

Cheshire West and Chester Council

Making of Blacon Neighbourhood Development Order Decision Notice

Regulation 26 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

This document is the decision statement required to be prepared under Regulation 26 (a) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the Council's decision to 'make' the Blacon Neighbourhood Development Order, under section 61E (4) of the Town and Country Planning Act, following a positive referendum result on the Blacon Neighbourhood Development Order on Thursday 20 August 2026.

- 1.1 The 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.
- 1.2 Work on the Neighbourhood Development Order began in 2023, led by the Blacon Neighbourhood Alliance Neighbourhood Forum ("the Forum") who are the qualifying body. Preparation of the Neighbourhood Development Order has involved extensive community consultation throughout, with support provided by Cheshire West and Chester Council.
- 1.3 Blacon was designated as a Neighbourhood Area by the Council on 22nd August 2023 at the same time as the designation of Blacon Neighbourhood Alliance as a neighbourhood forum.
- 1.4 The draft Neighbourhood Development Order and its supporting documents were formally submitted to Cheshire West and Chester Council by the Forum in November 2025. In accordance with Regulation 23, the Council undertook formal publicity on the Neighbourhood Development Order between 11 December 2025 and 30 January 2026. The Neighbourhood Development Order was then subject to examination and the independent examiner's report was published on 11 May 2026. The report concluded that, subject to a number of modifications, the Neighbourhood Development Order met the required 'basic conditions' and could proceed to referendum.
- 1.5 On 12 June 2026, the Council's Cabinet Member agreed to accept the examiner's recommendations and confirmed that the Neighbourhood Development Order should proceed to referendum.
- 1.6 At the referendum held on 20 August 2026, voters were asked to say 'yes' or 'no' to the prescribed question:

“Do you want the type of development in the Neighbourhood Development Order for Blacon to have planning permission?”

- 1.7 91% of those who voted said ‘yes’ to the Order. The outcome was as follows:

Response	Votes
Yes	1160
No	114
Turnout	14%

Making of the Neighbourhood Development Order

- 2.1 Paragraph 61E (4) (a) of the Town and Country Planning Act 1990 (as amended) requires that the local planning authority must make the Neighbourhood Development Order if more than half of those voting have voted in favour of the Order.
- 2.3 At the meeting of the Council’s Cabinet on 11 October 2017 it was agreed that the decision to make a neighbourhood plan or Neighbourhood Development Order be discharged to the Senior Manager – Head of Planning and Place Making. The full report and minutes can be read at: <http://cmttpublic.cheshirewestandchester.gov.uk/ieListDocuments.aspx?Clid=983&MId=5184&Ver=4>

Decision

- 3.1 That the Blacon Neighbourhood Development Order be formally made.
- 3.2 The reason for this decision is that the Blacon Neighbourhood Development Order has progressed through the prescribed stages set out in the regulations with a positive outcome at both independent examination and referendum. The Council is now required to make the Neighbourhood Development Order, and no reasons exist as to why this should not happen. The making of the Blacon Neighbourhood Development Order would not breach or would otherwise be incompatible with any retained EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).
- 3.3 The Head of Planning and Place Making hereby exercises their delegated authority to make the Blacon Neighbourhood Development Order.
- 3.4 A copy of this notice will be sent to Blacon Neighbourhood Forum and anyone who asked to be notified of the decision. The notice will also be sent to the Cabinet Member for Homes and Planning and the local ward councillors.

3.5 In accordance with Regulations 26 and 27 of the 2012 Regulations, the Council has published the following on its website at: [Neighbourhood Planning | Cheshire West Planning Policy](#)

- This statement which sets out the decision to make the Neighbourhood Development Order and reasons for it;
- The final version of the Neighbourhood Development Order and associated documents.
- Details of where the decision document and Neighbourhood Development Order can be inspected.

3.7 The decision statement and Neighbourhood Development Order documents can be viewed at the following location during opening hours:

- Online at local libraries including **Blacon Library**, Blacon Library, The Parade Enterprise Centre, 14 The Parade, Blacon, Chester CH1 5HN (Monday - Wednesday and Friday: 9am - 5pm, Thursday: 9am - 6pm, Saturday: 9.30am - 1pm (holiday opening hours may vary). Please refer to: <https://www.cheshirewestandchester.gov.uk/residents/libraries/find-a-library> for library opening hours and contact information.
- A paper copy is also available at: **Blacon Library** (details above) and **Chester Library at Storyhouse**, Hunter Street, Chester, CH1 2AR (Monday – Saturday 8.30am-7pm; Sunday 9.30am-6pm; holiday opening hours may vary).

If you would like to view a paper copy of the documents at one of our principal offices, please contact us by telephone on 01244 973887 or email neighbourhoodplanning@cheshirewestandchester.gov.uk The principal offices are (open Monday-Friday 9am-5pm):

- The Portal, Wellington Road, Ellesmere Port, CH65 0BA
- Wyvern House, The Drummer, Winsford, CW7 1AH

3.8 Further information is also available via the following link: [Neighbourhood Planning | Cheshire West Planning Policy](#)

A handwritten signature in black ink, appearing to read 'R. Charnley', with a long horizontal line extending from the bottom of the signature.

Rob Charnley - Head of Planning and Place Making

07 September 2026