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and examinations

Report on the Blacon Community Neighbourhood Development Order

**An Examination undertaken for Cheshire West & Chester Council with
the support of the Blacon Neighbourhood Alliance on the October 2025
submission version of the draft Order.**

Independent Examiner: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

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Intelligent Plans and Examinations (IPE) Ltd, Office 10, 5 Argyle Street, Bath BA2 4BA

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Main Findings - Executive Summary

From my examination of the Blacon Community Neighbourhood Development Order and its supporting documentation, including the representations made, I have concluded that subject to the proposed modifications set out in this report, the Order meets the Basic Conditions and other legal requirements.

I recommend that the Order, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Order relates and have concluded that it should not.

1. Introduction and Background

Blacon Community Neighbourhood Development Order

- 1.1 The draft Blacon Community Neighbourhood Development Order seeks planning permission for the erection of a sports and community hub building of up to 3,120 sq m floorspace on land off Cairns Crescent, Blacon, to the northwest of Chester. The Order site is at present an area of playing fields. The hub building would be constructed at one end of the playing fields following the re-positioning of existing sports pitches.
- 1.2 The hub building is the subject of Policy BLACON1 in the Blacon Community Neighbourhood Plan 2025 – 2040. This policy gives support to related development proposals subject to criteria set out in the policy. The Neighbourhood Plan is a draft Plan that I am examining in parallel with the Blacon Community Neighbourhood Development Order. It is the subject of a separate report.

The Independent Examiner

- 1.3 As the draft Order has now reached the examination stage, I have been appointed as the examiner of the Blacon Community Neighbourhood Development Order by Cheshire West & Chester Council, with the agreement of the Blacon Community Alliance.
- 1.4 I am a chartered town planner and former government Planning Inspector with over fifty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Order.

The Scope of the Examination

1.5 As the independent examiner I am required to produce this report and recommend either:

- (a) that the neighbourhood development order is submitted to a referendum without changes; or
- (b) that modifications are made and that the modified neighbourhood development order is submitted to a referendum; or
- (c) that the neighbourhood development order does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:

- Whether the draft neighbourhood development order meets the Basic Conditions.
- Whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L (of the 1990 Act). These are principally:
 - The order grants planning permission in relation to a particular neighbourhood area specified in the order,
 - for development specified in the order, or
 - for development of any class specified in the order;
 - The order makes provision in relation to,
 - all land in the neighbourhood area specified in the order,
 - any part of that land, or a site in that area specified in the order;
 - The order does not include provisions and policies for "excluded development"¹;
 - The order does not seek to grant planning permission for development where planning permission is already granted;
 - The order does not relate to more than one neighbourhood area;
 - Whether the order grants planning permission unconditionally, or subject to such conditions or limitations as are specified in the order.²

¹ As defined in Section 61K of the 1990 Act.

² The conditions that may be specified include provision specifying the period within which applications must be made to a local planning authority for the approval of the authority of any matter specified in the order.

- Whether any period specified under section 61L(2)(b) or (5) is appropriate;
- Whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates, and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).

1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Neighbourhood Development Order is compatible with the Human Rights Convention.

The Basic Conditions

1.8 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the Neighbourhood Development Order must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest it possesses;³
- have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;⁴
- contribute to the achievement of sustainable development;
- not have the effect of preventing development from taking place which is proposed in the development plan for the area of the authority (or any part of that area), and, if it took place, would provide housing.⁵

³ In relation to a conservation area, the Basic Condition applies only in so far as the order grants planning permission for development in relation to buildings or land in the area.

⁴ In relation to listed building, the Basic Condition applies only in so far as the order grants planning permission for development that affects the building or its setting.

⁵ This Basic condition applies from 25 March 2026 by virtue of *The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026*, which brought into force section 99 of the Levelling-up and Regeneration Act 2023. This replaces the former Basic Condition which required a neighbourhood development order to be in general conformity with the strategic policies of the development plan for the area.

- not breach, and is otherwise compatible with assimilated obligations⁶; and
- meet prescribed conditions and comply with prescribed matters.

1.9 Regulation 33 of the 2012 Regulations prescribes a further Basic Condition for a Neighbourhood Development Order. This gives effect to Schedule 3 of the Regulations, which provides that where the development described in an order proposal is an Environmental Impact Assessment (EIA)⁷ development, having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made.

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for this part of Cheshire West & Chester Council is the Local Plan (Part 1) Strategic Policies, adopted in January 2015, and the Local Plan (Part 2) Land Allocations and Detailed Policies, adopted on 18 July 2019.
- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including:
- the draft Blacon Community Neighbourhood Development Order, October 2025;
 - a map which identifies the land to which the order proposal relates;
 - the Consultation Statement, October 2025;
 - the Basic Conditions Statement, October 2025;
 - the Environmental Impact Assessment (EIA) Analysis and Screening Proforma, undated;
 - the Blacon Environmental Feasibility Report, September 2025;
 - all the representations that have been made in accordance with the Regulation 23 consultation;
 - the request for additional clarification sought in my letters dated 19 February and 11 March 2026 and the responses from Cheshire West & Chester Council dated 3 March 2026 and 16 March 2026, and

⁶ See: The Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendment) Regulations 2023, which replaced the previous reference to 'EU obligations'.

⁷ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

from the Blacon Neighbourhood Alliance received on 12 March 2026; and

- the responses to my letter of 16 March 2026 concerning the revision of the Basic Conditions requirements from Cheshire West & Chester Council, from the Blacon Community Alliance and from four other parties who took the opportunity to comment.⁸

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Area and the land affected by the draft Order on 22 March 2026 to familiarise myself with it, and consider relevant matters referenced in the draft Order and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Order and presented arguments for and against the Order's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended Proposed Modifications (**PMs**) to the Neighbourhood Development Order in this report to ensure that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Area

- 3.1 The Blacon Community Neighbourhood Development Order has been prepared and submitted for examination by a qualifying body, which is the Blacon Neighbourhood Alliance. Both the Neighbourhood Area and Neighbourhood Forum were designated by Cheshire West & Chester Council on 22 August 2023.
- 3.2 The land to which the draft Order relates is identified on Plan A (Location Plan) on Page 4 of the Order. The land lies entirely within the designated Neighbourhood Area and relates only to that designated area.

⁸ View the documents at:

<https://planningpolicy.cheshirewestandchester.gov.uk/neighbourhood-planning/blacon-np>

Implementation

- 3.3 Section 91 of the 1990 Act provides a general condition limiting the duration of planning permission to 3 years in England. In the case of Neighbourhood Development Orders, this is disapplied.⁹ Accordingly, the qualifying body may apply for the granting of the planning permission in the draft Order to be subject to the condition that the development begins before the end of the period specified in the order.¹⁰ In this instance, the qualifying body has not suggested a time limit for the implementation of the development.

Neighbourhood Order Preparation and Consultation

- 3.4 Details of both the Neighbourhood Plan and Order preparation, and consultation, are set out in the Alliance's Consultation Statement dated October 2025. As noted above, the designation of Blacon as a neighbourhood area was approved by Cheshire West & Chester Council on 22 August 2023, along with the designation of Blacon Neighbourhood Alliance as a neighbourhood forum. The Plan and Order process was then progressed by a working group, meeting monthly over a period of two years and assisted by planning consultants.
- 3.5 A wide range of consultation and engagement techniques have been involved. Early on in the process, in November 2023, a young people's survey was launched. This was followed, in 2024, by a major community-wide online survey with publicity through letters and emails, leaflets and posters. A stall was manned at the Blacon Festival and a stakeholder workshop and community information event also followed.
- 3.6 Formal consultation under Regulation 21 took place between 25 March 2025 and 5 May 2025. The period was subsequently extended until 22 July 2025 because of an error in notifying some of the statutory consultees. Some 72 responses were received from the local community, statutory consultees and various other organisations, split evenly between representations on the Neighbourhood Plan and those relating to the Neighbourhood Development Order.
- 3.7 The majority of the representations from the community were supportive of the proposals. Details of persons and bodies consulted are detailed in Section 4 of the Consultation Statement. Section 4, together with various appendices, also gives an explanation and illustration of how consultation took place. A summary of the main issues and concerns that were raised is contained in Section 5 of the Consultation Statement and in Appendix 8. A description of how the representations were considered and addressed is also set out in Section 5 and in Appendix 8.

⁹ Section 91(4)(a) of the 1990 Act.

¹⁰ Section 61L(5) of the 1990 Act.

- 3.8 Regulation 23 consultation on the Neighbourhood Development Order was undertaken by Cheshire West & Chester Council between 11 December 2025 and 30 January 2026. 13 responses were received, in combination commenting on the Order and Neighbourhood Plan.
- 3.9 During the examination, changes came into effect in relation to the Basic Conditions, applying from 25 March 2026.¹¹ In order to provide an opportunity for the Blacon Community Alliance, Cheshire West & Chester Council and any other interested parties to comment, Cheshire West & Chester Council contacted those who had made representations at the Regulation 23 stage.
- 3.10 A 2-week period was advertised by Cheshire West & Chester Council on its website inviting further comments, focused only on the legislative changes. Six Responses were received, including those from Cheshire West & Chester Council and from the Blacon Community Alliance. I have taken these into account in my assessment.
- 3.11 I am satisfied that, at both the Regulation 21 and the Regulation 23 stages, the consultation process met the legal requirements and there has been procedural compliance. Regard has been paid to the advice on Order preparation in the PPG.

Excluded Development

- 3.12 The draft Order does not include provisions and policies for “excluded development”.

Previous granting of Planning Permission

- 3.13 A Neighbourhood Development Order must not grant planning permission for development where planning permission is already granted. In this regard, Cheshire West & Chester Council has confirmed that no planning permission has been granted.¹²

Human Rights

- 3.14 The Blacon Neighbourhood Alliance is satisfied that the draft Order does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

Environmental Impact Assessment

- 3.15 It is necessary to consider whether the Order falls within Schedule 1 or Schedule 2 development under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. An order

¹¹ See paragraph 1.8 above and the associated footnote.

¹² See email dated 3 March 2026 in answer to my questions.

proposal that falls within Schedule 1 development cannot be made.¹³ For Schedule 2 development, an order proposal may be made provided Environmental Impact Assessment (EIA) procedures have been followed.

- 3.16 Cheshire West & Chester Council has provided an EIA Analysis and Screen Proforma. This determines that the proposal is not Schedule 1 or Schedule 2 development. From my independent assessment, I agree with this conclusion and that no EIA is necessary.¹⁴

4. Compliance with the Basic Conditions

Assimilated Obligations

- 4.1 I am examining the Neighbourhood Development Order in parallel with the Blacon Community Neighbourhood Plan. The Neighbourhood Plan was screened for Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2017) by Cheshire West & Chester Council, which was not triggered.
- 4.2 The Neighbourhood Plan contains a policy (Policy BLACON1) that supports community-led development proposals to deliver a sports and community hub building on land at Cairns Crescent sports ground, subject to certain criteria. This is the same development that is the subject of the Neighbourhood Development Order.
- 4.3 The Neighbourhood Development Order has not been the subject of a separate and additional Habitats Regulations screening assessment (HRA). However, I am aware that the Cairns Crescent site is a very small site at a significant distance from any protected site. The proposed development does not have any characteristics that would not have been considered under the screening of the Neighbourhood Plan.
- 4.4 Cheshire West & Chester Council has concluded that it was not necessary to undertake HRA for the Neighbourhood Development Order. From my independent assessment of this matter, I have no reason to disagree.
- 4.5 Regulation 33 of the 2012 Regulations prescribes a further Basic Condition applicable in circumstances where the development described in an Order proposal is EIA development. As I have found that this is not the case (see paragraphs 3.15 & 3.16 above), this Basic Condition is not applicable to this draft Order.

Main Assessment

- 4.6 It is not within my remit to examine or to propose an alternative order, or a potentially more sustainable order, except where this arises because of

¹³ See PPG Reference ID: 4-008-20170728.

¹⁴ See email dated 3 March 2026 in answer to my questions.

my recommended modifications to ensure that the draft Order meets the Basic Conditions and the other relevant requirements.

- 4.7 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed modifications are factual corrections.¹⁵
- 4.8 Having regard to the Blacon Community Neighbourhood Development Order, the consultation responses and other evidence, and the site visit, I consider that there are three main issues relating to the Basic Conditions for this examination. These are:
- Compliance with the remaining Basic Conditions
 - The Principle of the Development
 - The Terms of the Order

Issue 1 – Compliance with the Remaining Basic Conditions

- 4.9 In the foregoing discussion, I have considered compliance with assimilated obligations and prescribed matters and with meeting prescribed conditions. I now turn to the remaining Basic Conditions.

National Policies and Guidance

- 4.10 As referenced above, national policies and guidance are set out principally in the NPPF and in PPG. There are three areas of policy and guidance that I consider to be of particular relevance in the context of this Order. These relate to the provision of sports and social facilities; to parking; and to sustainable drainage. This policy context is considered below in relation to the principle of the development.
- 4.11 Taking into account my conclusions on the principle of the development, I conclude that the Order pays regard to national policies and advice contained in guidance issued by the Secretary of State.

Listed Buildings and Conservation Areas

- 4.12 The development that would be authorised under this Order would not have any direct or indirect effect upon any listed building or conservation area. As such, the provisions of the related Basic Conditions do not fall to be considered.

¹⁵ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

Sustainable Development

4.13 Paragraph 8 of the NPPF states:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)."

4.14 Those objectives are an economic objective, a social objective and an environmental objective.

4.15 With regard to the economic objective, I would say that there would be a small benefit, principally as a result of the employment relating to the construction and to the on-going staffing and maintenance of the hub building. As to the social objective, the development would make a significant contribution to the social well-being of the community. In terms of the environmental benefit, associated matters would be safeguarded through development management. Overall, I judge that there would be a contribution to sustainable development.

Development Plan – Provision of Housing

4.16 The proposed Order does not conflict with any Development Plan provision concerning the delivery of housing. The related Basic Condition is not engaged.

Issue 2 – The Principle of the Development

4.17 The Order site is located adjacent to an estate of mainly two-storey housing at Cairns Crescent, Blacon, from which there is an existing access to a stoned car park, to club buildings and to two full-sized playing pitches. Between these pitches is the faint outline of a further small playing pitch.

4.18 The hub building would be in a location overlooked from the rear of buildings in Melbourne Road and Western Avenue and also from the front and side of Nos 1-11 and 2 Cairns Avenue. However, I did not gain the impression that the building would be unduly obtrusive or that activities within the building, or the cars and users arriving or leaving, would harm residents' living conditions.

4.19 Other concerns touch on the loss of playing fields, the provision of sustainable drainage and the safety and free flow of traffic as a result of adequate parking provision. This overlaps with matters discussed in my report on the Blacon Community Neighbourhood Plan where Policy BLACON1 supports the delivery of a sports and social hub on land at Cairns Crescent. Accordingly, much of the text in my report on the Neighbourhood Plan is duplicated below although there is additional consideration of national policies and guidance.

- 4.20 Cheshire West & Chester Council has strategic policies which cover all these matters. Whilst compliance with such strategic policies is no longer a Basic Condition, the matters are, nevertheless, important issues and I have considered them accordingly.
- 4.21 As a general principal, I agree that the loss of playing fields should be avoided. Given the provisions of the Neighbourhood Development Order, read in conjunction with the detail provided in Policy BLACON1, it is clear that an area of playing field would be lost to the proposed hub development. Cheshire West & Chester Council is concerned about what would be a net loss of playing field land including the loss of a five-a-side-type football pitch (said to be in poor condition and not well-used throughout the year¹⁶).
- 4.22 I can see that almost half of one of two full-sized football pitches would be lost to the built development. However, through a reorganisation of the available space, it would still be possible to provide two full-sized pitches. In addition, five-a-side-type football could be accommodated within the hub, although it is not intended to be a like-for-like replacement.
- 4.23 Wider considerations include the support given in the NPPF (Paragraph 98) to the provision of social, recreational and cultural facilities and services the community needs and whether the benefits of the proposal would clearly outweigh any loss of playing fields (NPPF, Paragraph 104 c). In this regard, I am aware of widespread public support for a project which I can see would be a major asset to the local community. Bearing in mind also the relatively small loss of playing fields, the opportunities provided by the hub building itself and the clear overall public benefit, I find that the proposal is acceptable in this regard.
- 4.24 In terms of sustainable drainage (SuDS and foul water drainage), clearly advocated in the NPPF (eg, Paragraph 182), the Alliance has commented as follows:
- The Feasibility Study identified the flood risks associated with the land and indicated there is no obvious reason why a satisfactory sustainable drainage system and foul water system cannot be delivered. The precise arrangements will be determined once the business plan and detailed building specification have been agreed as part of discharging Condition 5.*¹⁷
- 4.25 For my part, I appreciate that the precise arrangements can only be determined once the hub design has been progressed. However, from what I have seen and read, I see no reason why acceptable arrangements cannot be brought forward.
- 4.26 As to car parking, Cheshire West & Chester Council has commented as follows:

¹⁶ See the Community Alliance's answers received on 13 March 2026 to my questions.

¹⁷ See the Community Alliance's answers received on 13 March 2026 to my questions.

Based on the information provided, it would appear that 64 parking spaces could potentially be provided on the site, and this could be sufficient for a development of this type in this location. Any overspill would be likely to be for small periods and unlikely to generate a level of harm which would amount to a conflict with local and national policy. However, as set out above - it is difficult to be certain on this due to the lack of certainty about the proposed development, uses and proposed level of parking provision.¹⁸

- 4.27 In my experience, I would not expect the levels of generated traffic to cause unacceptable problems on the local highway network. In terms of car parking, I accept that the proposed provision is below the maximum number that is indicated in the Council's car parking standards. However, for the most part, I can envisage that there is unlikely to be a serious clash between the timing of football matches and peak use of the hub building for other purposes.
- 4.28 In addition, I note the site's excellent location relative to the community and the opportunities for walking to the facilities (a consideration in NPPF Paragraph 112). All in all, I have no overriding concerns regarding on-site car parking.
- 4.29 My overall conclusion is that the development would be acceptable in principle. Matters of detail can be controlled through the terms of the Order and the imposition of appropriate conditions.

Issue 3 – The Terms of the Order

Description of Development

- 4.30 For clarity, I recommend amending the description of the proposed development (proposed modification **PM1**). The revised wording:
- ensures that the Order grants planning permission;
 - addresses the reserved matters;
 - includes a description of the proposed building; and
 - omits unnecessary reference to continued use of the existing access.
- 4.31 In amending the description, I am aware that Paragraph 3.7 of the Order states that all matters are to be reserved. However, the description at Paragraph 2.1 refers to "vehicle, cycling and pedestrian access as existing"; and it was clear from my site visit that reliance would have to be placed on the existing access.

Submitted Plans

- 4.32 Section 2.4 of the draft Order lists a number of "approved plans". However, reference to Plan E: Concept Building Layout has been omitted.

¹⁸ See response dated 3 March 2026 to my questions.

In addition, the plans that are for illustrative purposes only are not distinguished. Clarity would be added through proposed modification **PM2**.

Planning Conditions

- 4.33 Section 2.5 of the draft Order lists some 17 planning conditions to which the permission would be subject. However, only the short title of the respective conditions is provided. The Order will need to include a full description of all the conditions that are necessary.
- 4.34 Cheshire West & Chester Council has provided me with comprehensive details of conditions. I have used this information in drawing up my own schedule of conditions. I have added conditions relating to the approved drawings (to help define the decision) and to address foul drainage (in line with the views of Welsh Water). I have varied the suggested hours of use condition. As a social venue, I would expect use of the building in the evenings and perhaps in the early mornings if, for example, gym facilities are included.
- 4.35 I have not included a condition relating to ecology or trees. To my observation, this is not a site that is likely to be of particular ecological interest. Landscaping (including trees) would be addressed under the reserved matters, although I saw little in the way of trees or other vegetation that would be affected by the development or that would be essential to protect.
- 4.36 The conditions would be given effect through proposed modification **PM3**.

Presentation of the Order

- 4.37 I recommend that, for clarity, there should be a separate "decision notice" at the end of the Order. The description of the development would be slightly varied, as indicated above; also, to include all the necessary conditions. Proposed modification **PM4** addresses this matter.

5. Conclusions

Summary

- 5.1 The Blacon Community Neighbourhood Development Order has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Order meets the Basic Conditions and other legal requirements for neighbourhood development orders. I have had regard for all the responses made following consultation on the Order and the evidence documents submitted with it.

- 5.2 I have made recommendations to modify the draft Order to ensure it meets the Basic Conditions and other legal requirements. I recommend that the Order, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Order relates. The Blacon Community Neighbourhood Development Order as modified does not have a sufficiently significant impact on land or communities beyond the designated Neighbourhood Area boundary, requiring the referendum to extend to areas beyond the designated boundary. I recommend that the boundary for the purposes of any future referendum on the Order should be the boundary of the designated Blacon Neighbourhood Area.

Overview

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Order and I congratulate those who have been involved. The Order should prove to be a useful tool for securing the development of the proposed sports and community hub.

Andrew S Freeman

Examiner

Appendix: Proposed Modifications

Proposed modification number (PM)	Page number	Modification
PM1	Page 4	<p>For the description of the Order development (Paragraph 2.1), substitute the following:</p> <p>“This Neighbourhood Development Order grants outline planning permission for the erection of a single storey building with a floor area of up to 3,120 sq m on land off Cairns Crescent, Blacon, for uses within Classes E(d) and F2(b), together with ancillary works, the demolition of existing buildings and structures, the re-positioning of existing sports pitches, the provision of car and cycle parking and the re-provision of a children's play area.”</p> <p>In the first sentence of Paragraph 3.7, substitute “all matters except access reserved” for “all matters reserved”.</p>
PM2	Page 4	<p>To the “approved plans” listed in Paragraph 2.4, add “Plan E – Concept Building Layout (for illustrative purposes only)”.</p> <p>After “Plan D – Building Zone Plan”, add “(for illustrative purposes only)”.</p>
PM3	Page 5	<p>Replace the 17 numbered conditions in Paragraph 2.5 of the Order with those set out in the Annex to this report.</p>
PM4	Page 4	<p>At the end of the section under the heading “The Order”, insert a paragraph saying, “The formal Order decision and necessary conditions are set out at the end of this document.”</p> <p>At the end of the document, and under a suitable heading, set out the description of development (PM1 above) followed by the conditions contained in the Annex to this report.</p>

Annex: Schedule of Conditions

BLACON NDO – SCHEDULE OF CONDITIONS

1. Approval of the details of the layout, scale, appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, appearance and landscaping of the development, shall be submitted in writing to the local planning authority and shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. The development hereby approved, within the red line shown on Plan A: Location Plan and Plan B: Site Plan, shall be carried out in accordance with the details shown on Plan C: Site Layout Plan.
6. No development shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The construction management plan shall include full details of the phasing of the demolition, the construction traffic for the development (including suitable off-highway parking for all construction-related vehicles), site compound and storage areas, dust suppression measures, wheel washing facilities and hours of construction. The development shall be constructed in accordance with the approved construction management plan.
7. No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context for the development. The submitted details shall provide:
 - i. information about the design storm period and intensity, the method to be employed to delay and control the surface water discharge from the site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. a timetable for its implementation; and
 - iii. a management and maintenance plan for the lifetime of the development which includes arrangements for adoption by any public

authority or statutory undertaker and any other arrangements to secure the operation of the scheme through its lifetime.

Details shall be included of a scheme for the drainage of the playing fields as specified by a qualified sports turf consultant.

The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

8. The building shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted in accordance with details to be submitted to and approved in writing by the local planning authority.
9. No development shall take place until details of the layout of the changing rooms and toilet facilities have been submitted to and approved in writing by the local planning authority. The layout shall be to standards published by the Football Foundation. The development shall be carried out wholly in accordance with the approved details.
10. No development shall take place until details of all external facing materials to be used in the building hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
11. No development shall take place until a BREEAM assessment for the building hereby approved has been submitted to and approved in writing by the local planning authority. The assessment shall be carried out by a licenced and fully contracted BREEAM/HQM assessor. The assessment shall include evidence of the building's potential to achieve the agreed target rating of "very good" and the Interim Stage certificate as well as evidence that the development is registered with the certification body. The development shall be carried out in accordance with the agreed details. Within 12 months of completion of the development, the final BREEAM Certificate, certifying that the building hereby approved has achieved (as a minimum) the rating attained at the BREEAM certificate stage shall be submitted to the local planning authority.
12. The development hereby approved shall not be occupied until details of a scheme of external lighting have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in full prior to occupation of the development (or otherwise in accordance with a timetable which shall have been submitted to and approved in writing by the local planning authority prior to the occupation of the development) and retained in the approved form only. No external lighting shall be installed on the site except in accordance with the approved scheme.
13. No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The

Travel Plan shall include targets, a timetable, enforcement mechanisms, arrangements for the appointment of a Travel Plan Co-ordinator and arrangements for monitoring progress on the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in the plan.

14. Repositioning of the playing pitches shall be carried out in accordance with details and a timetable which shall have been submitted to and approved in writing by the local planning authority. The pitches shall be retained in that form in perpetuity thereafter. The details submitted shall be in accordance with Sport England's Natural Turf for Sports Guidance and the FA's Guide to Pitch and Goalpost Dimensions (or any updated guidance on these issues published by Sport England or the FA).
15. The approved car parking scheme with 64 spaces shall be implemented in full prior to the first use of the playing pitches or the sports hall hereby approved.
16. Prior to the commencement of the construction of the building hereby approved, a noise impact assessment and a scheme of noise management in relation to activity in the building shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full as part of the construction of the building.
17. The building hereby approved shall not be occupied by visiting members of the public outside the hours of 07:00 to 22:00 on any day.
18. Details of a community use agreement (using Sport England's model CUA template and giving priority to the existing football clubs, Blacon Youth FC and Waggon and Horses FC), addressing use of the playing pitches and indoor facilities (including the multi-use sports hall, kitchen, changing rooms and toilets), shall have been submitted to and approved in writing by the local planning authority before the pitches and indoor facilities are brought into use. The agreement shall include details of community use targets/sports development plan, affordable pricing policy, hours of school and community use (for term-time and school holidays), access by non-educational establishment users, booking arrangements (including block booking and casual use), management responsibilities (including provision for a community use management committee) and a mechanism for review. The playing pitches and indoor facilities shall not be used at any time other than in accordance with the approved community use agreement.