



# UPTON BY CHESTER AND DISTRICT PARISH COUNCIL

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## RESPONSE TO CWACC LOCAL PLAN REVIEW CONSULTATION

### Response Summary

The Parish Council has reviewed Cheshire West and Chester Council's documents and will use the 2022 Upton by Chester and District Neighbourhood Plan (UNP) as its reference for the initial consultation.

The Parish Council held a meeting to seek residents' input, helping both the council and residents make informed decisions about revisions to the Local Plan.

The Parish Council answered several questions from the Spatial Strategy proposal below.

In conclusion, the UNP outlines development policies for Upton; those pertinent to the Local Plan include:-

**7. Sustainability** (reducing the carbon footprint).

### **8. Physical Character**

Maintaining and, where appropriate, enhancing the existing character and local distinctiveness of the various areas of the parish.

Protecting the Green Belt around Upton in accordance with the NPPF and Local Plan policies.

### **9. Housing.**

That large-scale development of new housing in Upton would be inappropriate except on the Dale Barracks site.

That any infill development should not be detrimental to the overall character and amenity of the area.

Ensuring that existing open spaces in and around Upton are protected from development other than to enhance their functions for recreation, leisure or landscape value.

Option A aligns best with residents' requirements for the Parish at this stage, according to feedback from the UNP.

Additionally, during the public meeting, attending residents expressed a strong and consistent interest in preserving the green belt in Upton and the surrounding district. Many attendees voiced concern that the loss of agricultural land to development, particularly for housing, would be irreversible, with long-term impacts on the character and sustainability of the area. While there was some openness to considering Option C, which involves development along the transport corridor, this was caveated with a clear preference for modestly sized developments rather than large-scale housing estates.

## Possible points to consider with regard to Upton Neighbourhood Plan (UNP)

**IN1** – Yes this evidence is needed, and additionally the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) and all its component parts will be required as evidence of the wishes of residents of the Parish. In addition we suggest that an update of the 2017 Cheshire West and Chester Council Open Space Study should be undertaken and should be considered as evidence.

**IN4** – Yes the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) strongly supports the principles of Sustainable development as set out in SD1. We would refer in particular to the UNP Policies S1, S2, H1, H2, H3, PC3, PC4, T1-T6, D1. It should be noted that all these Policies go beyond the CW&CC Local Plan Parts 1 and 2, as the UNP was adopted in 2022 which was after the adoption of the Local Plan.

**IN6** – Yes, the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) should be taken into account as part of the evidence base, as it is a made Plan that was adopted after the adoption of the CW&CC Local Plan Parts 1 and 2. Its Policies were therefore voted on in a referendum of Upton residents, and Regulation 14 Consultation took place before the submission of the UNP, and formed part of the evidence supporting the Policies in the Plan.

**VI1** – Yes, the Vision principles are in accordance with those of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) and therefore the Parish Council supports the Vision.

**VI3** – Yes the approach should be to establish a concise vision for Chester, including its suburban areas such as Upton-by-Chester & District. The Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) gives the elements of the vision as it applies to Upton-by-Chester & District.

**SD1** - Yes the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) strongly supports the principles of Sustainable development as set out in SD1. We would refer in particular to the UNP Policies S1, S2, H1, H2, H3, PC3, PC4, T1-T6, D1. It should be noted that all these Policies go beyond the CW&CC Local Plan Parts 1 and 2, as the UNP was adopted in 2022 which was after the adoption of the Local Plan.

**SD3** – The Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) has a specific *Policy D1* that relates to the future development of the current Dale Barracks site. The Dale Barracks is in Green Belt land, as currently permitted development, but it may become available for redevelopment in the period covered by the current UNP and also by the new Local Plan. It is noted that the Dale Barracks site is in the CH01 area under consideration for the new Local Plan.

The wishes of the Upton Parish residents as expressed in the UNP are that any future large-scale development of the Dale Barracks site must be sustainable, of high design quality, and fully integrated with the Upton community. This site is a key focus of the UNP Design Code (Appendix 8 to the main Plan document), which is a component part of the UNP.

**REFERENCES:**

[upton-by-chester and district ndp - made 2 september 2022.pdf](#)

[upton-by-chester design code.pdf](#)

[ndp reg 15 consultation statement part 1 - final 22-11-21.pdf](#)

**SS4** – Upton-by-Chester & District residents will require spatial strategy principles for any development of the Dale Barracks site as set out in the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), ie that any future large-scale development of the Dale Barracks site is sustainable, is of high design quality, and is fully integrated with the Upton community, as in the Design Code (Appendix 8 of the main Plan document). This site is a key focus of the UNP Design Code.

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**SS9** - Upton-by-Chester & District Parish Council is not aware of any change in circumstances since the adoption of the Local Plan (Part 1) that would now justify Green Belt release in the area CH01, specifically the Dale Barracks site.

## L4 SAYS THE FOLLOWING:

### "COALESCENCE/WILDLIFE CORRIDOR

The Green belt between the sub-settlements of Moston and Upton is important to their identity and also as a corridor for wildlife; retaining this spatial separation and thereby preventing coalescence must be observed."

**SS10** – Other considerations taken into account should include all Neighbourhood Plans and specifically in the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP).

**SS11** - Upton-by-Chester & District Parish Council are not in a position to select one of the three options for the appropriate spatial strategy, based on the Neighbourhood Plan. However, the following are relevant:

- (1) Green Belt: In the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), the principle of development of the Countess of Chester Hospital and Chester Zoo, both within the Green Belt are supported with regard to the Countess of Chester Hospital for medical purposes, and the Zoo for zoological purposes.
- (2) Dale Barracks: Specific development of the Dale Barracks site, in the Green Belt, should it become available for development, is covered in Policy D1 of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP)
- (3) Housing: Policy H1 of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), states that large-scale housing development (10 or more dwellings on an area of 0.3 HA or more) would only be supported only on the Site of the Dale Barracks, or in exceptional cases, to meet an identified community need. Small-scale housing development will be supported in principle, provided that it is environmentally sustainable and not located in the Green Belt.
- (4) Sustainable transport: Policies T1-T5 state that development that reduces car usage and congestion on the local road network will be supported. Any development that results in a significant increase in congestion to risks to road safety will not be supported. Conditions related to pedestrian and cyclists, parking, provision of electric charging points and cycle parking are included.

**SS13** - *Policy H1* of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), states that large-scale housing development (10 or more dwellings on an area of 0.3 HA or more) would only be supported only on the Site of the Dale Barracks, or in exceptional cases, to meet an identified community need. Small-scale housing development will be supported in principle, provided that it is environmentally sustainable and not located in the Green Belt.

**SS14** - Green Belt: In the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), the principle of development of the Countess of Chester Hospital and Chester Zoo, both within the Green Belt are supported with regard to the Countess of Chester Hospital for medical purposes, and the Zoo for zoological purposes. Specific development of the Dale Barracks site, in the Green Belt, should it become available

for development, is covered in Policy D1 of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP).

**Housing:** *Policy H1* of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), states that large-scale housing development (10 or more dwellings on an area of 0.3 HA or more) would only be supported only on the Site of the Dale Barracks, or in exceptional cases, to meet an identified community need. Small-scale housing development will be supported in principle, provided that it is environmentally sustainable and not located in the Green Belt.

SS16 - Upton-by-Chester & District Parish Council are not in a position to select one of the three options for the appropriate spatial strategy, based on the Neighbourhood Plan. However, the following are relevant:

**Sustainable transport:** *Policies T1-T5* state that development that reduces car usage and congestion on the local road network will be supported. Any development that results in a significant increase in congestion to risks to road safety will not be supported. Conditions related to pedestrian and cyclists, parking, provision of electric charging points and cycle parking are included.

**Housing:** *Policy H1* of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP), states that large-scale housing development (10 or more dwellings on an area of 0.3 HA or more) would only be supported only on the Site of the Dale Barracks, or in exceptional cases, to meet an identified community need. Small-scale housing development will be supported in principle, provided that it is environmentally sustainable and not located in the Green Belt.

**SS18** - At this stage, Upton PC does not know which option Upton residents would prefer. We will be consulting widely in our Parish in the next few months.

Nevertheless, the Neighbourhood Plan as voted for by residents, leading to its adoption in 2022, had a strong message from residents about limiting future housing development to the Dale Barracks site, should that become available. The only exceptions would be minor infill. Any industrial development would be limited to light industry not causing air or water or noise pollution.

**SS20** – These constraints are all relevant for Upton-by-Chester & District.

**SS21** - The Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) should be taken into account as part of the evidence base, as it is a made Plan that was adopted after the adoption of the CW&CC Local Plan Parts 1 and 2. Its Policies were therefore voted on in a referendum of Upton residents, and Regulation 14 Consultation took place before the submission of the UNP, and formed part of the evidence supporting the Policies in the Plan.

**SS23** - The Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP) has a specific *Policy D1* that relates to the future development of the current Dale Barracks site, which is in CH01. The Dale Barracks is in Green Belt land, as a currently permitted development, but it may become available for redevelopment in the

period covered by the current UNP and also by the future Local Plan. It is noted that the Dale Barracks site is in the CH01 are under consideration for the new Local Plan. The wishes of the Upton Parish residents as expressed in the UNP are that any future large-scale development of the Dale Barracks site is sustainable, is of high design quality, and is fully integrated with the Upton community. This site is a key focus of the UNP Design Code.

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SS25 - Dale Barracks: Specific development of the Dale Barracks site, in the Green Belt, should it become available for development, is covered in *Policy D1* of the Upton-by-Chester & District Neighbourhood Plan 2020-2030 (UNP). Any future large-scale development of the Dale Barracks site should be sustainable, of high design quality, and fully integrated with the Upton community. This site is a key focus of the UNP Design Code.

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