</p> <p>The historic integrity of the landscape and component heritage features and assets should be preserved, and the interpretation of these features will be promoted and supported where this would not be at odds with the conservation of these assets.</p> <p>In relation to any buildings or structures which may be included on a local list of heritage assets, development proposals will be encouraged or supported where they are designed to preserve or enhance</p>
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		local list	<p>the significance of these non-designated assets. Reference should be made to the most recent Audit if Non-Designated Heritage Assets in the Parish of Ince, Cheshire, or any updated versions.</p> <p>Amend the first sentence of Para 7.9 to read 'In addition to the list of non-designated heritage assets, a small number of buildings and structures have been identified as 'positive contributors' which are not included on the local list.'</p>
43	CWaC - Conservation Officer	The term of 'preserve or enhance' rather than protect and enhance or conserve or enhance, would better mirror the relevant legislation, align with the Local Plan and NPPF.	Agreed. Please see amendments to policy HER1 detailed above, in response to comment 42.
44	CWaC - Conservation Officer	HER1 wording on benefits outweighing harm: I'm not sure on the legal position on whether benefits outweighing harm have to be 'substantial', or whether they just have to be judged to outweigh. These are matters for the decision maker.	Noted - the word substantial has been removed. Please see amendments to policy HER1 detailed above, in response to comment 42.
45	CWaC - Conservation Officer	7.6 The local list will also be available from the Cheshire Historic Environment Record (CHER).	Noted - amend the final sentence of para 7.6 to read 'A list of Ince's Locally Listed Buildings will be available from Ince Parish Council and the Cheshire Historic Environment Record (CHER).'
46	CWaC - Conservation Officer	7.8 I'd be more comfortable with 'significance' in place of 'special status'. Please note locally listed buildings are generally still subject to permitted development rights. DM 47 also uses 'conserve the	<p>Noted - please see amendments to policy HER1 - Heritage detailed above, in response to comment 42.</p> <p>Amend para 7.8 to read 'The purpose of the local list is to ensure that care is taken over</p>

		significance' in relation to listed assets.	<p>decisions affecting the future of these buildings, and that their significance is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest. Although it is not necessary to apply for Listed Building Consent for works to a locally listed building, and locally listed designations are still generally subject to permitted development rights, planning decisions should consider the impact of proposed development on all heritage assets whether designated or not. The importance of protecting these assets is to ensure that their significance is considered in planning decisions.</p>
47	CWaC's Archaeology Planning Advisory (APAS) Officer:	<p>I note that heritage and conservation are considered in Part 7 of the draft plan and that this section contains a number of policies associated with these themes. Much of the section is concerned with the historic built environment and this is entirely appropriate as the content and emphasis of the plan are matters for those compiling the document. There is, however, acknowledgement of features of archaeological interest in the parish and, in particular, Paragraph 7.5 notes that Ince Manor and the site of the small Roman fort to the north of the village are both designated as Scheduled Monuments and are, therefore, of National Significance. In addition, these two sites are depicted on Figure D on Page 21, alongside other Heritage Assets noted in the Plan. This treatment of archaeological</p>	<p>Noted - Ince is fortunate to have archaeological features in the parish. No action required.</p>

		matters seems entirely appropriate and APAS has no further comments on the draft plan.	
48	Turley on behalf of Peel	Policy HER 1 is not proportionate and is inconsistent with the NPPF in two key respects. It does not differentiate between designated and non-designated heritage assets, nor does it differentiate between varying levels of harm (substantial and less than substantial).	Agree. The policy has been amended and addresses these concerns. Please see response to comment 42.
49	Resident 2	<p>Ince has an interesting history. Over the many years, since the Domesday Book it can be seen how history has developed. King Edward stayed at the Monastery which was lovingly looked after by the monks. The fields were tended by them using the rich soil for growing crops and the orchards for fruit. These parcels of land still exist in the village, farmed locally. This land, so much a part of the history, should be protected.</p> <p>Much of the marsh land, also used for food gathering, has been lost to large industrial development. It's important that what remains of Ince, and its surroundings are taken away for further development. The buildings which are listed and the ones which are designated as local assets, should be further protected as should the green spaces in order to maintain the look and feel of the village.</p>	Noted with thanks, no action required.
50	Non-Resident 3	Ince is a lovely village with a history that needs preserving	Noted with thanks, no action required.
51	Resident 4	Heritage is very important in our village, and it needs protecting.	Noted with thanks, no action required.
52	Resident 10	Ince has a fascinating history. From a strategic look out in Roman times, to providing the monks of Ince monastery and Chester Cathedral with food supplies, to provisions for the grand Ince Hall, it has provided	Noted with thanks, no action required.

		employment in agriculture to residents, and been a place of rural tranquillity. This has been lost in more recent times through large industrial development. It's essential that what remains of this village and its surroundings are not further eroded. Whilst there are already a number of buildings and assets that have listed status, many more need preserving to ensure the look and feel of the village remains as one of a rural, agricultural Village.	
53	Resident 13	The views of or from Heritage sites should also be taken into account.	We believe we have covered all the heritage sites and we have to remember that the views must be accessible to the public.
54	Resident 15	I feel it is very important to maintain the heritage, history, distinct sense of identity and the active agricultural working environment of the village and I fully support the policies.	Noted with thanks, no action required.

Policy HER2 - Ince Conservation Area			
No.	Respondent	Comment	Steering group response
55	CWaC - Planning Policy	The Council's Local Plan seeks to protect the borough's Conservation Areas for their special architectural or historic interest. In line with the legislation and NPPF para 191 any proposals to designate and / or extend Conservations Areas should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest. The appraisal prepared will be reviewed by the Council's Total Environment team to determine whether the area proposed justifies designation	<p>Noted - the potential boundary revisions have been consulted upon, in cooperation with CWaC, separately to the Neighbourhood Plan process. CWaC will be considering the responses to the consultation before deciding whether the boundary should be amended. The final decision re the boundaries has not yet been finalised.</p> <p>It is believed that the policy does future proof any potential changes to the designated Conservation Area. The first paragraph of Policy HER2 will be slightly amended to read 'Development proposals in the most recently designated Ince Conservation Area (Figure E) must demonstrate</p>

		<p>in line with the relevant legislation in due course. Any potential revisions to the boundary would be taken forward by CWaC, separate to/alongside the NDP process. In view of these separate processes, the policy should refer to the most recently designated Conservation area.</p> <p>The policy wording 'take account of' could be amended/ strengthened, or cross referenced to relevant local plan policies.</p>	<p>how they have considered the Ince Conservation Area Character Appraisal 2021, or any updated version, and must preserve or enhance the character or appearance of the area, taking account of the following: '</p>
56	CWaC Conservation Officer	We support the proposed extension to the conservation area boundary in principle subject to consultation responses.	Noted, with thanks. The potential boundary revisions have been consulted upon, in cooperation with CWaC, separately to the Neighbourhood Plan process. CWaC will be considering the responses to the consultation before deciding whether the boundary should be amended. No action required.
57	Turley on behalf of Peel	Our representations to Ince Conservation Area Appraisal have been made under separate cover but are also included with the representations to the Ince Neighbourhood Plan. There is a need to make a distinction between those areas that are of special interest and comprise an integral part of the conservation area (i.e. The Square, the churchyard of St James Church and the former parkland of Ince Hall) and areas beyond that and at the fringe of the designated area that are not of special interest and comprise its setting	Noted. CWaC will be considering comments received on the Ince Conservation Area. separately to the Neighbourhood Plan process. No action required.
58	Resident 2	<p>A conservation area is important to a village steeped in history. If we remove greenspaces, we cannot replace them; once they are lost, they are lost forever.</p> <p>It's so important to conserve our history.</p>	Noted with thanks, no action required.
59	Non-Resident	The Conservation area should be	Noted with thanks, no action required.

	3	extended as the whole village has such special features	
60	Resident 4	The whole village needs to be in a Conservation area as its special.	Noted with thanks, no action required.
61	Resident 10	A conservation area helps to retain the look and feel of the history of the village. Once removed, they cannot be replaced. It's essential. Where there were previously 10 working farms in the parish, only 2 remain as working farms. Without conservation, to protect the surrounding areas, this will further dwindle. The village is surrounded by large industry, which is gnawing away at everything the village once was.	Noted with thanks, no action required.
62	Resident 13	Any large grass verges should be encouraged to wildflower and spring bulbs to enhance the appearance and biodiversity within the Parish	We have plans to do this starting with the entrance to the village. We have asked for planning permission to plant trees along this stretch of grass.
63	Resident 15	I feel that it is important to main the historic nature and setting of the village of Ince. It is a working farming village and the layout, the historic buildings, the public spaces, and public footpaths draw people to the village for recreation and exercise which are very important for health and well-being	Noted with thanks, no action required.

Policy HER3 - Views and Setting of Ince Conservation Area			
No	Respondent	Comment	Steering group response
64	CWaC - Planning Policy	These important views linked to the CAA, should be shown and labelled on a map in the plan, or as an appendix, to help decision makers.	Agreed - a map will be included in the submitted version of the Neighbourhood Plan, detailing significant views.
65	CWaC - Planning Policy	We note that policy NAT2 Identifies 'significant views' across the Parish, these two policies should be clearly distinct and not duplicate each other.	The reference to HER3 will be removed from policy NAT 2.

66	CWaC - Planning Policy	As above, use of the wording 'most recently designated' may be simpler. Does 'take account of' fully reflect the intention of the policy.	Amend the first paragraph of policy HER3 to read - Development proposals in the most recently designated Ince Conservation Area (Figure E) must demonstrate how they have considered the Ince Conservation Area Character Appraisal 2021, or any updated version, and should preserve or enhance the following:
67	CWaC - Planning Policy	Typo - the final bullet point duplicates bullet 2.	The final duplicated bullet point of Policy HER3 will be deleted.
68	CWaC - Planning Policy	Figure E add date (2004). Could add an additional map for 2021 updates proposed (depending on timings for revising the CA boundary by CWAC).	The date will be added to Figure E (2004). The Conservation Area amendments have not been finalised prior to the submission of the Neighbourhood Plan,
69	Lichfields for Encirc	The Ince Conservation Area Appraisal, prepared by Kathryn Sather & Associates, recommends that the Conservation Area boundary is extended towards the southeast ('extension A'). In principle, Encirc does not oppose the proposed extension towards its facility because views between 'extension A' and the Encirc facility are extremely limited, owing to the thick mature woodland area that separates them. The purpose of Policy HER3 is to protect the specified views into and out of the Ince Conservation Area by managing development within the Conservation Area. Therefore, Encirc does not oppose Policy HER3 because it does not impact the part of its facility that falls within Ince, as it is located outside of the defined Conservation Area boundary. It is noted that CLP1 Policy ENV5 (Historic Environment) already safeguards the character and significance of areas of acknowledged heritage importance. CLP2 Policy DM46 (Development in	Noted with thanks. No action required.

		Conservation Areas) requires development within or affecting the setting of Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. These policies already form part of the development plan and recent planning applications at Encirc have been considered to be in accordance with them.	
70	Turley on behalf of Peel	To ensure consistency with Historic England guidance on the setting of heritage assets, the Policy must make it clear that views and setting are not heritage assets, nor a heritage designation, although land comprising a setting may itself be designated.	Agree. Add a sentence at the end of the policy to read 'Views and setting are not heritage assets, nor a heritage designation, although land comprising a setting may itself be designated.'
71	Resident 2	The views are all important to the village. Whilst we have industry on the one hand, we still have wonderful viewpoints on the other. Any development would spoil this. Ince, (Ynys is Welsh for island) was believed to have been an island, at one point, many years ago, and the views help remind us of this.	Noted with thanks, no action required.
72	Non-Resident 3	A beautiful setting which should not be spoilt. There are such lovely views throughout.	Noted with thanks, no action required.
73	Resident 4	Views are what makes the village lovely, so we need to retain what we have.	Noted with thanks, no action required.
74	Resident 10	The views are an intrinsic part of the village, and create the rural open feeling. They also provide an important relationship with surrounding landmarks, defining a geographical sense of place.	Noted with thanks, no action required.
75	Resident 15	I fully support maintaining the views in and around the village. These are part of the charm of the village the many walkers and cyclists who use the area for exercise and recreation.	Noted with thanks, no action required.

		They are also part of the history of the village, views which have remained the same for many years	
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Policy LGS1 - Local Green Spaces			
No.	Respondent	Comment	Steering group response
76	CWaC - Planning Policy	LGS1 policy is supported providing that privately owned sites have been identified and landowners have been consulted, and it is demonstrated the sites meet NPPF paragraph 102 criteria.	Noted - landowners have been consulted, and it is considered that the sites meet the criteria in the NPPF. For further details, please see the Green Spaces Document which provides further details of ownership, and how it is considered that the local green spaces designated meet the NPPF criteria. This can be viewed at https://www.inceparishcouncil.uk/wp-content/uploads/2021/11/ince-green-spaces-document.pdf
77	CWaC - Planning Policy	The NDP should include a map(s) showing clear boundaries for the protected local green spaces. These could be in an appendix, or through an update to Figure F. We attached a revised map of the Draft LGS identified, but these detailed boundaries should be checked for accuracy and alongside any other landowner feedback or supporting evidence.	Thank you for the map. A map will be included in the Neighbourhood Plan, along with a link to the Green Spaces document which also includes maps of the proposed designations.
78	CWaC - Planning Policy	Further information will be required on the following sites for them to be taken forward in the Plan: LGS3, LGS5, LGS10, LGS11, LGS12, LGS15. This includes clear boundaries as it is unclear if they are wholly within green belt (LGS5, LGS10, LGS15), landownership/ developer feedback, appropriateness of sites within strategic allocations (LGS11), clarity of how these sites could meet NPPF para 102 criteria (LGS10), or the cumulative nature of sites adjacent each other	Further information on the sites mentioned (LGS3, LGS5, LGS10, LGS11, LGS12, LGS15) have been included in an updated Green Spaces Document as requested, to provide further justification for their inclusion. The steering group had help from Aecom, to help to justify and finalise the Local Green Space report. Following Aecom's help, the following changes will be made to the Neighbourhood Plan - Amend policy LGS1 to read

		<p>(LGS2, LGS3). The recommendations in the supporting evidence report should be clear.</p> <p>LGS 11 - This site is within strategic allocations ENV8, STRAT4, ECON1, EP1 and EP6. Although it forms part of one of the ecological/landscape mitigation areas at Protos, as it falls within a strategic allocation of the Local Plan we would like to understand the landowner/ developer views, and whether it's designation could impact on future development.</p> <p>The NP group contacted CWAC in December 2021 regarding Draft LGS within our ownership and we provided an informal response. In addition, we have received comments from Environmental Commissioning below.</p> <p>The following are within CWAC ownership: LGS6. The following are identified as open space designations under policy SOC6 of the Local Plan: LGS1, LGS6, LGS13.</p>	<p>'The following sites are designated as Local Green Spaces, in line with NPPF paragraphs 101 and 102, and Local Green Space guidance in PPG (followed by the list of sites).'</p> <p>Delete 'The areas listed below are designated as 'Local Green Spaces' which are protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space. Acceptable proposals which enhance the local green spaces and their function will be supported.'</p> <p>Delete the tables and photographs included in the Neighbourhood Plan, as they are extensively referenced in the Local Green Space report.</p> <p>Replace the second sentence of paragraph 8.2 to read 'Land designated as Local Green Space will benefit from development management policies consistent with those of Green Belts, as stated in NPPF paragraph 103 (2021).'</p>
79	CWaC - Environmental Commissioning Officer	<p>It would be useful if the Councils' Environmental Management Strategy could be referenced. This strategy includes three strategies (Parks and Greenspaces, Wildflower and Grasslands and Play). It was approved by cabinet in June 2021. We can provide a copy of this when the final version is available.</p>	<p>Agreed, add a final sentence to paragraph 8.2 to read 'The importance of green spaces to the Council is highlighted by the approval of Cheshire West and Chester Council's Environmental Management Strategy in June 2021, covering parks and greenspaces, wildflower and grasslands, and play.'</p>
80	Turley on behalf of Peel	<p>The proposed approach of policy LGS1 introduces an additional onerous set of requirements and does not recognise that appropriate development is acceptable within the Green Belt. In failing to comply with NPPF and</p>	<p>Disagree. Please see the Local Green Spaces report which indicates how the sites are considered to meet the requirements set out in the NPPF for Local Green Spaces. It is entirely appropriate to designate Local Green Spaces, even in the Green Belt. The</p>

		<p>strategic local plan policies, this aspect of the policy fails to meet the basic conditions for Neighbourhood Plan policies. In addition none of the nine sites assessed in the Local Green Spaces Review owned by Peel / Peel NRE meet the requirements set out in the NPPF / PPG for designation as LGSs and should be not designated.</p>	<p>Basic Conditions Statement that accompanies the Neighbourhood Plan details how the Neighbourhood Plan meets the Basic Conditions.</p> <p>AECOM considered that the candidate LGSs at Ince are considered to meet paragraph 102 a)'s requirements, given that all sites are within the parish and all sites are walkable, cyclable or ridable from the village centre, including Big Wood, the most distant LGS proposed (this is located 2.5 kilometres, or 1.5 miles from the village centre along PROWs and roads, which is considered a reasonable round-trip distance for a country walk).</p> <p>It is incorrect to assume that every criterion in paragraph 102 b) must be met in order for the land to be designated. In fact, the words 'for example' and 'or' in the NPPF text show clearly that the site need not meet all of the criteria in clause b). For instance some sites could be designated for their tranquillity even if they lack historical significance, or some for their recreational value even if not rich in wildlife. The Local Green Space report demonstrates how each proposed Local Green Space meets the criteria in clause b).</p> <p>Aecom highlighted that at Ince, the largest candidate site is the North Hills, at 5.78 hectares. Furthermore, all of the candidate sites were considered, in AECOM's view, to be proportionate to the size of the settlement and neighbourhood area. AECOM is also aware of LGSs being designated in Neighbourhood Plans elsewhere in England that are significantly larger than the candidate sites in Ince (for example, Loveden Hill, at Hough-on-the-Hill in Lincolnshire, which is an existing LGS 19.2 hectares in size). As such, AECOM considered</p>
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			that the Ince LGS candidates could be found to meet paragraph 102 c)'s requirements.
81	Resident 2	<p>The green spaces are used by more than just our villagers, they are used by people coming in from other villages. This has increased since lockdown. The green spaces are used by horse owners, dog owners, walkers, and cyclists alike, on a regular basis.</p> <p>It is a known fact that having space to use, such as mentioned above, is good for health and wellbeing. Non-residents have commented on the wonderful spaces that can be used or just viewed. Having such space around you makes you feel good. People come to the village for this reason.</p>	Noted with thanks, no action required.
82	Non-Resident 3	I walk my dog in Ince as the quiet lanes are great. I agree with all the green spaces being protected.	Noted with thanks, no action required.
83	Resident 4	All need protecting for future generations. We have lost so much already.	Noted with thanks, no action required.
84	Resident 10	<p>The green spaces are used by residents, and non-residents alike. Walkers, cyclists, and horse riders are regularly seen on the pathways, and routes across the fields and marshes. The parish field and reservoir are in daily use by dog walkers and local families. Being outdoors in green spaces is known to be good for mental health and well-being. With a government commitment to climate change, it is imperative that these are maintained.</p>	Noted with thanks, no action required.
85	Resident 15	I fully support the policy. The views and green spaces identified are of great importance to the community of Ince, allowing residents to have direct access to areas connecting them to the	Noted with thanks, no action required.

		environment. They are also key areas which will continue to help support the local nature and wildlife.	
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Policy NAT1 - Wildlife Sites, Wildlife Corridors and Biodiversity			
No.	Respondent	Comment	Steering group response
86	CWaC - Planning Policy	<p>NAT1 is supported by encouraging biodiversity net gain. The identification of 15km buffer zones around distinctive habitats and wildlife corridors (Figures H and I) however is overly restrictive in the parts of the Parish covered by strategic land allocations ENV8/STRAT4/ECON1/EP6/EP2. This will conflict with general conformity. We welcome reference to this wider context in paragraphs 9.12-9.15 of the Draft Plan. However, we would recommend amendments to policy NAT1 to ensure this is positively worded, considers local plan context and provides clarity to decision makers. NPPF para 29 states that neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.</p> <p>We attach a map to show the relationship with the CWAC ecological network in policy DM44.</p> <ul style="list-style-type: none"> The majority of the Parish is within a core area - proposals in buffer zones within core areas should minimise adverse impacts from pollution or disturbance. Whilst policy DM44 as shown on the interactive map does not identify wildlife corridors for Ince Parish, we support the NP in providing this additional local detail if it would not conflict with 	<p>Agree. Amend the title of Policy NAT 1 to 'Wildlife Sites, Indicative Wildlife Corridors and Biodiversity'</p> <p>Amend policy NAT 1 to read 'Development must have regard to Cheshire West and Chester Local Plan policies ENV4 and DM44. The local wildlife sites (Figure G), the areas of high distinctiveness (Figure H) and the indicative wildlife corridor network shown on Figure I shall be protected from inappropriate development unless it can be demonstrated that the benefits of development clearly outweigh the impact it is likely to have on the site and the wider network of sites. The enhancement of these sites will be supported. The indicative wildlife corridors, buffer zones and areas of high distinctiveness apply outside of the strategic allocations (see Figure B) and extant planning permissions.</p> <p>Areas identified on Figure H as supporting high distinctiveness habitat, which are not covered by strategic land allocations in the Cheshire West and Chester Local Plan (policies ENV8/ STRAT4/ ECON1/ EP6 and EP2) shall be protected by at least a 15m buffer zone. Development likely to have an impact on protected sites (statutory and non-statutory), protected/priority species, priority habitats or geological sites must be accompanied</p>

		<p>strategic allocations, extant planning permissions and where it is supported by robust evidence. The policy should clearly reference to Local Plan policies ENV4 and DM44. The references to ecological survey should meet DM44 and industry standards - the current NAT1 wording suggests this is only required in areas of medium distinctiveness, whereas ecological survey/consideration will also be required in other parts of the Parish. This might include bird surveys, to determine the potential for any likely significant effects on the designated features of the Mersey Estuary SPA/Ramsar. Policy DM44 also references the use of the latest DEFRA metric calculation to deliver net gain.</p>	<p>by an Ecological Assessment to meet the requirements of Cheshire West and Chester Local Plan policy DM44 and industry standards. This may include bird surveys to determine the potential for any likely significant effects on the designated features of the Mersey Estuary SPA/Ramsar.</p> <p>The indicative wildlife corridor network which lies out of the strategic land allocations in the Cheshire West and Chester Local Plan (policies ENV8/ STRAT4/ ECON1/ EP6 and EP2) shall be protected by a 15m buffer zone. New developments must, where possible, not create divisions between existing indicative wildlife corridors (Figure I) and where possible should contribute to the creation of new or improved links.</p> <p>Development proposals where the primary objective is to conserve or enhance biodiversity shall be permitted.</p> <p>New developments shall demonstrate a net gain in biodiversity using a biodiversity metric calculation and avoidance/ mitigation strategies. Compensatory measures (for example biodiversity offsetting) will be required if a net loss of biodiversity is required.</p>
87	CWaC - Planning Policy	<p>Figure G - aligns with the Local Plan (Part One) policy ENV4 interactive map includes the Local Wildlife Site designations. Please check the map transparency and ensure all designations are visible, e.g. Ramsar and SPA designations.</p> <p>Figure H - The map of high distinctiveness includes the strategic allocation at Ince</p>	<p>It is noted that the maps show the indicative wildlife corridor, buffer zones and areas of high distinctiveness. Amendments are made to highlight these apply only outside of the strategic allocations and extant planning permissions (see policy NAT1 and para 9.4. A map of Local Plan strategic allocations has been included as Figure B.</p>

		<p>Park/Protos, and is restrictive. We suggest removing reference to this map from the policy.</p> <p>Figure I - The wildlife corridors do not take into account Local Plan allocations or extant planning permissions/ masterplans for major development within the Parish. The explanation in 9.11 says this buffer only applies 'in places' but the policy wording does not reflect this and should be amended. These could be referred to as 'indicative wildlife corridors' to provide flexibility.</p> <p>Figure K - it is not necessary to include this map if Figure G is updated.</p>	
88	CWaC - Planning Policy	<p>Para 9.7 - land at Station Road Ince is allocated for employment under Local Plan (Part Two) policy EP2.G. This would conflict with the recommendation for a potential/candidate LWS.</p>	<p>The potential local wildlife site is identified on Figure G. Para 9.7 will be amended to read</p> <p>'A potential local wildlife site was identified within the Neighbourhood Plan area, abutting the Station Road Railway Local Wildlife Site which lies immediately adjacent to the Neighbourhood Plan boundary. The site is a large expanse of open mosaic habitat offering suitable habitat for reptiles such as the common lizard. However, this land is allocated for employment under Local Plan (Part Two) policy EP2.G. and so at this time it is not appropriate to be included as a Local Wildlife Site. If the employment allocation does not become developed, it is hoped that the site's designation as a local wildlife site could be revisited. If the site is developed, the wildlife value of the site must be considered in any proposals, along with an ecological evaluation and measures detailed as to how any adverse impacts are to be mitigated.'</p> <p>NB It is considered important to keep</p>

			the indicative wildlife corridors as continuous as possible, as advised in the Cheshire Landscape Character Assessment, rather than have gaps, to enhance their value to wildlife.
89	CWaC -Total Environment Team	<p>General comments on NAT1 and NAT3: The main policy is well thought out and brings to the front characteristics of the special wildlife features in the Parish of Ince (marshes, wetland bird, hydrology considerations), which should be the main focus of a Neighbourhood Plan; to add special local considerations and build on, not repeat, Local Plan policies already in place.</p> <p>The CWT report does very well in identifying local areas of biodiversity interest at a detailed scale and characterising those habitats. However, some of the recommendations are fundamentally in conflict with Local Plan allocations and so need to be revised, specifically, the wildlife corridor network, areas of high habitat distinctiveness and buffer zones, which restrict development so as to be unviable in these areas. It is pleasing to see a candidate Local Wildlife Site proposed, however, again this is in conflict with its proposal for an allocated site.</p>	Noted, with thanks. Please see amendments to policy NAT1, to take account of your concerns, as detailed above in response to comments 86-88.
90	Lichfields for Encirc	Encirc supports the objective of Policy NAT1 to protect and enhance local biodiversity. Encirc has adopted an Ecological Management Plan for its site, with the objective of enhancing the biodiversity across its facility and increasing the value of existing habitats. Encirc agrees that local wildlife sites, areas of high distinctive habitat and wildlife	Agreed. Policy NAT1 has been amended to address these concerns. Please see response to comments 86-88.

		<p>corridors should be protected, where possible.</p> <p>Some sections of the identified wildlife corridor network (INP Figure I) fall within Encirc's facility. Encirc will always seek to preserve natural assets, however achieving an arbitrary and unjustified 15m buffer around the wildlife corridor network will not always be possible, partly because some elements of the network already fall within 15m of existing development. Existing policies in the Local Plan facilitate development where it is not always possible to preserve the natural assets. For example, CLP2 Policy DM44 (protecting and enhancing the natural environment) states that development will be supported so long as there is no net loss to biodiversity. CLP2 Policy DM45 (Trees, Woodland and Hedgerows) states that where it is not possible to protect these natural assets, development proposals can include planting at a replacement ratio of 2:1.</p> <p>As such, Policy NAT1 does not accord with existing development plan policies where its states: 'The wildlife corridor network shall also be protected by a 15m buffer zone.' In order to ensure that Policy NAT1 accords with existing development plan policies, it should be rephrased to state: "Where possible, the wildlife corridor network shall also be protected by a 15m buffer zone. Where this in not possible, new or improved natural features should be created so that there is no net loss to biodiversity." INP Figure H shows a map of habitat distinctiveness. It is noted</p>	
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		<p>that a large area of 'Medium Value Habitat' is included within Encirc's boundary. Despite falling outside of the INP area, the Land at Encirc Glass (CLP2 Policy EP2.A) is identified as a 'Medium Value Habitat'. Policy NAT1 requires that areas of medium distinctiveness to be supported by a comprehensive ecological evaluation if they are put forward for development. As Figure H shows the wider area around Ince, the policy wording must be clear and state that this requirement relates to land within the INP area only. Notwithstanding this, future applications for development on the Land at Encirc Glass allocation (EP2.A) will be supported by an ecological appraisal in accordance with the requirements of the CLP2 Policy DM44.</p>	
91	Urban Imprint for CF Fertilisers	<p>This policy seeks to apply a 15m buffer around wildlife corridors restricting development. However, when viewing the map in Figure I, some of these corridors are located within or adjacent to the CF Ince Plant. This is clearly inappropriate on existing industrial land and the 15m buffer around these corridors is unimplementable. We also question the accuracy of some of the corridors identified particularly those within the land ownership of CF. We strongly object to this policy and wish for those corridors within or directly adjacent to the CF Plant to be removed from the policy.</p>	<p>Agreed. Policy NAT1 has been amended to address these concerns. Please see response to comments 86-88.</p>
92	Turley on behalf of Peel	<p>The policy conflicts with national policy and strategic policies in the Local Plan. In particular, the presumption against development within 15m of high distinctiveness</p>	<p>Policy NAT1 has been amended to address these concerns. Please see response to comments 86-88. In response to the Neighbourhood Plan, Peel commissioned a Biodiversity</p>

		<p>areas and wildlife corridor network is also found to be contrary to the NPPF and the Local Plan.</p>	<p>Review Report from Ramboll. The evidence base which informs the policies in the Neighbourhood Plan was a wildlife study undertaken independently by Cheshire Wildlife Trust, who are well respected and have undertaken similar surveys for numerous Neighbourhood Plans, using the same methodology and terminology. It is considered that the Cheshire Wildlife Report was professional and accurate.</p>
93	Resident 2	<p>The marshes have such a wide variety of birds, some quite rare. The marshes have been designated a place of special scientific interest. The birdlife can also be seen in the village green spaces too, particularly on the North Hills and Wood Farm field which are close to the estuary. For this reason, it is important that we protect these areas for the birdlife. We need to consider future generations having access to these birds.</p>	<p>Noted with thanks, no action required.</p>
94	Resident 4	<p>Saving the Environment is important.</p>	<p>Noted with thanks, no action required.</p>
95	Resident 10	<p>The parish has a great diversity of wildlife, unique to its setting. The marshes have been designated a site of special scientific interest. You only need to look at the birds of Frodsham marsh on Facebook to see the variety of species found here. It's imperative that areas are protected to allow these to flourish, and wildlife corridors provided to ensure they remain. The flocks of geese flying off the marshes, and murmurings of starlings are beautiful sights that should remain for future inhabitants.</p>	<p>Noted with thanks, no action required.</p>
96	Resident 15	<p>I fully support this policy. Some of the areas around the community of Ince are of high scientific</p>	<p>Noted with thanks, no action required.</p>

		significance and with the escalation of the impacts of climate change it is crucial that we do all we can to maintain, preserve, enhance, and protect our wildlife habitats.	
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Policy NAT2 - Landscape Character			
No.	Respondent	Comment	Steering group response
97	CWaC - Planning Policy	<p>NAT2 is supported but there is a potential concern as currently worded the extent to which the views protected by NAT2 might constrain development of allocated employment sites. There is a need to consider if this policy is intended to apply to the character and setting 'of the parish' as a whole, or whether it applies to areas of green belt and countryside under Local Plan STRAT9. NPPF para 137 states essential characteristics of Green Belts are their openness.</p> <ul style="list-style-type: none"> Criteria a: 'Conserve the remaining open, undeveloped areas of the marshes' - may be appropriate in areas of green belt and countryside under STRAT9. Does not align with strategic land allocations or extant permissions as worded, although landscape impacts are still relevant considerations. Criteria c: 'boundary treatments' - add 'wherever possible' to the policy (note that major employers may have specific requirements for safety/security/operational reasons). Criteria d: suggest deleting this criteria as covered through ECON2. Generally, we prefer the term 'employment' to 'industrial' development to cover a wider range 	<p>Amend policy Nat 2 to read 'In order to protect the identity of Ince Parish, new development in the greenbelt and open countryside must, where appropriate, respect and enhance the landscape character of the area, as defined in the CWAC Landscape Strategy (March 2016) - Part 1 and Part 2 Cheshire West and Chester Council - Local Plan (Part Two) evidence documents or any updated versions. Development will not be supported if it causes significant harm to the character or setting of the parish.</p> <p>Development should, where possible -</p> <p>a) Maintain the low density, scattered settlement pattern and the rural setting of the village, conserve the green spaces and hedgerows within the village, and in areas of green belt and open countryside, conserve the remaining open, undeveloped areas of the marshes.</p> <p>b) Respect the open, expansive and visually sensitive landscape of the estuary.</p> <p>c) Ensure that new boundary treatments and surfacing, wherever possible, recognise, respond to and reflect the traditional vernacular of existing landscape elements that</p>

		<p>of uses.</p> <ul style="list-style-type: none"> Final paragraph of policy could say 'expansive views across green belt'. A combined map of these significant views should be in the Plan, and cross referenced in the policy or explanation. NPPF para 137 states essential characteristics of Green Belts are their openness. This policy links to 'Ince significant views' (Ince Neighbourhood Plan group, July 2021) supporting evidence document. These views should be clearly distinct from those in policy HER2 which relate to the setting of the Conservation Area, linked to those identified in the Conservation Area Appraisal (2021). Correct title of the CWAC landscape character assessment is: CWAC Landscape Strategy (March 2016) - Part 1 and Part 2: Cheshire West and Chester Council - Local Plan (Part Two) evidence documents 	<p>define the landscape character, in order to prevent encroaching sub-urbanisation.</p> <p>In particular, the wide, expansive views across the green belt towards the marshes, estuary and the SSSI should be protected. New development should seek to maintain or reinforce these views. Significant views are detailed in the 'Significant Views within the Parish of Ince www.inceparishcouncil.uk Where development is likely to impact any significant views as detailed in the document, a Landscape Visual Impact Assessment or similar study should be undertaken to evaluate any impacts the proposal would have upon the landscape</p> <p>Include a map in the Neighbourhood Plan highlighting the views.</p>
98	Lichfields for Encirc	<p>Part D of Policy NAT2 states: "Ensure any industrial development is appropriately sited, designed and constructed to limit its influence on the rural setting and with extensive mitigation planting as necessary, and that wildlife corridors and buffers within industrial developments are protected and enhanced."</p> <p>It is unnecessary to repeat the provisions of Policy NAT1 (which seeks to protect and enhance wildlife corridors) in this policy, which relates to landscape character. As set out previously, it will not always be possible to protect the wildlife corridors and buffers within Encirc's boundary. However, where natural assets are impacted by development within</p>	<p>Agree. Criteria d has been deleted from Policy NAT2. Policy NAT2 has been amended. Please see the response to comment 97.</p>

		<p>Encirc's facility, mitigation and compensatory measures will be incorporated to ensure that there is no net loss for biodiversity. Notwithstanding the extremely limited views between Ince and Encirc's facility, Policy NAT2 and its explanatory text should recognise the inherent industrial character of the wider landscape. From a landscape perspective, future development at Encirc (that falls within the INP area) should be considered in the context of the existing industrial nature of the facility.</p>	
99	Turley on behalf of Peel	<p>The evidence base does not support the protection of the majority of views. Only seven views warrant protection. As such the proposed approach is contrary to the NPPF which requires landscapes to be protected in a manner commensurate with their statutory status or identified quality in the development plan.</p>	<p>Disagree. There is no set proforma, approach or template that must be adhered to by Neighbourhood Plan groups when considering views.</p>
100	Resident 2	<p>We realise that much of the industry plans are to go ahead but that remains on the site designated as Ince Industrial Park. This largescale plan must take account of the wildlife and provide corridors for it. It should also provide space for people to view the wildlife. This can be done safely and without too much cost in order to preserve our wildlife but, at the same time, give back what has been lost to resident who once enjoyed walking and riding amongst the wildlife.</p>	<p>Noted with thanks, no action required.</p>
101	Resident 10	<p>Whilst it's acknowledged that there has been a commitment to current development in the parish, this must not increase. Any development should be as originally planned, low level, arched and grassed roofing,</p>	<p>Noted with thanks, no action required.</p>

		not visible from the main roads through Ince to the estuary, and no further towards the village than currently. Sadly, much of the marshes and the woodland has been destroyed, which endangers the ecosystems that have survived for many years, and it's imperative that this must be compensated for - appropriately and adequately. At the same time, access for people must be provided, so that we can continue to enjoy the diversity of wildlife.	
102	Resident 15	I fully support the policy and the aims to maintain the land and landscape. It has been proven how crucial hedgerows and natural habitats are for our wildlife to survive. Without protection for our wildlife, our ecology system will start to breakdown, affecting farming and agriculture and food production, all of which is already under threat from the impacts of climate change and needs to be preserved by positive actions.	Noted with thanks, no action required.

Policy NAT3 - Design and Wildlife			
No.	Respondent	Comment	Steering group response
103	CWaC - Planning Policy	Criteria 'H' is mentioned in NAT1. Should be deleted to avoid repetition across policies where possible. As pointed out in NAT 1 comments, the wildlife buffers suggested are not practical in terms of conflict with allocated sites and so the report by CWT should be considered in the context of the Local Plan. It does not take into account allocated sites. Criteria f and g; is the policy	Delete criteria h) from policy NAT 3. Amend criterion f and g to read f) Direct surface drainage water from developed areas away from sensitive locations such as coastal and floodplain grazing marshes. g) Incorporate Sustainable Drainage Schemes (SuDS) which are useful in providing additional wildlife habitat

		wording clear for decision makers.	and preventing flooding. As they may still hold polluted water they should not drain directly into existing wildlife habitat unless the filtration system is extensive.
104	CWaC - Total Environment Team	"In order to protect and enhance the local wildlife, all development should, where appropriate and viable..." Could this be changed to "where possible", to align with DM44 wording?	Agreed. Amend the first section of Policy NAT3 to read In order to protect and enhance the local wildlife, all development should, where possible -
105	Lichfields on behalf of Encirc	Encirc supports the objective of Policy NAT3 to protect and enhance local wildlife. However, the policy is overly onerous in requiring 'all development' to deliver the list of measures set out in the policy. CLP2 Policy DM44 requires development that is likely to have an impact on protected sites, protected/priority species, priority habitats or geological sites to be supported by an ecological appraisal. These appraisals would recommend appropriate ecological mitigation and enhancement measures. Therefore, including a pre-determined list of measures for all developments is not appropriate and would undermine the provisions of existing development plan policies.	Disagree. It is considered important that all developments, where possible, seek to protect and enhance local wildlife. The criteria are taken from guidance arising from the Cheshire Wildlife Trust report and the Cheshire Local Landscape Character Assessment Landscape Strategy. No action required.
106	Turley on behalf of Peel	An approach to the protection of wildlife corridors which would better reflect guidance and national policies would be a refinement of the wildlife corridor network following detailed survey work and that details ecological assessments are undertaken as part of individual developments in order to minimise potential impacts on the network (and identify ways in which development can contribute to its enhancement).	Please see response to comment 103. Criteria h) regarding wildlife corridors has been deleted from the policy.
107	Resident 10	Agree, see previous comments	Noted with thanks, no action required.
108	Resident 15	I fully support this policy. It is	Noted with thanks, no action required.

		<p>vitally important to try to lessen the impact that climate change is having on our wildlife and environment. All the proposals detailed in this policy are suggested positive actions to enhance and preserve our wildlife which is constantly under threat. It is vital that consideration is given to how we treat, repair, and enhance our natural environment.</p>	
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Policy NAT4 - Residential Design			
No.	Respondent	Comment	Steering group response
109	CWaC - Planning Policy	Is this a natural environment policy or should this be a design policy as many points refer to the built environment and its design. Whilst it links to the landscape character/natural environment evidence, it also links to the heritage policies and supporting evidence of the Plan. Some Neighbourhood Plan groups have chosen to include design codes within their plans, has this been considered?	It is considered that the policy sits appropriately within the Neighbourhood Plan, as it details evidence and development guidelines from the Cheshire West landscape Character Assessment. It was not considered necessary to undertake a design code within the Neighbourhood Plan at this point in time.
110	CWaC - Planning Policy	Consider clarity of the terms 'respond to' (i.e. should this be 'use', or 'be in keeping with?') and 'suburban style' (examples/photos could be used in the explanation or linked to supporting evidence).	<p>Amend criteria a) of Policy NAT4 to read 'be of high quality design and in keeping with local materials and style.'</p> <p>The wording 'suburban style fencing is taken from the Cheshire Landscape Strategy (Built development guidelines for Landscape Character Area 9a) and is thought to be a clearly recognised and understandable term.</p>
111	Cheshire Constabulary	Considering planning applications against the 7 attributes of safer places, crime prevention through environmental design and Secured by Design advice and standards will	<p>Agreed - add a new criteria e) to Policy NAT4 - Residential Design to read</p> <p>e) Ensure that the principles of</p>

		<p>help to ensure Ince is a safe community for years to come. Engagement with the local Designing Out Crime officer at the earliest opportunity should be sought so they can help to ensure that the Police have their input, CPTED (Crime Prevention Through Environmental Design) and SBD (Secured by Design) principles are considered, with preventative measures implemented and vulnerabilities within a planning application highlighted.</p>	<p>CPTED (Crime Prevention Through Environmental Design) and SBD (Secured By Design) are considered and crime preventative measures implemented.</p> <p>Add new paragraph 9.32 and 9.33 – and renumber following paragraphs, to read</p> <p>9.32 Crime Prevention through Environmental Design (CPTED) focuses on tactical design and the effective use of the built environment, which when applied, reduces both crime and the fear of crime. CPTED comprises of seven attributes –</p> <ol style="list-style-type: none"> 1. Access and movement – places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security. 2. Structure – places that are structured so that different uses do not cause conflict. 3. Physical security – the measures which are used on individual dwellings to ensure that they withstand attack. 4. Surveillance – design ensuring that residents are able to observe the areas surrounding their home. Surveillance can be facilitated by ensuring that front doors face onto the street; that areas are well illuminated and blank walls are avoided. 5. Activity – places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times. 6. Management and maintenance – the processes are in place to ensure that a development is free from signs of disorder. This signals that the
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			<p>area is cared for.</p> <p>7. Defensible space – the ownership of space in a neighbourhood should be clearly defined. For example: public (e.g. pavement); semi-public (e.g. front garden); semi-private (e.g. rear garden) and private (e.g. inside the home).</p> <p>9.33 Secured by Design (SBD) is the UK Police initiative supporting the principles of 'designing out crime' through the use of effective crime prevention and security standards. A SBD application may be needed for a development that may be particularly vulnerable to crime. CPTED and SBD principles should be considered and aspired to in all developments.</p>
112	Resident 2	<p>Any development within the village boundary would not be in the interests of the residents. The majority of people who live here have said that they do so because of the quiet, rural nature of the village. They enjoy the open spaces and the wildlife. A Housing development, of any size, would not be suited to such a small village community. The Local Plan has acknowledged this with only 2 infill houses being recommended. Furthermore, there should be a plan for more tree and wildflower planting in an around the village.</p>	Noted with thanks, no action required.
113	Resident 9	We don't need any more houses in Ince	Noted with thanks, no action required.
114	Resident 10	<p>As previously mentioned it's important that the history and sense of place is maintained and thus any development must enhance and not detract from the local vernacular. Large housing developments would be completely unsuited to a small rural village with a rural road infrastructure.</p>	Noted with thanks, no action required.

		Occasional in- fill housing is suggested in the CWaC local plan, which would be sufficient. Similarly, bringing back local species of plants and fauna would help to retain and improve the sense of the history of Ince.	
115	Resident 15	I fully support this policy. The historic buildings and architecture in Ince are at the heart of the character of the village community and it is important to maintain this by managing any developments. I feel that it is important that, where possible, all buildings are repaired / restored / maintained in a manner that is sympathetic to their setting and heritage.	Noted with thanks, no action required.

Policy NAT5 - Trees, Hedgerows, Field Ponds and Marshes			
No.	Respondent	Comment	Steering group response
116	CWaC	<p>Please refer to comments on NAT1 in relation to wildlife corridors and whether the policy is positively prepared or overly restrictive.</p> <p>Please refer to general comments on policy wording 'outweighing benefits' and 'exceptional circumstances' - we would suggest this is too onerous.</p>	<p>Agreed. Amend the title of policy NAT5 to read Trees and Hedgerows. The reference to wildlife corridors has been deleted, along with phrasing stating exceptional circumstances and outweighing benefits.</p> <p>Amend policy NAT 5 to read 'Any development that would result in the loss of, or the deterioration in the quality or setting of trees and hedgerows which contribute to the setting and character of Ince will not normally be permitted. Proposals must be designed in line with the mitigation hierarchy detailed in Cheshire West and Chester Local Plan Policy DM44, with compensatory measures only considered as a last resort. The retention of trees and hedgerows in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be at a ratio of at</p>

			<p>least two new trees for each tree which is lost, with hedgerows requiring a 3:1 replacement ratio.</p> <p>New tree planting will be supported within new developments, and throughout the Parish in line with The Mersey Forest Plan.</p>
117	CWaC Total Environment Team	<p>The policy title includes Marshes and Ponds but then doesn't go on to detail any consideration of these, only trees hedgerows and watercourse. Marshes and ponds are not watercourses. I think this has been a tree/hedgerow policy that has partially been expanded.</p> <p>The term "significant contribution" is too vague. We have the mitigation hierarchy in DM44, where developers have to go through a process evidencing why they can't retain features and I think this may be the intention of the policy?</p> <p>I think deleting the marshes/ponds/natural features terms, which are already covered in NAT 1, would be clearer and make this a simple tree/hedgerow policy.</p>	<p>Agreed. Please see the amendments to policy NAT 5, as detailed above in response to comment 116.</p>
118	Lichfields on behalf of Encirc	<p>Policy NAT5 does not accord with the existing development plan policies which relate to the protection of natural assets. CLP2 Policy DM45 (Trees, Woodland and Hedgerows) states that development will be supported where it conserves, manages and, wherever possible, enhances existing trees, woodlands, traditional orchards, and hedgerows. Policy DM45 permits on or off-site replacement where it can be demonstrated integration of the natural assets is not possible. Conversely, Policy NAT5 requires an</p>	<p>Please see the amendments to policy NAT 5, as detailed above in response to comment 116.</p>

		applicant to demonstrate that the benefits of the development outweigh preserving the natural features. For smaller industrial developments, such as the addition of plant or machinery at Encirc, it would not be reasonable or proportionate to require supplementary information assessing the benefits of development with the planning application. However, Encirc will always ensure that any unavoidable loss of natural features is replaced by the required betterment ratio. We would therefore advise amending the wording of Policy NAT5 so that it is in accordance with CLP2 Policy DM45.	
119	Resident 4	All add to the village. Trees and hedgerows need to be retained	Noted with thanks, no action required.
120	Resident 10	Agree, see previous comments	Noted with thanks, no action required.
121	Resident 15	I fully support this policy as it reflects what we must do to protect our environment from the impacts of climate change. We are being urged to act responsibly and by maintaining and enhancing existing hedgerows, woodland areas, and tree planting, as a community, we will be helping to build sustainability for our environment.	Noted with thanks, no action required.

Policy CC1 - Renewable Energy			
No.	Respondent	Comment	Steering group response
122	CWaC - Planning Policy	CC1 is supported in principle. Paragraph 10.6 could include more from NPPF para 156 regarding renewable and low carbon energy being taken forward through neighbourhood planning: "Local planning authorities should support community-led initiatives for renewable and low carbon energy,	Add to the end of paragraph 10.6 'The NPPF states that local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'

		including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning".	
123	CWaC - Planning Policy	We note that the Neighbourhood Plan cannot provide policies for 'excluded' development types under the Localism Act 2011. The explanation could clarify the scale of renewable energy projects the policy is intended to apply to in the Parish. Any proposals that are county matters, require EIA, or are nationally significant infrastructure projects, are 'excluded' development types.	At the end of paragraph 10.4 add 'Any proposals that are county matters, require an Environmental Impact Assessment, or are nationally significant infrastructure projects, are 'excluded' development types.'
124	CWaC - Planning Policy	Suggest amending to read: "developments should be designed to minimise non-renewable energy consumption" The policy should be amended to link to: "in accordance with local plan policies ENV7, DM51, DM52 and DM53". You might want to consider the links to Part Two policy ENV6/DM4 on design and sustainable construction. The Upton NP is an example of a recent plan that has included sustainable construction and renewable energy policies (S1 and S2) and is currently being examined. You may want to look at this for reference.	Amend policy CC1 to read 'Developments should be designed to minimise energy consumption, through the use of sustainable materials, high energy efficiency levels, the incorporation of renewable energy initiatives and the efficient design of the building.' Proposals for renewable energy facilities will be supported that are in accordance with local plan policies ENV7, DM51, DM52 and DM53. Regard will be given to the wider benefits to the community of providing energy from renewable sources, as well as the potential impacts on residential amenity, the natural environment and the open and visually sensitive local landscape character, particularly on views across the estuary. Any negative visual impact must be mitigated through siting, layout, design, landscaping and planting.'
125	CWaC - Climate Change Officer	Notes that the Parish is likely to be affected nationally significant infrastructure projects linked to hydrogen pipeline infrastructure	Noted - please see amendments to policy CC1 and the evidence and justification to the policy, as detailed in response to comments 122-124.

		<p>and low carbon hydrogen production known as Hynet (as above, these are excluded' development types and as such cannot be covered in the NP).</p> <p>10.5 could discuss the acceptable scale of renewables within the context of DM51-53 to provide greater clarity.</p> <p>There is an opportunity to split out energy generation methods e.g. solar/wind from other considerations such as heat pumps and to be more specific in relation to the Parish's position on heat pumps and/or other forms of low-carbon heating technologies.</p> <p>Reference to the likelihood of increased incidence of extreme weather events as a result of climate change may be something the Parish wish to consider.</p>	
126	Turley on behalf of Peel	<p>Peel NRE is supportive of the objectives of these policies. As such, the positive contribution which Protos makes, and the potential for a greater future contribution, in relation to matters covered under policy CC1 should be noted. Protos already supports the sustainable management of waste and the generation of low carbon energy and will make an increasing contribution as the existing consents are built out. The vision for the future of Protos will further increase its contribution to meeting the challenge of climate change.</p>	Noted, with thanks. No action required.
127	Resident 2	<p>It is so important that we support climate change and move to renewable energy as soon as we can. However, this has to be done in such a way that it is not at the expense of all that is important to</p>	Noted with thanks, no action required.

		us as a village. There are ways we can do this without resorting to increased industry. The wind farm is an example of clean energy which we can live alongside. We must consider wildlife and the needs of the community.	
128	Resident 10	Genuine green, renewable energy would be welcomed, as it will also support climate change initiatives and targets. However, many alleged green sources such as hydrogen and carbon capture take great amounts of fossil fuel input that far outweighs the supposed benefits.	Noted with thanks, no action required.
129	Resident 15	I fully support this policy. In order to lessen the impacts of climate change it is essential that we move to renewable energy sources as soon as possible and in order to do this we have to have the means to provide this. However, just having the tag of "renewable energy source" should not be a licence to allow development at the cost of, and disregard for the local wildlife, environment and needs of the community of Ince.	Noted with thanks, no action required.

Policy CC2 - Air Quality			
No.	Respondent	Comment	Steering group response
130	CWaC - Planning Policy	Local Plan (Part Two) policy DM 31 relates to air quality (non-strategic). We welcome cross referencing this policy in 10.14 of the Plan as Ince is close to the Thornton Le Moors AQMA and major employers within and adjacent to the Parish. The wording of policy CC2 only applies to major developments, whereas LPP2 DM 31 also includes proposals (2) are likely to result in an increase in pollution levels in an	Agreed - amend Policy CC2 to read 'Development proposals should be in accordance with Local Plan policies SOC5 and DM31 air quality. Proposals for major development (as defined in the Town and Country Planning (Management Procedures) (England) Order 2010) must be accompanied by an appropriate air quality assessment that demonstrates that the proposed development would not lead to deterioration of the air quality in any part of Ince such that

		<p>Air Quality Management Area (AQMA); or (3) are likely to expose people to existing sources of air pollutants.</p> <p>We suggest cross referencing Local Plan policies SOC5 and DM31 at the start of the policy for clarity eg. "Development proposals should be in accordance with Local Plan policies SOC5 and DM31 air quality. Proposals for major development...."</p>	<p>the air quality of such part ceases to meet the legal requirements for air quality. Where an air quality assessment identifies an unacceptable impact on or from air quality, an appropriate scheme of mitigation must be submitted, which may take the form of onsite measures or, where appropriate, a financial contribution to off-site measures.'</p>
131	Resident 2	<p>The village has been almost surrounded by industry over time and this has had an effect on air quality. Whilst this is being monitored near the village it really needs closer monitoring within the village.</p> <p>Future planning needs to take account of this concern about air quality and monitor it closely. Air quality needs to be considered within the village itself as any further increase in local traffic would affect this. Future housing would increase car usage and thus affect air quality. This needs consideration.</p>	Noted with thanks, no action required.
132	Resident 4	Air Quality needs monitoring.	Noted with thanks, no action required.
133	Resident 6	Perhaps the Air Quality monitor that was removed from the village should be reinstated.	Noted with thanks, no action required.
134	Resident 10	<p>With the increased development from businesses - there is a significant risk to the residents of poor air quality, as the cumulative effect is not monitored or managed. Where new business is proposed, and/or existing business expands, this must be subject to air quality assessments, from the individual business and cumulatively with other business. Financial penalties must be given where businesses breach agreed guidelines to provide</p>	Noted with thanks, no action required.

		incentives to businesses to adhere to good practice	
135	Resident 15	I fully support this policy. The community of Ince is surrounded by industries whose production methods, over time, have often had an adverse effect on the air quality in the area. This in turn can have adverse health implications for residents. It is crucial that in planning for future energy developments, high consideration is given to this element of production to ensure the highest levels of safety are expected and maintained.	Noted with thanks, no action required.

Policy CC3 - Sustainable Transport			
No.	Respondent	Comment	Steering group response
136	CWaC - Planning Policy	The recently adopted Parking Standards Supplementary Planning Document could be referenced in the explanation. Particularly when referring to EV charging points as the revised document now includes a requirement for all new residential developments to have an EVCP installed onsite.	Agreed - at the end of paragraph 10.20 add 'Additionally, Cheshire West and Chester Council have recently adopted a Parking Standards Supplementary Document , which requires new residential development to have an Electric Vehicle Charging Point installed onsite.'
137	CWaC - Strategic Transport Manager	The policy primarily relates to walking, cycling and horses. Other sustainable forms of transport may include bus transport or rail. The Plan could consider if there are opportunities to improve bus access to education as the high school is 7 miles away, or improved access to other employment and leisure areas. The railway line runs through a small part of the Parish. Has the neighbourhood plan considered improved connectivity to Ince and Elton railway station, or is there support for more regular train	Amend the first paragraph of Policy CC3 to read 'Development must not create any unacceptable impacts on the local road network, including impacts on pedestrians, cyclists, horse riders, road safety, parking and congestion. Developments that reduce car usage, and extensions or improvements to pedestrian, equestrian and cycle routes and facilities along with any improvements to public transport services will be supported.'

		<p>services to develop? You may wish to consider improved connectivity with Elton to access amenities. Whilst some of these issues are outside the control of the NP, they could be considered in terms of potential use of financial contributions / CIL or actions for the Parish Council.</p>	
138	Turley on behalf of Peel	<p>This approach to prohibiting any increase in car usage is wholly contrary to that long established through NPPF paragraph 111 that development should only be refused where there would be an 'unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' The NPPF approach is also reflected in LPP1 policy STRAT10. The policy also states that developments that reduce car usage will be support. Peel NRE does not object to this aspect so long as it is not interpreted that development which would increase car usage would necessarily be refused.</p>	<p>Disagree. The criticism of aiming to reduce car usage and encourage sustainable transport is somewhat surprising. As Turley, on behalf of Peel highlight in para 4.4 of Paper 1 of their 300 page suite of documents, Cheshire West and Chester's Local Plan vision commits to an adaptation to climate change, and CWaC declared a climate emergency in May 2019 and 'recognises the very real challenges of climate change the world faces' and the Neighbourhood Plan should reflect this. The policy is considered appropriate as redrafted in relation to comments 136 and 137. The policy clearly states that 'all developments that are likely to generate significant amounts of movement shall be accompanied by a Transport Assessment. This should include an assessment of the impact that any increase in traffic would have on the roads in the Neighbourhood Plan area. The assessment should incorporate steps to mitigate any harmful effects and the timetable to deliver that mitigation and, where appropriate, a Travel Plan consistent with the provisions of STRAT 10 of the Cheshire West and Chester Local Plan.'</p> <p>No action required.</p>
139	Resident 2	<p>Sustainable transport is important. Cutting back on car usage is</p>	<p>Noted with thanks, no action required.</p>

		important and we need to consider the impact that further housing would have on increased transport. A local bus service and train service would help enormously.	
140	Resident 4	We need to consider cutting back on cars and have a bus service.	Noted with thanks, no action required.
141	Resident 10	As a small rural community that has long enjoyed relative tranquillity, and with a rural infrastructure - large increases in traffic cannot be sustained within the Parish, which includes Grinsome Road. The original plan of access to the site from a new junction at the motorway must be enforced, and additional traffic kept to a minimum.	Noted with thanks, no action required.
142	Resident 11	Can the number of tractors and farm vehicles be reduced or restricted from going through the village (at all hours)?	Agreed that there are a number of farm vehicles going down Marsh Lane, especially now as its sewing season. It is a farming village though. They do have restrictions in that farm tankers must go along Kinsey's Lane and only come back up Marsh Lane once emptied. Tractors can use Marsh Lane both ways. All other vehicles going to the farm on Marsh Lane must go along Kinsey's Lane both in and out. Any that come along Marsh Lane should be reported to the PC.
143	Resident 15	I fully support this policy. It is important that we embrace sustainable transport but recognise the need to avoid unacceptable impacts on the small rural village community.	Noted with thanks, no action required.

Policy FCB1 - Footpaths, Bridleways and Cycleways			
No.	Respondent	Comment	Steering group response
144	CWaC - Planning Policy	Policy states: "Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network and cycleways	Thank you for the map. The steering group would prefer to keep the list of footpaths in the policy, to add clarity to the support for the creation of new links and to help with any possible

		<p>(Figure M)". Figure M should also include the cycle network and National Cycle Route 5, we attach an amended Map which also corrects an error on the restricted byways shown.</p> <p>Policy wording of the second paragraph on loss or degradation could be clearer (see comments below).</p> <p>Figure N reinstatement of lost footpaths - we suggest moving this wording out of the policy text and to the explanation as an aspiration of the Parish Council. This would take account of the PROW officer comments below. Figure N should only show those possible routes within the NA. We note there may be operational/safety requirements of the major employers, which could limit future access. Figure N could be clearer and a map that shows routes on a smaller scale would be useful.</p>	<p>funding opportunities.</p> <p>The wording will be changed to 'Any proposals to create new links or routes including the following lost footpaths and bridleways in the parish will be supported....'</p>
145	CWaC - PROW Officer	<p>Some of the aspirations could be initiated by the parish council using their own powers, or existing processes. I'm not sure that they will achieve a properly recorded prowl network by the planning process alone (unless they hope to use this document for funding purposes).</p> <p>FBC1 - "Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community". This part of the policy lacks clarity. It is not clear what is meant by 'wider community' e.g. Ince, Elton, Helsby, or type of user such as cyclists. The intent/policy wording could be tighter.</p> <p>11.5 Some of the footpaths included</p>	<p>Thankyou for your comments, please see the response to comment 144.</p>

		<p>in the explanation are informal routes and not PROW. For example, Goldfinch Meadows and Snipe Haven, 11.6 mentions the churchyard connected by footpaths.</p> <p>I only have one recorded footpath which is opposite the church. If it refers to unrecorded paths, if these are over land in the ownership of the parish, they may be 1) opening themselves to someone making a claim to have public rights of way recorded 2) commenting on maintenance where there is no power to maintain.</p> <p>Through the explanation/aspirations, the Parish may wish to think a little more about defining what informal paths the parish council does maintain and perhaps saying they will look for community funding for improvements.</p> <p>11.6 Comment on the loss of historic connectivity; is not generally relevant to highway law.</p> <p>Comments on para 11 Footpaths etc on Image N Proposal to "reinstate" - This is not an appropriate word to use, as I explain why below. It may be better using words such as "create new links" on the desire lines shown in the image, where routes had been stopped up by Order.</p> <p>Of the routes the Plan wishes to "reinstate":</p> <ul style="list-style-type: none"> • 1 and 4 are unrecorded and unclaimed paths. They cannot be "reinstated" as it is not known if 	
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		<p>they were public rights of way. They can aspire to have these routes "created" if they are seen as useful links using powers under the Highways Act 1980 Section 30, or they can make applications to have them recorded under the Wildlife and Countryside Act 1983 but be warned, they may get lost due to pending legislation to prevent any claims for PROW based on documentary evidence.</p> <ul style="list-style-type: none"> • 2 would not connect with an existing highway. On the plan it is shown linked to or is a length of "Marsh Lane". Marsh Lane was only recently stopped up by Order of the Secretary of State and there were no objections (that I am aware of) by the parish council. (Town and Country Planning Act 1990, The Stopping Up of Highway (North-West) (No 38) Order 2009 Made 6 November 2009). A Restricted Byway was created as the alternative route. • 3 and 5 had been diverted or stopped up by Order in late 1960's. You cannot reinstate what has been stopped up. There may be a possibility of negotiating to create a new route. 	
146	CWaC - Transport Manager	<p>Policy wording: "The construction and appearance of any new tracks, paths or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area". Any future schemes on the adopted highway would be mandated by adherence to LTN 1/20 and construction type for maintenance of council assets - not sure character is applicable here other than PROW. New footpaths would require land take from landowners,</p>	Noted, with thanks.

		too who should be engaged in the preparation of the plan.	
147	Urban Imprint on behalf of CF Fertilisers	Policy FBC1 seeks to reinstate footpaths across the Parish including several in close proximity to or within land under the ownership of our client. Footpath 4 is entirely on CF land and footpath 3 must be on CF land if it is within the boundary of the neighbourhood plan area. It is critical to remember that there are safety and security implications of such a proposal and the CF plant is not a space which members of the public are permitted to access. We strongly object to proposals to reopen these footpaths and ask that these routes are removed from the policy.	Thank you for your comments. We respectfully disagree and would like to see new routes and linkages within the Neighbourhood Plan.
148	Turley on behalf of Peel	It is unnecessary to have such a policy in neighbourhood plan given that the NPPF already requires the protection and encourages enhancement of public rights of way and access. The requirement that 'any' new development 'must' provide easy, accessible traffic-free routes to the nearby countryside is an unnecessarily onerous policy requirement which may not always be feasible or appropriate. The reinstatement of 'lost' footpaths is not supported by evidence and there is no suggestion of these routes having ever had formal status. Any new routes must not conflict with planned developments within the Protos site such that the delivery of sustainable development capable of delivering economic, environment and social benefits is frustrated or prevented.	Respectfully disagree. Many Neighbourhood Plans have footpath and public rights of way policies. Please see response to comment 144.
149	Resident 2	Ince is a farming village. Despite the fact that we have lost several farms over the years, due to industry expansion, we still retain	Noted with thanks, no action required.

		that agricultural feel. The network of footpaths and bridlepaths has diminished and needs to be restored in whatever way this can be done effectively. There is scope for further cycle paths, bridleways, and footpaths and this needs to be considered when planning is put into place. Existing ones need to be maintained in order for them to be used safely and effectively. These are so important to the health and well-being of residents and those who choose to visit our village.	
150	Resident 4	We need more footpaths etc as we have lost so much.	Noted with thanks, no action required.
151	Resident 9	We need more footpaths so that we can walk as far as we used to-marshes are now restricted	Noted with thanks, no action required.
152	Resident 10	Having already lost access to significant areas that were previously accessible, it's important that no further access routes are lost. Any that have been lost thus far must have alternative replacements created, so that the parish remains a pleasant place to come and walk/ride, which will also bring revenue to our local businesses such as the pub, pop up cafe in St. James church etc.	Noted with thanks, no action required.
153	Resident 15	I fully support this policy. The setting of the village of Ince is in a rural, agricultural community and footpaths, cycleways and bridleways are extremely important to residents and visitors for exercise and recreation. It is essential that all existing footpaths, cycleways and bridleways and rights of way are maintained and not removed and, where possible, lost footpaths are reinstated.	Noted with thanks, no action required.

Policy ECON1 (ECDEV1) - Rural Economy			
No.	Respondent	Comment	Steering group response
154	CWaC - Planning Policy	ECON1 - The name of this policy is the same as LPP1 policy ECON1 which could cause confusion.	Amend policy titles ECON 1 and ECON 2 to ECDEV1 and ECDEV2
155	CWaC - Planning Policy	We support policy ECON1 in terms of the rural economy.	Noted, with thanks.
156	CWaC - Planning Policy	Suggest wording to include "the greenbelt, countryside, and environmental...."	Amend the first paragraph of Policy ECDEV1 (ECON1) to read 'Outside of the existing and designated employment areas, and subject to respecting Ince's built and landscape character, the Green Belt and countryside, along with environmental, traffic, and residential amenity impacts being acceptable, the following will be supported -
157	CWaC - Climate Change Officer	In relation to 12, the Parish may wish to expand on its position regarding modern agricultural methods such as vertical farms.	Noted. This is not considered to be an issue for the community at the present time.
158	Resident 2	It is important that we support our local economy. Ince is a farming village and without the farms there would be no greenspaces used effectively. This support needs to be two-way support. There are a number of other small businesses which we need to support. We also need to support our industrial neighbours but, once again, this support needs to be two way and reflect the needs of the community and the village setting.	Noted with thanks, no action required.
159	Resident 4	We need to support out local agricultural economy.	Noted with thanks, no action required.
160	Resident 10	Agree with the policy.	Noted with thanks, no action required.
161	Resident 15	I fully support this policy. In a small village community, it is very important to maintain employment opportunities for its residents and also to support local employers to develop and maintain their	Noted with thanks, no action required.

		businesses but that this is done in a way to enhance and support the character of the village.	
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Policy ECON2 (ECDEV2) - Industrial Development			
No.	Respondent	Comment	Steering group response
162	CWaC - Planning Policy	Our informal advice was to clearly differentiate where the plan relates to the parts of the Parish in green belt or countryside.	Noted, with thanks. Thank you for your earlier advice which we found very useful.
163	CWaC - Planning Policy	We support ECON2 references to the Local Plan and strategic context. For ECON2 we suggest deleting reference to ENV8 and EP6 - NP policies cannot cover 'excluded development' types which includes waste under the Localism Act 2011. The current policy wording is not in general conformity, as it could lead to employment uses (parts of class E, B2 or B8 use classes) on a safeguarded waste allocation in the local plan. The NP and policy criteria cannot apply to waste-related applications in this area. However, if any departures from the Local Plan it would be relevant. Suggest replacing 'industrial' development with 'employment' development, to cover a range of employment types.	Amend the title of policy ECDEV2 (ECON 2) to Employment Development Amend policy ECDEV2 (ECON2) to read 'Industrial or large- scale employment uses in the Parish will be directed to the existing and designated employment areas as detailed in Cheshire West and Chester Local Plan policies STRAT4 (Ellesmere Port); ECON1 (Economic growth, employment and enterprise); and EP2 (Employment land provision in Ellesmere Port). Employment development must be appropriately sited, designed and constructed to limit its influence on the rural setting and with extensive mitigation planting as necessary, and where appropriate indicative wildlife corridors within employment developments should be protected and enhanced.'
163	CWaC - Planning Policy	Para 12.8 - please delete 'this has now been developed', this is inaccurate as there are several plots that remain undeveloped.	Para 12.8 - Remove the sentence 'This has now been developed.' Remove the final sentence of paragraph 12.8.
165	CWaC - Planning	The business interests in the Parish should be invited to comment on the	We have consulted and met with business interests at various stages of

	Policy	regulation 14 Draft Plan. Their responses should be considered, together with any other responses, before submission of the Plan to CWAC and set out in your Consultation Statement.	the Neighbourhood Plan, and have been fortunate that they have shown such interest. The employment interests have indeed commented on the regulation 14 draft plan. Peel, for example, have submitted a response incorporating a suite of policies which ran to almost 300 pages. We are grateful for their, and other businesses interest, and for the detail in which they have scrutinised our Neighbourhood Plan. Their responses, along with all others, have indeed been carefully considered prior to submission of the Plan (please see their comments and the steering group responses detailed in this chart) and will certainly be set out in the consultation statement.
166	Lichfields for Encirc	Encirc supports Policy ECON2 as it recognises the existing designated employment areas that surround Ince, including Encirc. The policy states that: 'where appropriate wildlife corridors and buffers within industrial developments should be protected and enhanced' [Lichfields emphasis]. Encirc strongly supports the wording of this policy and considers that the wording of Policies NAT1 and NAT2 should be amended to incorporate a similar level of flexibility surrounding the protection of wildlife corridors. As it is currently worded, policy NAT1 restricts development within a 15m buffer of the wildlife corridors, whereas this policy protects them 'where appropriate' within industrial developments. As set out previously, it is not always possible to achieve this buffer at Encirc, as some elements of the network already fall within 15m of the existing development.	Noted with thanks. Please see amendments to policies NAT1 detailed in response to comments 86-88 and NAT2 detailed in response to comment 97. No action required.

167	Urban Imprint for CF Fertilisers	Whilst industrial development is briefly addressed by the document in this policy it simply seeks to limit the spread of industrial activities and limit their influence via 'extensive mitigation planting' and 'wildlife buffers'. This policy misses the opportunity to protect and enhance these critical employment areas and encourage their long term operation and is reflective of the way the document as a whole has been put together. This is not a positively worded policy and its intention appears to be to restrict development.	Disagree. It is considered that the policy is accurately drafted, with the amendments detailed in response to comments 163. The allocations and strategic sites are protected via the Local Plan, and it is not considered necessary to add to repeat this in the Neighbourhood Plan. No action required.
168	Turley on behalf of Peel	Policy ECON2 recognises the appropriateness of industrial or large-scale development within 'existing and designated' employment areas as identified through LPP1 and LPP2. Peel NRE is supportive of policies which encourage further growth and investment at Protos	Noted, with thanks. No action required.
169	Non-resident 1	Agreed with all the policies in general but made a specific comment about ECON2 "The village doesn't need any more industry"	Noted with thanks. Ince Industrial Park is where industry will be built rather than in the village itself. No action required.
170	Resident 2	The key here is Industrial development must consider limiting its influence on the rural setting.	Noted with thanks, no action required.
171	Non-resident 3	All the other polies agreed with except ECON2 "There is too much industry already".	Noted with thanks, no action required.
172	Resident 4	Disagree with policy ECON2	Noted with thanks, no action required.
173	Resident 4	Within reason-we don't want too much industry -too much already	Noted with thanks, no action required.
174	Resident 8	We don't need any more industry as we've lost enough land as it is. Where it is continuing, however, we need the wildlife to be considered.	Noted with thanks, no action required.
175	Resident 9	No to any more industry but yes to protecting wildlife	Noted with thanks, no action required.

176	Resident 10	Agree with the policy.	Noted with thanks, no action required.
177	Resident 15	I fully support this policy and that it is supported and linked to Cheshire West and Chester's Local Plan.	Noted with thanks, no action required.