

**INDEPENDENT EXAMINATION OF THE BEESTON TIVERTON and TILSTONE FEARNALL
NEIGHBOURHOOD PLAN**

EXAMINER: JILL KINGABY BSc (Econ) MSc MRTPI

Rosie Morgan

Cheshire West and Chester Council

Examination Ref: 01/JK/BNP

Via email:

Rosie.Morgan@cheshirewestandchester.gov.uk

23 May 2017

Dear Ms. Morgan

Beeston, Tiverton and Tilstone Fearnall Neighbourhood Plan

The examiner requests that the Parish Councils and Cheshire West and Chester Council provide me with their comments on the following matters:

According to paragraph 3.2 of the Neighbourhood Plan, Figure 1 identifies the area to which the proposed Neighbourhood Development Plan relates. However, the map is difficult to read and the settlements named in paragraph 3.2 cannot all be distinguished. I consider that the map should be modified so that settlements within and just outside the Plan area (Tarporley and Bunbury); the Shropshire Canal and River Gowy; Beeston Castle; and main roads (eg. the A49 and A51) can all be seen by interested persons reading the Plan. For clarity, the map should also have a title and a key. In its comments on the Submission Plan, 21st April 2017, Cheshire West and Chester Council also proposed that the map on Page 10 should be replaced. An illustrative map might be preferable to an OS based one?

It would help if Figure 1 also indicated where the former Beeston Railway Station is located, so that there is a context for Figure 2. Figure 2 itself, on Page 21, should enhance its key, so that it is more readable.

The section on the Natural Environment lists a number of heritage assets and natural features of importance in the Neighbourhood Plan area, and section 6.5 lists Community Assets. It would be helpful for readers and users of the Plan to know where the main features are located. It would be difficult to map them all but the position of Conservation Areas, Beeston Iron Lock, SSSIs, as a minimum, could helpfully be shown on a new map.

Page 26 refers to the plan showing public rights of way in Appendix 3. However, the plan on Page 55 is indistinct and has no key. The roads stand out more clearly than the footpaths (which are the subject of Policy NE3). In particular, the Sandstone Trail should be shown more clearly.

As the Council has commented, Pages 56 and 60 referring to Key Viewpoints do not match. Some clarification of numbers and directions would assist.

Can I have a response on the above matters by 6th June 2017 if possible. If you feel that you need more time to put this information together, then please let us know as soon as possible.

In the interests of transparency, may I prevail upon you to ensure a copy of both this letter and the respective response (in due course) are placed on the relevant websites.

Thank you in advance for your assistance.

Your sincerely

Jill Kingaby

Examiner