



## **Neston Neighbourhood Plan 2010 - 2030**

Submission Version  
Appendices  
July 2015



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# APPENDIX A

## Replacement or Retention of Non-Strategic Policies

POLICY NO	POLICY TITLE	OUTCOME	REPLACE BY
GEN7:	Development by Telecommunications Code Systems Operators	Replace	Policy NNE4
H5:	Conversion to Flats	Retain	N/A
H6:	House Extensions	Retain	N/A
GB5:	Extensions and Alterations to Dwellings in the Green Belt	Retain	N/A
ENV4:	The Protection of Sites of Local Importance for Nature Conservation – Sites of Nature Conservation Value	Retain	N/A
ENV5:	Ecological Interest	Retain	N/A
ENV6:	Area of Special County Value for Landscape	Retain	N/A
ENV7:	Agricultural Buildings and Structures	Retain	N/A
ENV8:	Urban Green Network	Replace	Policy NNLE1 and 2
ENV9:	Landscape and Habitat Features	Part Replace in relation to trees and woodland	Policy NNLE3
ENV12:	Coastal Zones	Retain	N/A
ENV13:	Development in Conservation Areas	Retain	N/A
ENV14:	Parkgate Conservation Area	Retain	N/A
ENV15:	Conservation of Listed Buildings	Retain	N/A
ENV16:	Non-Listed Buildings and Structures	Replace	Policy NNLE4
ENV17:	Sites of Special Archaeological Interest	Retain	N/A
REC2:	Open Space Provision	Retain	N/A
REC7:	Recreational Routeways	Replace	Policy NNM2
SHOP1:	Primary Shopping Areas	Replace	Policy NNR1
SHOP3:	Small Shopping Areas	Replace	Policy NNR3
SHOP6:	Shop Fronts	Retain	N/A
TRANS5:	Car Parking in Residential Areas	Retain	N/A
TRANS6:	Car Parking Standards	Retain	N/A

# APPENDIX B

## Key Statistics Tables

Age	2001		2011		Gain/Loss	
	No.	%	No.	%	No.	%
0 – 4	711	4.7	698	4.6	-13	-1.8
5 – 15	2,033	13.4	1,615	10.6	-418	-20.6
16 – 17	415	2.7	347	2.3	-68	-16.4
<b>All children</b>	<b>3,159</b>	<b>20.8</b>	<b>2,660</b>	<b>17.5</b>	<b>-499</b>	<b>-15.8</b>
18 – 24	901	5.9	1,149	7.6	+248	+27.5
25 – 44	3,623	23.9	3,175	20.9	-448	-12.4
45 – 59	3,497	23.1	3,344	22.0	-153	-4.4
60 – 64	953	6.3	1,322	8.7	+369	+38.7
<b>Working age adults</b>	<b>8,974</b>	<b>59.2</b>	<b>8,990</b>	<b>59.1</b>	<b>+16</b>	<b>+0.2</b>
65 – 74	1,613	10.6	1,942	12.8	+329	+20.4
75 – 84	992	6.5	1,198	7.9	+206	+20.8
85 – 89	251	1.7	279	1.8	+28	+11.2
90 and over	174	1.2	152	1.0	-22	-12.6
<b>Pensionable adults</b>	<b>3,030</b>	<b>20.0</b>	<b>3,571</b>	<b>23.5</b>	<b>+541</b>	<b>+17.9</b>
<b>Total</b>	<b>15,163</b>		<b>15,221</b>			

Table B1: Neston NPA Population Profile 2001 and 2011

ONS Ref: Age Structure 2061 KS02 and Age Structure 2011 KS102EW

Ethnic Group	Number	%
White; English, Welsh, Scottish, Northern Irish, British	14,628	96.1
White; Irish	106	0.7
White; Gypsy or Irish Traveller	2	0.01
White; Other	198	1.3
Mixed Race	131	0.9
Asian/Asian British	113	0.7
Black/African/Caribbean/Black British	13	0.09
Other Ethnic Group	30	0.2
<b>Total Residents</b>	<b>15,221</b>	

Table B2: Ethnic Group

ONS Ref: Ethnic Group, 2011 KS201EW



Household Type	Number	%	CWaC %	NWR %
<b>Family Households</b>				
Married Couple (with or without children)	2,466	36.43	36.0	31.5
Same sex civil partnership (with or without children)	8	0.1	0.1	0.1
Co-habiting (with or without children)	537	7.9	9.6	9.8
Lone parent	580	8.6	9.8	12.0
All Pensioner (ie. aged 65 and over)	819	12.1	9.5	7.8
<b>One Person Households</b>				
Lone Pensioner	1,112	16.4	13.2	12.8
One person other	939	13.9	16.4	19.4
<b>Other Households</b>				
Student	48	0.7	0.4	0.5
Other	268	4.0	5.0	6.1
<b>Total</b>	<b>6,777</b>			

Table B3: Household Composition – Neston, CWaC and the NWR

ONS Ref: Household Composition – Households, 2011 QS113EW

Household Type	2001		2011		Gain/Loss %
	Number	%	Number	%	
<b>Family Households</b>					
Married Couple (with or without children)	2,681	42.1	2,466	36.4	-5.7
Same sex civil partnership (with or without children)	N/A	N/A	8	0.1	+0.1
Co-habiting (with or without children)	397	6.2	537	7.9	+1.7
Lone parent	430	6.8	580	8.3	+1.8
All Pensioner (ie. aged 65 and over)	735	11.6	819	12.1	+0.5
<b>One Person Households</b>					
Lone Pensioner	1,115	17.5	1,112	16.4	-1.1
One person other	717	11.3	939	13.9	+2.6
<b>Other Person Households</b>					
Student	15	0.2	48	0.7	+0.5
Other	271	4.3	268	4.0	-0.3
<b>Total</b>	<b>6,361</b>		<b>6,777</b>		

Table B4: Household Composition Neston Change 2001 – 2011

ONS Ref: Household Composition – Households, 2001 UV65 and Household Composition – Households, 2011 QS113EW

Category	Neston	%	CWaC %	NWR %
All household spaces	7,098			
At least 1 resident	6,777	95.4	95.7	95.5
Vacant spaces	321	4.5	4.3	4.5
Detached	2,945	41.5	29.6	17.7
Semi-detached	2,115	29.8	35.8	35.7
Terraced	677	9.5	21.7	30.0
Flats – purpose built	677	9.5	9.9	13.0
Flats – conversions	48	0.7	1.5	1.5
Flats in commercial building	79	1.0	0.8	1.0
Caravan, etc.	13	0.2	0.7	0.3

**Table B5: Household Spaces and Accommodation Type – Neston, CWaC and the NWR**  
**ONS Ref: Dwellings, Household Spaces and Accommodation Type, 2011 KS401EW**

Occupancy Rating	Neston %	CWaC %	North West %
Households with 2 or more spare bedrooms	46	43	34.5
Households with 1 spare bedroom	35	35	37
Households with no spare bedrooms	17	19.5	25
Households in need of 1 bedroom	1.9	2	3
Households in need of 2 or more bedrooms	0.1	0.2	0.5

**Table B6: Occupancy Rating (Bedrooms) – Neston, CWaC and NWR**  
**ONS Ref: Occupancy Rating**

Category	Neston	%	CWaC %	NWR %
All households	6,777			
Owned outright	2,863	42	34.7	31.0
Owned mortgage or loan	2,294	34	36	33.5
Part loan/part rent	19	0.3	0.8	0.5
Social rented Council	569	8.4	7.4	7.7
Social rented other	333	4.9	7.3	10.6
Private rented from landlord/agency	570	8.4	11.3	14.1
Private rented Other	55	0.8	1.2	1.3
Living rent-free	74	1	1.2	1.3

**Table B7: Housing Tenure – Neston, CWaC and the NWR**

ONS Ref: Tenure, 2011 KS402EW

Employment Type	Neston	%	CWaC %	NWR %
Economically active <sup>1</sup>	7,294	64.7	70.2	67.8
Full time	3,938	34.9	39.3	37.5
Part time	1,720	15.3	14.9	13.9
Self employed	1,032	9.1	9.0	8.2
Full time student <sup>2</sup>	262	2.3	3.3	3.5
Unemployed	342	3.0	3.7	4.7
Economically inactive	3,985	35.3	29.8	32.2
Retired	2,475	21.9	16.4	14.8
Student <sup>3</sup>	619	5.5	4.4	5.7
Carer	891	7.9	7.7	11.8

**Table B8: Economically Active and Inactive – Neston, CWaC and the NWR**

ONS Ref: Economic Activity, 2011 KS601EW

<sup>1</sup> Census data collects information on Economic Activity for all people usually resident in the area aged 16 – 74.

<sup>2</sup> Full time students who were either in employment or unemployed.

<sup>3</sup> Students, including full time students, who were not in employment and did not meet the criteria to be classified as unemployed.

Occupation	Neston	%	CWaC %	NWR %
Mangers, Directors and Senior Officials	757	10.9	11.7	9.9
Professionals	1,522	22.0	18.1	16.3
Associate professionals	862	12.5	12.3	11.5
Administrative and Secretarial	756	10.9	10.5	11.8
Skilled trades	795	11.5	10.6	11.3
Personal service	666	9.6	8.9	10.1
Sales and Customer Service	547	7.9	9.2	9.4
Process, plant and machine operatives	386	5.6	7.4	8.1
Elementary	623	9.0	11.1	11.6

Table B9: Occupation Type – Neston, CWaC and the NWR  
ONS Ref: Occupation, 2011 KS608EW

Sector	Neston	%	CWaC %	NWR %
Retail	1,031	14.9	17.1	16.7
Health and Social Work	964	13.9	11.8	13.9
Education	822	11.9	9.6	9.8
Manufacturing	731	10.6	11.5	10.3
Construction & Real Estate	563	8.1	7.1	5.6
Professional, Scientific & Technical	600	8.7	7.7	8.8
Public Administration & Defence	415	6.0	4.9	6.0
Accommodation and Food	337	4.9	5.9	5.9
Arts, Entertainment and Recreation	318	4.6	4.3	4.5
Administrative & Support Services	282	4.1	4.7	4.9
Transport & Storage	259	3.7	4.2	5.0
Finance and Insurance	258	3.7	4.9	3.5
Information and Communications	198	2.9	3.1	2.9
Others	136	2.0	3.1	2.3

Table B10: Employment Sector – Neston, CWaC and the NWR  
ONS Ref: Industry, 2011 QS605EW

Distance	Neston	%	CWaC %	North West %
Work from home	753	10.8	10.8	9.1
Less than 10km	2,568	36.9	47.2	57.8
10km to <30km	2,482	35.7	25.5	19.4
Over 30km	615	8.9	9.6	6.4
Other	536	7.7	6.9	7.3

Table B11: 2011 Travel to Work – Neston, CWaC and the North West Region

ONS Ref: Distance Travelled to Work by Age, 2011 LC7102EW

Method of Travel	Neston %	CWaC %	North West %
Work mainly from home	5.9	5.9	4.4
Car/van (driver and passenger)	76.8	73.9	68.7
Bus	2.8	3.5	8.3
Train	2.8	2.0	2.8
Bicycle	2.2	2.7	2.2
On foot	7.0	10.0	10.9
Underground, Metro, Light Rail, Tram	0.2	0.2	0.7
Motorcycle	0.9	0.7	0.6
Taxi	0.4	0.5	0.8
Other	1.0	0.6	0.6

Table B12: 2011 Method of Travel to Work – Neston, CWaC and North West Region

ONS Ref: Method of Travel to Work, 2011 QS701EW

# Appendix C – Listed Buildings Within the Neston NPA

## Grade Listing

### Grade II\* Listed Buildings

#### Parkgate

Chapel of Mostyn House, The Parade, Parkgate	II*
Farm Building to Leighton Hall, The Runnell, Parkgate	II*
Moorside House and attached railings, Parkgate Road, Parkgate	II*
Seven Steps, Butchers Shop and Teal Cottage, The Parade, Parkgate	II*

#### Neston

Church of St Mary and St Helen, High Street, Neston	II*
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### Grade II Listed Buildings

#### Parkgate

11 Station Road, Parkgate	II
12 Station Road, Parkgate	II
13 Station Road, Parkgate	II
14 Station Road, Parkgate	II
18 The Parade, Parkgate	II
Banastre Cottage, The Parade, Parkgate	II
Barnoon, The Parade, Parkgate	II
Backwood Hall, off Boathouse Lane, Parkgate	II
Brockleigh, The Parade, Parkgate	II
Brooke House, The Parade, Parkgate	II
Church of St Thomas, School Lane, Parkgate	II
Leighton Banastre, The Parade, Parkgate	II
Leighton House, Leighton Road, Parkgate	II
Maplewood, The Parade, Parkgate	II
Moorend, Moorside Lane, Parkgate	II
Mostyn Cottage, School Lane, Parkgate	II
Mostyn House School, The Parade, Parkgate	II
Nelson Cottage (No. 15) and Dover Cottage (No. 16), Station Road, Parkgate	II
Numbers 1 and 2 Balcony House and attached railings to front steps, The Old Assembly Rooms, The Parade, Parkgate	II
Old Windmill, Leighton Road, Parkgate	II
Overdee and Grey Walls, The Parade, Parkgate	II
Pengwern and attached garden walls, The Parade, Parkgate	II
Prospect House and attached railings to front steps, The Parade, Parkgate	II
Sawyers Cottage, The Parade, Parkgate	II
South Cottage, The Parade, Parkgate	II
Spring Vale, Moorside Lane, Parkgate	II
Talbot House, The Parade, Parkgate	II
The Manse, Parkgate Road, Parkgate	II

All of the below tables are taken from the Housing Land Monitor Appendices (April - September 2013) and have been updated using information from the Housing Land Supply Data May 2014 (also known as 'Matter 8 - Supplementary Information May 2014)

Table 1: Housing Completions (1 April 2010 - 31 March 2014)										
Site Reference	Address/ Location	Application Number (s)	Gross Completions	Loss/ Demolitions	Net Completions	Type of Permission	Date Granted / Decision Issued Date	Types of Units		
								Housing Type	No. Bed Spaces per dwelling	Affordable / Market
LNB/0026/H	Land at former Wood Hey, Palace Hey, Ness, Neston	12/04106/FUL	1	1	0	Full	29/11/2012	Detached House	3	Market
NES/0003/H	Land to rear of 45 - 51 Liverpool Road, Neston	P/09/44 12/00976/FUL	1	0	1	Full	25/04/2012	Bungalow	3	Market
PAR/0010/H	Station House, Station Road, Parkgate, Neston	11/01138/OUT 12/02970/REM	1	0	1	Reserved Matters	09/05/2011	Detached House	5	Market
PAR/0004/H	Land to rear of 92 Parkgate Road, Neston	P/07/458 10/11444/EXT	1	0	1	Full	16/09/2010	Detached House	5	Market
N/A	Land between 73 and 77 Parkgate Road, Neston	P/2004/1112 11/02176/FUL	1	0	1	Full	20/07/2011	Detached House	5	Market
N/A	Scholars Court, Cross Street, Neston	P/97/490 10/11530/S73	6	0	6	Full	29/05/1998	Terraced	2	Market
N/A	Land at Brook Street/Raby Road, Neston	P/2008/101/NE/1 18	14	0	14	Full	10/12/2008	Flats	2	Market
N/A	2 West Drive, Little Neston	P/2008/102/RS/2 80	0	0	0	Outline	23/06/2008			
N/A	Former Waterworks site, Lees Lane, Little Neston	P/08/485 10/10827/FUL	9	0	9	Full	19/07/2010	Detached House	4	Market
N/A	Garage site, Brook Street, Neston	P/08/12 11/00507/EXT	2	0	2	Full	04/04/2011	Semi detached	4	Market
N/A	Land at 16 Parkgate Road, Neston	P/2008/101/NE/5 64	3	0	3	Full	17/11/2008	Flats	2	Market
N/A	Land to rear of 41-43 Burton Road, Little Neston, Neston	11/05863/FUL	1	0	1	Full	13/12/2012	Dormer bungalow	3	Market
N/A	Land adjacent 48 West Vale, Neston	10/10473/FUL	1	0	1	Full	18/04/2010	Detached House	4	Market
N/A	Land adjacent 52 Talbot Avenue, Little Neston	10/11597/FUL	1	0	1	Full	28/07/2010	Detached House	3.5	Market
N/A	Mealors Yard, Neston Road, Ness	P/2009/101/BN/3	6	0	6	Full	31/03/2009	Terraced	20	Market
PAR/0017/H	Parkside, 14 Earle Drive, Parkgate, Neston	13/00865/COU	1	0	1	Full	04/04/2013	Former Nursing home being internally converted to provide a family home	8	Market
N/A	Hill View, The Parade, Neston	P/07/458 10/11444/EXT	0	1	-1					
			Total Completions	47						

## Appendix D

### Housing Land Supply as at 31 March 2014



All of the below tables are taken from the Housing Land Monitor Appendices (April-September 2013) and have been updated using information from the Housing Land Supply Data May 2014 (also known as 'Matter 8 - Supplementary Information May 2014')

Table 2: Housing Land Supply - Extant Planning Permissions and Housing Under Construction as at 31 March 2014										
2011 Ref	Address / Location	Application number(s)	Net dwellings outstanding as at 31/03/2014	5 year deliverable supply	Type of Permission	Date Granted / Decision Issued Date	Construction Status as at 31/03/2014	Types of Units		
								Housing Type	Total No. Bed Spaces	Affordable / Market
LN9/0013/H	Land adjacent to Bowness, 86 Burton Road, Little Neston	11/05666/FUL	1	1	Outline	10/03/2010	Under Construction	Detached House	4	Market
LN9/0016/H	Land adjacent to 10 Smithy Close, Mill Lane, Ness, Neston	10/13166/FUL	1	1	Full	11/02/2011	Not Started	Detached House	2	Market
LN9/0019/H	Land adjacent to Sandfield, Woodfall Lane, Little Neston, Neston	10/11436/FUL 12/02119/FUL	1	1	Full	18/12/2012	Under Construction	Detached House	4	Market
LN9/0025/H	Land to rear of 7 West Vale, off Thirlmere Road, Neston	12/03529/FUL	1	1	Full	12/12/2012	Not Started	Dormer Bungalow	4	Market
LN9/0027/H	Tanglewood, Church Lane, Neston	11/02686/FUL	1	1	Full	23/09/2011	Not Started	Dormer Bungalow	2	Market
LN9/0028/H	2 West Vale, Neston	12/05072/OUT	1	1	Outline	26/02/2013	Not Started	Detached House	4	Market
PAR/0013/H	Land at The Saltings, Manorial Road, Parkgate, Neston, Cheshire	12/00677/FUL 13/02736/FUL	1	1	Full	16/08/2013	Not Started	Detached House	4	Market
PAR/0018/H	Land at 2 Earle Drive, Parkgate, Neston	13/00685/FUL	1	1	Full	26/04/2013	Not Started	Detached House	3	Market
NES/0002/H	Land to rear of 12 High Street, Neston	P/08/94 11/03771/EXT	6	6	Full	14/09/2011	Not Started	Apartments	6	Not detailed
PAR/0002/H	Templee, 47 Parkgate Road, Neston	12/03770/FUL	5	5	Full	13/06/2013	Not Started	6 Detached dwellings replacing one 4+ bedroom dwelling	20+	Market
PAR/0003/H	7 Mill Yard Works, Leighton Road, Neston	P/07/365 10/11445/EXT	5	5	Full	07/10/2010	Under Construction	4 detached houses	16	Market
LN9/0023/H	Heronmead, Neston Road, Ness, Neston	12/03333/FUL	1	1	Full	20/09/2012	Not Started	Flats and Maisonettes (office conversion)	1	Market
LN9/0030/H	Sunny Bank, Church Lane, Neston	13/01950/FUL	1	1	Full	26/06/2013	Not Started	Conversion of single dwelling into 2 no semi detached dwellings	5	Market
NES/0012/H	13-15B High Street, Neston	12/03356/FUL	5	5	Full	25/10/2012	Not Started	Flats and Maisonettes	5	Market
PAR/0014/H	Slaughter House, Swifts Weint, Parkgate, Neston	12/01270/FUL	2	2	Full	26/06/2012	Under Construction	2 Semi-Detached Houses	6	Market
PAR/0019/H	Hamilton House, The Parade, Parkgate, Neston	13/02281/FUL	2	2	Full	28/08/2013	Under Construction	2 Flats / Maisonettes	4	Market
NES/0008/H	33 High Street, Neston	13/02339/FUL	2	2	Full	17/07/2013	Not Started	Two story rear extension to provide an additional 2 one bedroom flats	2	
NES/0016/H	Dawson Building, 12 Parkgate Road, Neston	13/03506/FUL	1	1	Full	14/11/2013	Not Started	Change of use from A2 office a Two-Storey house	4+	Market
NES/0017/H	Outbuilding at 32 Bridge Street, Neston	13/04446/FUL	1	1	Full	23/12/2013	Under Construction	Demolition of workshop and replacement with a detached dwelling	4+	Market
PAR/0020/H	Land Adjacent to Townfield, 7 Mill Street, Neston	13/04129/FUL	1	1	Full	04/12/2013	Not Started	Two-Storey Detached Dwelling	4+	Market
PAR/0022/H	Land Adjacent 16 Albert Drive, Neston	14/00397/DBS	1	1	Full (details approved)	11/02/2014	Under Construction	Variation of 12/03202/FUL (discharge of conditions), Detached House	4+	Market

PAR/0023/H	4 Mostyn Square, Parkgate, Neston	13/05266/COU	-1	-1	Full (approval)	11/03/2014	Not Started	Change of use from two flats to a single dwelling	4	Market
NES/	Former Fiveways Dairy, Liverpool Road, Neston	13/01904/OUT	10	10	Outline	31/01/2014	Not Started	7 Detached, 3 Terraces	Unknown	Market
PAR/0016/H*	Mostyn House School, The Parade, Parkgate	13/02293/FUL	87	87	Full	07/10/2013	Under Construction	See Table A	252	Market
	Former pumpthouse, Bluebell Lane, Neston	13/04710/FUL	1	1	Full	25/03/2014	Not Started	Conversion of pumpthouse to dwelling		Market
	Land at 20 Westlands Close, Neston	13/04453/FUL	1	1	Full	29/11/2013	Not Started	Detached house		Market
Total			139	139						

Table 3: Housing Supply - Local Plan Housing Allocations		
Site Ref	Address/ Location	Local Plan Allocation
PAR/0001/S	Moorside Lane (land to the north of the Brook), Neston	25
		25

Table 4: Housing Land Supply as at 31 March 2014	
Housing Completions	47
Extant Planning Permissions	139
Delivery Forecasts (Local Plan Housing Allocations and Housing Land Supply Data (2014))	25
Total	211

Table A: Mostyn House Housing Type				
	Number of Bedrooms			
	1	2	3	4
Houses	0	1	18	30
Flats / Maisonettes	5	28	5	
No. of Beds	5	58	69	120

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Table 5: New Planning Applications in Neston since 1 April 2014 Sourced from Cheshire West and Chester Online Planning Portal									
Address / Location	Application number(s)	Type of Permission	Application Validated Date	Date Granted / Decision Issued	Determination Deadline	Housing Type	Types of Units		SHLAA
							Total No. of Units (net)	Total No. Bed Spaces	
16 Chester Road, Neston	14/02357/FUL	Full	02/06/2014	ND	28/07/2014	3 one bedroom flats, 6 two bedroom flats	9	15	Market
Long Acres, The Runnell, Neston	14/02137/FUL	Full	02/06/2014	31/07/2014	28/07/2014	Proposed change of use of existing swimming pool building to 1 three bedroom single-storey house	1	3	Market
Byways, 2 Sandy Lane, Little Neston, Neston	14/02385/FUL	Full	03/06/2014	ND	29/07/2014	Demolition of existing detached Bungalow and erect 2 Dormer Type Bungalows in its place	1	6	Market
Land at Shones Croft, Little Neston, Cheshire	14/01328/FUL	Full	13/07/2014	ND	08/08/2014	Construction of 8 New Dwellings. 2 Pairs of Semi-detached, 4 detached	8	27	Market
Land Adjacent to 4 West Vale, Neston	14/02286/FUL	Full	29/05/2014	18/08/2014	24/07/2014	Construction of 2 semi-detached properties, each with 4 bedrooms	2	8	Market
Land at Quayside, Little Neston	14/03666/FUL	Full	26/08/2014	ND	21/10/2014	Detached two storey dwelling and detached ancillary garage	1	4	Market
Land adj. 2 Shones Croft, Ness	14/02906/FUL	Full	07/07/2014	ND	01/09/2014	New dwelling and detached garage	1	2	Market
Greenways, 10 Parkgate Road, Parkgate	14/03395/FUL	Full	06/08/2014	ND	01/10/2014	Single dwelling	1	3	Market
Land rear of 6 Holywell Close, Parkgate	14/02095/FUL	Full	15/05/2014	09/07/2014	10/07/2014	Demolition of garage and erection of dwelling	1	4	Market

## Neston

1 and 2 Elm Grove House, Parkgate Road, Neston	II
Ashfield Farm House and attached farm building to the north east, Chester High Road, Neston	II
Back Lodge, Chester High Road, Neston	II
Beech House, Parkgate Road, Neston	II
Cherry Farmhouse, Upper Raby Road, Neston	II
Church House Chambers, High Street, Neston	II
Church Lane Bridge, Church Lane, Neston	II
Churchyard sundial west of Church of St Mary and St Helen, High Street, Neston	II
Elmhurst, Parkgate Road, Neston	II
Garden Walls of Vine House, Parkgate Road, Neston	II
Gittings Buildings, 10 Parkgate Road, Neston	II
Hearse House, north west of Church of St Mary and St Helen, High Street, Neston	II
Hinderton Hall, Chester High Road, Neston	II
Holly Tree House, Church Lane, Neston	II
Lodge approx.. 250m to north west of Hinderton Hall, Chester High Road, Neston	II
Newstead House, Burton Road, Neston	II
Old Bank House and attached gateway at left, Parkgate Road, Neston	II
Outbuildings of Vine House, Parkgate Road, Neston	II
Quarry Lodge, Quarry Road, Neston	II
Sea View, Mill Street, Neston	II
Springfield, Church Lane, Neston	II
The Barn, High Street, Neston	II
The Greenland Fishery Hotel, Parkgate Road, Neston	II
The Hermitage, Church Lane, Neston	II
The Tower, Parkgate Road, Neston	II
The Towers, Chester High Road, Neston	II
Vine House, 26 Parkgate Road, Neston	II
Yew Tree House, Liverpool Road, Neston	II

## Little Neston

20 Victoria Road, Little Neston	II
26 – 28 Victoria Road, Little Neston	II
5 and 7 Victoria Road, Little Neston	II
Glenton House, Glenton Park, Little Neston	II
Hawthorne Cottage, Victoria Road, Little Neston	II
Hope Cottages, Victoria Road, Little Neston	II
The Rocklands, Ivy Farm Drive, Little Neston	II
The White House, Victoria Road, Little Neston	II
Windle Hill, Hanns Hall Road, Little Neston	II

## Ness

Goldstraw Farmhouse and attached farm building to the north west, Neston Road, Ness	II
K6 Telephone kiosk in forecourt of Post Office, Mill Lane, Ness	II
Laburnam Farmhouse and garden walls attached at front, Mill Lane, Ness	II
Lloyds Cottages, Neston Road, Ness	II

# Appendix E

## Potential Housing Sites Within Settlement Area

### (A) Land identified within the EPNBLP as an allocated site for residential development, within the SHLAA (2013) carried out by CWaC or with planning permission:

#### 1 LAND OFF BOUNDARY PARK, MOORSIDE LANE, PARKGATE: Estimated units 25 dwellings

Note: Planning Application by Elan Homes for 33 units (Ref. 14/04145/FUL) refused 09.12.14. Appeal submitted 21.01.15.

#### 2 BROOK MEADOW, CHURCH LANE, NESTON: Estimated units 17 dwellings

#### 3 FORMER DAIRY SITE, LIVERPOOL ROAD, NESTON

Note: The site has outline planning permission for 10 no. market dwellings (Ref. 13/01904/OUT). Adactus Housing Group Ltd submitted an affordable housing development for 26 dwellings (Ref. 14/04515/FUL). This was refused on 04.02.15.

### (B) Land identified by Neighbourhood Plan Housing Task & Finish Group:

#### 1 8 – 30 BROOK STREET:

Re-development of empty shops, pub and job centre to provide affordable market and social housing in the form of retirement homes, starter homes, student accommodation or any mixture of the above.

#### 2 UNDERUSED GARAGE SITES:

There are a number of under-utilised garage sites within the social housing areas of the NPA. Serious consideration should be given to the re-development (where practical) of these sites for further affordable social housing.

#### 3 LAND AT NESTON HIGH SCHOOL:

Re-development of the Neston High School site could provide surplus land which would present an opportunity for the provision of affordable social housing, to satisfy the unmet need in an area of limited site availability.

#### 4 LAND AT STABLE WALLS, MANORIAL ROAD SOUTH:

Vacant land adjacent to Hartford Hey.

#### 5 KELVIN ENGINEERING, LIVERPOOL ROAD:

An existing employment site adjacent to the north of Neston Town Centre with access onto Liverpool Road.

# APPENDIX F

## Affordable Housing

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

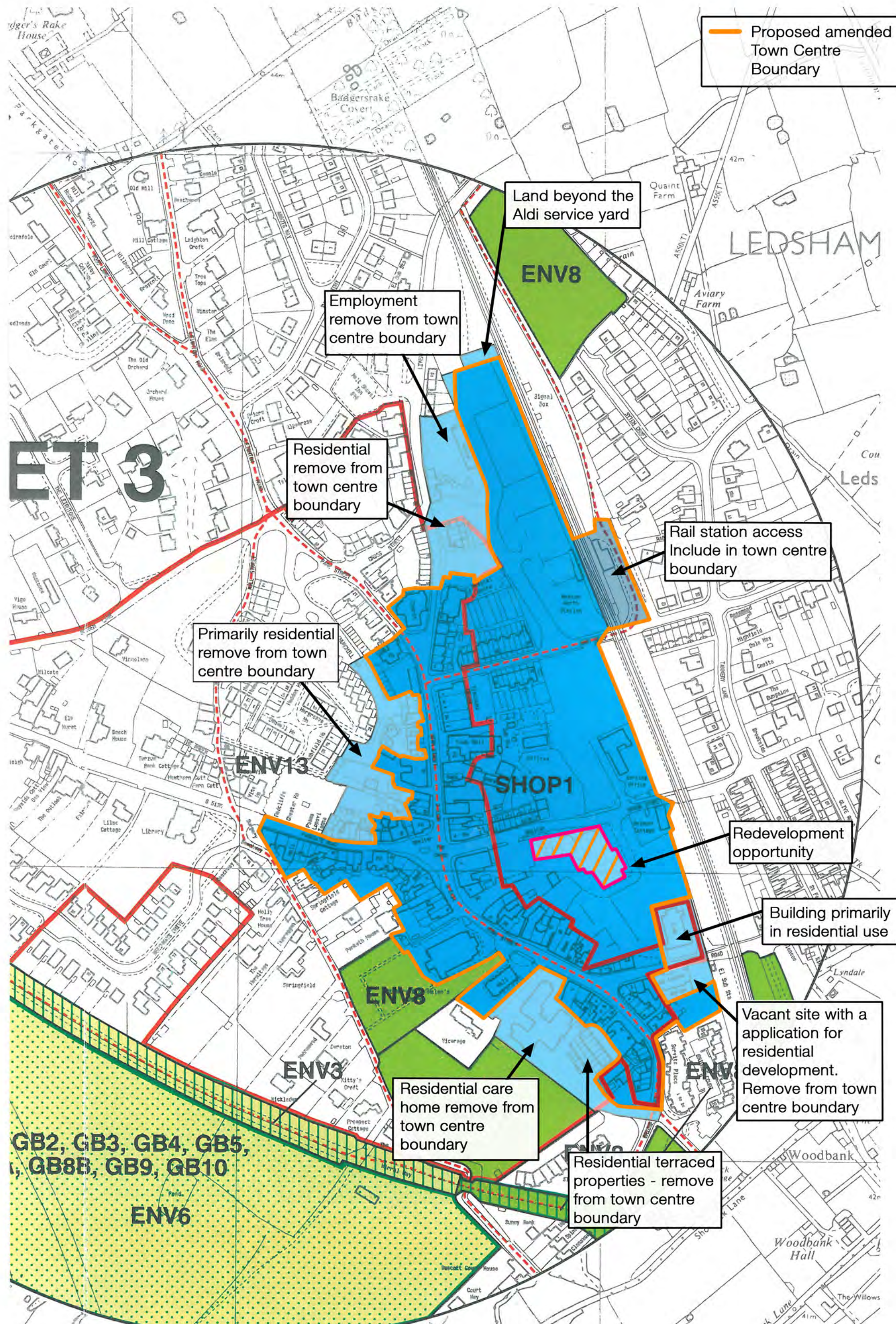
Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

**Source: NPPF Annex 2: Glossary**







# APPENDIX H

## Local Green Spaces

The areas listed below are designated Local Green Spaces which are protected from new development unless very special circumstances can be demonstrated (see Policy NNLE1 Local Green Spaces).

<b>LGS001:</b>	Stanney Fields Park, Hinderton Road, Neston
<b>LGS002:</b>	Neston Cricket Club, Station Road, Parkgate
<b>LGS003:</b>	Playing Fields adjacent Neston Recreation Centre, Raby Park Road, Neston
<b>LGS004:</b>	Park Fields, Wood Lane, Parkgate
<b>LGS005:</b>	Ness Village Hall Playing Fields, Neston Road, Ness
<b>LGS006:</b>	Wirral Way
<b>LGS007:</b>	Burton Marsh Greenway

The location of the above sites are shown on the Key Diagram and Appendix L.

# Appendix I

## Amenity Green Spaces

The areas listed below are designated Amenity Green Spaces which are protected from development unless the criteria within Policy NNLE2 Amenity Green Spaces can be fulfilled.

### Parks and Gardens

AGS001: Millfield Park, Millfields, Neston

### Outdoor Sport and Recreation

AGS002: Neston High School playing fields and Neston Recreation Centre playing fields, Raby Park Road, Neston

AGS003: Neston County Primary School playing fields, Burton Road, Neston

AGS004: Parkgate Primary School playing fields, Brooklands Road, Parkgate

AGS005: St Winifride's Catholic Primary School playing fields, Mellock Lane, Neston

AGS006: Woodfall Primary School playing fields, Woodfall Lane, Little Neston

AGS007: Neston Bowling Green, Hinderton Road, Neston

### Play Areas and Open Spaces

AGS008: Ringway play area and open space, Neston

AGS009: Ropewalk play area and open space, Parkgate

AGS010: Styck Croft play area and open space, Neston

AGS011: West Vale play area and open space, Little Neston

AGS012: Woodfall Lane play area and open space, Little Neston

### Amenity Open Space

AGS013: Marshlands Road, Little Neston

AGS014: Mellock Lane, Little Neston

AGS015: Romney Close, Little Neston

AGS016: Beechways Drive, Neston

AGS017: Comrade's Fields, Church Lane, Neston

AGS018: Greenfields Drive, Little Neston

AGS019: Village Green, Little Neston

### Allotments and Community Gardens

AGS020: Marshlands Road Allotments, Little Neston

AGS021: Ropewalk Allotments, Parkgate

AGS022: Raby Park Road Allotments, Neston

AGS023: Burton Road Allotments, Little Neston

AGS024: Hinderton Road Allotments, Neston

### Cemeteries and Church Yards

AGS025: Church Lane Cemetery, Neston

AGS026: Neston Cemetery, Breezehill Road, Neston

AGS027: St Winifride's Church Cemetery, Little Neston

### Natural and Semi-Natural Greenspaces

AGS028: Allan's Meadow/Flint Drive (Tanks Field), Little Neston

AGS029: Flashes Lane, Ness

AGS030: Station Road/Steeple Court, Neston

AGS031: Station Road, Parkgate

The location of the above sites are shown on the Key Diagram and Appendix L.

# Appendix J

## Locally Listed Buildings and Structures

### Parkgate

1 – 4 Sandheys, Parkgate  
1 – 6 Holywell Close, Parkgate  
3 shop units with flats and balconies, The Parade, Parkgate  
Dee Cottages, The Parade, Parkgate  
Mostyn House School, The Parade, Parkgate  
The Sea Wall, The Parade, Parkgate  
The Watch House, The Parade, Parkgate  
Wharf Cottage, The Parade, Parkgate  
World War II Pill Box Anti-Invasion Fort, Station Road, Parkgate

### Neston

Ashfield Hall Farm and Stables, Cottage and Walled Garden, Chester High Road, Neston  
Former Neston Police Station, Hinderton Road, Neston  
Former Plough Inn and Plough Cottage, 10 – 12 Park Street, Neston  
Neston Library, Neston Road, Neston  
Neston Town Hall, High Street, Neston  
Road Bridge, Bridge Street, Neston  
St Winefride's School House, Burton Road, Neston  
The Old Quay, Old Quay Lane, Neston  
Wayside Cottage and Dee View, Parkgate Road, Neston

### Hinderton

Hinderton Grange, Quarry Road, Hinderton  
Hinderton Hey, Hinderton Road, Hinderton  
Stables and Coach House at Hinderton Hall, Hinderton  
The Water Tower, Quarry Road, Hinderton

### Ness

Denna Hall, Denhall Lane, Burton  
Mealor's Blacksmiths, Neston Road, Ness  
Mickwell Brow, House and Botanic Gardens, Ness  
Swan Cottage, Neston Road, Ness

# Appendix K

## Local Nature Conservation Sites

The sites below are identified on the Key Diagram. CWAC Local Plan (Part One) Strategic Policies Policy ENV4 'Biodiversity and Geodiversity' and the retained non-strategic policies within the Ellesmere Port and Neston Borough Local Plan Policy ENV4 'The Protection of Sites of Local Importance for Nature Conservation Value – Sites of Nature Conservation Value (SNCVs)' and Policy ENV5 'Ecological Interest' will apply to proposals that impact on the sites below.

### Local Wildlife Sites

- LNCS001: The Wirral Way
- LNCS002: The Intak, Quay Lane, Neston
- LNCS003: Ness Wood, Mill Lane, Ness
- LNCS004: Cherry Farm Wood, Upper Raby Road, Hinderton
- LNCS005: Ness Gardens, Neston Road, Ness
- LNCS006: Snab Wood, Snab Lane, Ness
- LNCS007: Neston Colliery Tip, Little Neston
- LNCS008: Backwood Hall Farm, Boathouse Lane, Parkgate
- LNCS009: Church Lane Meadow, Neston
- LNCS010: Lloyd's Hay Meadow, Leighton Road, Parkgate
- LNCS011: Moorside Meadow, Moorside Lane, Moorside
- LNCS012: Neston Sewage Farm, Quay Lane, Neston
- LNCS013: Poultry House Ponds, Mill Lane, Ness
- LNCS014: Wood Park Wood, Cuckoo Lane, Windle Hill

### Regionally Important Geological Site

- LNCS017: Neston Rock Cutting, Wirral Way

### Other Local Sites of Importance

- LNCS015: Park Fields, Wood Lane, Parkgate
- LNCS016: Burton Marshway, Greenway
- LNS018: Lees Lane Ponds

The above sites are shown on the Key Diagram and Appendix L.

# Map of LGS, AGS and LWC Sites



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# Map of LGS, AGS and LWC Sites



# Appendix M

## Local Projects and Initiatives

### Clayhill Business Park

The Town Council will support proposals to upgrade or redevelop parts of the Clayhill Business Park to include:

- 1 Provision of landscape and environmental improvements;
- 2 Enhancement of access to and within the site by public transport, cycling and walking including the provision of bus shelters and real time information;
- 3 Enhancement to safety and security for occupiers and users.

There should be no net loss of employment provision as a result of the proposals. Additionally, any proposals must not have an adverse impact on the amenities of neighbouring properties.

### Neston Town Centre

The Town Council will work with stakeholders on a number of initiatives to improve the environment within the town centre including:

- 1 Improvements to the market square to enable enhancements to and the possible extension of the retail market;
- 2 Continued programme of public realm improvements;
- 3 Improved signage and interpretation;
- 4 Retention and enhancement of car parking;
- 5 Improved transport facilities including cycle provision and a public transport hub.

### Visitor Economy

The Town Council will work with stakeholders to enhance and develop tourism assets within the NPA including:

- 1 Proposals for improvements to Ness Botanic Gardens including improved transport and access arrangements to the facility;
- 2 Proposals for a Visitor Centre on an appropriate site within the NPA that would have potential links with the Wirral Way, Neston town centre and Parkgate Parade;
- 3 Proposals for improvements to the visitor experience at Parkgate Parade including:
  - i) Enhancements to The Parade to improve pedestrian and cycle access and reduce vehicle and parking congestion;
  - ii) Enhancements to the existing car parks and opportunities for additional car parking;
  - iii) The provision of dedicated cycle routes from the Wirral Way.
- 4 Proposals for a small scale visitor cycle hub adjacent to the Wirral Way and in close proximity to Neston town centre;
- 5 The provision of visitor information kiosks and/or interpretative panels and maps within Neston town centre, Parkgate Parade, Ness Botanic Gardens, and along the Wirral Way and Burton Marsh Greenway.



### Enhancing Pedestrian and Cycle Routes

The Town Council will work with stakeholders to provide, improve and extend pedestrian and cycle routes across the NPA including:

- 1 An off-road connection between the Burton Marsh Greenway and the Wirral Way;
- 2 Dedicated on-road cycle route between Neston town centre and Parkgate Parade;
- 3 Dedicated on and off-road cycle route between the Wirral Way and Neston town centre;
- 4 An off-road connection between the Wirral Way and Ness Botanic Gardens;
- 5 An off-road connection between the Burton Marsh Greenway and Ness Botanic Gardens;
- 6 Dedicated on-road connections between Neston High School and Neston Recreation Centre to Neston town centre, Parkgate Parade, Little Neston and Ness.

The Town Council will work with stakeholders on proposals to reduce speed limits along the above on-road routes to 20 mph and create Home Zone environments to provide a safer environment for local residents, cyclists and pedestrians.

### Public Transport Improvements

The Town Council will work with stakeholders on a number of initiatives to improve public transport provision within the NPA including:

- 1 The electrification of the Borderlands railway line which passes through the NPA route between Bidston and Wrexham;
- 2 The provision of a public transport hub located around the rail station within Neston town centre for rail, bus and cycle provision;
- 3 Improving and enhancing bus services through the provision of bus shelters, real time information, increased routes and more frequent services.

### Environmental Improvement Corridors

The Town Council will work with stakeholders to draw up proposals for innovative landscape and public realm improvements along the following corridors within the NPA:

- 1 The Borderlands railway line
- 2 Liverpool Road
- 3 Burton Road
- 4 Boathouse Lane
- 5 Raby Park Road
- 6 The Wirral Way
- 7 Burton Marsh Greenway



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