

Planning Policy

4 Civic Way, Ellesmere Port
CH65 0BE

Tel: 01244 973183

Our ref: NP021

Your ref: 01/RY/NNP

Please ask for: Charlotte Aspinall

Email:

charlotte.aspinall@cheshirewestandchester.gov.uk

Web: www.cheshirewestandchester.gov.uk

Date: 08 February 2018

Mr R Yuille
C/o Intelligent Plans and
Examinations Ltd
Regency Offices
37 Gay Street
Bath
BA1 2NT

Dear Mr Yuille,

Cheshire West and Chester - Response to Examiner's Initial Questions Northwich Neighbourhood Plan

Further to your letter dated 25th January 2018, please find below a response from the Council to your initial questions.

Question 1 - Is the following an accurate description of the Development Plan?

The Development Plan for the area, not including documents relating to minerals and waste development, is the Cheshire West and Chester Local Plan Local Plan (Part One) Strategic Policies [2015] (the Part One Local Plan) and the saved Policies of the Vale Royal Local Plan First Review Alteration (2006) (the Local Plan First Review Alteration). The strategic policies of these plans which are considered to be relevant to this examination are set out in Appendix 1 to the LPA's representations on the Plan.

The Publication Draft of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (the emerging Local Plan) has recently been consulted on. While there is no requirement for the Plan to be in general conformity with the strategic policies of this emerging plan it is important to minimise conflicts between the policies in these two plans.

Answer – The Council confirm that this is an accurate description of the Development Plan for Cheshire West and Chester apart from the final sentence of the first paragraph. The strategic policies listed at Appendix 1 of our representations on the submission plan were taken from the Council's Neighbourhood Planning portal toolkit which shows a complete list of the strategic policies from the Vale Royal Local Plan. There are however three of these

ACHIEVEMENT
AWARDS 2015

WINNER **MJ** Best Achieving Council



Cheshire West
and Chester

listed policies which we do not consider to be relevant to the Northwich Neighbourhood Plan:

- NE11 – Areas of Special County Value
- NE18 – Mersey Estuary Zone and
- BE20 – Jodrell Bank

A link to the Council's neighbourhood planning toolkit is provided for information below:

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/toolkit

Question 2 - Are there any strategic policies in the emerging Local Plan which are of relevance to this examination?

Answer - The Council consider the following to be the strategic policies of the emerging Local Plan (Part Two) Land Allocations and Detailed Policies which are relevant to the Northwich Neighbourhood Plan. This is however a draft list at this stage which may be subject to change as the Plan develops.

N1 Northwich settlement area
N2 Northwich regeneration areas
N3 Meeting outstanding housing requirement in Northwich
N4 Employment land provision in Northwich
N5 Gadbrook Park (located outside the Neighbourhood Plan Area to the south east of Northwich)
R1 Development in the rural area
GBC 2 Protection of landscape
GBC 3 Key settlement gaps
T1 Local road network improvement schemes
T3 Railway stations
M1 Future sand and gravel working
M6 Salt and brine working
DM1 Development of previously developed land
DM 14 City and town centres
DM35 Open space and new development
DM44 Protecting and enhancing the natural environment

We trust that this information will assist in your consideration of the Northwich Neighbourhood Plan and we confirm that a copy of your letter and this response has been placed on the Council's neighbourhood planning portal and the Town Council's web pages:

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/northwich_pub

<http://northwichtowncouncil.gov.uk/>

Yours sincerely

Charlotte Aspinall
Senior Planning Officer –Planning Policy