

Report from the Neighbourhood Plan Steering Group meeting 11 October 2018

1. The Neighbourhood Plan Steering Group (NPSG) met on 11 October 2018 to discuss the comments received following the Regulation 14 consultation which closed on 26 September

2. In view of the comments received and the actions agreed at the NPSG meeting, the final version of the Plan will not be available at this Parish Council (PC) meeting, but it will be presented to the PC meeting on 26 November

3. The following actions were agreed by the NPSG:

a) the period covered by the Plan will be shown on the cover;

b) the text and map showing the proposed Woodland extension will be modified to reflect the dual ownership (Cheshire West and Chester Council [CWaC] Highways and a private individual) of the land required to achieve the objective. The objective will be downgraded from a proposal to an aspiration, recognising the objection of the private landowner. This is because the NPSG believes an extension of the Woodland, together with a public footpath on Highways land on the south side of the A54 from the Tarvin Roundabout to The Cottage, is logical and would be of significant benefit to Tarvin residents;

c) the NPSG decided not to designate a site as a possible Park and Ride site. This is because the need for such a site in the Plan area has not been proved and it would not necessarily be of direct benefit to Tarvin residents, as any such site would be outside the settlement boundary and distant from Oscroft;

d) all of the leisure site options would be kept in but the table evaluating the options would make clear which were eliminated. As part of this discussion it was agreed to remove the following from the draft Plan and put them into a separate document entitled "Survey and Evaluation Data":

- the leisure site and 'other' recreation evaluations
- the two public questionnaires and their evaluations
- the habitat review
- the car park site evaluation
- the GP survey data

The actual Plan will therefore become a much slimmer document. The new document will be submitted alongside the draft Plan to the Independent Examiner, together with two other new documents:

- the Consultation Statement
- the Basic Conditions Statement

All this means that the PC at its meeting on 26 November will receive four documents

e) the 4th bullet point of paragraph 3.2.1 will be modified. The new additional wording will be in italics, with a note to say that the change came from the consultation. The NPSG feels that it has to be presented like this because this paragraph summarises public views expressed in 2016.

The bullet point will read as follows:

“In order to protect views to open countryside, *outside the settlement boundary* no building should exceed two storeys in height (85%)”

f) regarding the options for safe cycle routes, all will be left in the Plan but it will be made clear that LS2.2 (the Cinder Track) is the preferred option and this has land implications to the south side of Cross Lanes

g) wording to cover surface water issues as a consequence of any new development will be added to the Housing chapter

h) the submission from CWaC, excluding Public Health (see i) below), will be accepted and incorporated, apart from the comments emanating from the Play Field Strategy which are rejected. We will strengthen the case for recreation provision in Tarvin, paying particular regard to demand, sustainability and inclusiveness

i) the submission from Public Health was noted, as it mainly dealt with important but non-land use-related issues

j) the submission from Gladman was noted. The NPSG felt it would not be appropriate to meet the developers as suggested, although the PC may wish to do so. The submission is attached at Appendix 1

k) the map showing Townfield Lane will be changed to show it stretching as far as the Woodland boundary

l) the submission of Tarvin AFC will be used as part of h) above

4. Conclusion

Although there is a lot still to do, the end is in sight for the NPSG. Once the Plan is agreed by the PC in November it and the supporting documents will be submitted to CWaC. Following another six-week consultation it will be sent to the Independent Examiner appointed by CWaC. There follows a Referendum, and if agreed by residents in the Plan area the Plan will be “made”.

Once the Plan goes to CWaC in November, the NPSG believes that the PC should discuss how best to move forward some of the land use initiatives identified in the Plan, in particular the Woodland extension, development of a safe cycle route between Tarvin and Oscroft and the designation of Oscroft Green.