

Planning Policy

4 Civic Way, Ellesmere Port
CH65 0BE

Tel: 01244 973884

Our ref: NP010

Your ref:

Please ask for: Rosie Morgan

Email:

rosie.morgan@cheshirewestandchester.gov.uk

Web: www.cheshirewestandchester.gov.uk

Date: 26th September 2017

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

Dear Mr Mead,

Farndon Neighbourhood Plan Examination - Response to Examiner Questions

Thank you for your letter dated 12th September 2017. The letter has been shared with the Qualifying Body (Farndon Parish Council) and the response below has been agreed with, and is provided on behalf of, both the Borough and Parish Council.

I can confirm that Farndon Parish Council has been sent a copy of your original letter and this response to place on their webpage. This correspondence has also been placed on the Council's Neighbourhood Planning examination portal.

In response to your specific questions:

1. Policy 2.1

This policy sets out a sequential approach to development of land, with a preference for building on previously developed land within the settlement boundary ahead of undeveloped land within the settlement boundary or redevelopment of previously developed sites outside but close to the edge of the settlement boundary.

To implement this approach, it is suggested that as part of any planning application for development which would fall within the second or third bullet points of the policy, applicants would be required to demonstrate that there were no appropriate sequentially preferable sites available. If this could be adequately demonstrated then development within bullet points 2 or 3 could be considered favourably. The policy or supporting text could be amended to make this clear.

ACHIEVEMENT
AWARDS 2015

WINNER  Best Achieving Council



Cheshire West
and Chester

2. Policy 4.1

The area at Monument Place currently allocated in the adopted Chester District Local Plan (2006) is shown in the attached plan. The area proposed to be allocated in the Cheshire West and Chester Local Plan (Part Two) is shown on a separate plan (labelled 'map change 197') which is an extract from the documents which have recently been considered by the Council's Local Plan Working Group.

For information, the draft Publication version of the Local Plan (Part Two), including this proposed allocation, has now been approved in full by the Local Plan Working Group. The next step is to take a report to the council's Cabinet in November 2017 seeking approval to consult on the Publication plan.

3. Policy 6.2

Please see the attached map which shows and lists the Local Wildlife Sites in the Farndon Neighbourhood Area.

Further information about the Local Wildlife Site designation (from the Council's website) is provided below:

Local Wildlife Sites (LWS)

Local Wildlife Site (LWS) is the name given to non-statutory sites designated for their nature conservation value in Cheshire West.

They complement the nationally designated series of statutory sites, Special Area of Conservation (SAC), Special Protection Areas (SPA), Ramsar Sites and Sites of Special Scientific Interest (SSSI) found in the borough, and receive protection through the Local Plan policies and local planning documents.

The LWS information has been compiled following a review of the former Sites of Biological Importance (SBI) that were produced by Cheshire County Council and Sites of Nature Conservation Value (SNCV) that were produced by Chester City Council and Ellesmere Port and Neston Borough Council. This comprised of field survey work that was completed in 2010 and a subsequent review and verification in 2012/2013.

The council maintains a register of sites and there is an ongoing process of additional survey and review so that from time to time sites will be added or removed from the register and boundaries may be reduced or extended.

There are currently 477 LWS in Cheshire West and you can see these sites on the Council's mapping pages.

[Council's interactive mapping pages.](#)

The selection criteria for Local Wildlife Site's in the Cheshire region have been developed in partnership with other organisations and can be viewed on the Cheshire Wildlife Trust website.

[Cheshire Wildlife Trust](#)

4. Policy 6.4

Please refer to the attached map showing proposed Local Green Spaces.

We trust the above information is helpful. Please let us know if any further clarification or mapping is needed,

Yours sincerely



Rosie Morgan

Principal Planning Officer
Planning Policy team
01244 973884