



Neston Neighbourhood Plan 2010 - 2030

Consultation
Statement
July 2015



Contents

1	Introduction	2
2	Community Steering Group	3
3	Pre-Draft Consultation and Engagement	4
4	Consultation on the Draft Neighbourhood Plan	5
5	Responses to the Draft Neighbourhood Plan	6
6	Amendments to the Neighbourhood Plan	12
7	Conclusion	19

Appendices

- 1.1 The Neighbourhood Planning (General) Regulations 2012 Schedule 1 Consultation Bodies
- 2.1 Neighbourhood Plan Front Runner Press Release (May 2012)
- 2.2 Neston Matters, June 2012
- 2.3 Neston Matters, August 2012 (extract)
- 3.1 Feedback from June 2012 Consultation Event
- 3.2 Neston Answers Press Release, April 2013
- 3.3 Neighbourhood Plan Have Your Say Results, April 2013
- 3.4 Neston 2030 Newsletter, July 2013
- 3.5 Neston Matters, November 2013 (extract)
- 3.6 Neston 2030 Questionnaire Results, July 2013
- 3.7 Neston Matters, February 2014 (extract)
- 3.8 Statutory Consultees Consulted, August 2014
- 3.9 Neston Matters 'Your Neston, Your Neighbourhood, Your Plan', December 2014
- 4.1 Press Release, January 2015
- 4.2 Draft Neighbourhood Plan Publicity Articles
- 4.3 Comment Response Form – Printable Version
- 4.4 Leaflets
- 4.5 List of Facilities/Venues Receiving a Leaflet
- 4.6 List of Consultation Bodies
- 4.7 List of Local Stakeholders Consulted
- 5.1 Schedule of Comments to the Draft NNP and the CSG Response
- 5.2 Schedule of CWaC Comments to the Draft NNP and the CSG Response

1 Introduction

- 1.1 This Statement provides the evidence to demonstrate that the Neston Neighbourhood Plan (NNP) has been produced with the engagement and participation of the local community and other stakeholders with an interest in the area.
- 1.2 The Statement has been prepared to fulfil the legal obligations of 'The Neighbourhood Planning (General) Regulations 2012'. Section 15 (2) of Part 5 'Neighbourhood Development Plans' of the Regulations sets out what a Consultation Statement should contain:
 - (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
 - (b) Explains how they were consulted.
 - (c) Summarises the main issues and concerns raised by the persons consulted; and
 - (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.3 Section 14 'Pre-submission consultation and publicity' of the Regulations sets out the minimum requirement for consultation of the draft (or pre-submission) version of a neighbourhood plan. These are:
 - (a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:
 - (i) Details of the proposals for a neighbourhood development plan;
 - (ii) Details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) Details of how to make representations; and
 - (iv) The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.
 - (b) Consult any consultation body referred to in Paragraph 1 of Schedule 1 (see Appendix 1.1) whose interests in the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - (c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.
- 1.4 A greater level of consultation, engagement and participation by the community has taken place than required by the legislation. This is evidenced within the following sections of this Statement.
- 1.5 The aims of the consultation and engagement process were:
 - To develop the plan using volunteers from the community as well as local town councillors.
 - To carry out initial consultation so that the development of the plan was informed by the views of local people and others from the start of the neighbourhood planning process.
 - Engage with as wide a range of people as possible, using a variety of events and consultation techniques.
 - Ensure that consultation events were well published and located in accessible locations.
 - Ensure that the results of consultation events were fed back to local people as soon as possible after the consultation event.

2 Community Steering Group

- 2.1 Neston Town Council was appointed as one of the Government's Neighbourhood Planning Front Runners in May 2012. Following its successful application the Town Council publicised a Press Release (see Appendix 2.1) and a special edition of Neston Matters, the Newsletter of Neston Town Council (see Appendix 2.2). The Newsletter makes it clear that although the initiative is led by the Town Council it needs the active participation of residents, local businesses and local service providers. The newsletter asks for volunteers to be involved in the process and also asks for feedback on a number of issues/questions.
- 2.2 On 15 June 2012 around 160 people attended an initial event at the Town Hall to provide their initial views on life in Neston now and how best to achieve the sustainable future for the town. At a follow up meeting at the end of June, 17 people came forward to volunteer their services on the Community Steering Group (CSG) which was to oversee the neighbourhood plan process and produce the plan (see Appendix 2.3).
- 2.3 The CSG was founded in September 2012 and officially appointed by the Town Council on 23 November 2012. The CSG consists of around 10 local residents and three local town councillors. The CSG established a number of Task and Finish Working Groups (TFWG) to look at specific aspects of the plan. Three TFWGs were established; housing, economic development/retailing and transport/quality of life issues. These TFWGs also included local residents and other stakeholders with an interest and experience of the various issues.
- 2.4 The CSG Group has met every month since its establishment and the minutes of all these meetings have been posted onto the Town Council's website.
- 2.5 Representatives from Cheshire West and Chester Council (CWaC) were also invited and in some cases attended these meetings.
- 2.6 The establishment of the CSG and the three TFWGs demonstrate that the Town Council has actively involved and devolved responsibility for the preparation of the neighbourhood plan to the local community and stakeholders.

3 Pre-Draft Consultation and Engagement

- 3.1 Section 2 described the initial engagement exercise carried out in June 2012 following the successful application of Neston as a Neighbourhood Front-Runner. Appendix 3.1 provides information on the feedback from the June event.
- 3.2 In April 2013 the CSG organised an opinion survey. On Friday 21 and Saturday 22 April the CSG canvassed people's opinion in the Town Hall and the Market Square. A press release was issued on 25 April providing high level feedback and further information on the process (see Appendix 3.2). The results of the survey are found at Appendix 3.3.
- 3.3 In July 2013 the CSG produced and posted a questionnaire 'Neston 2030 Newsletter' to over 7,000 addresses within the area (see Appendix 3.4). Over 350 questionnaires were returned. The Town Council updated the local community on this process in its November 2013 newsletter (see Appendix 3.5). The questionnaire contained a series of 25 draft proposals on issues around housing, leisure, retail and the local economy. It also asked for suggestions for the future of the area over the next 15 to 20 years. The results of the questionnaire are shown at Appendix 3.6.
- 3.4 In February 2014 the Town Council reported on the progress with the NNP in its February 2014 newsletter (see Appendix 3.7). It identified a number of potential policies coming out of the responses to the draft proposals including:
- Promoting smaller family homes, and where possible, affordable properties.
 - Improve the visitor economy with the potential for a Visitor Centre.
 - Improve Clayhill Business Park.
 - Encourage niche shops and bespoke businesses into the core retail area of Neston Centre.
- 3.5 From early 2014 the CSG and the TFWGs worked on producing draft policies and proposals and documented the evidence base to support these. In June 2014 the Town Council commissioned Cass Associates to assist them with the production of the NNP and supporting documents.
- 3.6 In August 2014 Cass Associates contacted the key statutory consultees (see Appendix 3.8) to notify them of the production of the NNP.
- 3.7 Cass Associates also had initial meetings with Cheshire West and Chester Council, Ness Gardens, the RSPB and Neston High School. The CSG continued its dialogue with other consultees including Plus Dane and Adactus Housing Associations.
- 3.8 The CSG had a stall at the Neston Village Fair in July 2015 to publicise the ongoing process and the proposals at that stage.
- 3.9 In December 2014 the Town Council produced a special edition of Neston Matters 'Your Neston, Your Neighbourhood, Your Plan' which provided a summary of the proposed policies and plans along with a Key Diagram. The leaflet (see Appendix 3.9) was distributed to all residential properties in the area via the Royal Mail during the week commencing 8 December 2014 and hand delivered to commercial properties by volunteers from the CSG during December 2014. The leaflet seeks feedback on the policies and proposals. The responses received to the leaflet are included within the schedule of comments to the Draft NNP at Appendix 5.1. As the leaflet was issued close to the formal consultation on the draft NNP (see below) the comments received were included with the responses received during the six week formal consultation process.
- 3.10 On 16 December 2014 the Town Council approved the Draft NNP and Draft Sustainability Appraisal for consultation.

4 Consultation on the Draft Neighbourhood Plan

4.1 Between the Neston Town Council meeting on 16 December 2014 and the start of formal consultation on 23 January 2015 the CSG prepared and organised the consultation process. The following activities took place.

- Press release (see Appendix 4.1) was issued on 6 January 2015 to About My Area, Neston Local and other local media outlets.
- Articles were placed in Neston Local and About My Area (see Appendix 4.2).
- Digital copies of the Draft NNP, the Key Diagram and the Draft Sustainability Appraisal were added to the Town Council's website under the 'Neighbourhood Planning' page on 9 January 2015.
- Hard copies of the Draft NNP, the Key Diagram and the Draft Sustainability Appraisal were placed in Neston Library and Neston Town Hall from 23 January 2015.
- A digital copy and downloadable copy (see Appendix 4.3) of the Consultation Response form was placed on the Town Council's website on 9 January 2015.
- Leaflets (see Appendix 4.4) publicising the consultation process and timetable were distributed to a number of commercial, retail and community facilities in the area from late January/early February 2015. A list of the facilities is found at Appendix 4.5.
- Two drop-in sessions at Neston Town Hall on Saturday 31 January between 10:00am – 12:30pm and Friday 6 February between 10:00am – 12:30pm.
- Letters to the consultation bodies (list provided by Cheshire West and Chester Council) were emailed on 22 January 2015 (see Appendix 4.6 for list).
- A list of local stakeholders contacted in relation to the Draft NNP and Sustainability Appraisal is shown at Appendix 4.7.
- Interview with CSG representative and other local stakeholders broadcast on BBC Radio Merseyside on 28 January 2015 publicising the consultation exercise.

5 Responses to the Draft Neighbourhood Plan

- 5.1 Appendix 5.1 provides a detailed schedule summarising the responses made by statutory consultees, residents and interest groups in the area. In total there were some 130 no. respondents providing 279 no. substantive comments. There were also 57 no. comments relating to the grammar, syntax and presentation of the Draft NNP.

Number of Respondents

'Neston Matters' Specialist Edition (NM)	19
Drop-In Sessions (D)	28
Online forms, emails and letters (OL)	83
Total	130

- 5.2 Below is a breakdown of the number of comments by policy:

Development Strategy (Policy DS1)	16
Housing (Policies H1 – H3)	55
Employment (Policies E1 – E4)	9
Retail (Policies (R1 – R3)	25
Tourism (Policies T1 – T3)	34
Movement (Policies M1 – M4)	82
Design (Policies D1 – D4)	6
Landscape & Environment (Policies LE1 – LE6)	12
Community (Policies C1 – C4)	11
Appendices	29
Total	279

- 5.3 The table provides a breakdown of the type of respondent:

Local Business or Trade Organisation	7
Voluntary Bodies	4
Public Bodies (Councils, statutory bodies and quasi-public bodies)	8
Elected Representatives	6
Private Individuals	105
Total	130

- 5.4 The paragraphs below provide a summary of the responses made:

Fifteen respondents make headline remarks, praising the NP for comprehensiveness and objectivity, including the Parkgate Society and the Neston Civic Society

- Some think it can be tightened up. Several people (and organisations) complain that the maps are hard to understand and difficult to read on-line. Jargons, definitions (e.g. different kinds of housing provision), locations of sites and boundaries are also a problem.
- The analysis and the main thrust of the Plan are accepted by nearly everyone making substantive remarks. However, two respondents believe that Neston is facing macro forces for change over which it has no control.
- The difference between a 'Policy' and an 'Explanation' confuses respondents.

DS1: 16 comments from a range of perspectives.

- Five specify green spaces and the green belt as important to them. Others, separately, mention health and well-being, population imbalance, cycling, housing for young people and the need to build a vibrant town centre.

H1: 33 comments.

- Half of them (16) oppose the development of land off Boundary Park which is an existing housing allocation in the Ellesmere Port & Neston Borough Local Plan (EPNBLP). It is also identified within the SHLAA and it is currently the subject of a planning appeal. They are especially troubled by the proposed density, access and the risk of development spreading further into the fields around Old Quay Lane. Another 4 oppose development at the Brook Meadow site which is also included in the SHLAA.
- Misunderstandings exist about the CWaC Local Plan expectation of 'at least' 200 houses 2010-2030. Some respondents assume this figure to be a maximum rather than a minimum despite what the Plan actually says.
- Most accept that some (limited) house-building is inevitable and, by inference, that increased housing density is an unavoidable consequence of green belt protection as is pressure on amenity. A minority of respondents would take a firmer line, seeking to prohibit all development on the grounds that 'Neston is full'. It is also proposed that there are enough 'large houses' and only 'affordable' homes should be permitted.
- The inadequacy of the infrastructure is a concern. Attention is drawn to 'a massive shortage of green spaces' (CwaC paper on Key Service Centres), poor transport and road infrastructure (CwaC Local Plan) and to the near-capacity of Neston Sewage Works and associated flooding. Dŵr Cymru says it can cope with the current 200+ permissions and allocations but beyond that may be a problem.

H2: 18 comments.

- Lower cost housing especially for young people is supported by twelve. Respondents refer to 'affordable' or 'social' or homes for young people to buy. Three respondents oppose more social or affordable housing.
- Respondents are not clear about housing terminology. Here and in the Appendices they ask for explanations and definitions.
- Two respondents identify older people's housing needs.
- Two respondents raise the needs of the University of Liverpool Veterinary School Leahurst's postgraduate students and their impact on the local supply.

H3: 4 comments.

- Three say that limited, controlled green belt incursion may become necessary to deliver enough affordable housing. The CwaC Environment Team opposes any mention at all of this Policy on the grounds that it may create a loophole for developers.

E1: 6 comments.

- Two challenge the proposal specifically to disallow A1 development at Clayhill Business Park as well as aspects of evidence. One supports overall improvement and a business respondent points to problems of poor broadband and site security.

E2: 1 comment.

- The evidence base is questioned.

E3: 0 comments.

E4: 2 comments.

- The Mobile Operators' Association (the trade association for mobile communications providers) supports the provision of a policy within the Plan but makes proposals for redrafting to comply with NPPF.

R1: 16 comments:

- They all support efforts to improve the Town Centre and refer to a variety of preferences and potential priorities including efforts to attract specialist food shops and clothing stores, extending the markets and doing something about shop fronts and older buildings. Three specifically support using retail premises for housing. Free parking is mentioned.

R2: 8 comments:

- The re-zoning of Brook Street to allow residential use is generally supported. However, five respondents propose mixed residential and retail and food use rather than solely residential.
- The importance to the Town Centre of parking (free) is mentioned here and elsewhere.

R3: 1 comment.

- Supportive of the shopping at Town Lane and West Vale, Little Neston.

T1: 5 comments.

- Positive support from the Civic Society and the Parkgate Society for maintaining and enhancing Parkgate Seafront as a visitor attraction. Concerns about impact on residents and on biodiversity.

T2: 25 comments.

Respondents offer a number of suggestions for the enhancement of the visitor economy.

- Eight respondents propose a 'visitor centre' in the disused end of the Mostyn Square public lavatory. Locating a 'visitor centre' including a café, on the Station Road is not supported on the grounds that it will divert visitors from local businesses, create unemployment and constitute unfair competition. The latter concern arises because they assume the café will be council-run and a charge on tax payers.
- Two other support a visitor centre in Parkgate but not necessarily on the Station Road site.
- Three respondents support more, 'enhanced' parking at Station Road (Parkgate) and Old Baths and the need to encourage people to park away from The Parade.
- Five call for direct pedestrian and cycling links between Marshlands Road and Parkgate. (See also M2).

T3: 4 comments.

- Two support the idea of a 'cycle hub' in Neston; one warns that the location is critical.

M1: 5 comments.

- Two expressions of concern about road safety on Parkgate Road. An example is given of two young people moving away because of poor public transport.

M2: 37 comments.

- Two support the Policy of enhanced walking and cycling routes unreservedly.
- Safe pedestrian and cycle access to the Recreation Centre is identified for inclusion in the list of key routes.
- Five are concerned with cyclist/pedestrian/vehicle conflict on shared use routes and how it may be mitigated.
- Five respondents are opposed to 20 mph speed limits on main through roads (though not on side roads), including on The Parade. One is in favour of the latter.
- Another raises the question of congestion outside schools without providing a solution.
- Three propose better pedestrian/cyclist connectivity between Parkgate and Marshlands Road, two specifically mentioning travelling to work at Deeside (See also T2).
- Here and elsewhere a shared route alongside the A540 is mentioned in the context of encouraging 'travel to work' cycling.
- Here and elsewhere the accuracy of the list of local cycle routes is questioned.
- Eight support a bridge at Station Road, Parkgate. Two see it as a chance to complement the land and seascape with an attractive design. Two oppose it.

M3: 29 comments.

- Eight support various improvements to public transport, mostly buses, and make suggestions. Two respondents observe that better transport is critical for the town. One remarks that nothing can be done; buses will not improve and car dependency is inevitable.
- Eight support improvements to the railway, specifically faster and more frequent services and electrification. One opposes electrification on grounds of damage to habitat and views. Respondents point to two Network Rail studies, one in the context of the proposed Liverpool City Region and one dealing with the needs of Welsh travellers.
- Ten respondents, with 74 others in a petition, oppose a rail halt at Little Neston.

M4: 11 comments.

- Various suggestions and concerns are raised in respect of car parking, here and elsewhere. They include access and parking for non-school users at the Recreation Centre, parking in the Town Centre and parking need generated by Parks Field users and others, both at Parkgate Road and on Wood Lane.
- Two respondents suggest protected or reserved parking for residents in Parkgate.

D1: 1 comment.

- Cheshire Constabulary proposes crime impact statements and 'secured by design' accreditation.

D2: 4 comments.

Respondents make the following suggestions.

- There is no mention of the Neston Town Centre Public Realm Design Guide 2012.

- Ness Conservation Area should be included with the other Conservation Areas requiring recognition in Design and Access Statements.

D3: 1 comment.

- Raby Park Road is too dangerous a route to be a 'corridor'.

D4: 0 comments.

LE1: 1 comment.

- Natural Resources, Wales, stresses the importance of higher tier plans and policies on the protection of Special Landscape Areas.

LE2: 3 comments

- All supportive.
- 'A little' green space might be sacrificed for parking says one respondent.

LE3: 3 comments

- All supportive.

LE4: 1 comment.

- Natural England is supportive but says that Dee Valley SAC should be specified.

LE5: 2 comments.

- Both suggest willingness of volunteers to list and monitor locally-listed buildings and other heritage assets.

LE6: 2 comments.

- One for, one against enhancement of Station Road car park Parkgate due habitat destruction.

C1: 1 comment.

- Supports the inclusion of Recreation Centre as Asset of Community Value.

C2: Two comments.

- One supporting the High School redevelopment and one expressing consequent concern about the safety of the junction between Raby Park Road and the A540.

C3: 7 comments.

- Four respondents call for improvement and one for total replacement of Recreation Centre.
- Two respondents call for a club house and better facilities for Neston Nomads Youth Football Club.

C4: 1 comment.

- Opposes fracking and shale gas extraction in this area.

5.5 The schedule at Appendix 5.1 also includes a column which provides the CSG's response to the comments made. In some cases the comment has led to a change in the NNP. In cases where the comment was supportive of the draft NNP there will have been no change. In some cases, the CSG have disagreed with a comment and the reasoning for this is included within the schedule.

5.6 Cheshire West and Chester provided a response in the form of a schedule. This schedule along with the CSG's response is included at Appendix 5.2. 61 no. responses were made from various Council departments

including Development Planning, Spatial Planning, Total Environment, Education Service, Archaeology/Planning Advisory Service, Housing Policy, Localities, Strategic Intelligence and Highways Development Control.

5.7 Key comments of the draft plan from CWaC included:

- Repetition of some policies with extant saved policies within the EPNBLP – the addition of a repetitive policy did not provide any assistance to the decision-taker when assessing the planning application.
- One or two areas where there may be a conflict with NPPF or the CWaC Local Plan.
- Ensuring that policies were backed by appropriate evidence.
- Concern around some policies being aspirational rather than having a land use component.

5.8 Following receipt of the comments from CWaC a meeting was held on 27 March with the Spatial Planning Officer to seek clarification on a number of the responses and possible amendments to the NNP.

6 Amendments to the Neighbourhood Plan

- 6.1 A number of changes have been made to the NNP arising from the comments and responses on the Draft NNP. Some of these changes relate to the format and presentation of the document. Others relate to more substantive issues including the number and wording of policies. The paragraphs below provide a summary of the changes between the Draft NNP and the Submission NNP.

Section 1: Introduction

- 6.2 This section has been divided into two sub sections. The first deals with the generalities of neighbourhood planning including the background to its promotion by the government and the tests that any plan would need to pass. This sub section is under the heading 'Neighbourhood Planning'.
- 6.3 The second sub section deals with summarising how the plan has developed in Neston. This includes how local people have been involved and the consultation and engagement that has taken place with the local community. The sub section entitled 'Developing the Neston Neighbourhood Plan' also includes the process that has been undertaken and the future steps to having the plan adopted.

Section 2: The Planning Policy Context

- 6.4 Some of the narrative which was previously in Section 1 dealt with planning policy context (Para 1.2). This has been moved into this section which has also been revised to make the policy context clearer. There are three sub sections that deal with the three existing tiers of planning policy relevant to the NNP:
- 1 The National Planning Policy Framework
 - 2 The CWaC Local Plan (Part One) Strategic Policies
 - 3 Saved policies of the Ellesmere Port and Neston Borough Local Plan.
- 6.5 This section provides a narrative around what the NNP has to be in general conformity with in relation to both national and local planning policy.

Section 3: Understanding the Neston Neighbourhood Plan Area

- 6.6 There were comments that the number of tables in this section made it very difficult for the reader to understand and that there was too much information available. These comments have been taken on board.
- 6.7 The tables have been moved into the appendix and the narrative provides a summary of the 'key indicators' with reference to the tables. It is hoped that this makes this section easier to read.
- 6.8 This section also includes reference to the character of the Neston NPA which had previously been within Section 4 'Key Spatial Issues'. It was considered that it was more appropriate to insert it into this section as it was more factual than analytical.

Section 4: Key Spatial Issues

- 6.9 This section retains much of the narrative that was within this section in the draft NNP. The character analysis of the NPA moves forward into Section 3.
- 6.10 The sections on the Green Belt, Housing, Employment and other key themes remains in this section. The narrative here provides an introduction to the key areas and themes that the NNP and its policies will look to address.

Section 5: Vision and Objectives

- 6.11 There has been limited change to this section with some minor amendments to the wording of the objectives. The Vision remains the same. It is considered a realistic ambition for the NNP and there were no objections to it.

Section 6: Strategy

- 6.12 This section is broadly the same as the Draft NNP. Again there were no objections to its content. It is considered a relevant section in providing the context for the policies and provides a high level direction for where and how the NNP will take the NPA over the next two decades.

Key Diagram

- 6.13 The Key Diagram has been removed from within the document. It was considered by some to be at too small a scale to be useful. It is however retained as a separate A0 size plan that can be printed at that size or looked at online.

Section 7: Policies and Proposals

- 6.14 In order to make this section clearer to the reader and to demonstrate linkages to both the NNP's vision and objectives and general conformity with the CWaC Local Plan there have been formatting changes to each of the policy sections.
- 6.15 Each policy section includes subheadings for 'Objectives', 'Rationale', 'Community Views' and 'Local Plan Compliance' as well as the policy wording. This helps to demonstrate the evidence base and support for the proposed policy. It also links it back to the objectives of the NNP and demonstrates the policy's compliance with the CWaC Local Plan. There have been minor amendments and additions to the wording to the 'Rationale' (previously referred to as 'Explanation').
- 6.16 The following table provides a summary of the changes to each of the draft NNP policies:

Draft NNP Policy	Submission Version	Change	Reason
NNDS1: Neston, Development Strategy	NNDS1: Neston Development Strategy	Remove reference to the extents of Green Belt and restricting all new development to within the existing settlement limits. Create a criteria-based policy with which proposals must comply with.	Neighbourhood Plans do not have authority to change Green Belt boundaries. Not all new development will take place in the existing settlement and some development is, according to national and local planning policy, considered appropriate in the Green Belt.
NNH1: New Residential Development	NNH1: New Residential Development	Change to a criteria-based policy that all new residential development should meet.	To provide greater clarity to the policy requirements and remove inconsistencies between rationale and policy.
NNH2: Affordable Social Housing	NNH2: Housing Mix and Type	Remove affordable housing and replace with a policy requiring an appropriate mix to meet local need.	Draft policy was in effect a repeat of CWaC Local Plan policy. The new policy reflects the community's desire to see new housing meeting local need.
NNH3: Rural Exception Sites	NNH3: Rural Exception Sites	The policy was previously split into two parts and is now one.	The first three bullet points are removed as they repeat national policy.
NNE1: Employment	NNE1: Clayhill Business Park	A three part criteria-based policy reflecting: A New development in the Business Park B Non B1, B2 and B8 development in the Business Park C Proposals for upgrading or redeveloping the Business Park.	To provide greater clarity to the policy requirements and ensure the policy title reflects the policy wording.
NNE2: Small Scale Employment in the Town Centre	NNE2: Retaining Employment Uses in Neston Town Centre	Policy title reflects the policy wording. Policy wording remains the same.	Reflects the policy wording.
NNE3: Promoting Local Employment Growth	NNE3: Promoting Local Employment Growth	Change to a criteria-based policy.	Provides greater clarity to the policy requirements.
NNE4: High Quality Communications Infrastructure	NNE4: High Quality Communications Infrastructure	Change to a criteria-based policy.	Provides greater clarity to the policy requirements.

NNR1: Neston Town Centre	NNR1: Neston Town Centre	Split into a two part policy: A Appropriate development in the Town Centre. B Town Council supported initiatives to improve the Town Centre.	Provides greater clarity to the policy requirements.
NNR2: Neston Town Centre Development Opportunity	NNR2: Neston Town Centre Development Opportunity	Change to a criteria-based policy.	Provides greater clarity to the policy requirements.
NNR3: Town Lane and West Vale Local Retail Areas	NNR3: Town Lane and West Vale Local Retail Areas	Change to a criteria-based policy.	Provides greater clarity to the policy requirements.
NNT1: Parkgate Seafront	NNT1: Parkgate Parade	Change to a criteria-based policy.	Policy title more accurately reflects spatial area.
NNT2: Visitor Economy	NNT2: Visitor Economy	Split into a two part criteria-based policy: A Proposals for tourism development. B Town Council supported initiatives for tourism.	Provides greater clarity on the policy requirements.
NNM1: Transport and Development	NNM1: Transport and Development	Change to a criteria-based policy.	Provides greater clarity on the policy requirements.
NNM2: Enhancing Pedestrian and Cycle Routes	NNM2: Enhancing Pedestrian and Cycle Routes	Split into a two part criteria-based policy: A Proposals for pedestrian/cycle routes. B Town Council supported initiatives for pedestrian/cycle routes.	Provides greater clarity on the policy requirements.
NNM3: Public Transport Improvements	NNM3: Public Transport Improvements	Split into a two part criteria-based policy: A Proposals for bus and rail improvements. B Town Council supported initiatives for public transport.	Provides greater clarity on the policy requirements.
NNM4: Car Parking	NNT1: Parkgate Parade	Change to a criteria-based policy. Includes policy to increase car parking within Parkgate.	Provides greater clarity on the policy requirements.

NND1: New Development	NND1: Development and Design Principles	Change to a criteria-based policy.	Provides greater clarity on the policy requirements.
NND2: Design in Town Centre and Seafront	Delete	Deleted	Already covered by saved policies ENV13 and ENV14 of the Ellesmere Port and Neston Borough Local Plan. No additional evidence at the local level to support a different policy wording.
NND3: Environmental Improvement Corridors	NND2: Environmental Improvement Corridors	Split into a two part policy: A Proposals for landscape/public realm improvements. B Town Council supported initiatives.	Provides greater clarity on the policy requirements.
NND4: Sustainable Design	NND3: Sustainable Design	Change to a criteria-based policy.	Provides greater clarity on the policy requirements.
NNLE1: Special Landscape Areas	Delete	Deleted	Already covered by saved policy ENV6 of the Ellesmere Port and Neston Borough Local Plan. No additional evidence at the local level to support a different policy wording.
NNLE2: Local Green Space	NNLE1: Local Green Space	Change to a criteria-based policy that reflects LGS policy within NPPF.	Provides greater clarity on the policy requirements. Need to reflect NPPF Paras. 76 – 78. Additional policy to reflect non-LGS sites.
NNLE2: Local Green Space	NNLE2: Amenity Green Space	New policy to deal with non-LGS open space sites in the NPA.	Provides greater clarity on the policy requirements. Need to reflect NPPF Paras. 76 – 78. Additional policy to reflect non-LGS sites.
NNLE3: Trees and Woodland and Development	NNLE3: Trees and Woodland and Development	Addition of tree requirements per car park space.	Reflect responses to the consultation.
NNLE4: Dee Coastal Zone	Delete	Deleted	Already covered by saved policy ENV12 of the Ellesmere Port and Neston Borough Local Plan. No additional evidence at the local level to support a different policy wording.
NNLE5: Heritage Assets	NNLE4: Heritage Assets	Re-worded to reflect comments from CWaC.	Conforms with CWaC Local Plan and NPPF.

NNLE6: Nature Conservation Assets	Delete	Deleted	Already covered by CWaC Local Plan policy ENV4 and saved policy ENV4 of Ellesmere Port and Neston Borough Local Plan. No additional evidence at the local level to support a different policy wording.
NNC1: Community Infrastructure	NNC1: Community Infrastructure	Add criteria that need to be met to demonstrate the facility is no longer required.	To conform with national and local planning policy.
NNC2: Neston High School	NNC2: Neston High School	Split into a two part criteria-based policy: A Redevelopment of the school. B Surplus land resulting from the development.	To provide greater clarity and address the need for affordable housing.
NNC3: Neston Recreation Centre	NNC3: Neston Recreation Centre	Change to a criteria-based policy.	Provides greater clarity on the policy requirements.
NNC4: Healthy Communities	NNC4: Healthy Communities	Removed the requirement for an HIA. Policy requires new residential development to ensure sufficient health care provision and provide opportunities to improve health and wellbeing.	To conform with national and local planning policy. HIA for proposals of 10 or more dwellings considered too demanding and not in line with relevant higher level policy.
N/A	NNC5: Infrastructure Provision	New policy seeks to ensure that new development contributes towards identified projects where it meets CIL and NNPF requirements.	The community have identified a series of projects and it is important that development, where appropriate, makes a contribution towards the implementation of these projects.

Section 8: Plan Delivery and Implementation

- 6.17 This section sees limited changes which reflect the changes to policy numbering and the addition of sub sections on 'Project Delivery' and 'Project Implementation'.

Section 9: Plan Monitor and Review

- 6.18 Again limited changes have been made to this section. For clarification the Town Council's AGM will not be the forum for reporting the annual review. This will take place at another meeting of the Town Council to be held on an annual basis.

7 Conclusion

- 7.1 The Statement demonstrates how local residents, interested bodies and statutory consultees were consulted on the NNP. It also provides a summary of the responses made to the consultation and what action and response the CSG has made in relation to those comments.
- 7.2 The Statement also provides a summary of the changes that have been made to the draft NNP as a result of the consultation responses. As such, the Statement fulfils the requirements of the relevant sections of the Neighbourhood Planning (General) Regulations 2012.

APPENDICES

APPENDIX 1.1

THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 SCHEDULE 1 CONSULTATION BODIES

Schedule 1 Regulation 3

Consultation Bodies

Neighbourhood development plans

- 1 For the purposes of regulations 14 and 16, a ‘consultation body’ means –
 - (a) Where the local planning authority is a London borough council, the Mayor of London;
 - (b) A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
 - (c) The Coal Authority ^(a);
 - (d) The Homes and Communities Agency ^(b);
 - (e) Natural England ^(c);
 - (f) The Environment Agency ^(d);
 - (g) The Historic Buildings and Monuments Commission for England (known as English Heritage) ^(e);
 - (h) Network Rail Infrastructure Limited (Company no. 2904587);
 - (i) The Highways Agency;
 - (j) The Marine Management Organisation ^(f)
 - (k) Any person –
 - (i) To whom the electronic communications code applies by virtue of a direction given under Section 106 (3) (a) of the Communications Act 2003; and
 - (ii) Who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority.
 - (l) Where it exercises functions in any part of the neighbourhood area –
 - (i) A Primary Care Trust established under Section 18 of the National Health Service Act 2006 ^(g) or continued in existence by virtue of that section;
 - (ii) A person to whom a licence has been granted under Section 6 (1) (b) and (c) of the Electricity Act 1989 ^(h);
 - (iii) A person to whom a licence has been granted under Section 7 (2) of the Gas Act 1986 ⁽ⁱ⁾;
 - (iv) A sewerage undertaker; and
 - (v) A water undertaker.
 - (m) Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
 - (n) Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
 - (o) Bodies which represent the interests of different religious groups in the neighbourhood area;
 - (p) Bodies which represent the interests of persons carrying on business in the neighbourhood area; and
 - (q) Bodies which represent the interests of disabled persons in the neighbourhood area.

(a) See Section 1 of the Coal Industry Act 1994 (c.21)

(b) See Section 2 of the Housing and Regeneration Act 2008 (c.17)

(c) See Section 1 of the Natural Environment and Rural Communities Act 2006 (c.16)

(d) See Section 1 (1) of the Environment Act 1995 (c.25)

(e) See Section 32 of the National Heritage Act 1983 (c.47)

(f) See Section 1 of the Marine and Coastal Access Act 2009 (c.23)

(g) 2006 (c.41)

(h) 1989 (c.29) Section 6 was substituted by Section 30 of the Utilities Act 2000 (c.27)

(i) 1986 (c.44) Section 7 was amended Section s3 (2), 76 (1) and (3) of, and Paragraphs 1 and 4 of Schedule 6 to, the Utilities Act 2000

APPENDIX 2.1

NEIGHBOURHOOD PLAN FRONT RUNNER PRESS RELEASE (MAY 2012)



NEWS RELEASE

Neighbourhood Plan Launch

At the Annual Town meeting held on Tuesday evening the Mayor of Neston Cllr Martin Barker announced "We are very pleased that Neston has been chosen to have front runner status in the development of a neighbourhood plan. Preparation of the neighbourhood plan will be supported by a grant from the Department of Communities and Local Government".

The desirability of towns and parishes to have a neighbourhood plan is a consequence of the recent Localism Bill, having such a plan allows local communities to shape the future of their town and ensure development is both sustainable and conforms to an agreed pattern.

One of the requirements of a neighbourhood plan is that the community are engaged as widely as possible in drawing up the plan and the final document will be subject to review by a government inspector and then a referendum in the town. It is also a requirement that our neighbourhood plan is in line with the CWaC Local Development plan being drawn up by Cheshire West for the whole borough. Any future planning applications will be judged against both documents.

To start the process the town council will be holding a launch event in the Town Hall on June 15th from 10.00 a.m. to 8.00 p.m. to give the general public the chance to submit their views, meet councillors, volunteer to assist and review the data we hold on the town.

The next step will be to set up a number of task groups to study various aspects of the plan. It is planned to set up these task groups at a meeting in the United Reformed Church hall in Moorside Lane at 7.30 p.m. on June 21st.

These nine groups will be: –

Housing Development	Quality of Life	Economic Development
Retail	Transport	Tourism
Publicity	Young People	Heath and Wellbeing

Full details of the requirements and preparation of the neighbourhood plan will be given at the meeting on June 21st to which all residents are invited. Invitations are also being sent to businesses and organisations throughout Neston. It is hoped that residents will volunteer to join one or more of the task groups relevant to their interests and be instrumental in shaping the future of our town.

NESTON TOWN COUNCIL ■ NESTON COMMUNITY & YOUTH CENTRE ■ BURTON ROAD ■ NESTON ■ CH64 9RE

council@nestontowncouncil.org.uk

0151 353 1407

www.nestontowncouncil.org.uk

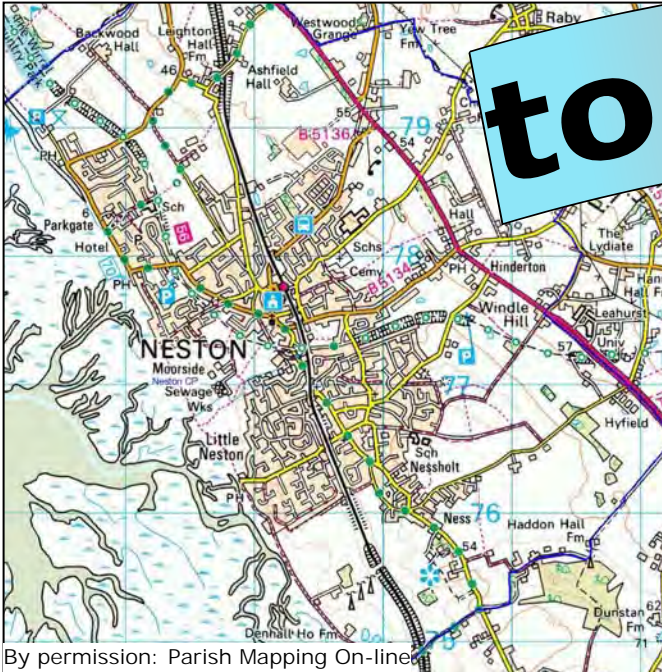
APPENDIX 2.2

NESTON MATTERS, JUNE 2012

Neston Matters

to all of us

*so let's plan
our town's
future
together*



By permission: Parish Mapping On-line

Neston has been chosen as one of the local "front runners" to produce its own Neighbourhood Plan.

The new national planning system gives greater influence to local communities over what sort of developments take place in their towns and villages.

The National Planning Policy Framework sweeps away over 1000 pages of planning policy and replaces them with 72 pages of guidelines.

Cheshire West and Chester has to produce a Development Plan for the borough, and within this, details for Neston will be decided through the Neston Neighbourhood Plan. This must be approved by an independent inspector and voted on by the people of Neston in a referendum.

The local initiative is being led by the Town Council but we need the active participation of residents, local businesses small and large, and local service providers.

Get involved

- read on below
- answer the questionnaire
- come to the day-long information event

10am - 8pm
Friday
15th June
Neston Town Hall

Neston now

Neston's population is now just under 15,000, with the number of people moving in each year more or less equal to the numbers moving out. But the population is getting older.

Although part of a rural area, the population density is 80% greater than for Cheshire West as a whole. Prosperity is difficult to measure, but in Neston the proportion of children, working-age adults and older people living on low incomes is about two-thirds of the English average. We also seem to be a little healthier than the rest of the country.

Unemployment has risen (2.7% in May 2011) but the proportion of residents claiming JSA is two-thirds the English average. More people work in the public sector than usual.

In 2001 (the last year for which we have detailed information) 44% worked in either manufacturing, retail/repair or health & social work.

Nearly 80% of houses in Neston are owner-occupied (more than for the rest of west Cheshire), over 40% of homes are detached (nearly twice the national average), but the proportion of "affordable" housing is slightly less than average.

Car ownership is higher than average – in 2001 only 18% of households had no car against 27% for the country as a whole.

Although Neston fares better than the rest of Cheshire West for access to schools, GPs, job centre, post offices...and pubs!... public transport is deficient in services for commuters and travel time to major hospital services is 50% longer than West Cheshire average.

This is the background we build on for the future.

Neston in the next 15 years?

Our plan for the next 15 years must accommodate the requirements of Cheshire West's Local Plan within the National Planning Policy Framework to provide a sustainable future for the town.

We must plan for a future which ensures

housing is of appropriate design, location, size, cost with a balance between rented and owner-occupied;

leisure and recreation facilities are in place for children, families and adults of all ages;

retail services cater for the everyday needs of 21st century families living locally and in neighbouring villages;

transport services where possible improve access between all parts of the town without infringing the needs of pedestrians of all ages;

employment opportunities locally are enhanced by nurturing existing and new small and medium local businesses;

health and welfare facilities are accessible and comprehensive for all age groups, and

- education facilities appropriate and accessible for both children and adults.

The Town Council is driving the process.... but it's YOUR Neighbourhood Plan.

How you can help

Give us your views in the Feedback section

Come to the open day at the Town Hall on Friday 15th June any time between 10 am and 8 pm, see the displays and have your say.

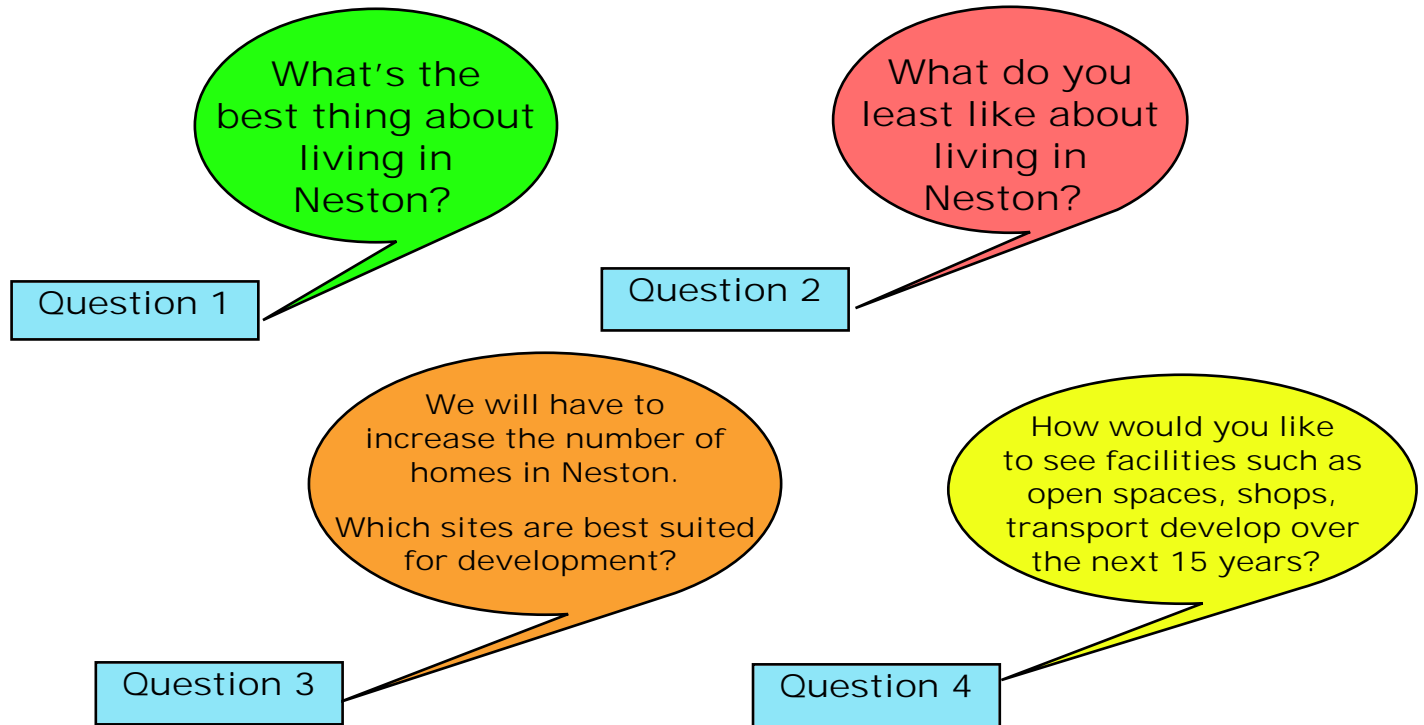
We're setting up a number of task groups to look at different aspects of the plan for the future. They are all listed below. Let us know which group you think you can get involved with.

We'll also be forming a Community Working Group of key volunteers to help bring it all together.

Your feedback please

If you have only limited time, we would be grateful for your answers to the four questions below.

But if you have a little more time, why not go to our [questionnaire](#) page for more of your views to be taken into account.



Make a note of the questions and email your answers together with your name and Postcode to admin@nestontowncouncil.org.uk

Your personal information is protected by law and no participant will be identified in research

Like to get more involved?

We're setting up a number of task groups to look at different aspects of the plan for the future. They are all listed below.

If you would like to contribute to the the work of one of these, then please [email](#) us (or write to us at the address on this website) with the following information:

the group you think you can get involved with;










the number of hours per week on average you think you will be able to devote to the work;

what special skills / knowledge / experience you believe you can bring to the work of the group;

your name, postcode and preferred contact details (email, postal address, telephone number)

Come on! Get stuck in!

Join a group - or send in your views

<i>Our proposed Working Groups</i>	<i>Some of the things they may consider</i>	<i>Some of the people we think we may need</i>
 <p>Housing development</p>	<p><i>What are the needs for a sustainable town?</i></p> <ul style="list-style-type: none"> • Social housing • Affordable housing • Single person accommodation 	<p><i>Landlords</i> <i>Builders</i> <i>Estate agents</i></p>
 <p>Quality of Life</p>	<p><i>Public open spaces</i> <i>Recreation facilities</i> <i>Allotments</i> <i>Energy conservation</i></p>	<p><i>Sportspeople</i> <i>Allotment holders</i></p>
 <p>Economic Development</p>	<p><i>Employment</i> <i>Business / industrial parks</i> <i>Education</i> <i>Skills and training</i></p>	<p><i>Employers</i> <i>Teachers</i> <i>Students</i></p>
 <p>Retail</p>	<p><i>What shops would make Neston unique?</i> <i>Shops outside town centre</i> <i>Improved markets</i></p>	<p><i>Shopkeepers</i> <i>Shoppers</i> <i>Market traders</i></p>
 <p>Transport</p>	<p><i>Buses</i> <i>Trains</i> <i>Car parking</i> <i>Cycle routes</i></p>	<p><i>Bus users</i> <i>Cyclists</i> <i>Motorists</i></p>
 <p>Tourism</p>	<p><i>Museum</i> <i>Heritage centre, trail</i> <i>Parkgate - traffic</i> <i>Cycle routes</i></p>	<p><i>Societies</i> <i>Cyclists</i> <i>Local historians</i> <i>Tourism providers</i></p>
 <p>Publicity</p>	<p><i>Website development and management</i> <i>Press relations</i> <i>Social media</i></p>	<p><i>Web design specialists</i> <i>Journalists</i> <i>Students</i></p>
 <p>Young people</p>	<p><i>Recreation</i> <i>Transport</i> <i>Schools</i></p>	<p><i>Uniformed youth groups</i> <i>Schools</i> <i>PTAs</i></p>
 <p>Health & wellbeing</p>	<p><i>Surgeries</i> <i>Dental care</i> <i>Clinics</i> <i>Care homes</i></p>	<p><i>Doctors</i> <i>Dentists</i> <i>Carers</i> <i>Nurses</i></p>

APPENDIX 2.3

NESTON MATTERS, AUGUST 2012 (EXTRACT)

August 2012

Neston Matters

No 8

The Newsletter of Neston Town Council

Neighbourhood Plan Gets Under Way

Dozens of Nestonians have pledged their time, experience and skills to producing our local Neighbourhood Plan. By the middle of last month, 75 people had expressed an interest in contributing to the Community Steering Group or one of the proposed Task Groups looking at various aspects of the plan.

In June, 160 people braved the rain to visit the Town Hall and give their initial views on life in Neston now, and how best to achieve a sustainable future for the town. The many positive contributions will greatly assist the plan. Some of the comments received related to Cheshire West & Chester Council services or local transport provision. Town Council volunteers are analysing these and making sure they get passed to CWaC councillors or officers.



Nestonians braved the rain to undertake their first group planning exercise on 21st June

There were more contributions by email and from the special **Neston Matters** delivered to all households at the end of May.

A follow-up meeting at the end of June saw 26 citizens gathered to hear

more information about the process and the potential for townspeople to get involved. At the end of the evening, 17 came forward to volunteer their services on the Community Steering Group which will oversee the process and pull the plan together.

Neston Town Council's guide to the Neighbourhood Plan outlining the work already completed, and the road map of the project in the near future, are now available for reading or downloading at <http://nestontowncouncil.org.uk/wordpress/neighbourhood-plan/>

This link will also take you to other presentations made at the meeting, a guide to the Neighbourhood Plan produced by Cheshire West and Chester Council, and an outline from Cheshire Community Action on how the Neighbourhood Plan will involve everyone.

The Community Steering Group will be inaugurated on Thursday 13th September. Full details are being sent to all who have volunteered so far.

But it's not too late. Email admin@nestontowncouncil.org.uk for full details, or write to Alison Kunaj, Town Clerk, at Neston Town Council, NCYC, Burton Road, Neston, CH64 9RE.

Superfast Broadband

Through their Connecting Cheshire Campaign, Cheshire West and Chester Council are running an on-line survey to help them build a picture of demand. To make sure they know what Neston needs, you can register at www.connectingcheshire.org.uk

Improving Community Life

www.neston.org.uk

APPENDIX 3.1

FEEDBACK FROM JUNE 2012 CONSULTATION EVENT



NEIGHBOURHOOD PLANNING

SUMMARY OF MAIN RESPONSES TO INITIAL CONSULTATION

<p>What's the best thing about living in Neston?</p> <p><i>Responses scoring 10 or more</i></p>	community spirit and activities (eg Community Centre, churches, library, sport, youth organisations, education)	56
	access to rural open spaces (eg Botanical gardens, parks, Wirral Way, Dee Estuary,	46
	semi-rural location, market town, small	35
	safe environment, crime low, quiet	21
	access to major local centres (eg Liverpool, Chester and North Wales, Wirral.	15
	daily shopping needs (with free parking), market	15
<p>What do you least like about living in Neston?</p> <p><i>Responses scoring 8 or more</i></p>	Poor bus service at night-time and peak times, poor rail links	35
	Unkempt looking high street shopping areas	33
	A lack of interesting/individual shops/restaurants.	10
	High street traffic, narrow pavements, speed bumps	15
	Litter, particularly on land around railway bridges, pigeon droppings	8
<p>We will have to increase the number of homes in Neston. Which sites are best suited for development?</p> <p><i>Scores 6 or more</i></p>	Brownfield sites	22
	Converting unwanted shops into living accommodation, using space above shops	18
	Infill sites	7
	Old Dairy site at Five Ways	7
	Land between Leighton Road/ Parkgate school/ Boathouse Lane	7
	Raby Park Road opposite High School	6
<p>How would you like to see facilities such as open spaces, shops, transport develop over the next 15 years?</p> <p><i>Scores of 10 or more</i></p>	Clean, protected, open spaces	24
	Better range and quality shops	22
	More smaller shops with landlords charging less rent	15
	Regeneration in sympathetic style	14
	Better recreation and youth facilities	10
Over 70 separately identifiable suggestions were received		

APPENDIX 3.2

NESTON ANSWERS PRESS RELEASE, APRIL 2013



NEWS BRIEFING

NESTON ANSWERS

Over 350 local people said what they wanted for Neston in the years to 2030 last weekend.

They were responding to an opinion survey organised by the Town Council's Neighbourhood Plan team on Friday and Saturday in the Town hall and market Square.

There was an emphatic 68% wanting the town to have modest growth in population over the next 15 years. Fewer than 19% wanted to keep things broadly as they are, and even fewer wanted "significant" population growth.

There was a general "thumbs down" for turning empty shops into dwellings, but general approval for trying to increase the number of visitors to create more jobs and help the local economy.

Extensive analysis by age group and area is now underway and the results will be published when this work is done.

The Town Council is looking for computer literate volunteers to help with the analysis.

Neston town Council has commissioned a group of local volunteers to develop the neighbourhood plan. After being checked by an independent assessor, and provided it conforms with Cheshire West council's local plan when that is finalised, the plan will be put to the vote in a local referendum.

If local people approve it, the policies in the plan will become part of planning law. Without a Neighbourhood Plan, there can be little local influence on future development.

If you missed out on the survey, don't worry. It is on-going. Forms should be available next week in Neston Library and other places throughout the town. Or you could ring the Town Council (0151 353 1407) between 9.00 and 1.00 any weekday to request one.

Alison Kunaj
Town Clerk
Council Office
Neston Community & Youth Centre
Burton Road
Neston CH64 9RE

council@nestontowncouncil.org.uk
0151 353 1407

APPENDIX 3.3

NEIGHBOURHOOD PLAN HAVE YOUR SAY RESULTS, APRIL 2013



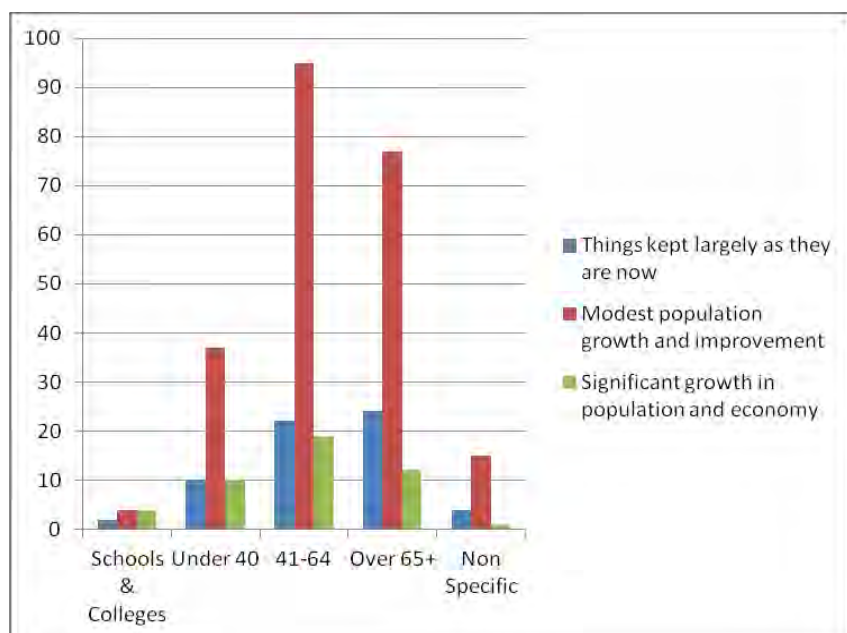
NEIGHBOURHOOD PLAN

Have Your Say



How do you want to see Neston in 2030?

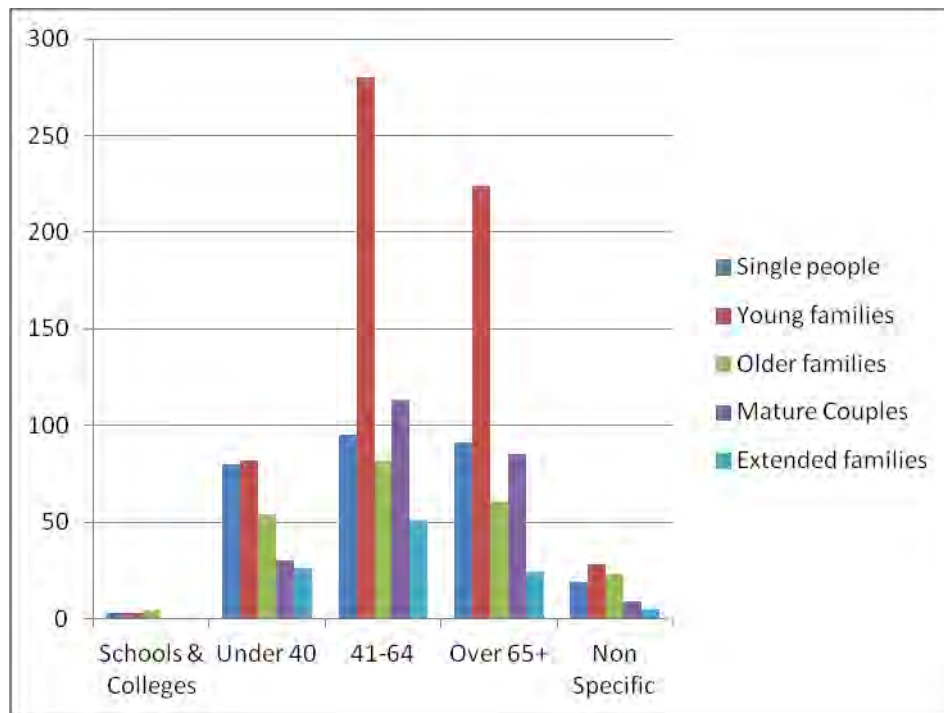
	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Things kept largely as they are now	2	10	22	24	4	62	18.50%
Modest population growth and improvement	4	37	95	77	15	228	68.05%
Significant growth in population and economy	4	10	19	12	1	46	13.73%



HOUSING

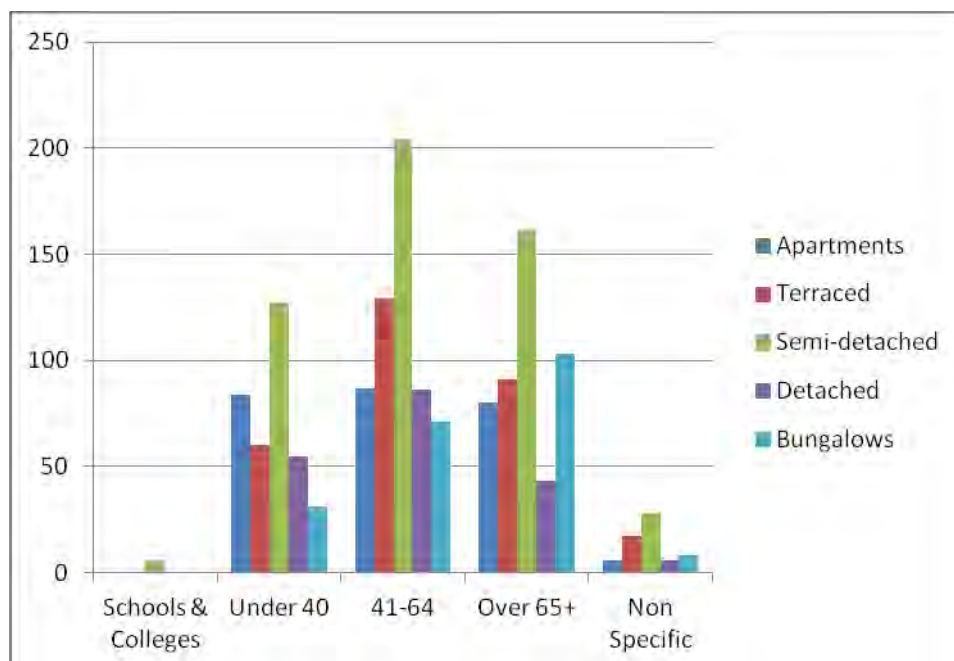
Who do we most need to provide new homes for in Neston?

	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Single people	3	80	95	91	19	288	20%
Young families	3	82	280	224	28	617	42%
Older families	4	54	82	61	23	224	15%
Mature Couples	0	30	113	85	9	237	16%
Extended families	0	26	51	24	5	106	7%



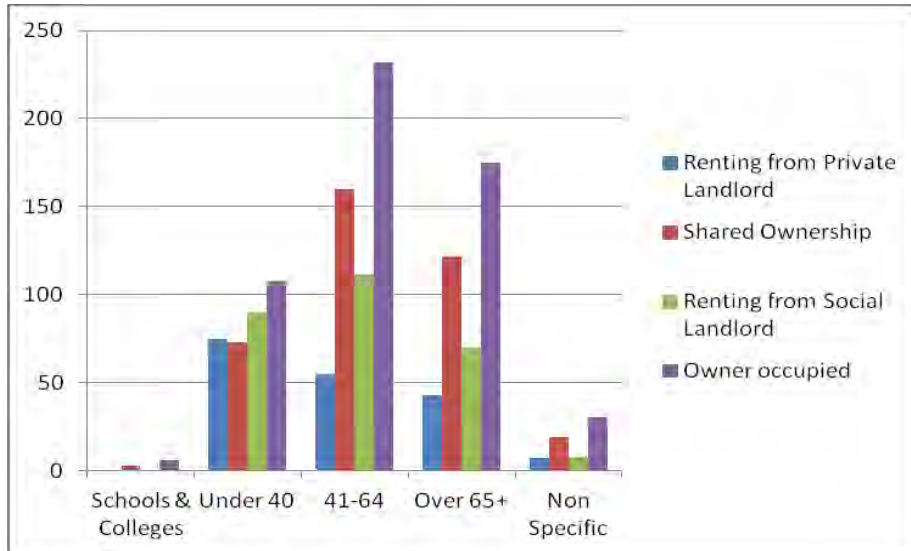
What type of homes do we need most in Neston?

	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Apartments	0	84	87	80	6	257	17%
Terraced	0	60	129	91	17	297	20%
Semi-detached	6	127	204	161	28	526	35%
Detached	0	55	86	43	6	190	13%
Bungalows	0	31	71	103	8	213	15%



What are your priorities for new homes in Neston?

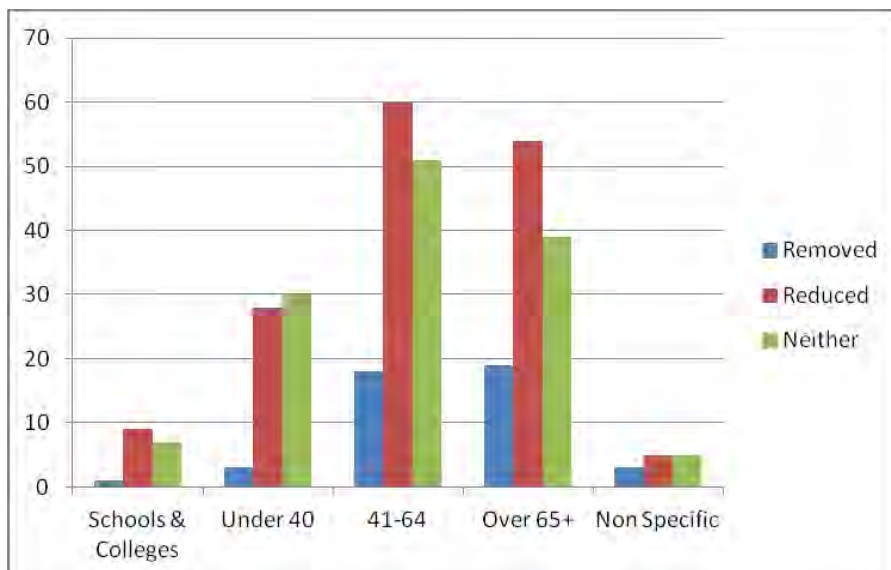
	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Renting from Private Landlord	0	75	55	43	7	180	13%
Shared Ownership	3	73	160	122	19	377	27%
Renting from Social Landlord	0	90	112	70	8	280	20%
Owner occupied	6	108	232	175	30	551	40%



ENVIRONMENT

To make life safer for pedestrians, should Town Centre road traffic be

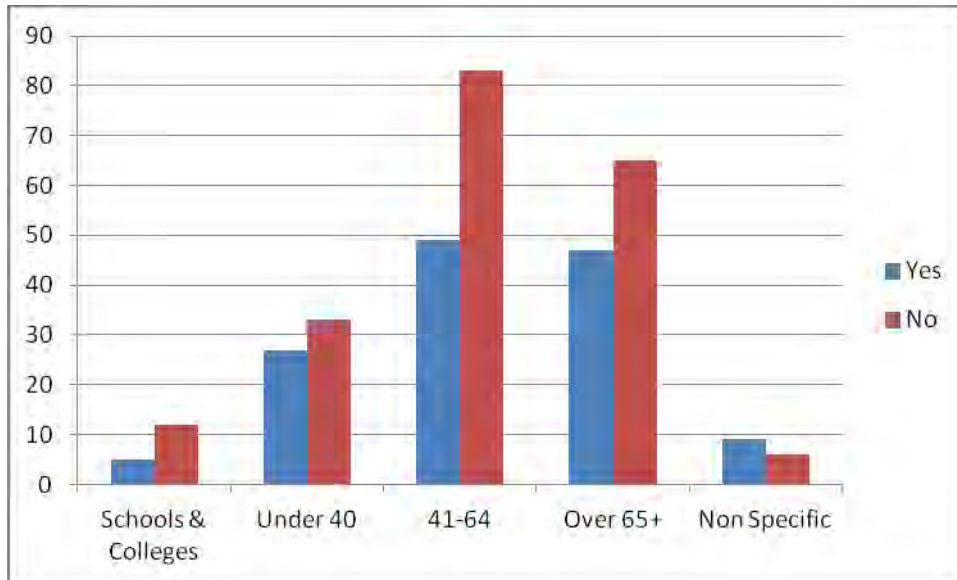
	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Removed	1	3	18	19	3	44	13%
Reduced	9	28	60	54	5	156	47%
Neither	7	30	51	39	5	132	40%



ECONOMY

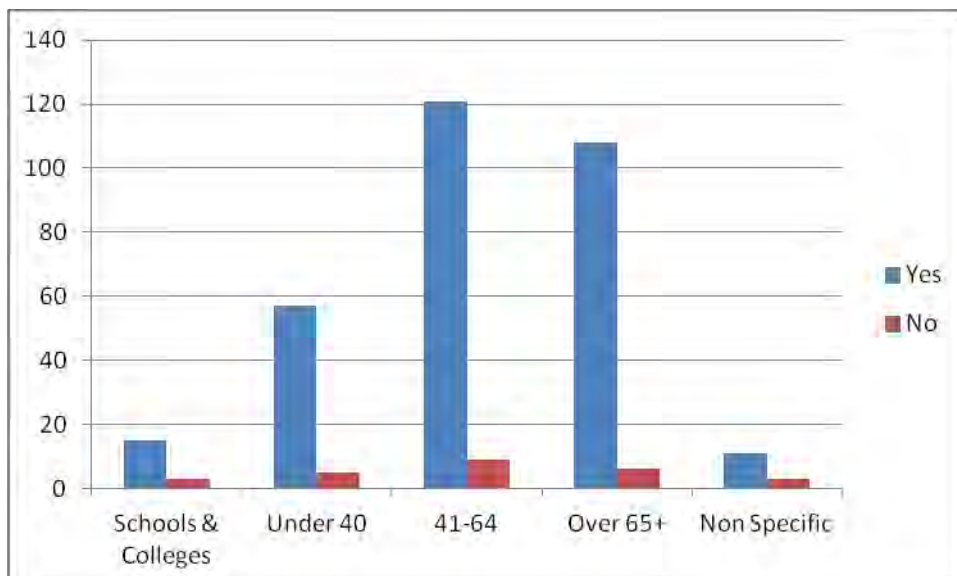
Do you think empty shops should be used for housing?

	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Yes	5	27	49	47	9	137	40%
No	12	33	83	65	6	199	60%



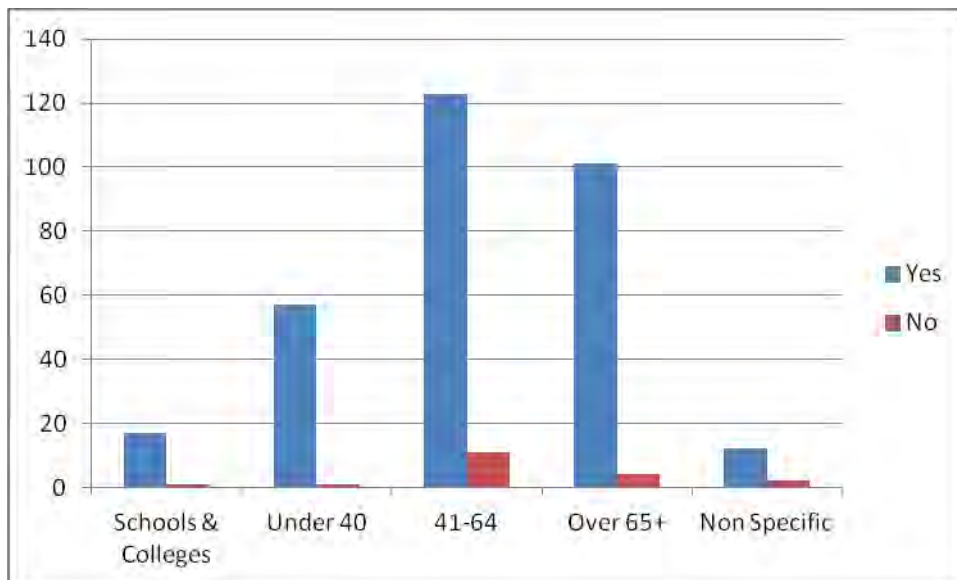
Do you think encouraging more visitors is a good way of creating jobs and supporting the local economy?

	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Yes	15	57	121	108	11	312	92%
No	3	5	9	6	3	26	80%



To create more jobs, do you think there should be more small business and start-up units on the Clayhill Business Park?

	Schools & Colleges	Under 40	41-64	Over 65+	Non Specific	TOTAL	%
Yes	17	57	123	101	12	310	94%
No	1	1	11	4	2	19	6%



APPENDIX 3.4

NESTON 2030 NEWSLETTER, JULY 2013

July 2013

NESTON 2030

Neston Matters

NEIGHBOURHOOD PLAN

DON'T RECYCLE THIS JUST YET!

BUT HAVE YOUR SAY ABOUT OUR *DRAFT* PROPOSALS FOR A NEIGHBOURHOOD PLAN AND THE OPPORTUNITY TO INFLUENCE THE FUTURE OF YOUR AREA

AND HAVE A CHANCE TO **WIN** ONE OF TWO
£50 SHOPPING VOUCHERS

INSIDE YOU WILL FIND A LIST OF DRAFT PROPOSALS. TICK THE APPROPRIATE BOX, FILL IN YOUR CONTACT DETAILS, CUT OUT AND POST IN THE BOXES AT THE FOLLOWING LOCATIONS:



- **SAINSBURY'S NESTON**
- **TESCO NESTON**
- **NESTON LIBRARY**



You can also answer directly on our website www.neston.org.uk by going to the Neighbourhood Plan page.

WINNERS OF THE DRAW WILL BE NOTIFIED
BY FRIDAY 6 SEPTEMBER FOR ALL ENTRIES
RECEIVED BY THE END OF AUGUST.



The Draft Proposals in this publication are those of the Community Steering Group, established by Neston Town Council and do not necessarily reflect the current policies of the Council.

NESTON NEIGHBOURHOOD PLAN

INTRODUCTION

The Localism Act introduced Neighbourhood Planning into the planning process in England giving communities like Neston the right to shape their future at a local level.

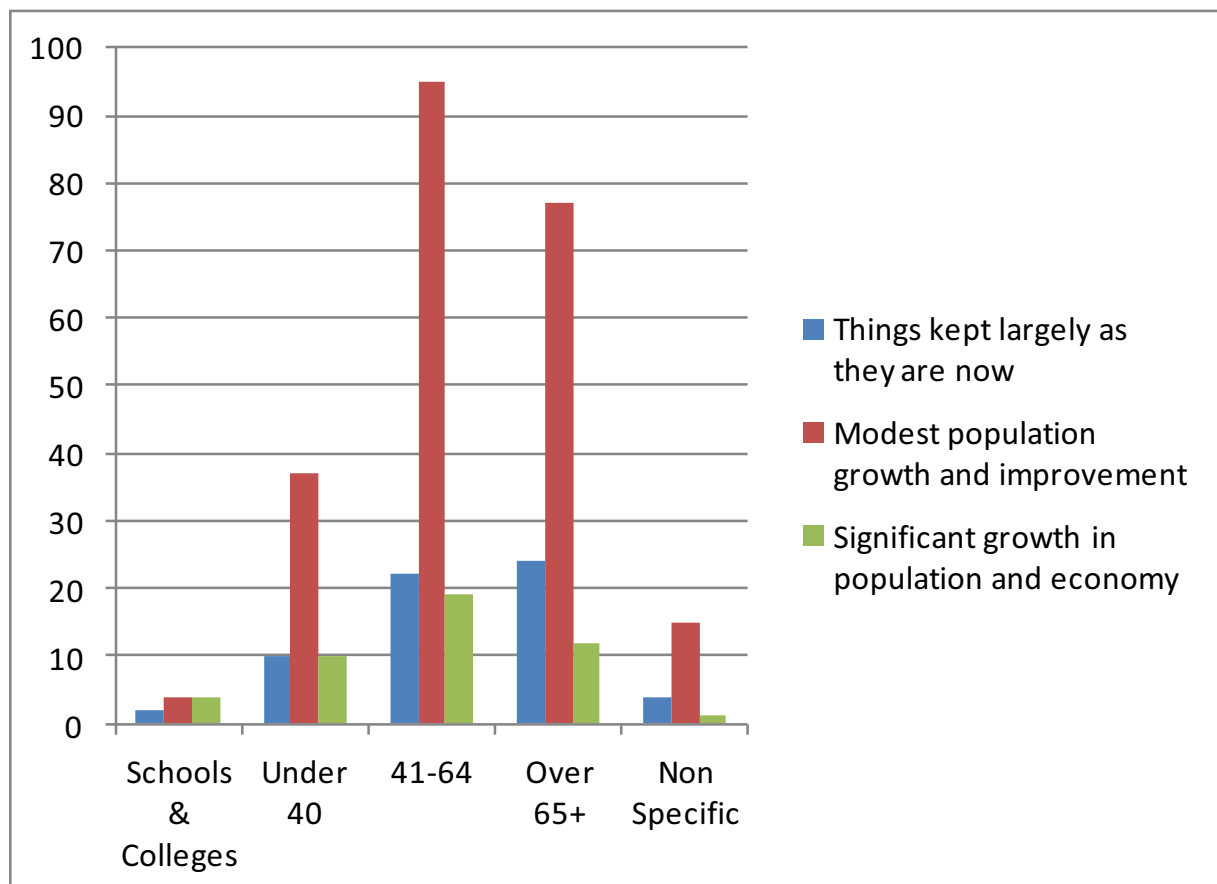
In October last year a group of local people, together with a small number of Town Councillors, started the process of developing the Neston Neighbourhood Plan. The group has looked at the future of our area for the next 15 years and considered such aspects as Housing, Economic Development, Retail, Transport and Quality of Life. Recently we asked some of our community for their views and, from nearly 400 replies we noted that overall, the view is modest housing growth and improvement to the area in the future.

Now we want to share with you our latest thinking based on further work by the volunteer group and our survey responses. This publication gives DRAFT proposals for the next 15 years and invites you to give feedback.

Please have your say and give us your views.

We expect to continue this consultation process for the rest of this year with a view to producing our Neighbourhood Plan in early 2014. You will be asked again for your views during this period and ultimately invited to vote on acceptance of the plan next year.

Results of the survey on the future of Neston. What you told us.





DRAFT VISION

People like living in the Neston area because it is a safe rural community with coastal features and local facilities. The Vision going forward is to develop these further in many ways so that a local identity for Neston is clear for both residents and visitors alike. A community identity based on local market town attributes an increased attraction for tourists and visitors with local shops, businesses, restaurants and leisure facilities making this the place to live, the place to support employment and the place to enjoy.



DRAFT OBJECTIVE FOR HOUSING

Our objective is to ensure the provision of good quality new build housing which meets the needs of the Neston community and maintains an appropriate social balance.

Based on our recent survey the priority should be for semi-detached homes suitable for young families.

Housing.

Please say whether you agree or not with the proposals by ticking the appropriate box.

Proposal 1:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 2:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 3:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 4:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 5:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 6:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 7:

Agree ☐ Neutral ☐ Do not agree ☐

Proposal 8:

Agree ☐ Neutral ☐ Do not agree ☐

Name

Contact details

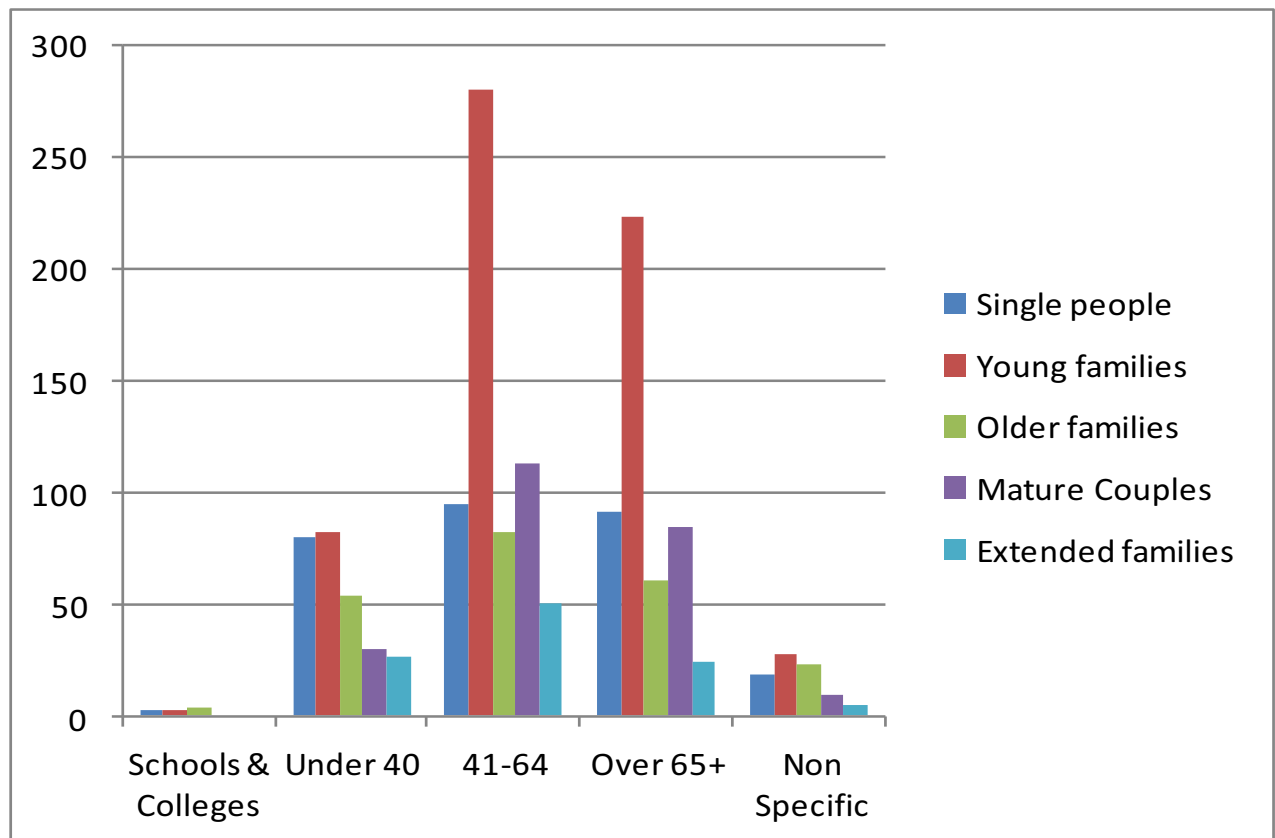
Draft Proposals.

Data will be retained for use by Neston Town Council under the terms of the Data Protection Act and will not be passed to any third parties

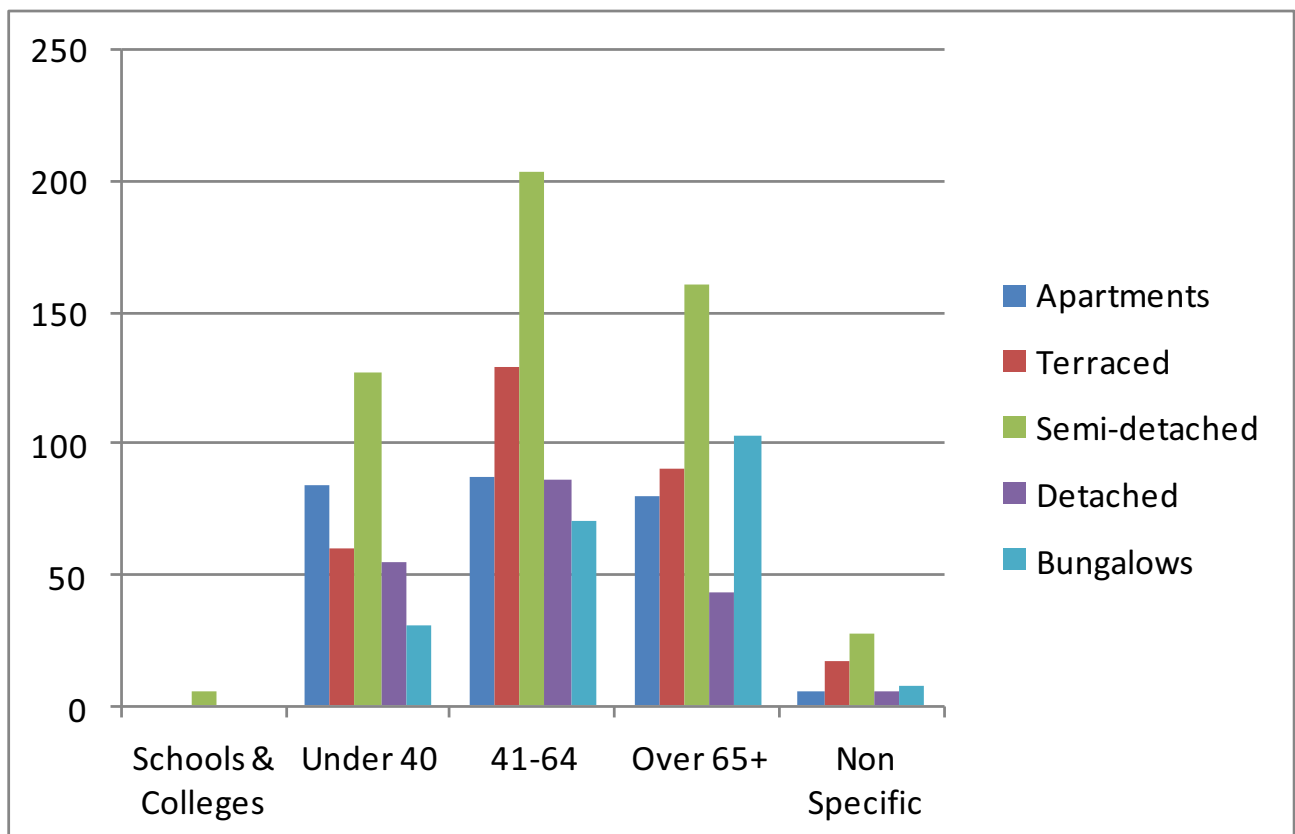
1. The Neighbourhood Plan will identify sites within the urban area suitable for housing development. Development in the green belt is not proposed.
2. Housing growth should be approximately 150 new properties anticipated over the next 15 years.
3. Affordable housing should be promoted. (Discount for Sale, Shared Ownership/Shared Equity, Affordable Rent or Social Rent)
4. The Cheshire West and Chester Council affordable homes target of 35% should be applied to Neston as a whole and not to each site individually.
5. New housing development should meet the needs of the local area which will require a sustainable mix of owner occupied and rented properties.
6. All new homes should be built to the highest possible architectural and environmental standards.
7. The development of purpose-built student accommodation should be encouraged.
8. The number of empty homes in the locality should be minimised.



Who most needs housing? What you told us.



What type of housing is needed? What you told us.



DRAFT OBJECTIVE FOR QUALITY OF LIFE AND TRANSPORT

It is important to provide a good quality of life for all residents including the young, old and disabled. Neston is an attractive and interesting place for visitors to stop, obtain services and participate in sport and leisure.

Our objective is to encourage public transport, cycling, walking, at the same time as managing increasing traffic safely.

We aim to safeguard Neston's unique historic buildings, coast and countryside, encouraging residents and visitors to enjoy them.

Quality of Life and Transport.

Please say whether you agree or not with the proposals by ticking the appropriate box.

Proposal 1:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 2:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 3:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 4:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 5:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 6:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 7:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 8:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal 9:

Agree	Neutral	Do not agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Name

Contact details

Draft Proposals.

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1. Develop existing public green spaces without damaging natural features such as small woodlands, trees, hedgerows, ponds and streams. These are significant components which make our town special.
2. Develop cycle ways. Neston has a network of cycle ways including the Wirral Way and the Burton Marsh Greenway. There is much scope to connect these cycleways and to increase them.
3. Develop outdoor sporting spaces appropriate to the current and future population.
4. Redevelop a high quality leisure centre on the existing site and ensure that it meets the needs of the population.
5. Neston provides a very varied range of clubs and societies which caters for all ages and abilities. It needs to encourage and protect the continuation of these and ensure that they have adequate premises.
6. Extend Parkgate car parking facilities. Car parking is at a premium in Parkgate and it is proposed that the Parkgate Old Baths site and the Station Road car parks should be extended. Car parking signs in the area as a whole should be improved to promote our "free car parking" philosophy.
7. Rationalise a central Bus Station. There is a need to rationalise the bus and rail transport in Neston, improve the bus shelter, seating and timetables.
8. Provide space for a cycle hub with a cafe and cycle hire on the Wirral Way. Build a bridge to carry walkers, cyclists and horses along the Wirral way over Station Road, Parkgate.
9. Develop new allotments. There is a need for more allotment spaces of varying sizes and at reasonable rents.



DRAFT OBJECTIVE FOR RETAIL AND ECONOMIC DEVELOPMENT

Our objective is to build upon that which already exists in Neston. We wish to improve and enhance the town centre and support, assist and promote businesses.

Draft Proposals.

Data will be retained for use by Neston Town Council under the terms of the Data Protection Act and will not be passed to any third parties

1. Neston has a diverse range of attractions and an historic heritage. We would like to promote and encourage the visitor economy and, to that end, a Visitor Centre would be desirable.

2. We need to maximise the potential of Clayhill by enhancing the appearance of the Business Park and infrastructure and provide encouragement to new business start ups.

3. Provide suitable business premises throughout the town, catering for different types of businesses.

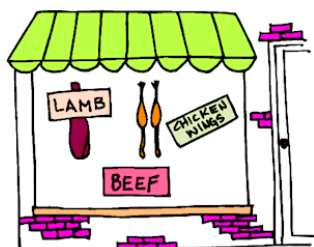
4. Improve and extend the existing weekly market.

5. Provide incentives to promote and develop niche shops and bespoke businesses.

6. Promote the expansion of communications and technology based businesses.

7. Promote childcare facilities to encourage young families into the area.

8. Liaise with local schools and organisations to encourage development of career opportunities.



Retail and Economic Development.

Please say whether you agree or not with the proposals by ticking the appropriate box.

Proposal 1:

Agree Neutral Do not agree

☐☐☐

Proposal 2:

Agree Neutral Do not agree

☐☐☐

Proposal 3:

Agree Neutral Do not agree

☐☐☐

Proposal 4:

Agree Neutral Do not agree

☐☐☐

Proposal 5:

Agree Neutral Do not agree

☐☐☐

Proposal 6:

Agree Neutral Do not agree

☐☐☐

Proposal 7:

Agree Neutral Do not agree

☐☐☐

Proposal 8:

Agree Neutral Do not agree

☐☐☐

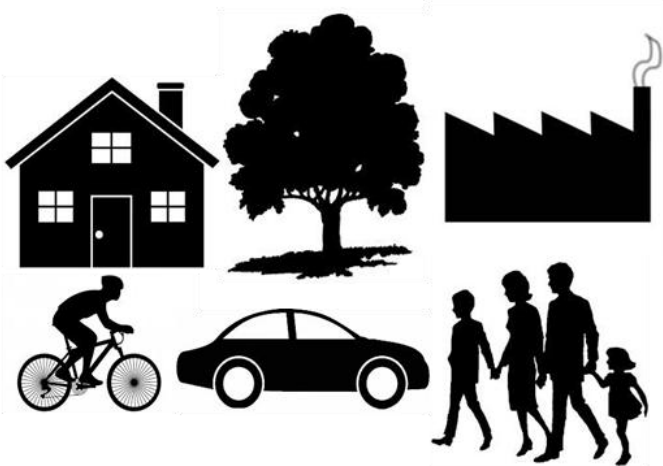
Name

Contact details

OTHER SUGGESTIONS

If you have ideas on how the Neston Area should improve over the next 15 years, we would really like to hear them.

Please fill in the box on this page, cut it out and return it with your views on our proposals.



Neighbourhood Plan



Suggestions:



Neighbourhood Plan

Name

Contact details

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APPENDIX 3.5

NESTON MATTERS, NOVEMBER 2013 (EXTRACT)

Neighbourhood Plan Update

Following on from our questions to residents in April, the Neston 2030 Newsletter was sent to over 7,000 addresses in July for community response. This contained a series of 25 draft proposals on housing, leisure, retail and the local economy. We also asked for your suggestions for the future of the area over the next 15 to 20 years. Nearly 400 replies have been received through a return of forms and email responses.

Phil Baker, Chairman of Steering Group said "On behalf of your Steering Committee, I would like to thank you for your contributions. We are in the process of analysing the results. These will be published on the Town Council web site over the next few weeks. All replies were entered into a draw for two £50 shopping vouchers. I am pleased to announce that Mrs Williams and Mrs Beattie were the two winners. Congratulations to both."

Phil continued "Our next action is to take your responses and develop more detailed policies which will form the basis of the plan that you will be asked to vote on. We will ask you more about the future of retail, encouraging the visitor economy and safeguarding and developing jobs. So please look out for this. Your views are very important since the Neighbourhood Plan will affect us all."

Cheshire Rural Women's Award

Councillor Janet Griffiths was recently presented with a Cheshire Rural Women's Day Award at a ceremony at Cheshire Fire and Rescue HQ, Winsford.

Janet has been a member of Neston Town Council since its inception in 2009, a Civic Society member for over 15yrs and a also Heritage Walk guide. Janet updates council notice boards, carries out litter picks for the council and plants and maintains flower beds at several locations in the town!

2013 Community Pride Results

Neston Town Council are proud to announce that in the Community Pride Competition, we have been awarded runner up in the Best Kept Large Village in Cheshire, runner up in the Community Website and have received a Little Gem Award for Sensory Garden at Neston Library for 2013. Well done to us!



Neston Town Council
Neston Community & Youth Centre
Burton Road
Neston CH64 9RE
0151 353 1407

council@nestontowncouncil.org.uk
office opening hours:
Monday to Friday 9am to 1pm

Mayor: Councillor Tom Marlow
Deputy Mayor: Councillor Janet Griffiths
Town Clerk: Alison Kunaj

Town Centre Manager: Katy Pierce
0151 356 1056
tcm@nestontowncouncil.org.uk



NESTON TOWN COUNCIL

Little Neston Ward



Malcolm Cox
07721 643931
malcolmcx@me.com



Abdul Jilani
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abdulkjilani@yahoo.co.uk



Mike Shipman
0151 201 6627
mike.shipman@ymail.com



James Wilkie
07436 018818
jameswilkie@talktalk.net

Neston Ward



Roy Burkey
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royburkey@gmail.com



Trish Derragh
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t.derragh@btinternet.com



Janet Griffiths
0151 336 5478
janet.griffiths.ncs@googlemail.com



Carrie Spacey
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carriespacey.ntc@gmail.com

Parkgate Ward



Moira Andrews
0151 336 3444
modav1@hotmail.co.uk



Martin Barker
0151 336 4576
MTBarker@hotmail.co.uk



Patrick Hughes
0151 336 4749
pat.marie@virgin.net



David Carter
07707 019560
david.carter3923@yandex.com

Riverside Ward



Tony Cummins
07586 834628
council.cummins@gmail.com



Tom Marlow
0151 336 4007
tom@marlow.org.uk

Vacancy



Wayne Sharkey
07929 016793
member@colliery.fsbusiness.co.uk

Ness Ward



Kay Loch
0151 336 7206
kay.loch@sky.com

APPENDIX 3.6

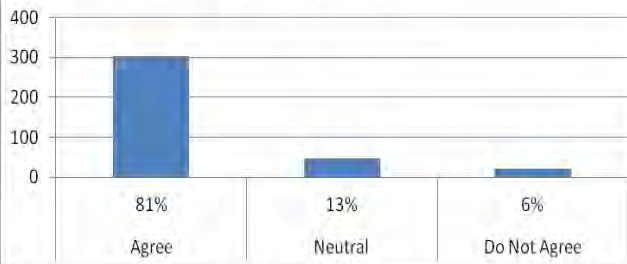
NESTON 2030 QUESTIONNAIRE RESULTS, JULY 2013



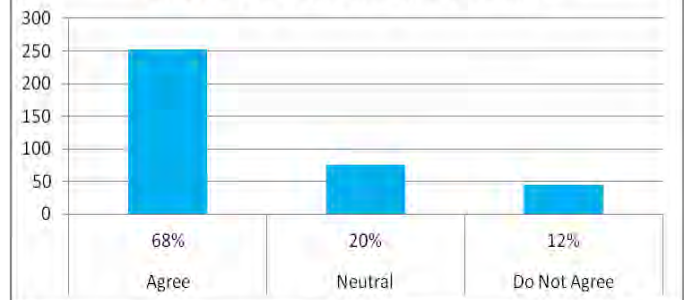
NEIGHBOURHOOD PLAN

Questionnaire Results

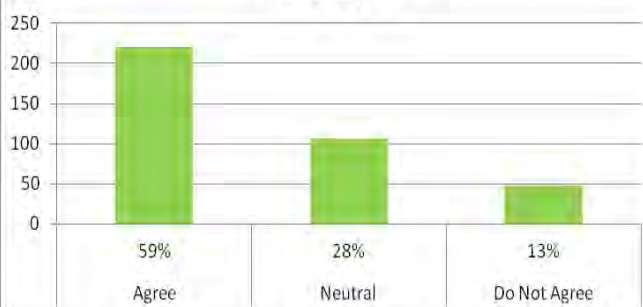
The Neighbourhood Plan will identify sites within the urban area suitable for housing development. Development in the green belt is not proposed



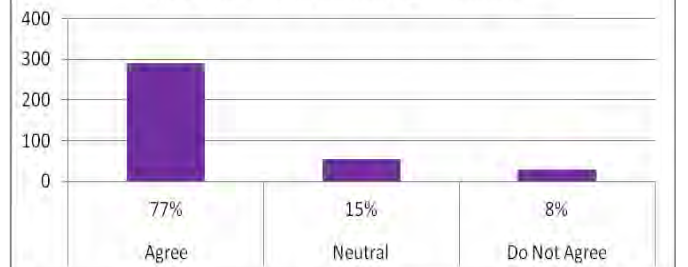
CWaC affordable homes target of 35% should be applied to Neston as a whole and not to each site individually



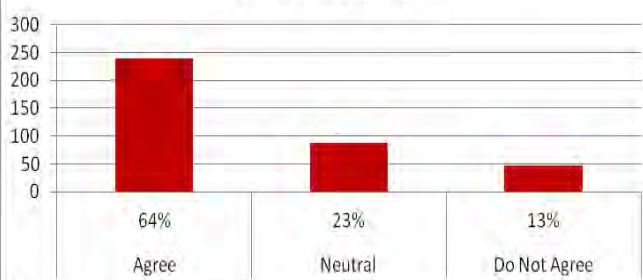
Housing growth should be approximately 150 new properties anticipated over the next 15yrs



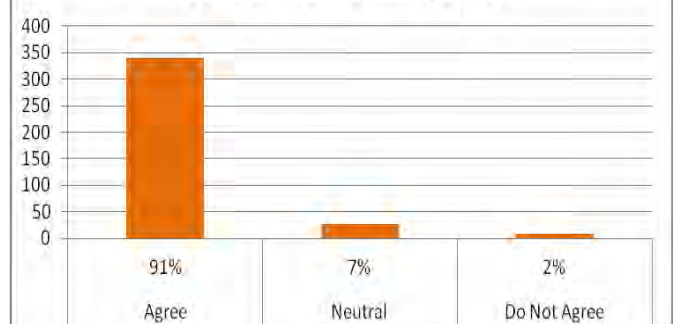
New housing development should meet the needs of the local area which will require a sustainable mix of owner occupied and rented properties



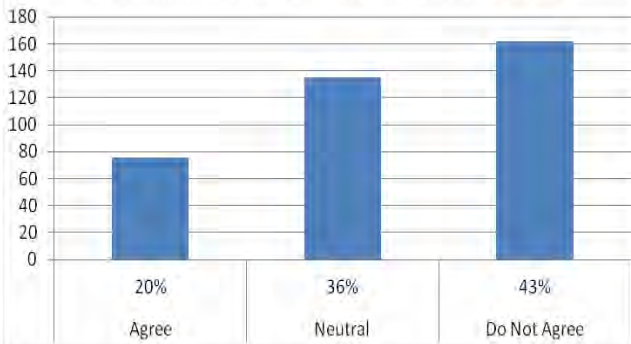
Affordable housing should be promoted. (Discount for Sale, Shared Ownership/Shared Equity, Affordable Rent or Social Rent)



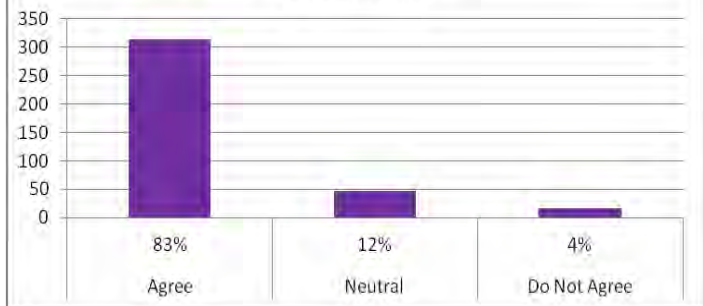
All new homes should be built to the highest possible architectural and environmental standards



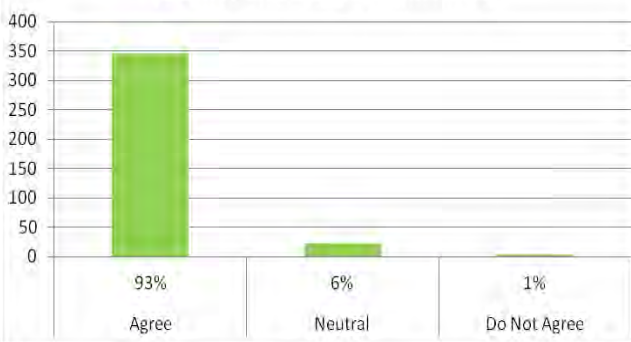
The development of purpose-built student accommodation should be encouraged



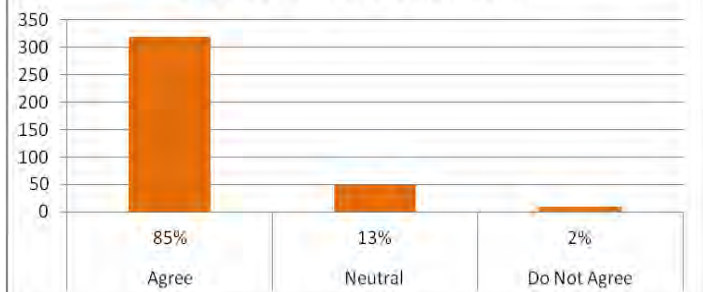
Develop outdoor sporting spaces appropriate to the current and future population



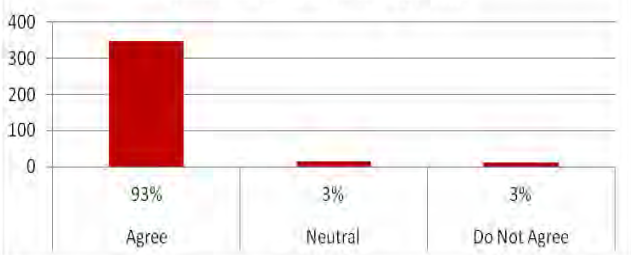
The number of empty homes in the locality should be minimised



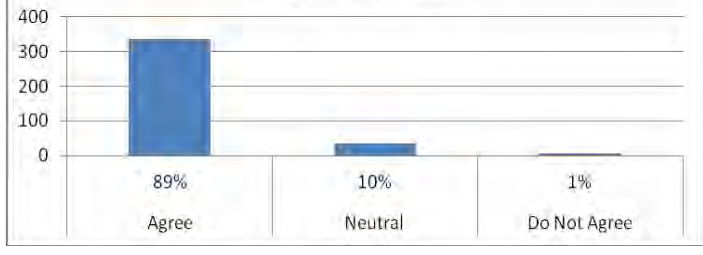
Redevelop a high quality leisure centre on the existing site and ensure that it meets the needs of the population



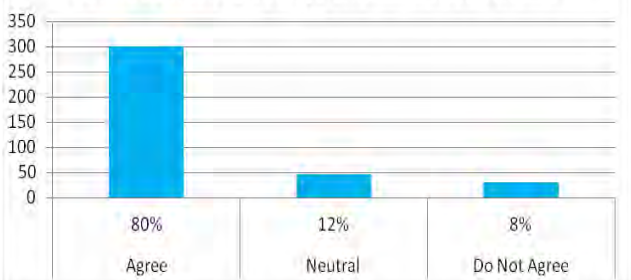
Develop existing public green spaces without damaging natural features such as small woodlands, trees, hedgerows, ponds and streams. These are significant components which make our town special.



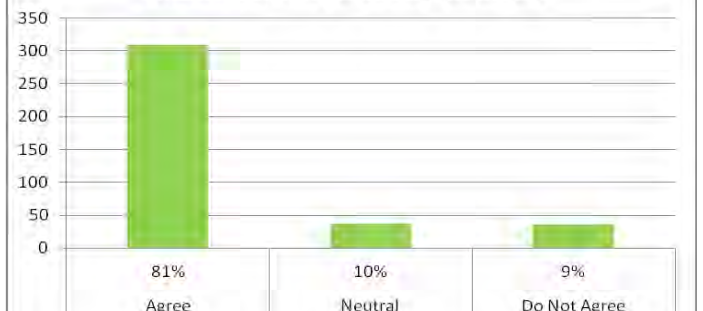
Neston provides a very varied range of clubs and societies which caters for all ages and abilities. It needs to encourage and protect the continuation of these and ensure that they have adequate premises.



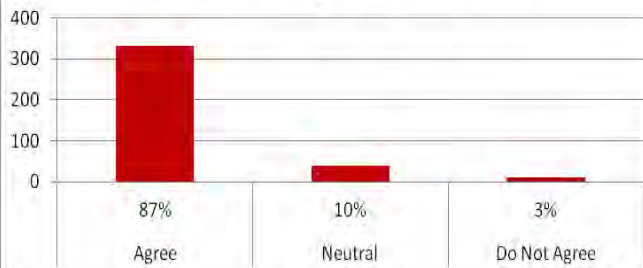
Develop cycle ways, Neston has a network of cycle ways including the Wirral Way and the Burton Marsh Greenway. There is much scope to connect these cycleways and to increase them.



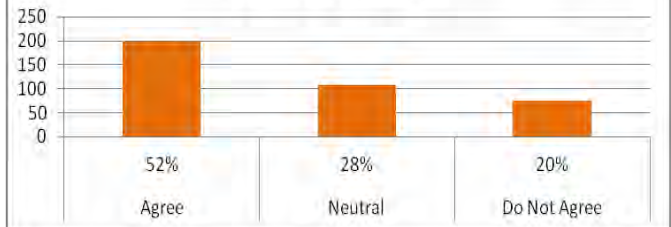
Extend Parkgate car parking facilities. Car parking is at a premium in Parkgate. It is proposed that Parkgate Old Baths site and Station Road car parks should be extended. Car parking signs should be improved to promote our 'free car parking' philosophy.



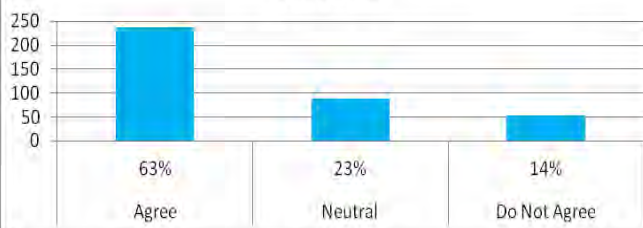
Rationalise a central Bus Station. There is a need to rationalise the bus and rail transport in Neston, improve the bus shelter, seating and timetables



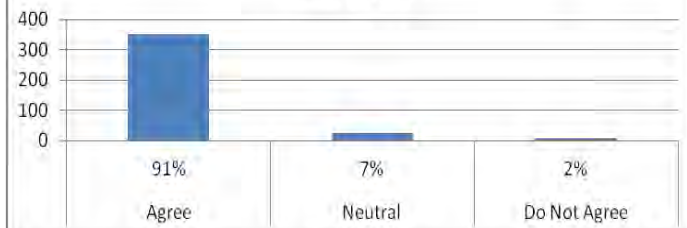
Neston has a diverse range of attractions and an historic heritage. We would like to promote and encourage the visitor economy and, to that end, a Visitor Centre would be desirable



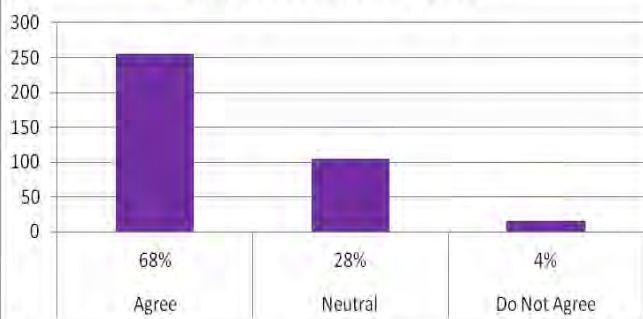
Provide space for a cycle hub with a cafe and cycle hire on the Wirral Way. Build a bridge to carry walkers, cyclists and horses along the Wirral Way over Station Road, Parkgate



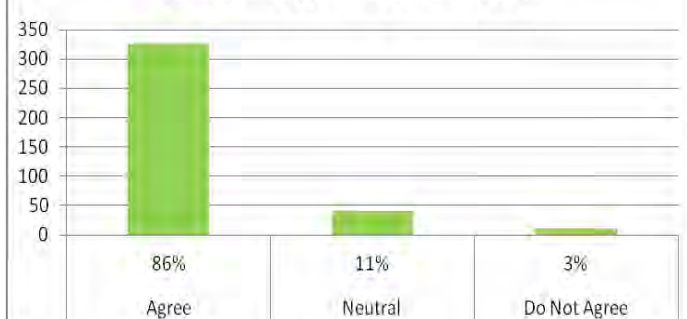
We need to maximise the potential of Clayhill by enhancing the appearance of the Business Park and infrastructure and provide encouragement to new business start ups

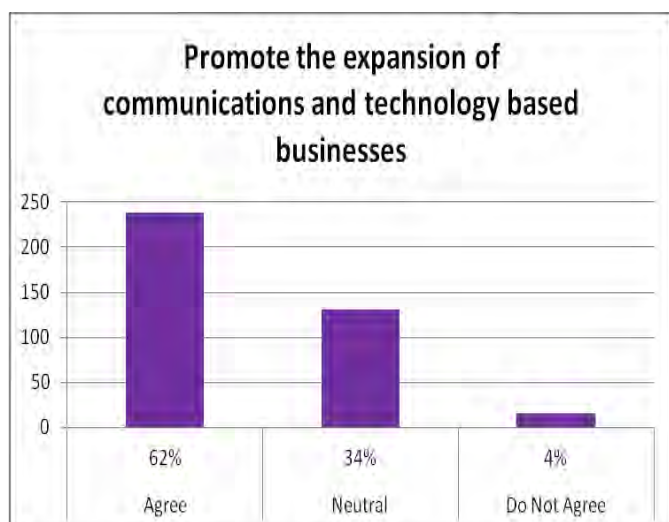
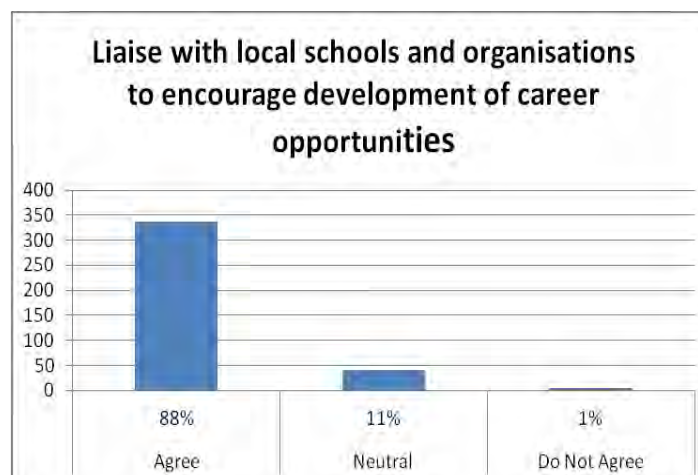
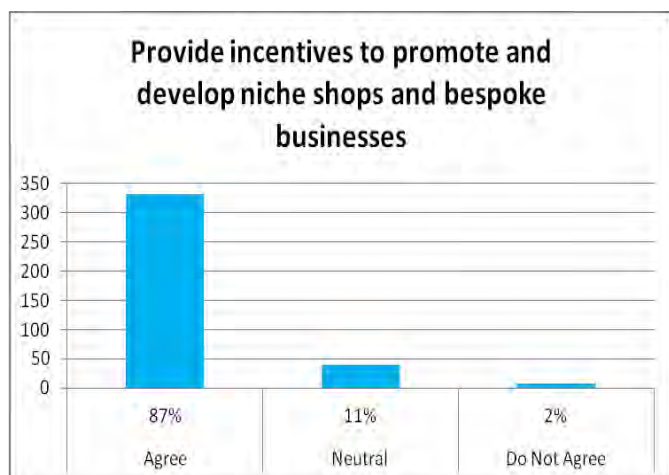
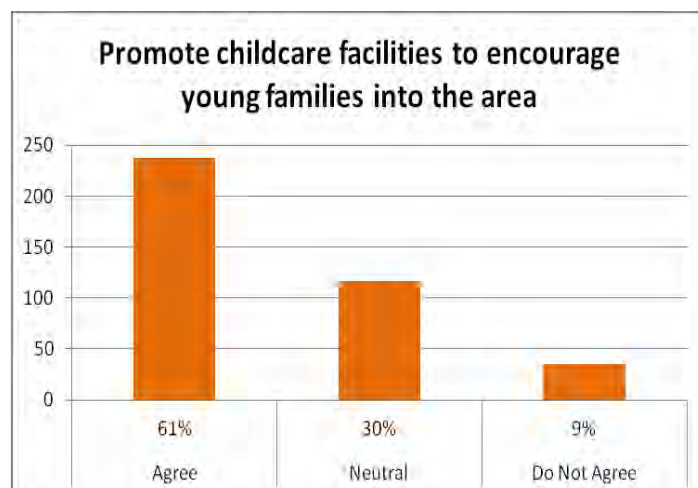
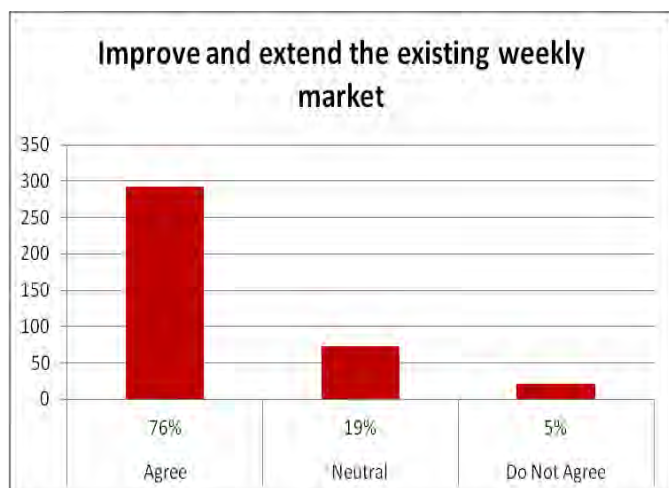


Develop new allotments. There is a need for more allotment spaces of varying sizes and at reasonable rents



Provide suitable business premises throughout the town, catering for different types of businesses.





APPENDIX 3.7

NESTON MATTERS, FEBRUARY 2014 (EXTRACT)

Latest News on Neighbourhood Plan

Your Steering Committee volunteers continue to work on the development of our Neston Neighbourhood Plan. We have included your responses into our draft proposals and are currently producing detailed policies that you will be asked to review and, ultimately, vote on.

On housing we will be promoting a policy for planning consents for smaller family homes and, where possible, affordable properties.



Neighbourhood Plan Volunteers

We are developing policies to improve the visitor economy with the potential for a Visitor Centre.

We will have policies to improve the Clayhill Industrial site whilst at the same time encouraging niche shops and bespoke businesses within a core retail area of Neston centre.

These are just some of the things we are working on which reflect the views you have given to us in your questionnaire responses.

Ultimately the Neighbourhood Plan has to be approved by Neston Town Council and Cheshire West and Chester Council before you have your final say.



If we meet our timescale we will ask for this final say before the end of 2014.



Welcome to our new Councillor

Neston Town Council's new Councillor Pat Kynaston was co-opted as the new Town Councillor for Riverside Ward at the Full Council meeting on Tuesday 5 November.

Pat has lived in the Neston area all her life, having been born in Parkgate and moved to Little Neston when she married Robert.

Pat worked in the TSB Bank when it was still a saving bank and saw the changes as it became a full bank offering all the services associated with that. After 20 years Pat became disenchanted with the direction TSB was going and left to set up her own company in 1992.

Pat started offering small conference planning and has since moved into group leisure tours for organisations and social groups in the Cheshire area.

In her spare time, Pat is involved in the WEA (Workers Educational Association) and has been active in their Governance structure for 15 years.

Pat also enjoys walking with a regular group, reading (particularly history) and DIY.



Pat Kynaston



Councillor Tom Marlow is the current Mayor of Neston
For general enquiries about Neston Town Council contact **The Town Clerk**,
Neston Town Council, NC&YC, Burton Road, Neston, CH64 9RE.
Telephone **0151 353 1407** or email **council@nestontowncouncil.org.uk**

APPENDIX 3.8

STATUTORY CONSULTEES CONSULTED, AUGUST 2014

[illegible]

REF: PH/JS/1221/E/01-01

6 August 2014



Dawn Hewitt
Environment Agency

Email: dawn.hewitt@environment-agency.gov.uk

Dear Sir / Madam

Neston Neighbourhood Plan

We have been instructed to assist Neston Town Council in the preparation of a Neighbourhood Plan. I attach a plan which shows the neighbourhood planning area.

We anticipate that the consultation on the draft Neighbourhood Plan will take place in September 2014. However, in advance of this we would be grateful if you could provide us with any of the following information:

- (1) Contact details for the consultation on the draft Neighbourhood Plan.
- (2) The early identification of any issues or constraints that will impact on the development of Neston over the next 15 years.
- (3) Any opportunities that might arise for infrastructure reinforcement, environmental enhancement, improvements to local facilities or services or similar.

Thank you for your assistance in anticipation of your reply.

Yours sincerely

For Cass Associates

Peter Hamilton

Partner

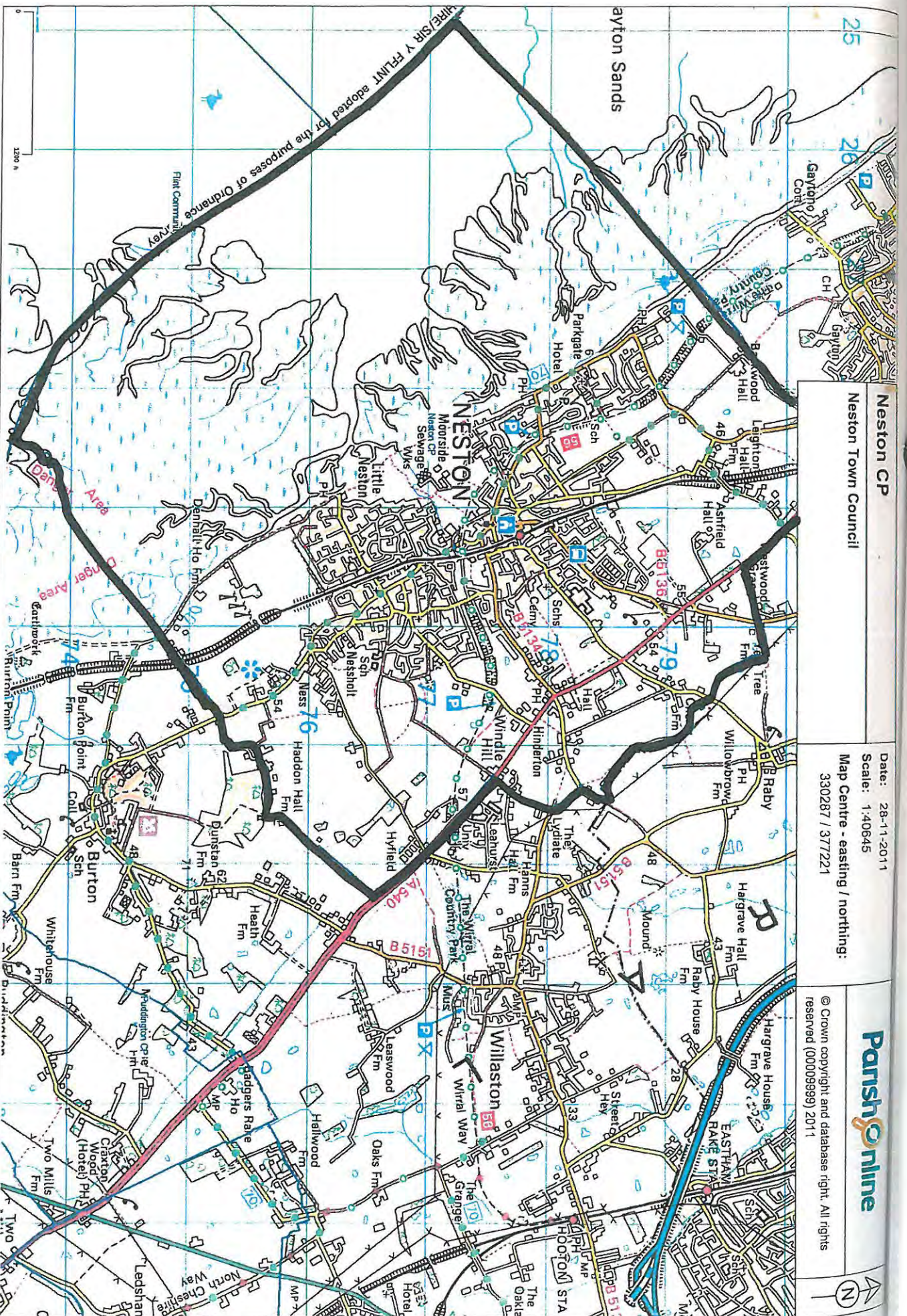
Encl.

Cass Associates

Studio 104 The Tea Factory 82 Wood Street Liverpool L1 4DQ

T +44 (0)151 707 0110 F +44 (0)151 707 0332 E all@cassassociates.co.uk W cassassociates.co.uk

Cass Associates is a trading name of Cass Associates LLP which is a Limited Liability Partnership registered in England and Wales under partnership number OC303935. Registered office: as above.



Neston CP

Neston Town Council

Date: 28-11-2011

Scale: 1:40645

Map Centre - easting / northing:

330287 / 377221

Parishonline

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APPENDIX 3.9

NESTON MATTERS 'YOUR NESTON, YOUR NEIGHBOURHOOD, YOUR PLAN', DECEMBER 2014

Travel

- Ensure new development creates appropriate access for all road users and investigates and mitigates for any impacts from increased vehicle traffic.
- Create a bridge over Station Road in Parkgate to link the Wirral Way as a continuous off-road route.
- Seek improvements to public transport including:
 - Electrification of the railway line
 - Creation of a rail and bus hub in Neston Town Centre
 - Provision of a rail halt in South Neston
- Maintain and enhance Neston Town Centre car parking.

Design

- Ensure high quality design and construction for new development which must integrate into their surroundings and reflect local character.
- Design within Neston Town Centre and Parkgate Seafront will need to make a positive contribution to local character and distinctiveness.
- A number of transport routes in the Area have been identified for landscape and environmental improvements.
- New development will incorporate energy efficiency measures and provide renewable energy generation.

Environment

- The Special Landscape Areas to the north and south of the settlement will be protected.
- Local Green Spaces will be protected and opportunities taken to expand and improve the network of greenspace within the Area.
- Trees, hedges and woodland will be protected from development.
- The special nature conservation value of the Dee Estuary will be protected.
- Other local nature conservation interests will also be protected.
- A local list of historic buildings and structures will be produced. These assets will be protected from harmful development and demolition unless exceptional circumstances show substantial public benefit.

Community

- The Town Council will seek to designate important community facilities as Assets of Community Value. Community facilities will be protected from development.
- Support the redevelopment of Neston High School provided that it is of high quality design, it improves problems over traffic congestion and conflict and provides wider community benefits.
- Support proposals to enhance and improve Neston Recreation Centre.
- Ensure that health and well-being issues are assessed for major developments.

The Draft proposals in this publication are those of the Community Steering Group, established by Neston Town Council and do not necessarily reflect the current policies of the Council.

NEXT STEPS

We would welcome your feedback on the above. Please send us an email to nestonneighbourhoodplan@nestontowncouncil.org.uk or you could drop a letter in to the reception at the Town Hall.

We will be consulting the community again on the draft Plan hopefully before the end of the year. A copy of the draft Plan will be available at the Town Hall, the Library and on the neighbourhood planning pages of the Town Council's website www.neston.org.uk. If you would like to be notified of when the draft Plan will be available please let us know by email to nestonneighbourhoodplan@nestontowncouncil.org.uk.

Following consultation of the draft Plan we will analyse responses and make changes where considered appropriate. The Plan will then be submitted to Cheshire West and Chester Council who will undertake further consultation before it would be approved by an Independent Examiner.

Data will be retained for use by Neston Town Council under the terms of the Data Protection Act and will not be passed to any third parties.
Printed by Evolution, Longacre Road, Clayhill Industrial Park, Neston and Published by Neston Town Council, Neston Town Hall, High Street, Neston.



What have we done so far?

Neston Town Council successfully applied to the Government to be a front runner to produce a Neighbourhood Plan. This is an initiative within the planning system to give greater influence to local communities over the type and location of development within their area.

The Town Council is leading the process with help from local residents and others with links to the area. We have carried out previous consultations with the community including:

- Special edition of Neston Matters in June 2012
- A drop-in session between 10am – 8pm on 15 June 2012
- Neighbourhood Plan 'Have Your Say' Questionnaire in April 2013
- Neston Matters Neighbourhood Plan Questionnaire in July 2013
- Stall at the Neston Village Fair in July 2014

Over the past two years we have listened to the responses from the consultation and undertaken an analysis of issues that you considered were important.

This special edition of Neston Matters provides you with the possible policies and proposals that could be included within the Draft Neighbourhood Plan.



KEY DIAGRAM

Key

- Neighbourhood Plan Area
- Existing Land Use Designations
- Green Belt
- Local Green Space
- Green Belt & Local Green Space
- Conservation Area
- Ness Botanic Gardens
- Clayhill Business Park & Adl Distribution
- Proposed Designations
- Neston Town Centre
- Parkgate Seafront
- West Vale & Town Lane Local Retail Area
- Residential Sites
- Employment Sites
- Transport Routes
- A540
- Borderlands Rail Line
- Wirral Way
- Burton Marsh Greenway
- Environmental Improvement Corridor
- Key Existing and Proposed Facilities
- Neston High School & Neston Recreation Centre
- Neston Train Station
- Proposed Visitor Centre at Old Parkgate Road Station
- Proposed Cycle Hub at Station Road

Development Strategy

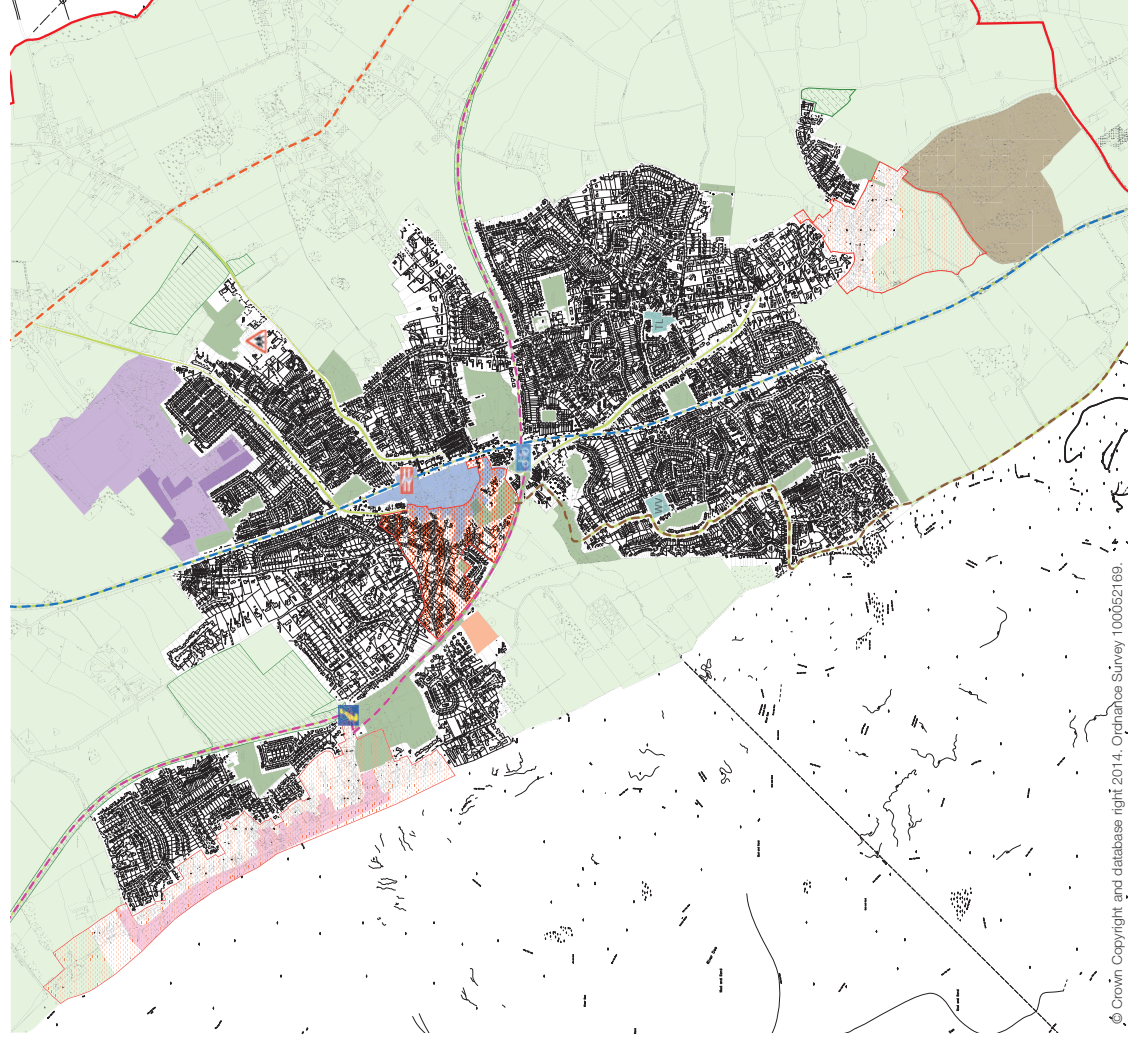
The Neighbourhood Plan covers the period up to 2030. The strategy proposes no release of green belt for development. New development should be contained within the existing settlement limits. The Plan promotes incremental and sustainable growth within the Area to meet local need.

Policy Themes and Proposals

The following policy themes and proposals have been identified following the results of earlier consultation and research carried out by various working groups comprising Town Councillors and local residents. It is proposed to include these themes as policies within the Draft Neighbourhood Plan.

Housing

- New housing will be located within the existing urban area.
- The policy will seek smaller units in the future to assist young people and the elderly to stay in the area.
- Maximise the provision of affordable housing within the existing urban area.



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Employment

- Direct new employment development to Clayhill Business Park and protect existing industrial uses from development to different uses.
- Support proposals to upgrade or redevelop parts of the Business Park.
- Protect small scale employment uses within Neston Town Centre.
- Promote small scale employment development within the urban area beyond Clayhill Business Park and Neston Town Centre.
- Support new infrastructure for high speed broadband and, where the need is justified, new equipment for telecommunications installations including masts.



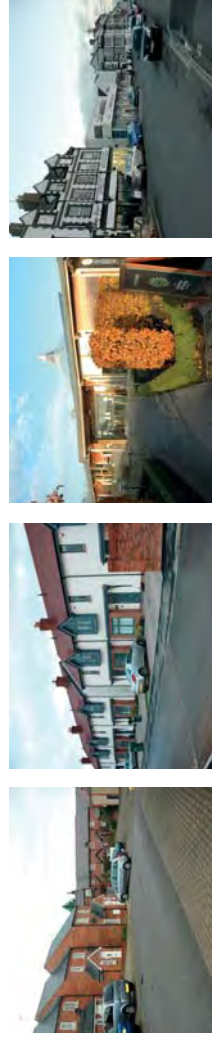
Shopping

- Provide appropriately sized new development within Neston Town Centre to improve retail, social, cultural and community uses.
- Make enhancements to the retail market square as the focus of Neston Town Centre.
- Continue the programme of improvements to the streets and public spaces within Neston Town Centre.
- Improve and enhance transport facilities and car parking within Neston Town Centre.
- Maximise opportunities for development on vacant sites and premises within Neston Town Centre.
- Protect the local retail areas of West Vale and Town Lane.



Visitor Economy

- Protect and enhance existing tourism facilities and seek new tourism opportunities.
- Support improved transport access to Ness Botanic Gardens.
- Support visitor attractions at Parkgate Seafront along with enhancements to access and car parking.
- Creation of a visitor centre at the site of the old Parkgate rail station off Station Road, Parkgate.
- Creation of a cycle hub at Station Road car park, Neston.



APPENDIX 4.1

PRESS RELEASE, JANUARY 2015



PRESS RELEASE

Neston Neighbourhood Plan

Have your Say

Neston Town Council consults on Draft Neighbourhood Plan

Neston Town Council has recently approved for consultation the Draft Neston Neighbourhood Plan.

The draft plan has been prepared by a team of local volunteers along with some town councillors, and contains an important set of policies and proposals which will influence planning policy on the environment, housing, the town centre, employment and other issues.

These proposals include protecting the greenbelt, restricting new development to the existing urban area, and that most new housing should be smaller dwellings to assist young people and the elderly to stay in the area.

When finally approved the plan will form part of the statutory planning framework for the area.

Councillor Trish Derragh the Chair of the Town Council Planning Committee said

“This is a hugely significant plan for the future of Neston, and in my opinion is the most important document ever approved by the Town Council”

Phil Baker, Chair of the Neighbourhood Plan Steering Group said “The draft plan is the result of over two years hard work on behalf of local volunteers. It gives local people the ability to influence the future planning of Neston, and I would encourage everyone to read and comment on the draft plan”

A copy of the draft plan can be viewed at www.neston.org.uk or at Neston Library.

Neston Town Council would be very interested in your views on the draft plan.

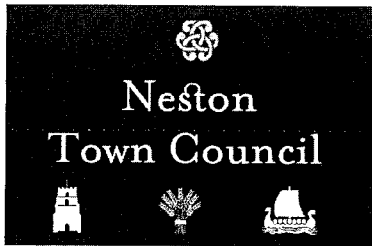
Any comments you wish to make to our consultation can be submitted on our website at www.neston.org.uk by 5pm on 6th March 2015. Just click on the Neighbourhood Plan link at the top of the page and follow the link to the public consultations section.

The Town Council is also holding drop-in sessions where you can discuss and comment on the draft plan at Neston Town Hall on Saturday 31st January [10.00am – 12.30pm] and Friday 6th February [10.00am – 12.30pm]

Further information: Mrs A J Kunaj, Town Clerk
Neston Town Council, tel: 0151 336 3840

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council@nestontowncouncil.org.uk 0151 336 3840 www.neston.org.uk



ADVERT FOR NESTON LOCAL

Advert for Neston Local

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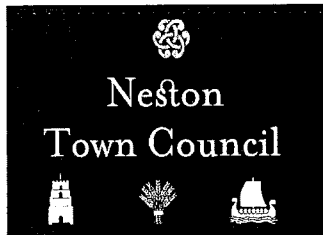
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council@nestontowncouncil.org.uk 0151 336 3840 www.neston.org.uk



PRESS RELEASE
NESTON TOWN COUNCIL
THANKS NESTON FOR RESPONSES TO
DRAFT NEIGHBOURHOOD PLAN

Neston Town Council is delighted with the response to the consultation on the draft Neighbourhood Plan. The six week consultation was the most ambitious ever undertaken by the Town Council. The consultation was publicised by a range of actions including an advert in Neston Local [which is delivered to every home], a leaflet drop to local businesses, letters to local community organisations, two open days at the Town Hall, coverage on Radio Merseyside, and extensive publicity on About My Area.

The Neighbourhood Plan Community Steering Group have now commenced the considerable task of sifting through the large number of comments submitted and will be making recommendations to the Town Council on how the Plan should be amended in the light of the consultation.

Councillor Trish Derragh, Chair of the Town Council Planning & Environment Committee said "I am delighted at the large response we have received to the consultation on the draft Plan. I would like to thank everyone who submitted comments and assure them that the Town Council will now give very careful consideration to their views. I would also like to thank the members of the Community Steering Group, without their efforts it would not have been possible to undertake such a comprehensive consultation"



NEWS RELEASE

Town Council thanks Neston for response to Draft Neighbourhood Plan.

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***Further information: Mrs A J Kunaj, Town Clerk
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DRAFT NEIGHBOURHOOD PLAN PUBLICITY ARTICLES

The Best Guide for the Neston Area Neston news, reviews and local events in Neston areas including Little Neston, Parkgate, Willaston, and communities in Neston.

Help

Calendar of Upcoming Events

- AMA National Home
- Neston Home
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J.Allister Optician, Neston
"Great service from a local optician"



Petpals (Wirral West) Dog Walking & Pet Sitting
"Fantastic!"



Constables Estate Agents Neston
"Good experience"



Guitar Lessons with James
"Excellent Tutor"



Brewers Arms, Neston
"Friendly service and tasty food"



Testimonials

"We are very happy to use AboutMyArea, as we've found many of our new clients have come across us through visiting the website. It has been excellent in promoting Petpals in CH64, and we intend to regu..." [more](#)

- PetPals Wirral West

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Neston > News > News Archive: 2015

Have Your Say on Draft Neston Neighbourhood Plan

Published: 26th January 2015 15:17

Neston Town Council has recently approved for consultation the Draft Neston Neighbourhood Plan. Residents now have until March to have their say on its content.

The draft plan has been prepared by a team of local volunteers along with some town councillors, and contains an important set of policies and proposals which will influence planning policy on the environment, housing, the town centre, employment and other issues.



These proposals include protecting the greenbelt, restricting new development to the existing urban area, and that most new housing should be smaller dwellings to assist young people and the elderly to stay in the area.

When finally approved the plan will form part of the statutory planning framework for the area.

Councillor Trish Derragh the Chair of the Town Council Planning Committee said: "This is a hugely significant plan for the future of Neston, and in my opinion is the most important document ever approved by the Town Council."

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A copy of the draft plan can be viewed at Neston Library, or online here. (Note, it is a very large file, so may take some time to download or view, depending on the speed of your connection.)

What do YOU think?

Neston Town Council would be very interested in your views on the draft plan.

Any comments you wish to make to our consultation can be [submitted online](#) by **5pm on 6th March 2015.**

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Comments



Rob W

At 07:54 on 13th January 2015, Rob W commented:

What an interesting document! Full of facts and figures and ideas!
If you scroll down to page 18, figure 3.2 you find people in Neston divided into groups according to Index of Multiple Deprivation. I'd expect to see the usual bell curve, with most of us in the middle, but Neston has two groups with a gap in the middle - 62% are in the 20% best -off in the country (deciles 1 and 2), and 38% are in deciles 6 and 7. There is not a soul in 3, 4 or 5!

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"Excellent Tutor"



Brewers Arms, Neston
"Friendly service and tasty food"



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"Thank you for putting in the work on AMA and making local news and information readily accessible for local people."

- TC, Neston

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Neston > News > News Archive: 2015

Residents Have Their Say on Neston Neighbourhood Plan

Published: 6th February 2015 09:39

Neston residents called in at the Town Hall for two drop-in sessions relating to the Neighbourhood Plan recently.



Residents called in at the first of two drop-in sessions last Saturday.

Neston Town Council has recently approved for consultation the Draft Neston Neighbourhood Plan. Residents now have until March to have their say on its content. The purpose of the drop in sessions was to give people the chance to discuss the plan with some of the people who have been involved in preparing it, and to make their own comments. Some people have also left comments online on our original article [here](#).

The draft plan has been prepared by a team of local volunteers along with some town councillors, and contains an important set of policies and proposals which will influence planning policy on the environment, housing, the town centre, employment and other issues.

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What do YOU think?

Neston Town Council would be very interested in your views on the draft plan.

Any comments you wish to make to the consultation can be [submitted online](#) by 5pm on 6th March 2015.

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The drop-ins have finished, but you can still view the plans and comment online.

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"Thank you for all the work you put into AMA. I appreciate having access to local news items as these rarely appear in any other media"

- Linda Pritchard

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Neston > News > Local News

Town Council Thanks Neston for Draft Neighbourhood Plan Response

Published: 13th March 2015 15:58

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The Cross, Neston. Photo by Rob Clive

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COMMENT RESPONSE FORM – PRINTABLE VERSION

NESTON NEIGHBOURHOOD PLAN

CONSULTATION DRAFT – COMMENT FORM



Neston Town Council have produced a draft Neighbourhood Plan for public consultation. It is important that we understand the community's thoughts and views on the contents, policies and proposals within the draft Neighbourhood Plan. This is your opportunity to provide us with these and help influence and shape the Final Plan before being submitted for independent examination. The consultation period lasts for six weeks from Friday 23 January 2015. Any comments on the draft Neighbourhood Plan must be provided to the Town Council by 5pm on Friday 6 March 2015.

Page No/ Paragraph No/ Policy Ref	Comment	Suggested Change

Comment Form Continued ...		
Page No/ Paragraph No/ Policy Ref	Comment	Suggested Change

Please continue on separate sheets if necessary.

Comments to be sent to: nestonneighbourhoodplan@nestontowncouncil.org.uk or to The Community Steering Group, C/O Neston Town Council, Neston Town Hall, High Street, Neston, CH64 9TR by **5pm on Friday 6 March 2015.**

APPENDIX 4.4

LEAFLETS

“Have

your

say”



Neston
Town Council



Neston Town Council Consults On Draft Neighbourhood Plan

Neston Town Council has recently approved for consultation the Draft Neston Neighbourhood Plan.

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These proposals include protecting the greenbelt, restricting new development to the existing urban area, and that most new housing should be smaller dwellings to assist young people and the elderly to stay in the area.

When finally approved the plan will form part of the statutory planning framework for the area.

A copy of the draft plan can be viewed at www.neston.org.uk or at Neston Library. Neston Town Council would be very interested in your views on the draft plan.



Any comments you wish to make should be submitted to a special consultation site at www.neston.org.uk by **6th March 2015**.

The Town Council is also holding drop-in sessions where you can discuss and comment on the draft plan at Neston Town Hall on **Saturday 31st January [10.00am – 12.30pm]** and **Friday 6th February [10.00am – 12.30pm]**

NESTON NEIGHBOURHOOD PLAN CONSULTATION DRAFT – COMMENT FORM

Neston Town Council have produced a draft Neighbourhood Plan for public Consultation. It is important that we understand the community's thoughts and views on the contents, policies and proposals within the draft Neighbourhood Plan. This is your opportunity to provide us with these and help influence and shape the Final Plan before being submitted for independent examination. The consultation period lasts for six weeks from Friday 23 January 2015. Any comments on the draft Neighbourhood Plan must be provided to the Town Council by 5pm on Friday 6 March 2015.

Page No/ Paragraph No/ Policy Ref	Comment	Suggested Change

Please continue on separate sheet if necessary.

Please confirm you are a local resident by supplying your postcode _____

Email address (optional) _____

Comments to be sent to: nestonneighbourhoodplan@nestontowncouncil.org.uk or to The Community Steering Group, C/O Neston Town Council, Neston Town Hall, High Street, Neston, CH64 9TR by 5pm on Friday 6 March 2015.

APPENDIX 4.5

LIST OF FACILITIES/VENUES RECEIVING A LEAFLET

APPENDIX 4.5

LIST OF FACILITIES/VENUES RECEIVING A LEAFLET

Parkgate:

Angellina Gems

Boathouse

Britannia Spice

Neston Cricket Club

Ice Cream Shop

Little Tea House

Marsh Cat

Mealors

Mosquito

Mr Chows

Nichols

Old Quay

Red Lion

Trip

Neston Town Centre

Clive Watkin Estate Agent

Clive Watkin Partnership

Elephant & Coffee

Evans Shoe Shop

Gittins Carpet Shop

Gordon Financial Solutions

Greenland Fisheries Hotel

Guy Payne Accountants

Just Hair Specialists

Neston Dry Cleaners

Neston Library

Neston Natural Health & Beauty Clinic

Neston Pet Stores

Oakwood Animal Sanctuary

Redcliffe Dental Practice

Reed Rains Estate Agents

Rigby's Barber

Rightway

Tesco Express

Tig Gifts

Tracey's Food Hall

Valentine's Estate Agents

Village Hairdressing

Clayhill Business Park:

AD Tyres, William Court

Anifire Ltd, Westwood Court

Café 32

Cheshire Spa and Pools

Crown Valeting, William Court

Hawkes and Wright

Lightfoots Garage

Rainhay Engineering, Westwood Court

Recycling Company and Removal Company, Water Tower Road

RV Jones, William Court

Two Garages, 18 – 24 Coal Brookdale Road

Warring

Whole House Vent, Westwood Court

Town Lane, West Vale and Other Venues:

All Shops, Town Lane, Little Neston

All Shops, West Vale

Mellock Lane Doctor's Surgery

Mellock Lane Pharmacy

Mellock Lane Primary School

Ness Gardens

West Vale Notice Board

Woodfall Lane Primary School

APPENDIX 4.6

LIST OF CONSULTATION BODIES

Cheshire West and Chester Council	graham.bench@cheshirewestandchester.gov.uk
Wirral Council	robertozates@wirral.gov.uk
Flintshire County Council	developmentplans@flintshire.gov.uk
Environment Agency	dawn.hewitt@environment-agency.gov.uk
Natural England (FAO: Sally Maguire and Kate Wheeler)	consultations@naturalengland.org.uk
English Heritage (FAO: Emily Hrycan)	northwest@english-heritage.org.uk
DCLG	Mick.Duggan@communities.gsi.gov.uk
CADW	cadw@wales.gsi.gov.uk
Natural Resources Wales	enquiries@naturalresourceswales.gov.uk
Coal Authority	planningconsultation@coal.gov.uk
Police	andy.williams@cheshire.pnn.police.uk
Fire Service	john.salt@cheshirefire.gov.uk
Homes and Communities Agency	mail@homesandcommunities.co.uk
Network Rail	townplanning.lhw@networkrail.co.uk
Highways Agency	spatialplanningnw@highways.gsi.gov.uk ; simon.clarke@highways.gsi.gov.uk
Marine Management Organisation	info@marinemanagement.org.uk
NHS/PCT	lenn.coleman@nhs.net ; alisonlee2@nhs.net ; enquires.wcheshireccg@nhs.net ; WICCG.InTouch@nhs.net (Wirral)
Water / sewerage undertakers	david.sherratt@uuplc.co.uk ; john.chapman@deevalleygroup.com ; developer.services@dwrcymru.com
Canal and River Trust	richard.newton@canalrivertrust.org.uk ; alison.truman@canalrivertrust.org.uk
RSPB	colin.wells@rspb.org.uk
Cheshire Community Action	sarah.baron@cheshireaction.org.uk
Cheshire Wildlife Trust	cdriver@cheshirewt.org.uk
Cheshire Landscape Trust	cltooffice@tiscali.co.uk
Countryside Council for Wales	enquiries@ccw.gov.uk
Electronic communications network operators	info@ukmoa.org
Travellers	info@travellersvoice.org
Lesbian and Gay Foundation	info@lgf.org.uk
Chester Archeological Society	Rov.coppack2@btopenworld.com
Gas and electricity have contacted the following only by post:	
Electricity providers	steven.edwards@sppowersystems.com
British Gas (North West), Engineering dept, Welman House, Altrincham, Cheshire, WA15 8AE	
National Power PLC, Sudbury House, 15 Newgate Street, London, EC1A 7HD	

REF: PH/JS/1221/E/11-01-01

22 January 2015



Email: graham.bench@cheshirewestandchester.gov.uk

Dear Sir / Madam

**Consultation on the Draft Neston Neighbourhood Plan and
Draft Neston Neighbourhood Plan Sustainability Appraisal**

Cass Associates act on behalf of Neston Town Council in respect of preparing a Neighbourhood Plan for the area. The Town Council recently approved the above two documents for consultation. As a key stakeholder in the area the Town Council is writing to you to formally invite you to provide comments on the documents.

The consultation period starts on Friday 23 January, lasting for 6 weeks and ending at 5pm on Friday 6 March.

The documents can be found on the Council's website www.neston.org.uk. Click on the 'Neighbourhood Plan' link at the top of the page and follow the link to the public consultations section. A hard copy and online comments form can be found in this section.

Should you have any queries please contact either Peter Hamilton at Cass Associates at the contact details below or the Town Clerk at townclerk@nestontowncouncil.org.uk or 0151 336 3840.

Yours sincerely

For Cass Associates

Peter Hamilton

Partner

Cass Associates

Studio 104 The Tea Factory 82 Wood Street Liverpool L1 4DQ

T +44 (0)151 707 0110 F +44 (0)151 707 0332 E all@cassassociates.co.uk W cassassociates.co.uk

Cass Associates is a trading name of Cass Associates LLP which is a Limited Liability Partnership registered in England and Wales under partnership number OC303935. Registered office: as above.

APPENDIX 4.7

LIST OF LOCAL STAKEHOLDERS CONSULTED

APPENDIX 4.7

LIST OF LOCAL STAKEHOLDERS CONSULTED

Adactus Housing	Neston Company of Archers
Brownies, Little Neston	Neston Cricket Club
Burton & Cheshire West Pony Club	Neston Crown Green Bowling Club
Burton & Neston History Group	Neston Entertainers
CAN Group	Neston Female Society
CH64	Neston Flower Society
Cheshire & Warrington Enterprise Partnership	Neston Indoor Bowling Club
Cheshire & Warrington Social Enterprise Partnership	Neston Neons
Cheshire Army Cadets – Neston & Parkgate Detachment	Neston Nomads
Cheshire Community Action	Neston Pensioners' Club
Cheshire Wildlife Trust	Neston Players
Cheshire, Warrington & Halton Race and Equality Centre	Neston Riverside WI
Cyber Youth Club	Neston Rotary Club
Cycle Training in Neston	Neston Royal British Legion
Dee Sea Scouts	Neston Swimming Club
Dee Wildflowers & Wetlands Trust	Neston Theatre Club
Ellesmere Port & Neston Council for Voluntary & Community Organisations	Neston Trefoil Guild
Equalities at CWaC	Neston U3A
Friends of Ness Gardens	Neston Village Fair Committee
Friends of Neston Library	Parkgate & Neston Scottish Country Dancers
Friends of Park Fields	Parkgate Society
Friends of Stanney Fields Park	Phoenix Shooters Association UK
Knit & Natter	Plus Dane Housing
Little Actors Theatre Company	Project Rural Matters
Mersey Dee Alliance	Puddington Parish Council
Merseytravel	Snow Angels
NE Singers	The Parade Jazz Club, Parkgate
Neston & District Art Society	The Wirral Society
Neston & District Chamber of Trade	Tuesday Tea Dance
Neston Air Cadets	Vivo Day Care
Neston Bridge Club	West Cheshire & North Wales Chamber of Commerce
Neston Churches Together	Willaston Residents & Countryside Society
Neston Civic Society	Wirral Belles WI
Neston Community & Youth Centre	Wirral Footpaths & Open Spaces Preservation Society
Neston Community Cyber Centre	Wirral International Line Dancers
Neston Community Youth Centre	Wirral Model Car Club
	Wirral Theatre School

SCHEDULE OF COMMENTS TO THE DRAFT NNP AND THE CSG RESPONSE

Neston Neighbourhood Plan Summary of Responses to first consultation Feb/Mar 2015

NOTES

This is a list of responses to the Neston Neighbourhood Plan consultation received by Neston Town Council by 1700 hrs on 6th March 2015, the advertised closing date. The Community Steering Group (CSG) is very grateful for the consideration given to the future of Neston parish over the next couple of decades and beyond by the general public and to other agencies, for their interest. It is not often that space is created for a comprehensive longer-term look ahead. The knowledge that so many are supportive of the proposed outcome has been encouraging and gives rise to the hope that the Plan will receive positive endorsement at the forthcoming Referendum and the necessary commitment will be there to see it through when we come to the implementation phases. The CSG wishes to thank respondents for the large number of informed and constructive remarks on aspects of detail which have strengthened the final document.

1. For the purpose of analysis by the Steering Group, entries are grouped by Draft Plan Policies (omitting the 'NN' prefix) or by Section with some cross-referencing to the relevant location in the Final Plan where it has changed. Where Sections are omitted eg 1-4 or blank it is because they have not attracted any responses.
2. The Plan has been redrafted to take account of consultation responses and for other reasons so the Policy numbering is not quite the same as in the Consultation Draft. However, so that respondents can relate to what is written to their original input we have retained the old numbering in the first Policy column and, as much possible, cross-referred to the new numbering in the second.
3. Where respondents have cited more than one Policy in their submission, responses have been disaggregated and entered separately, one entry for each. For this reason the number of entries exceeds the number of submissions.
4. Organisations and agencies making formal responses are named; private individuals are not. The unique identifier in the left-hand column links the anonymous entry to the individual so it can be verified or followed up if required. Prefixes have been used to identify the route by which responses were received. Thus 'D' is Drop-In, 'OL' means on-line route, either e-mail or the form provided on the consultation web-site, while NM means a response to the 'Neston Matters' circulation.
5. The 'CSG Response' column allows the CSG to comment on the point and explain its relationship to Plan Policies. The 'Action' column states whether the entry is accepted and taken into account. 'Accepting' an entry does not mean it automatically becomes part of the Plan unless stated. Entries marked 'Noted' are taken on board as valid comment not calling for a formal response. Entries are marked 'Reject' if they are considered not to support the Plan's objectives.
6. There are always risks when submissions are abbreviated and the CSG apologises if anyone feels misrepresented. To ensure as faithful a rendering as possible many entries have been separately verified by a member of the CSG not involved in the tabulation and examined by the consultant. However, reference should be made to the original, via the Town Council, using the unique identifier, for a full picture of what the respondent had in mind. Anonymity will be respected.
7. Grammatical, semantic or factual corrections and additional information are not listed here unless they also raise a substantive issue. They have all been taken into

account in the re-drafting. The twelve submissions made in response to maps and to the Appendices were not regarded as substantive in that sense, providing, as they did, corrections, omissions, clarifications and proposals for things that the NP cannot do, eg extend the green belt or list a building. They have all been taken into account but are not included here. Robin Hughes.

Remarks on Draft Plan as a whole	
Well done to all who produced this. D4the proposal is balanced. NM9
Plan is heading in right direction but could be tightened. OL1	Content: too vague to be useful. Language incomprehensible. Critical of maps and diagrams. OL8
Good work on Plan D9	(1) Make maps more readable. (2) Make maps more readable on line. More than one
A good and comprehensive document OL13	Repetitious in places. More than one
A very good effort. The volunteers are due congratulations for such a coherent, well-written document. D16	Congratulations: an excellent publication. OL23
Clear, concise and constructive. NM7	We congratulate the working group on the thoroughness with which they have researched and put together the draft plan. Parkgate Society. OL35
Good luck with the draft NP NM8	Fascinating read. The CSG deserves praise. OL39
Admire your proposals and truly think they will enhance our area and the lives of us all. NM10	Welcome the impressive document. Neston Civic Society OL55
Sainsbury's considers the Draft Plan to be sound. J.R. Sainsbury's Ltd OL57	Congratulations on an excellent Neighbourhood Plan to the authors! Concise, thorough and objective – all those! D27
Think it is an amazing document. D28	

Strategy						
Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
D1	DS1		Despite everything Neston is continuing to decline. Think of it as a [unique] market town and regenerate accordingly. Trying to make us like everyone else will not work.	Individual	Accept	The NP sets out a locally-generated agenda which provides the opportunity, if it is seized wholeheartedly, to ensure the Parish develops with its own unique character, fit for the future.
D2	DS1		All building on green spaces should be prevented.	Individual	Noted	There are a number of categories of green space with different protections. See Appendices H & I in the Final Report. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Policies within the NNP seek to protect existing green spaces from development (Policy LE1 'Local Green Space' and Policy LE2 'Amenity Green Space'). The NNP, in line with the CWaC Local Plan, seeks to protect the Green Belt from inappropriate development.
D5	DS1		Agree Vision, Objectives, Strategy.	Individual	Noted	To be effective, the NNP requires support and commitment from everyone who lives and works here. There will be a Public Referendum to that effect in 2015 or 2016.
D23	DS1		Keep Green belt free from development and housing development to a minimum.	Individual	Accept in part	Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. The CWaC Local Plan minimum of 200 will be exceeded. Developments are a matter for the Planning Authority. The NNP seeks to protect the Green Belt from inappropriate development. The CWaC Local Plan sets a target of at least 200 additional dwellings for the NPA. This is supported within the NNP.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
NM11	DS1		Difficult to see the value of the NP when there have already been releases of 'protected areas of green space' and where CWaC reserves the right to remove protection of green belt for social housing.	Individual	Noted	Once made, the Planning Authority must take the NNP into account when considering planning applications.
OL23	DS1		Support for policy of keeping development to existing urban area, protecting greenbelt and providing much needed social housing for young people.	Individual	Accept	Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Policy H2 requires a housing mix according to local need including affordable homes.
OL5	DS1		Reference should be made to development standards in CWaC Cycling Strategy	Individual	Accept	This NP sits within the CWaC Local Plan (LP) and the CWaC Cycling strategy will automatically be applied. Policies M1 and M2 promote cycle within NPA.
OL40	DS1		Adopt CWaC Cycling Strategy	Individual	Noted	This NP sits within the CWaC Local Plan (LP) and the CWaC Cycling strategy will automatically be applied. Policies M1 and M2 promote cycle within NPA.
OL31	DS1		Support strategy to rebalance the population so that key assets (eg Recreation Centre) are not lost.	Neston Over 50's Swimming Club	Accept	Rebalancing the population depends critically, on three aims,: more local jobs, more affordable housing and better public transport. The Recreation Centre has been designated an 'Asset of Community Value' under the <i>Assets of Community Value (England) Regulations 2012</i> .
OL35	DS1		Support safeguarding the Green Belt.	Parkgate Society	Accept	Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint.
OL42	DS1		No comments. The Plan area does not 'seem to' impinge on strategic routes managed by us. We struggled to identify the Plan area from the on-line diagrams.	The Highways Agency	Noted	No response required.
OL42	DS1		Glad to see health and well-being identified as a component, and, correctly, the increasingly aged population. There is recognition that 'there would need to be a restructuring of how [health and care] services will be delivered' but disappointing that there is nothing specific on what this would mean, for local general practice, hospital and community care. Willing to meet and discuss.	NHS West Cheshire Clinical Commissioning Group	Noted	The number, type and disposition of health services are not matters for the NP. The Town Council would welcome an opportunity to contribute to NHS service planning as it affects this area and an invitation to discuss the implications of local demographic change for health and other services. Policy C4 Healthy Communities requires residential developments to have regard for health and social care provision.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL67	DS1		The Plan must be around the ‘massive increase’ in older persons and the fact of Neston being a commuter town. All attempts to expand local employment in last 20 yrs have been unsuccessful. Neston has no control over its destiny and the unbalanced community is inevitable.	Individual	Noted	These are, indeed two of the factors underpinning this Plan which sets out a locally-generated agenda providing the opportunity, if it is seized wholeheartedly, to ensure the Parish develops with its own unique character, fit for the future. The NNP includes policies to increase, enhance and diversity the local economy (Policies E1 – E3 and T2).

Policies - Housing						
OL3	H1		Propose inclusion of garages in Romney Road.	Individual	Accept	This location is already under consideration. See Appendix E.
OL4	H1	H2(2)	Do not permit further allocation of land/permissions for further 'large' houses due 200 target being met.	Individual	Accept in part	The CWaC requirement of 200 dwellings is a minimum not a maximum and will be exceeded. See Policy H2(2) which seeks to prioritise 'affordable' houses and lower cost housing in line with local needs and priorities. Policy H2 seeks housing to meet local need.
OL23	H1	H1/2	Support policy H1	Individual	Noted	No response required.
OL4	H1	C2(b)	Oppose social housing on Neston High School land and creation of 'ghetto'.	Individual	Reject	Affordable housing has been identifies as a key priority. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. The term 'ghetto' is not one that is recognised in this context. Policy C2(b)
D1	H1	H2	Oppose more house building [in parish] and especially on green belt.	Individual	Accept in part	Affordable housing has been identified as a key priority. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Policy H1 & H2. The NNP must be in general conformity with the CWaC Local Plan.
OL7	H1		Oppose development of Brook Meadow.	Individual	Reject	Brook Meadow is identified within the CWaC Strategic Housing Land Availability Assessment as suitable for development although no proposal is believed to be extant. Development on this site is consistent with Policy H1. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Any application for development will need to satisfy development policies within NNP and CWaC LP.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
NM7	H1		Oppose spread of Boundary Park development beyond Old Quay Lane.	Individual	Accept	Not currently identified for development. Not aware of any current applications. The NNP does not allocate land for residential development beyond the existing allocation in the EPNBLP.
OL36	H1		Correct the reference to no of units in Boundary Park development, Max should be 25 not 28.	Individual	Accept	This site is identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. This position is consistent with the Town Council's submission when consulted on the planning application. The figure has been amended within Appendix D.
OL6	H1		Support protection from development of 0.2 hectares 'leading down to Old Quay Lane'.	Individual	Accept	Consistent with the Town Council's position when consulted on the planning application. The NNP does not allocate land for residential development beyond the existing allocation in the EPNBLP.
NM8	H1		Support efforts to find enough sites to meet CWaC targets thus avoiding policy vacuum.	Individual	Accept	Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. The NNP does not allocate land for development. Proposals that come forward on sites within the NPA will be assessed against NNP and CWaC LP.
NM8	H1	D1	Propose regulation of 'garden-grabbing' to retain a good mix of housing type and avoid changing the character of whole neighbourhoods.	Individual	Reject	Policy D1 requires new planning applications to show how the surrounding context has informed inter alia the scale and density of the proposed development. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Any application for development will need to satisfy development policies within NNP and CWaC Local Plan.
NM17	H1	D1	Propose consideration of impact of 'infill' on surrounding area.	Individual	Accept	Policy D1 requires new proposals to show how the surrounding context has informed inter alia the scale and density of the proposed development. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint.
OL45	H1		Oppose development of land at Boundary Park. Should be re-designated green belt.	Individual	Reject	This site is identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL46	H1		Oppose development of land at Boundary Park. If it proceeds limit to 20 units.	Individual	Reject	The site is an existing allocation for housing in the EPNBLP for 25 dwellings. It is also identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1.
OL47	H1		Oppose development of land at Boundary Park due damage to amenity and green space; unnecessary due CWaC allocations already met.	Individual	Reject	The site is an existing allocation for housing in the EPNBLP for 25 dwellings. It is also identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1.
OL42.1	H1		Oppose development of land adjacent to Boundary Park due damage to amenity and greenbelt.	Individual	Reject	The site is an existing allocation for housing in the EPNBLP for 25 dwellings. It is also identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1.
OL42	H1		Propose limit of 25 units if building is allowed in line with 2002 Local Plan. Noting SHLAA allocation of 28 units and developer's proposal for 33 rejected by CWaC and Town Council.	Individual	Accept	The site is an existing allocation for housing in the EPNBLP for 25 dwellings. It is also identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1.
OL67	H1		Neston Sewage Works has insufficient capacity to cope with current approvals. Expansion is not likely to be funded. Boundary Park will cause flooding.	Individual	Reject	This is a matter for the Local Planning Authority. The Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1. Welsh Water states the system is adequate for Boundary Park.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL67	H1		Oppose development of land at Boundary Park due to destruction of a protected lowland meadow ecosystem. Site should be limited to original 25 units. A CWaC report (Key Service Centres) refers to a massive shortage of green spaces which should be referred to.	Individual	Accept	This site is identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1. According to CWaC Key Service Centre Background Paper (July 2013) no specific issues were identified in relation to open space/playing pitches/GI provision.
OL56	H1		Oppose designation of land on SW of Little Neston as Local Green Space. Re-designate as 'Proposed Residential Site'. Site is currently subject of planning application for one dwelling ref Appendix B which will also enable a link to Wirral Way and enhance Route 568.	TEP Consultants on behalf of individuals		This site has been removed from the list of Local and Amenity Green Spaces.
OL68	H1		Neston has met its quota up to 2030. All new housing should be halted because of the deficit in green space and because traffic, drainage and sewerage [Welsh Water is already tankering waste away] are approaching unsustainable levels.	Individual	Reject	The CWaC requirement of 200 dwellings is a minimum not a maximum and will be exceeded. Developers are free to bring forward applications in excess of that number which will be assessed against relevant policies in the NNP and CWaC LP. Infrastructure issues are raised in the NNP (Policy C5: Infrastructure Provision) and are also dealt with in the CWaC Local Plan.
OL71	H1	Also E1-4 M1-3	Oppose any further development. Refer to CWaC Key Service Centres paper that recommended max of 90 homes 2010-2030 due poor infrastructure. Since then over 200 have been built with no improvements in drainage/ rail/bus/employment/transport.	Individual	Reject	The CWaC requirement is a minimum not a maximum and will be exceeded. Developers are free to bring forward applications in excess of that number. Infrastructure issues are a matter for the Planning Authority. In this Plan Policies M1-M3 address transport improvements and Policies E1-E4 address employment development. CWaC Key Service Centre Background Paper July 2013 allocates 200 dwellings which is also included in the CWaC Local Plan. The NNP seeks to bring forward infrastructure improvements.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL71	H1		Neston has already seen a massive increase in houses built that have a knock-on effect particularly on sewage works which is reaching its capacity. Surface water from Mostyn House already drains into the estuary.	Individual	Reject	The CWaC requirement is a minimum not a maximum and will be exceeded. Developers are free to bring forward applications in excess of that number. Infrastructure issues are a matter for the Planning Authority. Appendix D provides the housing land supply position since 1 April 2010.
OL68	H1		‘North of the Brook’ Moorside, off Boundary Park, should be removed from list and maintained as a greenbelt/ACSV see CWaC Local Plan part one H1. It is adjacent to a UK BAP site (The Intak) and is a greenfield site.	Individual	Reject	The site is an existing allocation within the EPNBLP .The Boundary Park site is identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1. The Neighbourhood Plan cannot increase the extent of greenbelt.
OL71	H1		‘North of the Brook’ Moorside (off Boundary Park) adjacent to a BAP site should be removed and protected.	Individual	Reject	The site is an existing allocation within the EPNBLP. The Boundary Park site is identified within the CWaC Strategic Housing Land Availability Report. Currently subject to appeal. Town Council agreed to support maximum of 25 units when consulted on planning application. Consistent with policy H1. The Neighbourhood Plan cannot increase the extent of greenbelt.
OL71	H1	H3	Neston has had a ‘massive’ spell of [3-4-5 bed] housing construction recently; none has addressed our ageing demographic nor need for affordable housing. If we are forced, there is no option but to build on the green belt.	Individual	Accept in part	The aim of the Plan is to find enough affordable housing within the urban footprint. Failing that Policy H3 sets out criteria which must be met before rural exception sites can be considered. Policy H2 seeks new housing provision to meet local need for older people.
OL70	H1		Amazed that land at Brook Meadow is included in the Strategic Housing Land Availability Assessment. Not shown on your plan. Seek assurances on access issues and protection of Tanks Field.	Individual	Accept in part	Brook Meadow is identified within the CWaC Strategic Housing Land Availability Assessment as suitable for development. Preservation of the green belt is dependent on finding enough sites for affordable housing within the existing urban footprint. The Neighbourhood Plan would not support the development of Tanks Field which is listed in Appendix I as an Amenity Green Space.
D28	H1		Support development of former dairy site.	Individual	Accept	The Town Council supports the development of this site (see Appendix E) of NNP.
OL67	H2		Single bedroom dwellings, preferably bungalows for older persons should be the priority.	Individual	Accept in part	Policy H2 seeks to ensure a mix of housing types, tenures and sizes especially small family homes to assist households into home ownership and for older people who may wish to downsize. However the Plan cannot specify bungalows.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL67	H2		Leahurst students should be actively sought out; their accommodation and support needs appraised and provided. Some will remain and work in Neston in future.	Individual	Reject	Reducing competition for affordable housing from students was identified as an objective and tested in earlier public consultations. Local opposition and a lack of interest from Liverpool University led to it being dropped.
OL4	H2		Support more lower cost housing for young families and retired people.	Individual	Accept	Policy H2 seeks to ensure a mix of housing types and tenures and sizes especially small family homes to assist households into home ownership and for older people who may wish to downsize
OL4	H2		Support more social housing for rent.	Individual	Accept	Policy H2 seeks to provide more affordable housing. The type, tenure and size will be subject to up-to-date needs assessment. Policy H3 deals with affordable housing provision on Rural Exception sites.
OL4	H2		Propose policy of dispersing social housing.	Individual	Reject	This is largely determined by the availability of sites and willingness of developers.
D1	H2		Prohibit building any more affordable houses until all are used.	Individual	Reject	There is an identified need for affordable housing in the area. Policy H2 seeks to provide more affordable housing. The type, tenure and size will be subject to up-to-date needs assessment.
D2	H2		Oppose more social housing.	Individual	Reject	There is an identified need for affordable housing in the area. Policy H2 seeks to provide more affordable housing. The type, tenure and size will be subject to the most up-to-date needs assessment.
D4	H2		Propose more ‘for sale’ terraced housing affordable if possible.	Individual	Accept in part	Policy H2 seeks to ensure a mix of housing types and tenures and sizes especially small family homes to assist households into home ownership and for older people who may wish to downsize. However the Plan cannot specify terraced housing.
D12	H2		Propose designating land owned by CWaC next to cemetery on Raby Park Road for social housing.	Individual	Reject	This is currently green belt. Policy H3 ‘Rural Exception Sites’ sets out the criteria that would have to be met. The main aim is to find enough sites for affordable housing within the existing urban area to avoid the need to seek Rural Exception Sites.
D14	H2		Propose designating land owned by CWaC next to cemetery on Raby Park Road for affordable housing. Rural Exception Site.	Individual	Reject	This is currently green belt. Policy H3 sets out the criteria that would have to be met. The main aim is to find enough sites for affordable housing within the existing urban footprint to avoid the need to seek Rural Exception Sites.
D15	H2		Support low cost housing for ‘desperate’ young people.	Individual	Accept	Policy H2 seeks to provide a need for more affordable housing. The type, tenure and size will be subject to the most up-to-date needs assessment.
D16	H2		Support affordable housing to keep population mix.	Individual	Accept	Policy H2 seeks to ensure a mix of housing types and tenures and sizes especially small family homes to assist households into home ownership and for older people who may wish to downsize.
D21	H2		Support more affordable housing for the young families.	Individual	Accept	Policy H2 seeks to ensure a mix of housing types and tenures and especially small family homes to assist households into home ownership and for older people who may wish to downsize

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
NM17	H2		Propose clear definition of ‘affordable housing’ and include social rented.	Individual	Noted	A definition of affordable housing is at Appendix F.
D2	H2		Support private affordable housing for young couples.	Individual	Accept	Policy H2 seeks to ensure a mix of housing types and tenures and especially small family homes to assist households into home ownership and for older people who may wish to downsize. Policy H3 sets out the criteria that must be met for Rural Exception sites.
OL4	H2		Propose differentiation between ‘affordable’ and ‘social’ housing.	Individual	Noted	Policy H2 seeks to provide more affordable housing. The type, tenure and size will be subject to up-to-date needs assessment. A definition of affordable housing is at Appendix F.
OL49	H2		Support aspiration for 30 per cent affordable housing in new developments. Robust arrangements are required to prevent developers renegeing on the commitment after initial approval has been granted.	Individual	Accept	CWaC Local Plan Policy SOC1 ‘Delivering Affordable Housing’ and NNP Policy H2 ‘Housing Mix and Type’ sets the criteria for the provision for affordable housing.
OL55	H2		Support calls for retired people, starter homes, student housing and affordable homes.	Neston Civic Society	Accept	Policy H2 seeks to ensure a mix of housing types and tenures and sizes especially small family homes to assist households into home ownership and for older people who may wish to downsize. Policy H3 sets criteria that must be met before any Rural Exception site could be considered. Reducing competition for affordable housing from students was identified as an issue and tested in earlier public consultations. Opposition and a lack of interest from Liverpool University led to it being dropped
OL9	H3		Oppose Policy H3 Rural Exception sites. Propose delete completely.	CWaC Environment Team	Reject	The Town Council considers this Policy to be an important safeguard. It has been discussed with CWaC which has no objection. The policy is in conformity with CWaC Local Plan Policy SOC3.
NM8	H3		Propose ‘biting the bullet’ and allow some ‘fringe’ green belt incursions if necessary.	Individual	Accept	The main aim is to find enough sites for affordable housing within the existing urban footprint to avoid the need to seek Rural Exception Sites in the green belt. Policy H3 sets out criteria which must be met. The NNP does not seek to allocate Rural Exception Sites but sets out criteria that proposals have to meet.
OL35	H3		Support approach to Rural Exception sites.	Parkgate Society	Accept	The Town Council considers this policy to be an important safeguard. Policy H3 sets out criteria which must be met.
OL55	H3		Accept that Rural Exception sites may need to be considered if urban sites cannot be found. Welcome the limitations imposed by this policy.	Neston Civic Society	Accept	The main aim is to find enough sites for affordable housing within the existing urban footprint to avoid the need to seek Rural Exception Sites in the green belt. Policy H3 sets out criteria which must be met.

Policies - Employment						
Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL25	E1		Propose allow A1 as well as B1/B2/B8 at Clayhill	Individual	Reject	Policy E1(B) applies to new use only and does not prohibit non-B1, B2 and B8 uses. However they should only be allowed if specific criteria are met. This policy seeks to ensure that the range, quality and supply of employment land is not reduced and that the overall viability and vitality of the Neston town centre is protected.
OL38	E1		Provide evidence for statement that a retail business at Clayhill has damaged a retail business in Town Centre.	Individual	Accept	Policy E1 says only that impact on the town centre is a factor for consideration. Clayhill is the only space in the parish available for industrial, storage and distribution businesses. Plan has been amended to avoid any ambiguity.
OL38	E1		Where are the 4 hectares of undeveloped land at Clay Hill?	Individual	Noted	Refer to CWaC 2013 Employment Land Study Update. Sites at Water Tower Road, Buildwas Road & Long Acres Road. The sites are shown on the Key Diagram and referenced at Para 7.32 of NNP.
OL38	E1		Propose use of empty premises at Clayhill for retail.	Individual	Reject	Policy E1[B] applies to new uses only, and does not prohibit non B1, B2, and B8 uses. However these should only be allowed if a set of specific criteria are satisfied. One of these is that continued use of the site is unviable and that it has been marketed for at least 12 months unsuccessfully. This policy seeks to ensure that the range, quality and supply of employment land is not reduced and that the overall viability and vitality of Neston town centre is protected
OL44	E1	E4	Propose high speed broadband (currently lacking) and CCTV with number plate recognition as essential to deliver policy as key employment area including e-businesses.	About My Area	Accept in part	Policy E4 refers to the whole Plan area including Clayhill. The impact on businesses is specifically identified. Policy E1 includes improving security at Clayhill but this Plan cannot specify number plate recognition cameras.
OL55	E1		Support improvements at Clay Hill.	Neston Civic Society	Accept	Policy E1 (A) lists several environmental and other improvements for Clayhill.
OL18	E2		Provide evidence for movement of businesses from town centre to Clayhill.	Individual	Noted	Clayhill is the only space in the parish available for industrial, storage and distribution businesses. Plan has been amended to avoid any ambiguity on this point.
OL40.1	E4		Support policy but propose variation in wording of E4 and 7.37 to comply with Paragraph 42 of the National Planning Policy Framework.	Mobile Operators Association (phone networks)	Accept	Revised plan amended to reflect NPPF.
D28	E4		BT already has high speed broadband in Neston.	Individual	Noted	Question of whether it covers the whole parish including rural areas to be investigated; and whether it can cope with commercial, high volume, high speed, and global data transmission.

Policies - Retail						
Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL12	R1		Propose policy to promote more specialist food shops in town centre.	Individual	Noted	Cannot be controlled by planning system. Proposals for the development of privately-owned sites are a commercial decision in the first place.
D2	R1		Propose more effort to encourage retailers into empty shops but not bookies, estate agents, charity shops or food outlets.	Individual	Noted	Cannot be controlled by planning system. Proposals for the development of privately-owned sites are a commercial decision in the first place.
D5	R1		Propose new clothes store eg Matalan maybe in Bridge St. Free parking is vital.	Individual	Accept in part	Cannot be controlled by planning system. Proposals for the development of privately-owned sites are a commercial decision in the first place. The Plan recognises the importance of the existing free car parking in Neston (See 7.58).
OL57	R1		Support the aim to enhance the retail performance of the town centre.	J.R. Sainsbury's Ltd	Accept	Policies R1 and R2 seek to support this.
D6	R1	R2	Support the reclassification of empty shops so can be residential.	CH64 9PQ	Accept	Rezoning premises will allow owners to bring forward development proposals which include a residential or other component. Policy R2 relating to Brook St also refers.
OL35	R1	R2	Support re-designation of unused retail premises for residential.	Parkgate Society	Accept	Rezoning premises will allow owners to bring forward development proposals which include a residential or other component. Policy R2 relating to Brook Street also refers.
D5	R1		Support development and expansion of Friday market.	Individual	Accept	Policy R1 specifies improvements to the Town Square to enable enhancements and possible extension of the Market. Neston Town Council's Town Centre Action Plan sets out in detail proposals for developing the Market offer.
D24	R1		Propose more robust approach to Shand 'derelict' shop.	Individual	Noted	Agree but cannot be dealt with via Plan. Proposals for the development of privately-owned sites are a commercial decision. Public Health and Safety considerations are matters for CWaC.
NM8	R1		Is there a problem with high rents and uncooperative landlords?	Individual	Noted	Not a planning issue. The Town Council is not party to commercial negotiations.
NM8	R1	D1	Support improving external appearance of empty units and repairs to older buildings.	Individual	Accept in part	Policy D1 seeks to achieve high design quality on new development but repairs are not a planning issue.
OL43.1	R1	C1	Propose significant investment in Town Hall infrastructure to deliver social and cultural objectives.	About My Area	Accept in part	Policy C1 seeks to protect this kind of facility to sustain cultural activities that would include performance art. This Plan cannot specify detail of any improvement work.
?	R1		Propose shopping survey to establish current position compared with previous.	Individual	Noted	Research is not a matter for the Plan. Neston Town Council resolved in Feb 2014 to undertake a 'footfall' survey and funding was allocated for the purpose.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL55	R1		Support encouraging retail in a restricted area of the town centre.	Neston Civic Society	Accept	The Plan redraws the boundary of the Town Centre to reflect the reality of the core shopping area.
D28	R1		What does ‘comparison goods’ mean?	Individual	Noted	Broadly it means non-food. The definition is included within the NP (Page 36).
D28	R1		Propose extending market to include a continental market; Friday market is not as good as it was before site was cleared.	Individual	Noted	Not a planning issue but this idea is under consideration by the Town Centre Manager.
D28	R1		Free parking – hope we never lose it.	Individual	Accept	The Plan recognises the importance of free car parking [see 7.58]
OL3	R2		Propose shops in Brook St as well as flats	Individual	Accept	Policy R2 proposes mixed-use development that could have an element of retailing.
D28	R2		Rebuild shops in Brook St with flats above; bring in new shops eg Matalan and ‘pound’ shop.	Individual	Accept in part	Policy R2 proposes mixed-use development that could have an element of retailing. However planning system cannot determine specific retail operators.
OL17	R2		Propose three-story development in Brook St to allow flats above shops.	Individual	Accept in part	Policy R2 proposes mixed-use development that could have an element of retailing. However, design has not been considered at this stage.
OL4	R2		Ensure existing businesses in Brook St are considered positively and supported to remain in town centre.	Individual	Accept	The Plan states that every opportunity will be taken either to retain existing uses within the new development or relocate them to other suitable sites within the town centre (para. 7.60).
D7	R2		Support vacant premises being converted to residential use.	Individual	Accept	Rezoning premises will allow owners to bring forward development proposals which include a residential or other component. Policy R2 supports.
NM8	R2		Support reduction in number of shop units and demolition of Brook St (South side)	Individual	Accept	The Plan redraws the boundary of the Town centre to reflect the reality of the core area. Policy R2 proposes mixed use development at Brook Street site.
NM8	R2	DS1	Propose Living Over the Shop (LOTS) initiative to make better use of spaces over shops for residential purposes.	Individual	Noted	Strategy DS1 recognises the need for regeneration in the Town Centre. Proposals like this are matters for the Town Council’s Town Centre Action Plan.
OL57	R2	R1(d)	Support improvement of town centre parking provision. The opportunity site should support the existing function and facilities of the town centre.	J.R. Sainsbury’s Ltd	Accept	Policies R1 (b) and R2 support this objective.
NM9	R3		Support the protection of West Vale and Little Neston shops.	Individual	Accept	Policy R3 specifically protects these two Local Retail Centres.

Policies - Tourism						
Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL4	T1		Strengthen acknowledgment of potential for increased traffic noise and public nuisance in Parkgate.	Individual	Reject	Policy T1 already states that in the case of new developments on Parkgate Parade any detrimental impact on the amenity of residents must be considered. Existing planning law also requires it.
OL4	T1		Require that resident's views and interests on development/change of use on Parkgate Parade should always be taken into account.	Individual	Reject	NP Policies do not propose any variation in the normal requirements for consultation. Existing planning law already requires that those potentially affected by new development or change of use are notified and invited to comment.
OL35	T1	T2	Support Visitor Economy strategy and components relevant to Parkgate. It links with our own efforts.	Parkgate Society	Noted	Various policies and proposals for Parkgate are best viewed as elements in a broader strategy to build the visitor economy. The Plan seeks to strengthen and support the visitor economy by the provision and enhancement of infrastructure and facilities.
OL55	T1		Support Visitor Economy strategy especially encouraging Parkgate and Ness Gardens visitors to stop in the town centre and encourage cyclists to patronise local businesses.	Neston Civic Society	Noted	The Visitor Strategy is an important component of the Plan's aim to rebalance the population by creating more local jobs. The Plan seeks to strengthen and support the visitor economy by the provision and enhancement of infrastructure and facilities.
OL61	T1		Any development on Parkgate Seafront should accord with Policy ENV4; Biodiversity and Geodiversity from CwaC.	English Heritage	Noted	This is a matter for the Local Planning Authority.
D4	T2		Propose sponsored signs on the Wirral Way directing people to food outlets.	Individual	Noted	Not a matter for the Plan. Refer to Town Council Visitor Economy Working Group.
D6	T2		Propose dedicated cycle route to Parkgate on Wirral Way [parallel pedestrian/cycle paths?]	Individual	Accept in part	The Plan seeks to enhance pedestrian and cycle routes but the detail has yet to be worked out. When opened in 1973, WW was the first linear country park in England. It, and the side paths, eg to Wood Lane in Parkgate, had separate tracks for walkers and horse-riders. They were not maintained. We note with interest the current widening of parts of the Wirral Way controlled by Wirral MBC intended to reduce user conflict. Scheme funded by Wirral MBC Public Health Dept.
D9	T2		Propose visitor centre in Neston featuring local history. Possible grants?	Individual	Accept	Refer to Town Council Visitor Economy Group and Town Centre Committee. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate Parade.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
NM8	T2		Support visitor centre in Parkgate; but not at the expense of traders along The Parade.	Individual	Noted	Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral way, Neston town centre and Parkgate Parade
NM10	T2	M2b	Propose extend Burton Marsh Greenway from bottom of Marshlands Road to bottom of Moorside Lane.	Individual	Noted	Policy M2 (B2) states that the Town Council will support proposals to improve pedestrian and cycle routes.
OL35	T2	M2b	Propose more direct cycle route between Greenway and Parkgate via shoreline and Manorial Road.	Parkgate Society	Noted	Policy M2 (B2) states that the Town Council will support proposals to improve pedestrian and cycle routes.
NM11	T2		Propose a residents' parking permit scheme in Parkgate.	Individual	Reject	The introduction of residents' parking is not a planning issue. However the NP strategy aims to relieve pressure by creating additional parking and encouraging people to stop away from the centre and walk in.
NM8	T2	M2b	Support increased capacity of Old Baths and Station Road car parks in Parkgate and more yellow lines.	Individual	Accept in part	The NP strategy aims to relieve pressure by creating additional parking and encouraging people to stop away from the centre and walk in. Yellow lines are a matter for CwaC and Police.
OL4	T2		Oppose visitor centre at 'Old Parkgate Station' [location assumed by respondent to be on N side of Station Road]	Individual	Accept	Policy T2 has been amended to remove references to specific locations Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL35	T2		Support notion of providing more parking spaces especially at Station Road [Parkgate].	Parkgate Society	Accept	This Policy and Policy M4 recognises the insufficiency of parking in Parkgate and the need to expand capacity especially at peak times.
OL35	T2		Propose incentives to persuade visitors to park away from The Parade.	Parkgate Society	Accept	Policy T2 (B) supports enhancements to existing car parks and opportunities for additional car parking so that motorists park away from the Centre and walk in.
OL35	T2		Support visitor centre in Parkgate; have been considering currently unused part of Toilet block in Mostyn Sq but would support purpose-built centre at Station Rd car park if associated with more, safe, parking.	Parkgate Society	Noted. Specific location removed	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
?	T2		Oppose café/visitor centre at Station Road Parkgate. Unsuitable location and Council-run café would be unfair competition.	Individual	Noted. Specific location removed	Policy T2 has been amended to remove references to specific locations Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate. There has been no suggestion that a visitor centre would be Council-run.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL50	T2		Propose visitor centre in the unused part of the toilet building in Mostyn Square.	Individual	Accept	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL58	T2		Oppose café/visitor centre at Station Road Parkgate. Unsuitable location.	Individual	Accept	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL58	T2		Propose visitor centre on Parkgate Seafront.	Individual	Accept	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL59	T2		Oppose council-run café at Station Road Parkgate due unfair competition and location.	Parkgate Traders Group	Noted. Specific location removed	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate. There has been no suggestion that it would be Council-run.
OL59	T2		Propose visitor centre in existing vacant commercial property near Parkgate public toilets.	Parkgate Traders Group	Noted. Specific location removed	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL61	T2		Any development under T2 should accord with Policy ENV4; Biodiversity and Geodiversity from CwaC.	Natural England	Noted	This is a matter for the Local Planning Authority.
OL69	T2		Oppose visitor centre [Station Road car park] funded from public purse because it will take people away from the Parade. Propose empty building on Mostyn Square.	Individual	Accept	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL65	T2		Support visitor centre in disused toilet block. Another outlet would be unfair pressure on established businesses.	Mozkito's	Noted. Specific location removed	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL65	T2		Extend 'boardwalk' [shoreline right of way] to Old Quay or Manorial Road.	Mozkito's	Accept	Policy M2(B) states that the Town Council will support proposals to improve walking and cycling routes

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL67	T2		Support visitor centre in centre not outskirts due threat to jobs.	Individual	Noted. Specific location removed	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
OL67	T2		It would be better if the 'boardwalk' [shoreline right of way] came through to Parkgate.	Individual	Accept	Policy M2 (B) states that the Town Council will support proposals to improve walking and cycling routes.
D26	T2		The visitor centre and café is unfair competition for existing traders; and will divert people from the centre of Parkgate.	Individual	Accept	Policy T2 has been amended to remove references to specific locations. Policy T2 (B2) states that the plan will support proposals for a visitor centre on an appropriate site that would have potential links with the Wirral Way, Neston town centre and Parkgate.
D11	T3		Propose open up Station Road Neston to allow traffic to reach Mellock Lane/Bushell Road	Greening Working Group, Neston Town Council	Reject	On the face of it this idea potentially conflicts with Policy T3 and is not supported. Policy T3 has been deleted but replaced in part by Policy T2 (4).
NM9	T3	T2b	Support cycle hub [Station Road Neston]	Individual	Accept	Policy T2B4 states that the Town Council will support proposals for a small visitor cycle hub adjacent to the Wirral Way and in close proximity to Neston town centre.
OL4	T3	T2b	Consult residents of Station Road Neston and Stanney Close about proposed cycle hub.	Individual	Accept	There is no proposal to change existing planning law which requires that those affected by new development/change of use are notified and invited to comment. The revised policy removed the proposed location. Any proposal would be consulted on as part of the planning process.
OL40	T3	T2b	Support cycle hub but location must be right.	Individual	Accept	Policy T2 (B4) states that the Town Council will support proposals for a small visitor cycle hub adjacent to the Wirral Way and in close proximity to Neston town centre.

Policies - Movement						
OL13	M1	M4	Support M1 and M4. My daughters have moved away because of poor transport.	Individual	Noted	The Plan seeks to secure, where possible, public transport improvements.
D13	M1		Sainsbury's exit on to Raby Road is dangerous.	Individual	Noted	Not a matter for the NP. Refer to CwaC.
D22	M1		Support 20 mph speed limit from The Cross to The Old Quay.	Individual	Noted	Policy M1 and M2 aspires to an integrated network of pedestrian and cycling routes including for mobility-impaired people, residents and visitors. But it no longer includes any policy on speed limits which are matters for CwaC and the Police. Precise arrangements will be subject to further consideration and consultation.
NM2	M1	M2	Propose surface whole length of Wood Lane to relieve pressure on The Parade and by-pass Leighton Road 'bends'.	Individual	Reject	Wood Lane is a critical part of the local network of walking and cycling routes which Policy M2 seeks to enhance. It is heavily used and runs alongside Park Fields which is a Natural and Semi-Natural Green Space. Bringing it up to full roadway standards is regarded as detrimental to the character of the area.
D25	M1		Propose one way system and or warning signs to protect pedestrians from Neston Cross to Library.	Individual	Reject	A one-way system at this location is impracticable. Signs and pedestrian protection are a matter for CwaC.
OL 55	M2		Support Policy M2.	Neston Civic Society	Accept	Policy M2 seeks to enhance pedestrian and cycling routes.
OL64	M2		Propose extending Route 568 to Parkgate seafront via Manorial Road and either Old Quay Lane or by the shore route between Marshlands Road and Moorside Lane.	Individual	Accept	Policy M2 seeks to enhance pedestrian and cycling routes and some potential routes are listed there. The list is not exclusive.
OL62	M2		Support any initiative to extend or improve cycle route NCN Route 5 to North Wales to improve connectivity [with Parkgate], reduce vehicle traffic on The Parade and make Deeside Industrial Park commutable. Detailed proposals and maps are offered.	Parkgate Traders Group	Accept	Policy M2 seeks to enhance pedestrian and cycling routes and some potential routes are listed there. The list is not exclusive.
OL2	M2		Support 20 mph limit on The Parade.	Parkgate Traders Group	Accept.	Policy M1 and M2 no longer includes any policy on speed limits which are matters for CwaC and the Police. It is understood that CwaC is due to introduce this limit (Summer 2015).
OL40	M2		Update and correct list of cycle routes within the NPA including Wirral Circular Trail.	Individual	Noted	The Plan has been amended to reflect what is believed to be the latest position.
OL40	M2		Propose reference to Safe Cycle Routes to Schools especially Neston High School also A540.	Individual	Noted	This is not a planning issue. It would be a matter for CwaC, the LEA, individual schools and Police and possibly Town Council to consider

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
D7	M2		Support Station Road Bridge Parkgate	Individual	Accept in part	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one). Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.
OL4	M2	T2	Oppose Station Road bridge Parkgate.	Individual	Accept	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one). Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.
D5	M2		Support Station Rd bridge, green beach and decking at Parkgate.	Individual	Accept	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one). Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes. Policy T1 states that the Town Council will seek improvements to The Parade but no longer contains specific reference to the green beach or decking. They remain for future consideration.
OL35	M2		Support Station Road bridge; with a nice design. cf Millennium Bridge, London.	Parkgate Society	Accept	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one) but Policy T2 has been amended to remove the specific reference. Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.
OL1	M2		Oppose promotion of cycling on busy main roads.	Individual	Reject	Policy M2 seeks safe and efficient routes for all highway users.
OL1	M2		Oppose 20 mph limits on through routes used by cars.	Individual	Accept	Policy M1 and M2 no longer includes any policy on speed limits which are matters for CwaC and the Police.
OL30	M2	C2/3	Propose specific improvements to safe access for pedestrians and cyclists at Recreation Centre	Neston Over 50s Swimming Club	Accept	Within the spirit of Policy T2 but a matter for CwaC, the Town Council, Brio Ltd and Neston High School Trustees.
OL14	M2		Propose shared use cycle/pedestrian route alongside A540.	Individual	Accept in part	Policy M2 (A) seeks to improve pedestrian and cycle routes. This long-standing proposal is recognised but it is for the Highway Authority to consider.
D6	M2		Support bridge [Station Road] Parkgate	Individual	Accept	The revised Policy M2 does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one). Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
D3	M2		Support policy M2.	Individual	Accept	Policy M2 seeks to enhance movement and transport for all, whether pedestrians, cyclists, horse-riders, public transport users and motorists to benefit the economy and for enjoyment. Specific objectives include enhanced pedestrian and cycle routes, a central bus-station, more car-parking in Parkgate and better trains and buses.
D4	M2		Propose more cycle racks in Town Centre	Individual	Accept	The Plan supports improved facilities for cyclists like this proposal. Refer to CwaC and Town Council. The Cheshire Cycling Strategy provides guidance for local authorities. To be taken up to by the Town Centre Manager.
OL40	M2		Propose better design of shared paths to minimise 'shared path conflict'. Seek external funding eg WMB Wirral Way Improvement Plan.	Individual	Accept	Policy M2 seeks to enhance cycling and pedestrian routes. Where routes are shared, the structural (as distinct from behavioural) element is recognised and will be taken into account by designers and planners. The NPSG is aware of the Wirral MBC widening scheme funded as part of a Public Health initiative. If repeated within this area it would sit well with Policy M2.
D6	M2		Propose Wirral Way - Burton Marsh cycle link down old mine siding track.	Individual	Accept	Policy M2 seeks to enhance pedestrian and cycling routes and some potential ones are listed there. The list is not exclusive.
D8	M2		Oppose 20mph speed limit on Parkgate Parade.	Individual	Accept	Policy M1 and M2 no longer includes any policy on speed limits which are matters for CwaC and the Police. It is understood that CwaC is due to introduce this limit (Summer 2015).
D15	M2		Support bridge over Station Road, Parkgate.	Individual	Accept in part	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one) and Policy T2 has been amended to remove the specific reference. Policy M2 (B) states that the Town Council will support proposals to improve pedestrian and cycle routes.
D19	M2		Support policy M2.	Individual	Accept	Policy M2 seeks to enhance movement and transport for all, whether pedestrians, cyclists, horse-riders, public transport users and motorists to benefit the economy and for enjoyment. Specific objectives include enhanced pedestrian and cycle routes, a central bus-station, more car-parking in Parkgate and better trains and buses.
D25	M2		Propose security cameras to monitor users of bridge over Station Road, Parkgate.	Individual	Noted	The revised Policy M2 (A) does not now contain reference to this proposal.
NM1	M2		Propose surface footpath connecting both ends of Manorial Road,	Individual	Accept	The revised Policy M2 (A) seeks to improve pedestrian routes and some of those suggested would, by inference, include this one.
NM4	M2		Oppose bridge over Station Road, Parkgate	Individual	Accept	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one) but Policy T2 has been amended to remove the specific reference. Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
NM9	M2		Support bridge over Station Road, Parkgate	Individual	Accept in part	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one) but Policy T2 has been amended to remove the specific reference. Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.
NM12	M2		Oppose initiatives intended to attract more cyclists.	Individual	Reject	There are significant health and sustainability benefits from encouraging cycle which the Plan supports. Policy M2 seeks to enhance pedestrian and cycle routes to respond to increasing public demand for such facilities.
NM14	M2		Policy favours cyclists. Do not ignore the interests of walkers.	Individual	Noted	Policy M2 seeks to enhance <u>pedestrian</u> and cycle routes.
NM17	M2		Consider 20 mph zones	Individual	Noted	The revised policy M2 does not include any speed limits which are a matter for CwaC and the Police.
NM17	M2		Consider congestion outside all schools.	Individual	Noted	Policy M2 seeks to provide safe and efficient routes for all highway users as does C2 for the High School.
OL35	M2		Oppose 20 mph limits on main roads including The Parade.	Parkgate Society	Noted	The revised policy M2 does not include any speed limits which are a matter for CwaC and the Police. It is believed that the Parkgate Parade 20mph limit is about to be put in place (Summer 2015)
OL35	M2		Propose on-road 20 mph limits only for narrow estate roads and streets.	Parkgate Society	Noted	The revised policy M2 does not include any speed limits which are a matter for CwaC and the Police.
OL51	M2		Careful design and public education will minimise conflict between cyclists and walkers on shared routes.	Individual	Accept in part	Policy M2 seeks to ensure safe and efficient routes for all users, including shared routes. The Plan recognises the potential conflicts between different users. However, behaviour change, etc. is not a planning matter.
OL55	M2		Support bridge over Station Road, Parkgate	Neston Civic Society	Accept	The revised Policy M2 (A) does not now contain reference to this proposal. The Plan identifies the need for a safe dedicated crossing (which could be a bridge replacing the previous one) but Policy T2 has been amended to remove the specific reference. Policy M2B states that the Town Council will support proposals to improve pedestrian and cycle routes.
OL40	M2		Propose specific objectives to encourage 'travel to work' cycling as well as recreational cycling. Routes should be well-lit and direct eg dual-use route on A540.	Individual	Accept in part	The distinction between 'travel to work' cycling and recreational cycling is recognised. Policy M2 seeks to improve pedestrian and cycle routes. This long-standing proposal is recognised but it is for the Highway Authority to consider.
OL48	M2		Support rail halt at Little Neston subject to finding a suitable site.	Individual		Reference to this proposal has been removed from the plan

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL61	M2		Propose stronger wording to incorporate GI	Natural England	Accept	The spirit of the NP with its notion of interconnected green spaces sits well with the NPPF expectation that Planning Authorities will plan for a Green Infrastructure (GI). As well as Policy M2's pedestrian and cycle routes, Policy D2 introduces the idea of Environmental Improvement Corridors.
D3	M3		Support for policy of improved public transport	Individual	Accept	Policy M3 seeks to secure public transport improvements.
OL1	M3		Oppose rail halt at Little Neston.	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
OL4	M3		Oppose rail halt at Little Neston. Propose Station Rd Burton.	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
	M3		Support for policy of improved public transport	Individual	Accept	Policy M3 seeks to secure public transport improvements.
D5	M3		Support for more bus routes: hospital, cinema, shopping.	Individual	Accept	Policy M3 seeks to secure public transport improvements.
D17	M3		Support for better bus service, especially access to Arrowe Park Hospital.	Individual	Accept	Policy M3 seeks to secure public transport improvements.
D6	M3		Support for Neston bus station and more buses	Individual	Accept	Policy M3 seeks to secure public transport improvements including the idea of a transport hub.
D7	M3		Support electrification of railway.	Individual	Accept	Policy M3 seeks to secure rail improvements.
D10	M3		Support for electrification of railway.	Individual	Accept	Policy M3 seeks to secure rail improvements.
D10	M3		Oppose rail halt in South Neston.	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
D19	M3		Propose better bus shelters especially Ladies Walk	Individual	Accept	Policy M3 seeks to secure public transport improvements and bus shelters are mentioned.
NM3	M3		Oppose rail halt in South Neston	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
NM5	M3		Oppose rail halt in South Neston	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
NM6	M3		Oppose rail halt in South Neston	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
NM9	M3		Support electrification of railway.	Individual	Accept	M3 seeks to secure public transport improvements including electrification.
NM11	M3		Oppose electrification of the railway: due Special Nature status of estuary, harm to views and waste of money.	Individual	Reject	M3 seeks to secure public transport improvements. Electrification would bring benefits to the locality considered to outweigh the concerns expressed. The Policy includes criteria that improvements should be appropriate in terms of scale and design to its surroundings.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
NM13	M3		Oppose rail halt in South Neston	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
NM19	M3		Oppose rail halt in South Neston	Individual	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
OL32	M3		Currently undertaking the City Region Strategic Rail Study re improvements between Neston and Liverpool. Expecting to engage with CwaC in coming months.	Network Rail	Noted	Once made, this Plan will provide evidence for consideration by Network Rail's study. Network Rail Wales has proposals to increase frequency and reduce times to Liverpool currently out for consultation.
OL32	M3		Unaware of proposal for an additional station but would be pleased to work with stakeholders if it comes forward.	Network Rail	Noted	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
OL35	M3		Support transport hub at Neston Station.	Parkgate Society	Accept	Policy M3 seeks to secure public transport improvements including the idea of a transport hub.
OL35	M3		Support electrification of railway.	Parkgate Society	Accept	Policy M3 seeks to secure public transport improvements including electrification.
OL35	M3		Propose half hour service to Birkenhead North pending electrification.	Parkgate Society	Noted	Policy M3 seeks to secure public transport improvements but train frequency is not a planning matter.
OL55	M3		Support more frequent trains but doubt viability of South Neston rail halt.	Neston Civic Society	Accept in part	Policy M3 seeks to secure public transport improvements but train frequency is not a planning matter. The Plan no longer contains a specific proposal for a rail halt in Little Neston.
OL53	M3		Oppose rail halt in South Neston	75 individuals	Accept	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
OL54	M3		Support rail halt in South Neston.	Individual	Reject	Policy M3 seeks to secure rail improvements but the Plan no longer contains a specific proposal for a rail halt in Little Neston.
OL54	M3		Support electrification of railway.	Individual	Accept	Policy M3 seeks to secure public transport improvements including electrification.
OL67	M3	E1-E4	There is no viable means of transport to work other than car. Improving the line is unlikely to be funded. Bus companies are not likely to fund improved services.	Individual	Reject	Policy M3 seeks to secure public transport improvements. The intention is for a range of needs to be met by a range of transport responses including cycling, creative uses of options like car-sharing and on-demand services as well as better buses and trains. Policies E1-E4 aim to reduce the need to travel through more, better local employment options.
D3	M4	M3	Support policy of improved public transport	Individual	Accept	M3 seeks to secure public transport improvements

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL30	M4	C2/C3	Propose improved, safer access and parking for ordinary [non-School?] Centre users.	Neston Over 50s Swimming Club	Accept	It is recognised that there are parking problems for Centre users at certain times, risks from congestion in Raby Park Road and the immediate environs of the Centre and a lack of safe cycle access.
D4	M4		Propose larger parking spaces for delivery vans in the Town Centre.	Individual	Accept	This proposal is within the spirit of M4 but not specifically mentioned in the Plan. Refer to Town Council Town Centre Action Group and CwaC.
D5	M4		Propose using ‘a tiny amount’ of green space in Wood Lane for parking to serve Parks Field and relieve parking on The Parade.	Individual	Accept in part	It is recognised that users of Park Fields including the Army Cadets and for sports and recreation and also those who prefer to walk down to The Parade generate a parking requirement. Whether and how to meet it is for further consideration. Park Fields is in the Green Belt and any proposal for car parking would need to fulfil the national and local planning policies for development in the Green Belt.
D17	M4		Propose car access for residents only in [Station Road?] Parkgate.	Individual	Reject	The NP strategy aims to relieve pressure by creating additional parking and encouraging people to stop away from the centre and walk in. This proposal would adversely impact on local businesses.
NM1	M4		Propose larger car park across the road from proposed Parkgate visitor centre [ie on N side of Station Rd] and better signposted.	Individual	Accept	The proposal is within the spirit of M4 but is not specifically mentioned in the Plan. The existing parking facility on this site, bordering Parks Field, is in poor condition and could be improved and capacity increased although encroaching upon Parks Field would have to take account of its additional protections. The location of the proposed visitor centre has been deleted.
NM9	M4		How practical is proposal for bus hub and car parking?	Individual	Noted	M4 seeks to promote a bus hub and improve and extend public realm parking and to work with private parking providers.
OL57	M4		Support policy of improving car parking provision to support vitality and viability of town centre.	J R Sainsbury's Ltd	Accept	M4 seeks to improve and extend public realm parking and to work with private parking providers.
OL61	M4		Improving car parks adjacent to the Dee Estuary should accord with Policy ENV4; Biodiversity and Geodiversity from CwaC.	Natural England	Accept	This is a matter for the Local Planning Authority.

Policies - Design						
Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL60	D1	D2-4	Propose consultation with Police as a requirement at planning stage of all developments to ensure that designing out crime principles and methodologies are factored in to design.	Cheshire Constabulary	Accept	This is a matter for Developers and for the local Planning Authority. Supporting text to the policy stages applicants should consult Cheshire Constabulary. Policy D1 includes criteria for safe and accessible environments.
OL60	D1	D1-4	Propose the use of crime impact statements and 'secured by design' accreditation.	Cheshire Constabulary	Accept	This is a matter for the Planning Authority
NM9	D2	D1	Impose design style/standard for shop fronts based on underlying style.	Individual	Accept	Policy D1 now sets out a series of design principles. Attention is drawn to the Neston Town Centre Public Realm Design Guide 2012 (CwaC & Town Council) which sets out standards for development.
NM15	D2		Proposal to improve the appearance of Viscount House.	Individual	Noted	How premises look is the responsibility of the owners unless there is a risk to public health. However Viscount House is within the Neston Conservation Area which brings certain additional expectations.
OL55	D2	D1	Support variety of developments sympathetic to the local place.	Neston Civic Society	Accept	Policy D1 now sets out criteria for design principles covering the whole of the Plan area.
OL74	D2	D1	Ness Conservation Area should also be included.	Individual	Accept	Policy D1 now sets out a set of design principles covering the whole area including all three conservation areas.
D10	D3	D2 C3	Opposed to inclusion of Raby Park Road as a corridor. Too dangerous.	CH64 9PE	Reject	Revised policy D2 aims to use landscaping and planting to enhance the enjoyment of users along certain specified routes through the area. D2 states that improvements must not have a detrimental impact on traffic capacity or road safety.
	D4		n/a			

Policies – Landscape & Environment

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL34	LE1		We agree the NP should not have adverse effects on the environment (as it relates to Welsh interests). The final version of the NP and the Strategic Environmental Assessment should make it clear that avoidance of significant effects depends on rigorous application of relevant higher tier plans and policies.	Natural Resources Wales	Noted	The NP aims to protect and enhance the physical and natural environment in urban and rural areas and along the coastline in the Plan area insofar as that is within local control. High level policies are, for most part, a matter for the local Planning Authority as expressed in the CWaC Local Plan, in the NPPF and elsewhere. It will be up to the decision-taker to apply the relevant policies from the statutory development plan.
D5	LE2	LE1/LE2	Support retention of local green space but a little may be sacrificed for parking.	Individual	Accept	‘Local Green Space’ is a specific category for protection listed in Appendix H. Whether parking provision may be regarded as an ‘exceptional circumstance’ is for future determination.
D1	LE2	LE1/LE2	Support for preservation of all green sites.	Individual	Accept	‘Local Green Space’ and ‘Amenity Green Space’ are specific categories for protection listed in Appendix H and I. The North Cheshire Green Belt is also protected by the CwaC Local Plan and by this Plan.
OL61	LE2	LE1/LE2	Support Policy LE2.	Natural England	Accept	The wording and content of this Policy Area has been revised. New sections are: LE1 (Local Green Space); LE2 (Amenity Green Space); LE3 (Trees & Woodland; LE4 (Heritage Assets). Many of the Policies in the Draft Plan are already included in the overarching CWaC Local Plan as retained policies in the Ellesmere Port & Neston Borough Local Plan. It is not considered there is any additional evidence that requires a change to these policies. It was not considered necessary to repeat them here.
D1	LE3		Support for preservation of hedges	Individual	Accept	Policy LE3 protects hedges and requires compensatory measures for loss or damage.
OL55	LE3	LE2	Support proposals to look after our landscape especially woods and hedgerows.	Neston Civic Society	Accept	Policy LE3 protects hedges and requires compensatory measures for loss or damage.
OL61	LE3		Support Policy LE3.	Natural England	Accept	Policy LE3 protects woodland, hedges and trees and requires compensatory measures for loss or damage.
OL61	LE4		Support Policy LE4, Note Dee Estuary SAC has been omitted from list of designated sites and should be added.	Natural England	Accept	The wording and content of this Policy Area has been revised. Many of the Policies in the Draft Plan are already included in the overarching CWaC Local Plan as retained policies in the Ellesmere Port & Neston Borough Local Plan. It is not considered there is any additional evidence that requires a change to these policies. It was not considered necessary to repeat them here.
NM8	LE5		Propose using volunteers to review and increase number of Locally-Listed buildings	Individual	Note	The use of volunteers is not a matter for the NP although their value as a resource is recognised.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL35	LE5		Support conservation of listed buildings (Parkgate has well over 30), presumption against demolition and establishing a list of non-designated heritage assets. The Society can help with this.	Parkgate Society	Accept	LE4: Heritage Assets. The use of volunteers is not a matter for the NP although their value as a resource is recognised.
D4	LE6		Oppose enlargement of parking at Station Road [Parkgate] due destruction of wildlife habitats.	Individual	Accept	The wording and content of this Policy Area has been revised. Many of the Policies in the Draft Plan are in fact already included in the overarching CWaC Local Plan as retained policies in the Ellesmere Port & Neston Borough Local Plan. It is not considered there is any additional evidence that requires a change to these policies. It was not considered necessary to repeat them here.
OL61	LE6		Support Policy LE6.	Natural England	Accept	The wording and content of this Policy Area has been revised and Policy LE6 no longer exists. See above. Policy M4 provides some protection although it does not specifically mention wildlife and the natural habitat. However the CwaC Local Plan is already in place and requires impact of development on both to be considered.

Policies – Community						
Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
OL30	C1		Support the inclusion of the Recreation Centre as an Asset of Community Value.	Neston Over 50s Swimming Club	Accept	The Recreation Centre is proposed as an Asset of Community Value under the Assets of Community Value (England) Regulations 2012. Development proposals are delayed six months to allow the community to propose a means of saving it.
OL52	C2		Propose consideration of road safety issues around the junction of Raby Park Road and Chester High Road. Concern about that development traffic will exacerbate the situation and impact especially on residents.	Individual	Accept	Policy M1 (2) requires that road safety considerations be taken into account in when the Local Planning Authority assesses applications. Policy D2 states that improvements must not have a detrimental impact on traffic capacity or road safety.
OL55	C2		Support redevelopment of Neston High School	Neston Civic Society	Accept	The Plan recognises the need for redevelopment and seeks a replacement building of high aesthetic value and visually attractive architecture that raises standards locally.
OL30	C3		Support the improvements to the Neston Recreation Centre.	Neston Over 50s Swimming Club	Accept	Policy C3 recognises that the Recreation Centre is dated and need of modernisation and supports the need for Brio Leisure Ltd to bring forward proposals.
OL55	C3		Support call for renovation of Neston Recreation Centre.	Neston Civic Society	Accept	Policy C3 recognises that the Recreation Centre is dated and need of modernisation and supports the need for Brio Leisure Ltd to bring forward proposals.
D27	C3		Support improvement of Leisure Centre. Short-sighted not to. Contrast with rebuilt school.	Individual	Accept	Policy C3 recognises that the Recreation Centre is dated and need of modernisation and supports the need for Brio Leisure Ltd to bring forward proposals.
D5	C3		Propose a new recreation centre that can be used all day. School to keep the first.	Individual	Reject	It is recognised that the Recreation Centre is only available to the community during evenings, weekends and, part of the time, during school holidays. However, sharing it with the High School is a good use of resources and it seems unlikely that funding for a complete separate new-build would be easily found.
D8	C3	M1 C2	Propose increased car parking for recreation centre users.	Individual	Accept	Policy M1 recognises that improvements to parking are necessary and, in connection with proposals for the redevelopment of the Neston High School site (see C2), it is expected that the needs of Centre users will be taken into account.
D18	C3	C1	This is a major youth organisation with over 300 children playing. Propose club house on fields adjacent to Neston Recreation Centre.	Neston Nomads FC	Accept in part	Policy C1 recognises the value of clubs and societies and commits to measures to deliver improvements to existing facilities and deliver new community infrastructure. The need for a base for the Nomads is recognised but it is not within the remit of this Plan to allocate a specific site. Any proposal would be subject to planning consent and have to accord with relevant planning policies.

Unique identity	Draft Policy	New Policy	Submission	Author	Action	CSG Response
D18	C3	C1	Propose improve pitches on fields used by football club; adjacent to School/Recreation Centre and Park Fields, Parkgate.	Neston Nomads FC	Accept	Policy C1 recognises the value of clubs and societies and commits to measures to deliver improvements to existing facilities and deliver new community infrastructure.
NM13	C4		Oppose fracking and shale gas extraction in this area.	Individual	Noted	Minerals planning is not a matter for a neighbourhood plan. It is believed that CwaC, as the responsible Planning Authority, is currently considering its position.

SCHEDULE OF CWAC COMMENTS TO THE DRAFT NNP AND THE CSG RESPONSE

Cheshire West and Chester Council Response to the Neston Neighbourhood Plan Pre-submission Document

No.	Respondent	Section	Comment	Cass Comment
1	Spatial Planning	1.2	The Cheshire West and Chester Local Plan (Part One): Strategic Policies was adopted on the 29 th January 2015. This now forms the core Local Plan for Cheshire West and Chester, replacing many of the policies within the Ellesmere Port and Neston Borough Local Plan, Cheshire Replacement Minerals Local Plan, and the Cheshire Replacement Waste Local Plan. These documents have not been entirely replaced, so do still form part of the development plan for the borough. As such, reference should still be made, although only to those policies saved through the Cheshire West and Chester Local Plan (Part One): Strategic Policies. The response to this Neighbourhood Plan will be done with reference to the newly adopted Local Plan (Part One).	Will amend as part of amending Section 1.
2	Localities	1.6	The document within 1.6 refers to extensive consultation however throughout the document you do not get a real sense of what the extensive consultation has said – it identifies an interpretation of the data and perhaps an insight into what the problem could be and a suggested solution. If consultation was carried out what did it say beyond the growth option which as limited infill growth and no green belt encroachment	Will be included within the Consultation Statement. Section 1 will summarise consultation and engagement and refer to Consultation Statement for more detail.
3	Spatial Planning	3.1	Chester ceased to be a County Town when Cheshire ceased to exist in 2009. Reference should be removed, or 'city' substituted in.	Amend as part of amending Section 3.
4	Strategic Intelligence	3.12	A key question that has arisen out of the analysis of this data is why has there been a marked reduction in the child population and the family aged adult population. Two principal reasons have been postulated; the first is there is a lack of suitable housing accommodation at affordable prices within the area and the second is there is a lack of appropriate employment opportunities in the NPA.	Need to discuss with CSG as this is a key part of analysis.

I have had a look at the statistics and whilst on face value the decreasing number of young people may appear to imply that young adults and families are moving out of the area due to lack of housing at affordable prices and jobs the census statistics do not support this hypothesis.

Neston Parish has an age profile older than CWAC. Much of the changes in the population and age structure are simply the effect of the resident population getting older (ten years older in 2011 than it was in 2001).

As an example:

Age group	2001 pop	Number who are ten years older in 2011		Change
10-14	991	Age 20 to 24	846	-15%
15-19	909	Age 25 to 29	683	- 25%
20-34	2168	Age 30 to 44	2,492	15%
35-49	3202	Age 45 to 59	3,344	4%
50-54	1269	Age 60 to 64	1,322	4%

So from the stats above which come from the 2001 and 2011 Census, (although in reality people obviously move into and out of an area) there were 991 people aged 10 to 14 in 2001, by 2011 these people were aged 20 to 24 and the number living in Neston had reduced to 846 (a net loss of 15%). The number of people aged 15-19 in 2001 who were still in Neston ten years later also decreased. However people aged 20-34 increased, as did 35-49s, suggesting more in these age groups have moved to the area than left the area in the last ten years.

			<p>If you look at if you take the total number of people aged 10-34 in 2001 (4,068) and compare this to the number of people aged 20-44 in 2011 (4,021) you will see the numbers are extremely similar. There has been a net loss of just 47 people in this cohort over the ten year period, suggesting that there <u>has not been a large net loss of young people over the last ten years</u> (in fact it is a 1% loss). The table above actually suggests the biggest proportional net gain over the last ten years has been in the people aged 20-34 in 2001 (now 30-44 in 2011) – there has been more of a gain in this population that older adults.</p> <p>Also, the number of children born in an area largely depends on the size of the population of younger adults. This does to an extent relate to the numbers moving in and out (I have already shown above that there is not a large net loss of young adults) – but in the main it relates to the age structure of the population and the size of different age groups (cohorts) in the population, and how this changes as people move through the age groups. For example you can see from the table above that in 2001 the 35-49 (15 year age group / cohort) numbered 3,202 compared to the number of 20-34 years olds (also a 15 year age group / cohort) 2,168. You would expect both these cohorts (which both cover a 15 year age band) to have different numbers of children (during their childbearing years whenever they may be).</p>	
5	Localities	3.12	Are the two principal reasons child population and family aged adult population? Where is the evidence that there are a lack of employment opportunities and also the evidence that there is a lack of affordable housing?	<p>Affordable housing – CWAC SHMA. Can we get evidence of waiting lists from RSLs (Adactus and Plus Dane).</p> <p>Employment opportunities – evidence from following travel to work outside the NPA/unemployment figures.</p>
6	Spatial Planning	3.14	Evidence for this has not been included.	Can include the ONS table in Appendix.
7	Spatial Planning	3.16	I am unsure how the figures show that almost 30% of households are pensioners. Table 3.2 states directly that 16.4% of households are pensioners. Whilst it includes information that 13.9% of households are one person aged 65+, it is unclear whether these have been included in the stated 30% figure, and, then, why they haven't been included in the 16.4% pensioners figure. A similar	Change one person aged 65+ to lone pensioner and amend table.

			<p>issue exists for the CWAC and North West calculations.</p> <p>Further, it is unclear how the percentage figures have been arrived at. If we are to take 6,777 as the total number of households, and the numbers in each household type as accurate, then Pensioners should be 12.1%, One Person aged 65+ should be 16.4%, One Person Other should be 13.9%, Student should be 0.7%, and Other should be 4%. Due to an absence of data, I cannot comment on the validity of the figures for CWAC or the North West used. However, due to the similarity of scale of the stated figures across the 3 areas, I suspect a similar issue has arisen.</p>	
8	Spatial Planning	3.17	A significant percentage of single households does not suggest that under-occupancy may be an issue, without the analysis of household spaces. If this analysis has not been done, then this is speculation and has no worth.	The analysis is identified at Paragraph 3.21. The text will be amended to provide a summary with reference to tables in appendix.
9	Spatial Planning	3.18	Evidence for this has not been included.	Can include the table in an appendix as evidence to support this.
10	Spatial Planning	3.20/3.21	It is uncertain how the figures in the text are calculated. As Table 3.3 does not state these figures are sub-divisions of the population, it should be taken that these figures are for the entire populace of the Neighbourhood Plan area. The text in 3.20, however, references some of the figures within Table 3.3 as for people living alone, but also makes reference to figures not included anywhere else in the document. From this it is unclear that the conclusion regarding high level of under-occupancy can be robustly made.	<p>Paragraph 3.19 states that the figures relate to the NPA.</p> <p>Can amend Paragraph 3.20 re. people living alone.</p> <p>Additional statistics regarding under-occupancy can be included.</p>
11	Spatial Planning	3.24	It is unclear why the age range chosen ends at 74? This would appear to remove 1417 residents, all of whom are likely to be retired. If included wholly as 'retired', this would alter the retired percentage to 30.7%, and the economically active figure to 57.5%. There would be similar amendments necessary to all the other figures in the table, including those in the CWAC and North West columns, if these are based upon the same age range (which is not made clear).	This is the age range that is used by ONS Neighbourhood Statistics for Economic Activity (KS601EW Table).

12	Spatial Planning	Table 3.6/3.7	There is a 224 person shortfall between the numbers of residents occupied within Neston in Table 3.6 and Table 3.7 in comparison to the Economically Active figure in Table 3.5.	<p>It is actually a 380 person difference between the Economically active figure in Table 3.5 and the totals for Tables 3.6 and 3.7.</p> <p>These are figures taken from ONS Neighbourhood Statistics Tables KS608EW Occupation and QSB05EW Industry. The CWAC and North West figures are taken from the same age range.</p>
13	Localities	3.35/Table 3.9	There is clearly a positive for Neston in terms of higher than average proportion of people who travel to work on the train. It's not solely Neston and there has been heavy investment in Hooton Station which enjoys frequent services to Chester and Liverpool. The observation that direct connection on the Borderlands Line is a simple interpretation and perhaps not based on evidence from the data.	This misses the point. The table shows a significantly higher proportion of people travelling by car and van to work. The proportion of people travelling by train is the same as the north west and therefore no higher than average. Paragraph 3.35 hypothesises that the proportion by train could be higher if services had direct connections to Liverpool. Is this backed up by evidence in the Mersey Rail Study?
14	Localities	4.50	This refers to the negative inadequate public transport infrastructure when the experts within the Council would appear to state the opposite that Neston occupy a lofty position in terms of links both by rail and bus both into Cheshire West and up the Wirral.	What experts and where do they make this claim?
15	Localities	4.53	Should be noted that Burton Marsh Greenway was financed and delivered under the auspices of LSTF to improve links to Deeside Industrial Estate and whilst leisure cycling usage has been a huge benefit the links to employment should not be lost.	Noted and will add.
16	Localities	4.62	Should this not highlight the Carnegie Library and Neston Town Hall which is managed by the Town Council.	Noted and will add.
17	Localities	4.63	Is this not retrospective given that permission has been granted and the new high school will not yield any vacant land for potential housing development. This is also referred to in policy NNC2.	It is agreed that the present scheme does not indicate any surplus land. However, this situation may change and if it does the Plan will seek to influence the provision of community benefits.

18	Spatial Planning	5.4	The Neighbourhood Plan does not have the authority to make alterations to Green Belt boundaries or policy. As such, this is an irreverent objective and should be removed.	The Plan is not stating that there should be alterations to the Green Belt. In fact it is stating that the status quo should remain. However, the bullet point could remove reference to GB boundaries.
19	Total Environment	5.4	<p>Suggested amendment to Objective 7 to read: “Ensure new development and alterations to existing properties protect and enrich the existing townscape and landscape built and natural environments”</p> <p>Suggested additional Objective (11) to read: "Protect and enhance the Area's designated and non-designated heritage assets"</p> <p>Given the priority given to regeneration of the town centre, protecting greenspaces, and improvements to transport infrastructure, it is unclear why these have not been highlighted in the identified plan objectives.</p>	Want to try to keep the number of objectives to no more than 10. Could combine the suggested Objective 11 with amended Objective 7. Will review and amend list of objectives where possible.
20	Total Environment	Key Diagram	<p>In addition to showing Local Green Spaces Local Wildlife Sites (formerly SBIs and SNCV) could be shown on the plans. The location of these sites is available on the CWAC's interactive mapping facility.</p> <p>The Proposed Cycle Hub at Station Road and the Proposed Visitor Centre at Old Parkgate Road Station have been mislabelled.</p>	<p>Will show these on the Key Diagram and provide references to sites in Appendix E.</p> <p>Amend key to remove error in mislabelling.</p>
21	Spatial Planning	Policy NNDS1	The Neighbourhood Plan does not have the authority to make alterations to Green Belt boundaries or policy. As such, the second sentence is unnecessary and should be removed.	The NP does not seek to make alterations to the GB. It seeks to retain GB in conformity with LP. However, policy could remove reference to boundaries.
22	Spatial Planning	Policy NNH1	This policy makes provision for at least 200 dwellings. It is unclear whether these are dwellings in addition to the CWAC Local Plan (Part One): Strategic Policies. This sets a requirement for the Neston Key Service Centre to provide at least 200 new homes by 2030. If this is a restatement of the existing Local Plan Policy, this should be made clearer within the policy, or, preferably, removed as unnecessary, particularly as paragraph 7.5 of the supporting text	<p>Amend to clarify that 200 dwellings refers to CWAC Local Plan provision figure of at least 200 dwellings.</p> <p>Review and amend second part of policy to clarify requirement.</p>

			<p>already shows that this figure has been surpassed.</p> <p>The second part of this policy would appear to apply to any housing applications. If this applied to single dwellings, this could be seen as an onerous and possibly undeliverable requirement without the inclusion of a threshold. The policy initially states the kind of dwellings that should be provided, and then goes on to require an assessment. It is unclear what this assessment should conclude. Unless the requirement for small family homes and homes for older people is well evidenced, this should be deleted.</p>	
23	Spatial Planning	Policy NNH2	<p>It is unnecessary to repeat Local Plan Policy within Neighbourhood Plan Policy. As such, it is considered appropriate to remove the first sentence of this policy.</p> <p>The Council is assessing the impact of the government's changes to guidance on planning contributions in relation to affordable housing thresholds (see NPPG). This may also affect neighbourhood plans, particularly where they have policies like this with thresholds. A note will be produced on how we intend to apply the new policy.</p>	<p>Could delete the whole policy as it is repeating CWAC Local Plan policy. Could refer to affordable housing requirement within NNH1. Need to clarify CWAC's position on its own affordable housing policy in relation to Government's recent changes.</p>
24	Spatial Planning	Policy NNH3	<p>It is unnecessary to repeat Local Plan Policy within Neighbourhood Plan Policy. As such, it is considered appropriate to remove the first sentence of this policy.</p> <p>It is not appropriate for any plan to identify policy to apply outside its applicable area. The paragraph should be deleted after 'settlement limits'.</p> <p>It is considered inappropriate to pre-empt the potential contents of the Cheshire West and Chester Local Plan (Part Two): Land Allocations and Detailed Policies Document. Reference to this should be removed.</p>	<p>This policy reinforces the CWAC policy on rural exception sites providing additional criteria to ensure that development is appropriate to local context.</p> <p>Delete middle paragraph of policy with reference to Borough-wide assessment and Part Two Local Plan.</p>

25	Housing Policy	7.17	It is suggested that when referring to developing affordable housing sites with the two Housing Associations currently most active in the parish, it might be prudent to widen this as there are other RPs who might be interesting in developing their key sites if they were given the opportunity.	Noted and will amend.
26	Spatial Planning	7.18	It is not appropriate for any plan to identify policy to apply outside its applicable area. This paragraph should be deleted.	Noted and will delete.
27	Spatial Planning	Policy NNE1	The proposals map differentiates between the wider Clayhill site (pale purple) and employment sites (slightly darker). This is probably useful to retain but the policy could be clearer in terms of the implications of this. The map could also be clearer – the differences between the colours are very subtle	Noted and will amend. Will add references to employment sites to relate to site references at Paragraph 7.26.
28	Spatial Planning	7.28	Please note that the 10ha identified in the Local Plan already takes account of the sites listed in para 7.26 above.	That is what the Paragraph is trying to say. Review and possible re-word to clarify.
29	Spatial Planning	Policy NNE2	This policy should reference the Town Centre boundary as define don the Key Diagram. This boundary, however, is not the same as the retained boundary as set out in the Ellesmere Port & Neston Local Plan. This alteration should be amended to meet the existing policy boundary, or identified and justified through this Neighbourhood Plan.	Will make it more explicit that the town centre boundary on the Key Diagram is different to that in the EPNBLP and why. Justification is to remove non-Town Centre uses from the area and ensure that the boundaries include the main retail and other services uses.
30	Spatial Planning	Policy NNE3	It should be noted that conversion of rural buildings must be in line with Green Belt policy, where applicable. This would limit development to that which is appropriate to a rural area.	Noted and will amend the policy to refer to Green Belt.

31	Development Planning	Policy NNR1	States that NTC will seek to work with key stakeholders on a number of initiatives to improve the environment within the town centre. A number of policies state that that the Town Council will seek to work with relevant stakeholders. This is something that really should be in the reasons and explanations section and isn't something that we should be assessing. Will these types of application require a statement of how the NTC has worked with the stakeholders? Is this something that should be assessed by planners?	<p>The issue of projects or aspirations is made a number of times. The reasons for including them in the policies are due to their potentially being a requirement for planning permission.</p> <p>If they are in the policy then it gives a principle of support to them.</p> <p>However, if this is a significant issue projects and aspirations can be included in an Appendix.</p>
32	Spatial Planning	Policy NNR1/7.4 6/Figure 7.1	<p>The Town Centre boundary has been re-drawn from the adopted Ellesmere Port & Neston Local Plan boundary. It is unclear what the process of analysis has been with regard to redrawing this boundary. Clear justification should be provided for the departure from the adopted Development Plan, with explanation of the methodology followed.</p> <p>The second part of this policy (starting Neston town council will...) is an aspiration. The Malpas Neighbourhood Plan examiner has recommended taking all these type of statements out of policy. The examiner's report is available on our website.</p>	Same as 29 above.
33	Spatial Planning	Figure 7.1	The colours on this map could be more distinct.	Looks fine on the hard copy. Review and amend if appropriate.
34	Archaeology Planning Advisory Service	Figure 7.1	This should include the Area of Archaeological Potential.	Add to Key Diagram.
35	Spatial planning	Policy NNR2	The plan or background documents needs to clearly justify why this site specifically has been identified, particularly in comparison with any other parts of the town centre. Is it unclear from the policy whether any residential development would be required to be ancillary to another main town centre use, or whether the site could be developed entirely for residential.	This is included at Paragraph 7.51.

36	Spatial planning	Policy NNT1	It would be beneficial to make reference to the conservation area designation along Parkgate seafront and the need to retain and enhance character and appearance.	Noted and will amend.
37	Spatial Planning	Policy NNR3	It would be beneficial for the application of this policy to specify the Local Retail Areas are identified on the Key Diagram.	Noted and will amend.
38	Spatial Planning	Policy NNT3	<p>As it stands, this is an aspiration rather than a policy. It is unclear how this would be applied in development planning decisions. The Malpas Neighbourhood Plan examiner has recommended taking all these type of statements out of policy. The examiner's report is available on our website.</p> <p>It would be beneficial for the application of this policy to specify the Proposed Cycle Hub at Station Road is identified on the Key Diagram.</p>	<p>Read through Malpas Examiner's Report. Place projects and aspirations in Appendix.</p> <p>The policy can reference the Key Diagram.</p>
39	Highways Development Control	Policy NNM2	<p>There is only one policy I would make comment on and that is NNM1 where it says that for all new development/COU it will need to necessary to assess the impact of generated traffic. Generally I'm OK with this policy but I'm not quite sure what they mean by this need for assessment?</p> <p>Are they expecting every application to have an accompanying Transport Statement? As for many of the smaller scale developments we would not expect to see a TS (and could not force them to produce one without good cause) and it would be assessed by us as part of the application process (and also, I presume, by the Town Council) . It is only when developments reach a certain size where we would expect to see a formal Transport Statement, or A Transport Assessment for even larger schemes and potential accompanying Travel Plans.</p> <p>The threshold guidance we use to determine when we would ask for a TS/TA/TP is the Guidance to Transport Assessment Document (copy attached) however this is just about dropped as a guidance document by central Govt but in the light of nothing to replace it we are using it as guidance still. Although it sets out thresholds of</p>	It is assumed that this comment relates to NNM1 not NNM2. Need a copy of the Guidance to TA Document (referenced). The objective of the policy is to expect every application to provide a statement on the transport impact of the proposal and that the level of detail would be commensurate with the scale of development.

			<p>development it does also say that local knowledge plays a big part in the need for formal assessment on thresholds below those set out. So if we felt a smaller development required some form of formal assessment we can still seek one.</p> <p>The basic premise being that if a development is of such a limited scale that there is no need for deep assessment as the impacts will be marginal. That is where I suppose we come in, in assessing the impact of these developments without recourse to a body of external work done by the applicant.</p> <p>So I think the wording is a little bit broad brush and that part of paragraph 7.67 may need to be revisited along the lines of my comments above. As if challenged I do not think it could not be made to stick.</p>	
40	Total Environment	Policy NNM2	Cycleway and Pedestrian enhancement should also include provision for tree planting to be incorporated wherever possible as evidence shows that tree lined cycleways and footpaths gain significantly more users than those that don't. This has wide ranging public health benefits as well as economic and environmental.	Should this not be included in the explanation to the policy rather than within it?
41	Spatial Planning	Policy NNM4	As it stands, this is an aspiration rather than a policy. It is unclear how this would be applied in development planning decisions.	Could include reference to car parking within the town centre and seafront policies and delete Policy NNM4.
42	Total Environment	Policy NNM4	Observation: Traffic and parking congestion is a threat to the character of the conservation areas and improved management is supported. However, the cumulative impact of traffic management measures and signage needs to be considered.	Noted and include reference in explanation.
43	Spatial Planning	Policy NND3	It would be beneficial for the application of this policy to specify the Environmental Improvement Corridors are identified on the Key Diagram. Further, these areas need to be evidenced and justified.	Can include reference to Key Diagram in policy. Does P & E Committee have any evidence? Can this be included in appendix for projects.

44	Total Environment	Landscape and Environment Section	<p>I question if the following has been omitted from the document:-</p> <ul style="list-style-type: none"> • Woodfall Play area - it has formal play equipment current • Raby Park Road allotments • What about the gardens at Burton Manor, my understanding is the gardens are FOC to visit, whilst the building I believe is looking for a new owner the land should be protected and the glass house had a HLF bid so has some historical significance. • Ness Playing Fields. 	<p>Can add and amend the list.</p> <p>Gardens at Burton Manor are outside the NPA.</p>
45	Spatial Planning	Policy NNLE2	<p>It is unclear whether these are Local Green Spaces as defined in Paragraphs 76-78 of the NPPF. If these are not, then this should be made clear, or the name should be changed. If these are, then there needs to be full evidence of why the area is demonstrably special and what its particular local significance is.</p> <p>Again, please refer to the Malpas Neighbourhood Plan examiners report, in which the greenspace policy was removed on the basis that the designations are not supported by evidence.</p>	Can make a distinction between Local Green Space (as per NPPF) and Local Open Space sites.
46	Total Environment	Policy NNLE3	<p>In terms of trees in general the proposal seems fine with the 2 for 1 replacement and the proposed enhancement of trees dependant on floor space.</p> <p>I would also suggest that you include a condition that 1 tree is planted and incorporated into any car park development at a rate of 1 tree for every 5 spaces this would help offset the increased pollution created in that locality. Car park design and modern technology allows for significant trees to be planted and survive the often hostile environments found in the past.</p>	Can add tree provision in car parks as bullet point.
47	Total Environment	Policy NNLE4	It should be noted that the Dee Estuary is also a Special Area of Conservation (SAC).	Noted and will amend Paragraph 7.103.

48	Archaeology Planning Advisory Service	Policy NNLE5	<p>Policy NNLE5: Heritage Assets – this addresses designated and non-designated built historic environment heritage assets, but does not mention non-designated archaeological heritage assets.</p> <p>The following additional policy would provide more comprehensive support for the historic environment in sustainable development as well as an holistic approach to heritage issues, covering built heritage assets, below ground or archaeological heritage assets and the historic landscape. It also covers the archaeological implications of proposed development in the Area of Archaeological Potential in the centre of Neston, which is identified in the Cheshire Historic Towns Survey (see above).</p> <p>“Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage”.</p>	The additional policy suggested replicates some of the existing policy wording. Preferred approach is to review existing policy and amalgamate existing and suggested policy.
49	Development Planning	Policy NNLE5	States that every opportunity will be taken to ensure listed buildings are protected from neglect and damage. Again this is very difficult to assess from a policy point of view.	Delete sentence from policy.
50	Total Environment	Policy NNLE5/7	<p>Suggested additional Policy (NNLE7 or added to NNLE5) for possible inclusion within the Plan:</p> <p>Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage.</p>	This is a repeat of comment no. 48 above.

51	Development Planning	Policy LLNE6	This policy refers to sites of nature conservation value – are we having any formal assessment of what makes these areas worthy of preserving? Otherwise makes enforcing this policy difficult.	Sites refer to Local Wildlife Sites within CWAC policy and designation.
52	Total Environment	Policy NNLE6	The current wording of the policy relates to individual sites and the policy could be expanded to consider biodiversity and geodiversity across the neighbourhood plan area. Consideration could be given to identification of ecological networks/corridors.	Could amend policy to include opportunities to improve biodiversity and geodiversity through development.
53	Development Planning	Policy NNC1	Think it's worthwhile listing what are considered to be community assets. Additionally, what measures would be required to demonstrate that reasonable efforts have been made to retain the community asset? Don't think that we need to include the sentence in this policy that states that NTC will seek to designate assets of community value.	Amend policy to reflect comments.
54	Development Planning	Policy NNC2	This policy states that'providing it does not impact on existing residents and the local highway'. This is a very stringent test as most development will have some impact and our role is to assess whether this impact is detrimental to the point that a refusal is warranted.	Add 'detrimentally' before impact.
55	Education Service	Policy NNC2	There is currently a 125 year lease to the Academy Trust for the entire site which would need re-negotiation with the DfE to make any changes to the lease.	A renegotiation of the lease is possible if there was agreement that this objective was a good idea.
56	Development Planning	Policy NNC4	This policy requires majors to be accompanied by a HIA (health impact assessment). The reason that this has been asked for is to assess how development will impact on the health of the population within the NPA and to put forward possible mitigation measures to minimise health effects. This requirement is beyond the scale of what would be reasonable to require an applicant to undertake. What is the evidence base for requiring this to be carried out for all major applications? Has NTC undertaken a baseline survey to demonstrate existing health within the borough. This is something that is virtually impossible to assess and monitor as there are too many variables involved. Public Health England are not likely to	<p>The issue is to ensure that cumulatively development to the area does not have a detrimental impact on health. The HIA is the vehicle for gathering the evidence.</p> <p>Agree that HIA may be too rigorous for small developments. Amend to request a health statement to be submitted so that health impacts are not ignored.</p> <p>Amend policy wording to reflect the comments and our response.</p>

			want to comment on such a document relating to a small housing development for example. I think it would be reasonable to ask for a HIA to accompany an application for an incinerator or similar but not the majority of major applications. Applicants may be required to carry out air quality assessments as part of the process, but this is related in scale to the type of proposal involved. HIA should also be site specific.	
57	Spatial planning	Policy NNC3	As written, this is aspiration rather than policy. This could be written more as a land use policy or moved into text.	Move to appendix with list of projects.
58	Total Environment	Appendix E	Appendix E includes Local Nature Conservation Sites but refers to the former SBIs and SNCVs. These former systems have been replaced by Local Wildlife Sites (as of Local Development Panel, March 2013). The list of sites therefore needs updating. Regionally Important Geological and Geomorphological Sites (RIGs) sites remain as a separate system.	Noted. Will include on the Key Diagram along with site references which will also be added to an amended Appendix E.
59	Archaeology Planning Advisory Service	General Comments	<p>The document mentions heritage assets in several sections, but only refers to designated heritage assets such as listed buildings, conservation areas and the registered park and gardens at Ness. There is some recognition of local heritage assets in 4.56, but again this mainly refers to built historic environment heritage assets.</p> <p>In order to emphasise the historic importance of Neston it would be useful to mention the archaeological importance of the town, shown by the presence of five Saxon crosses and the Domesday reference to a priest. These suggest that there was an ecclesiastical institution at Neston during the Saxon period, potentially of high status, which is also indicated by the large size of the medieval parish of Neston. An archaeological assessment of Neston is available in the Cheshire Historic Towns survey:</p> <p>http://www.cheshirearchaeology.org.uk/?page_id=219</p> <p>This survey identified an Area of Archaeological Potential in Neston (which is shown in the Strategy document) centred on the church and the High Street, which is covered by ENV 5 Historic</p>	Already covered in existing planning documents and therefore no need for the NNP to repeat.

			<p>Environment, Cheshire West and Chester Local Plan (Part One) Strategic Policies and ENV17 (Sites of archaeological interest) a retained policy in the Ellesmere Port and Neston Local Plan.</p> <p>In addition the report would benefit from some mention of the historic landscape character as set out in the Cheshire Historic Landscape Characterisation. Historic landscape character may also inform some of the policies under the Landscape and Environment section.</p> <p>http://www.cheshirearchaeology.org.uk/?page_id=175</p>	
60	Development Planning	General Comments	Concerned about some general repetition within local policies that is already covered by the NPPF and the local plan.	Noted.
61	Total Environment	General Comments	<p>It is important that the term 'new development' should embrace all kinds of change such as window replacement, extensions, etc., the cumulative impact of which can seriously erode an areas local distinctiveness and character. The policies need to be robust, as it is against these that Council Officers will assess planning applications (including those for smaller-scale development, such as alterations and extensions), and on which they rely to rebut challenges at appeal.</p> <p>There is no mention of permitted development, which is pernicious and cumulatively degrades character. Over recent years the scope of permitted development has been extended and, where properties are not subject to Article 4 directions, this poses new threats to the historic townscape and local character. The Neighbourhood Plan could be an opportunity to provide guidance to house and business owners, promoting best practice.</p>	Noted. To be reviewed.

			<p>SUGGESTED AMENDMENTS AND INSERTIONS</p> <p>Suggested Heritage Statements for inclusion within the Plan (maybe within the Strategy section):</p> <p>The Neston Neighbourhood Plan Area contains a large number of heritage assets. The Neighbourhood Plan seeks to protect these assets and promote an overall high quality setting for them, to sustain and enhance their significance for the enjoyment of the local community and visitors alike.</p> <p>Neston's character and local distinctiveness is due as much to the numerous small, repetitive details as it is to individual historic assets. The cumulative negative impact of small-scale development, such as extensions, window replacement, etc. can destroy the uniformity and commonality which makes the area more than a collection of individual buildings. The Neighbourhood Plan recognises the contribution which small elements make to the character of the area and seeks to protect them.</p> <p>Suggested additional points for possible inclusion within the Plan:</p> <ul style="list-style-type: none"> • Original architectural details such as cornices, fenestration, architraves, etc. are important to the character of the conservation area and preservation or restoration of these features will be encouraged. • Article 4 Directions will be periodically reviewed and applied to unlisted buildings within the Conservation Areas to prevent erosion of character by otherwise permitted development alterations. 	
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