

# **CHESHIRE WEST AND CHESTER COUNCIL**

**DELEGATED REPORT**

**DATE: 6 MARCH 2013**

**NEIGHBOURHOOD APPLICATION AREA:** Hartford (NPA001)  
**Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012**

**DATE APPLICATION FIRST PUBLICISED: 29 August 2012**

**AREA NAME:** Hartford

**APPLICANT NAME:** Hartford Parish Council

**WARD:** Hartford and Greenbank

**WARD MEMBERS:** Councillor Herbert Manley  
Councillor Keith Musgrave  
Councillor Charles Firfield  
Councillor John Grimshaw  
Councillor Alan McKie  
Councillor Gaynor Sinar  
Councillor Elton Watson  
Councillor Helen Weltman

**CASE OFFICER:** Mark Allen

**RECOMMENDATION:** Approve

## **1 INTRODUCTION**

- 1.1 This delegated report relates to the assessment of the application for the designation of Hartford Neighbourhood Area.
- 1.2 The application for the designation of Hartford Neighbourhood was publicised on 29 August 2012. The application was made under Part 2 of Regulation 5 of the Town and Country Planning Act. It complied with the requirements of the regulations as it included: a map identifying the area to which the area application relates; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Plan Area; and a statement that the organisation making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

## **2 AREA DESCRIPTION**

- 2.1 The proposed Hartford Neighbourhood Area is the area covered by Hartford Parish Council and follows the same boundary. It includes the village of Hartford up to the boundary with Northwich and surrounding land. The area incorporates the majority, but not all, of the ward of Hartford and Greenbank, with Greenbank parished by Northwich Town Council.
- 2.2 A map of the proposed Hartford Neighbourhood Area is attached to this report.

## **3 PUBLICITY**

- 3.1 The application was publicised by public notice in the Northwich Guardian on 29 August 2012.
- 3.2 Details of the application were also published on the Council's website from 29 August 2012.  
[http://www.cheshirewestandchester.gov.uk/residents/planning\\_and\\_building\\_control/neighbourhood\\_planning.aspx](http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx)
- 3.3 Local Councillors were informed of the application with the call-in cut off date of 17 October 2012. Members were advised that should they wish the application to be considered by Executive Member with advice from the Local Development Panel, they must notify the case officer by email or letter before the call-in cut off date.
- 3.4 The six week publicity period ran from 29 August 2012 to 10 October 2012.
- 3.5 The neighbouring parish councils of Northwich, Weaverham, Davenham, Whitegate & Marton and Cuddington were notified of the application by letter sent on 27 August 2012.
- 3.6 The publicity arrangements complied with section 6 of the Regulations.
- 3.7 The following internal consultees were notified (by email): Housing Strategy and Enabling; Legal; Regeneration; Specialist Environmental Services; Development Management.
- 3.8 The Council has received the representations from the following:
  - Environment Agency – no comments

- English Heritage – no objections and highlight relevant guidance they have produced for Neighbourhood Plans.

## **4 ISSUES AND ASSESSMENT**

- 4.1 The main issues in determining this application are:
- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap).
  - Confirmation that the applicant is a 'relevant body' to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
  - Assessment of whether the extent of the Neighbourhood Area is appropriate.
- 4.2 No other application has previously been made covering all or part of this area and there are no existing designated Neighbourhood Areas covering, or close to the boundary of the proposed Hartford Neighbourhood Area.
- 4.3 An issue with the map used by Hartford Parish Council for the area application was identified by the Cheshire West and Chester Spatial Planning team, where the original map used had excluded a small area of the Hartford Parish. Subsequent correspondence with Hartford Parish Council confirmed that the area to be considered for the Neighbourhood Area is that of the established Hartford Parish boundary. Spatial Planning have contacted the adjacent Weaverham Parish Council to bring this to their attention and to date no response on this or any other matter has been received from them. The established Hartford Parish Boundary is therefore confirmed as the intended area to be covered by this area application, with no objections to this proposal received.
- 4.4 Hartford Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.
- 4.5 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by the Parish Council. Hartford was defined as a Tier 1 settlement in the adopted Vale Royal Borough Local Plan and forms part of the wider urban area of Northwich, which is one of the key towns of Cheshire West and Chester and an identified location for new development in the emerging Local Plan. It is therefore considered to be appropriate for the future growth and development of this area to be set out through a Neighbourhood Plan.

## **5 CONCLUSION**

- 5.1 The application for the Hartford Neighbourhood Area complied with the requirements of the regulations. The application was publicised in accordance with the regulations and no representations were received.
- 5.2 The Hartford Neighbourhood Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area.
  - Hartford Parish Council is the relevant body to undertake Neighbourhood Planning.
  - The Neighbourhood Plan Area follows the boundary of the area covered by the Parish Council and it is desirable for the future growth and development of this area to be set out through a Neighbourhood Plan.

## **6 RECOMMENDATION**

- 6.1 That the Hartford Neighbourhood Area is approved and is formally designated.
- 6.2 The reasons for this decision are that the Hartford Neighbourhood Development Plan Area is considered appropriate because:
- No other applications have been made for Neighbourhood Plan Areas covering all or part of the area.
  - Hartford Parish Council is a relevant body to undertake Neighbourhood Planning.
  - The Neighbourhood Plan Area follows the boundary of the area covered by the Parish Council and it is desirable for the future growth and development of this area to be set out through a Neighbourhood Plan.
- 6.3 The Strategic Manager, Spatial Planning hereby exercise their delegated authority to agree the area application.
- 6.4 A copy of this note will be sent to Hartford Parish Council and relevant local Councillors.
- 6.5 In accordance with section 7 of the Regulations, as soon as possible after the date of the decision the Council will publish the following on its website:
- a) Name of the area
  - b) Name of body who applied
  - c) Decision and reasons
  - d) Details of where the decision can be inspected
  - e) Map of Neighbourhood Plan Area

## **7 ATTACHMENTS**

7.1 Copy of application form and map of Hartford Neighbourhood Area

**STRATEGIC MANAGER – SPATIAL PLANNING**

**6 March '13**