

Upton-by-Chester & District  
Neighbourhood Plan  
2020-2030

**CONSULTATION STATEMENT**  
**PART 1**

**STATUTORY REGULATION 14 CONSULTATION  
ON PRE-SUBMISSION PLAN**

**CONSULTATION CARRIED OUT IN FEB-MAR 2021**

The Consultation Statement is in two parts, with Part 2 (a separate document) describing the engagement and consultation that took place during Plan development, prior to the Regulation 14 Consultation.

Upton-by-Chester & District Parish Council  
Nov 2021

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## 1. REGULATION 14 CONSULTATION NOTIFICATION

Prior to the statutory consultation period, pre-publicity was posted in the local area to alert residents and local businesses to the forthcoming consultation. This is described in Section 3.2.1 below.

The following formal notification was posted on 3rd February 2021 on the website of Upton-by-Chester & District Parish Council (henceforward referred to as UPC), and remained there for the duration of the 6-week consultation period.

The notification was also forwarded by email to the statutory consultee organisations (see Appendix 1) at the start of the consultation period.

As well as it being available to view on the UPC website, local residents, Upton-based businesses and other individuals across the Borough were made aware of the notification using the online and physical media described in Sections 3.2.3 and 3.2.4 below, which directed them to the UPC website.

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### Upton-by-Chester & District Parish Council

#### Publication of the Upton-by-Chester & District Neighbourhood Plan (Pre-Submission Version)

#### The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

Upton-by-Chester & District Parish Council, as the qualifying body, has prepared a Neighbourhood Plan for the period to 2030 (the Plan) for Upton-by-Chester & District Parish (Upton, Bache and Moston) with the help of the local community. The Plan sets out a vision for the future of the parish, and planning policies which will be used to determine planning proposals locally.

The Parish Council is now inviting comments on the proposals in this Pre-Submission version of the Plan before it is submitted to Cheshire West & Chester Council for formal consideration and wider consultation.

The consultation opens for comment on 8<sup>th</sup> February 2021 and closes at 11.59 pm on 22<sup>nd</sup> March 2021.

An online version of the Plan can be viewed on the Neighbourhood Plan pages of the Upton-by-Chester & District Parish Council website at:

[Consultation Information & Plan - Upton-by-Chester & District Parish Council](#)

Printed copies of the Plan can be viewed at the following location:

Upton Library, Wealstone Lane, Upton, Chester CH2 1HD

- or if the Library is closed because of Covid-19 restrictions, by phone request at this number: 07434-768147

How to make representations:

- a) You can respond in different capacities, for example as an individual or on behalf of an organisation, group or club.
- b) Please make separate representations if you are responding in different capacities.
- c) If you are not an individual, your comments will not be taken into account unless you include your name, position and the Name and Postcode of the Organisation or Body.
- d) If you are an individual, information about yourself is optional, but will greatly assist us in analysing responses to the consultation.

Comments on the Plan can be submitted online via this link:

<https://www.surveymonkey.co.uk/r/Q3XYKPQ>

or by post or by email.

Paper questionnaires are available either at Upton Library (Covid-19 restrictions permitting) or by printing from: [Consultation Information & Plan - Upton-by-Chester & District Parish Council](#) or by texting/calling 07434-768147.

Completed questionnaires and letters should be sent:

By email to: [np@uptonbychester.org.uk](mailto:np@uptonbychester.org.uk)

Or by post to: Neighbourhood Plan, Upton-by-Chester & District Parish Council, The Pavilion, Wealstone Lane, Upton, Chester CH2 1HD

A summary of comments will be publicly available on Upton-by-Chester & District Parish Council Neighbourhood Plan website page after the consultation period has ended and when the Submission version of the Plan has been released to Cheshire West & Chester Council. Comments will be identifiable by organisation or body and consultee type (resident, business, other body, etc.). All other personal information provided will be protected according to Data Protection legislation, and will not be made available online or otherwise.

Any questions about the Neighbourhood Plan and consultation should be emailed either to the Neighbourhood Plan team [np@uptonbychester.org.uk](mailto:np@uptonbychester.org.uk) or to the Clerk [clerk@uptonbychester.org.uk](mailto:clerk@uptonbychester.org.uk)

Thank you for taking the time to provide comments on our Neighbourhood Plan.

1st February 2021

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## **2. INDIVIDUALS AND ORGANISATIONS CONSULTED**

### **2.1 Statutory consultees: organisations**

The full list of organisational statutory consultees to whom notifications were sent is given in Appendix 1. These included UK national, North West UK regional, and local to Upton-By-Chester & District organisations where contact details were available.

### **2.2 Residents and other local consultees**

Everyone who lived, worked/volunteered or owned property/businesses in Upton-by-Chester & District (henceforward referred to as the Parish) and the surrounding area was invited to contribute to the consultation.

## **3. METHODS OF PUBLICITY AND CONSULTATION**

### **3.1 Statutory consultees: organisations**

All the organisational statutory consultees were consulted via email.

### **3.2 Residents and other local consultees**

#### **3.2.1 Pre-consultation publicity**

For the 4-week period prior to the consultation, a combination of local online and physical (offline) media was used to alert residents and others in the locality to the forthcoming formal consultation period. An eye-catching and colourful design was used to attract attention, depicting key Parish landmarks (see Figure 1 below).

Large banners were placed at 6 strategic sites across the Parish, and A3/A4 posters were displayed on the 4 Upton-by-Chester & District Parish Council (UPC) noticeboards and in the windows of the local supermarkets and small shops across the 3 local retail centres (26 posters in total). An advertisement for the consultation was also placed on the outside cover page of the local monthly free advertising magazine, delivered to 4,500 households and businesses across the Parish.

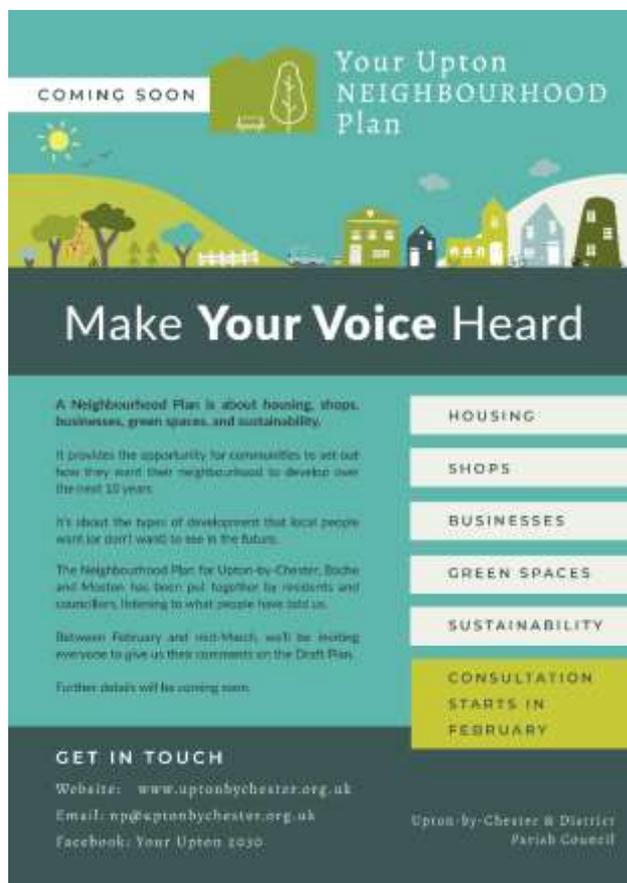
Online posts were placed on the social media Facebook pages for local community groups in the Parish (two with 800+ members each) and also on the “Your Upton 2030” Neighbourhood Plan and UPC Facebook pages. On the physical media and online posts there was a brief description of the purpose of the Neighbourhood Plan (NP), as shown in Figure 1 below.

It should be noted that all the publicity was carried out under coronavirus lockdown restrictions in place at the time, which meant that only essential retail shops were open and all public buildings were closed, with the exceptions of school classes for the children of key workers, and medical centres.

All the volunteers working to distribute the physical publicity to shops and noticeboards did so in line with coronavirus restrictions as part of essential travel for their own work, shopping, health or exercise, and observing social distancing at all times.

As well as alerting the community to the forthcoming consultation, and giving them the opportunity to ask questions relating to the process, the pre-consultation publicity phase gave valuable experience to the NP team in the sourcing, costs and volumes of publicity required, as well as the available sites where publicity could be displayed both online and offline, and the numbers of volunteers required to put all this in place. It was the first time in recent years that such a broad communication aimed at reaching all residents and groups had been carried out across the Parish, including both online and offline methods, either in pre-pandemic or COVID-19 times. Therefore, the pre-consultation publicity phase was very useful in troubleshooting practical issues that might otherwise arise during the consultation itself.

**Figure 1: Pre-consultation publicity poster**



**Figure 2: Some of the Pre-consultation publicity on display**



### 3.2.2 Statutory consultation period: Covid-19 guidance from MCHLG

As with the Pre-Consultation phase, the Reg 14 statutory consultation itself took place during a lockdown period as part of the UK (England) Government response to the coronavirus (COVID-19) pandemic. Only essential retail businesses, school classes for key workers, and medical centres were allowed to be open, other public buildings were closed, and social distancing constraints were in place.

In 2020 MCHLG (Ministry of Housing, Communities and Local Government) updated Neighbourhood Planning guidance in response to the pandemic:

[Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

The following changes were introduced for Neighbourhood Planning Public Consultations:

**“Public consultation:** The Neighbourhood Planning (General) Regulations 2012 require neighbourhood planning groups and local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area at particular stages of the process. It is not mandatory that engagement is undertaken using face-to-face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods and how to reach certain groups in the community.

There are also requirements in the Neighbourhood Planning (General) Regulations 2012 that require at some stages of the process for neighbourhood planning groups and local planning authorities to publicise the neighbourhood planning proposal and publish details of where and when documents can be inspected. It is not mandatory for copies of documents to be made available at a physical location. They may be held available online. Local planning authorities may be able to advise neighbourhood planning groups on suitable methods that will provide communities with access to physical copies of documents.”

The methods used to consult in the Upton-by-Chester & District Neighbourhood Plan Consultation are described in the next two Sections. These were to ensure that as far as possible all groups in the community were engaged.

### 3.2.3 Statutory consultation period: Online media

Given the COVID-19 restrictions, online media were regarded as a key approach to publicising the Neighbourhood Plan consultation. Since many residents were working online from home, possibly home-schooling online, and accessing information, entertainment and social communication largely on the Internet, it was very important to make online media for the Plan as accessible, engaging and professional as possible. A similar but clearly different visual design to that in the pre-consultation phase was used, with adjusted colours and information, and a banner headline saying “Consultation Now Open”. The design and wording can be seen in Figure 3 below.

Physical offline media were used in parallel with online, particularly for those without Internet access, but also as a supplement to the online presence, and these are described in Section 3.2.4 below.

As outlined in Section 1 above, the consultation notification was placed on the Upton-by-Chester & District (UPC) website on the first day of the consultation period. Posts were simultaneously placed on the Facebook pages for “Your Upton 2030” Neighbourhood Plan and for UPC, as well as the online pages for the larger and some smaller local community groups. Cheshire West & Chester Borough Council also publicised the consultation on their Facebook page, which has a wide reach across the Borough. In total, there were over 3,400 views of the “Your Upton 2030” Neighbourhood Plan Facebook page in the first two days of the consultation period.

All the social media posts provided links to online UPC website pages that showed the full Pre-consultation Neighbourhood Plan as well as a link to the online survey response form (Survey Monkey) and the dedicated email address as an alternative method of making a submission. There was also information given about how to access physical (paper) copies of the Plan and the response questionnaire, as well as a dedicated phone number to call – see Section 3.2.4 below.

In order to make the Neighbourhood Plan and its Draft Policies as readily understandable and accessible as possible to the community, the following additional media were produced and put online on the UPC website, with links from the Facebook pages:

- Video Introduction (8 min drone video of the Parish from the air, with voiceover, to explain the NP Consultation and how to make a response)
- Summary of Draft Policies - text document
- PowerPoint slideshow – summary headlines and photos illustrating the Draft Policies
- Summary of Consultations carried out during NP development
- Upton Design Guide – produced during NP development and referenced in the Plan
- Housing Needs Assessment
- Draft Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA)

The Video Introduction proved particularly popular and effective in drawing attention to the Plan, with over 800 views via the “Your Upton 2030” Facebook page alone.

During the Consultation period there were continuing posts on social media to encourage people to submit their responses, for example by posting the numbers of responses from residents received up to that point. The “Your Upton 2030” Facebook page can continue to be viewed and is being used to update residents with progress on the Neighbourhood Plan process following the Regulation 14 Consultation.

Additionally online talks were offered to local groups in the community, and two local groups invited the NP team to present at their videoconference meetings.

#### 3.2.4 Statutory consultation period: Physical media

To ensure that as many people in the community as possible were aware of the consultation, physical offline media were used in parallel with online, particularly for those without Internet access.

The same design as in the online media was used, with a banner headline saying “Consultation Now Open”. The design and wording for the posters can be seen in Figure 3 below, and some of the publicity on display is shown in Figure 4.

As in the pre-Consultation phase, large banners were placed across the Parish, this time at 7 strategic sites including the Countess of Chester Country Park that many local people were visiting during lockdown. A3/A4 posters were displayed as before on the 4 UPC noticeboards and in the windows of the local supermarkets and small shops across the 3 local retail centres (28 posters in total). A further 4 posters were provided to the two major employers in the Parish (Countess of Chester Hospital and Chester Zoo) to display in their staff canteens, as many of their employees carried on working on-site during lockdown.

A dedicated phone number was publicised inviting people to call or text for further information, and saying that someone from the NP team would call them back. This was to minimise call charges on the part of the resident, and to make the Consultation accessible to those on lower incomes as well as those living with disabilities and those for whom English might not be their first language. The phone number was used by a number of people to request paper copies of the documentation and questionnaire, and this was personally delivered to them at home by the team if they were shielding and unable to collect in person.

By the time of the Consultation period, Upton Library (a branch of the main Chester Library, operated by Cheshire West & Chester (CW&C) Borough Council) was offering socially distanced collection of books from the door of their centre at specified times in the week. This was a new service put in place during the latter part of the lockdown period, when the library itself was still closed, along with other public buildings. By arrangement with CW&C Council, Upton Library held paper copies of the full Pre-Submission Plan on behalf of the NP team, as well as copies of the following documents:

- Summary of Draft Policies - text document
- Summary of Consultations carried out during NP development
- Upton Design Guide – produced during NP development and referenced in the Plan
- Housing Needs Assessment
- Draft SEA and HRA
- Response Questionnaire

These documents were available for residents to borrow and return to the library, following which the relevant copies were quarantined by library staff before being available again for borrowing. A number of residents used this facility, and returned their completed paper questionnaires by post to the NP team. The Neighbourhood Plan team keyed the paper questionnaire responses into the online system.

Figure 3: Consultation publicity poster



Figure 4: Some of the Consultation publicity on display



Midway through the Consultation period, a customised postcard was delivered by Royal Mail to 4,500 households and business addresses across the Parish. The design and text are shown in Figure 5 below.

A Press Release about the consultation was sent to the two local newspapers, the Chester Chronicle and the Standard. These both published articles that encouraged people to respond to the consultation, and described how to do that.

Figure 5: Postcards sent to Households and Businesses during consultation period



## 4 CONSULTATION RESPONSE, ISSUES AND CONCERNS RAISED

### 4.1 Numbers of responses

Of the 139 statutory organisational consultees, 21 provided a response.

A total of 283 residents and other individuals used the questionnaire survey form to make submissions, either online (Survey Monkey) or on paper. Of these, 255 said that they were responding as residents, 8 who worked/volunteered in the Parish, 4 responded on behalf of a business, and 2 stated that they owned property in the Parish. A further 14 respondents lived elsewhere but stated that they had an interest in the Parish, for example because they used facilities, or were a Councillor, or a campaigner on a specific issue.

Of the 283 individual survey responses, 14 stated that they were responding on behalf of an organisation as follows: 8 on behalf of Upton Junior Football Club, 4 on behalf of businesses, 1 as a resident member of the Upton Dene (Management Company) Ltd, and 1 as a member of Mosborough against Fracking.

In addition, 30 residents and other individuals provided written responses by email. These included individuals who said they were members of different local organisations, including Frack Free Upton and Chester Cycling Campaign.

In total there were 334 separate individuals/organisations who took part in the Consultation.

### 4.2 Quantitative survey response

#### 4.2.1 Representation across the community

The quantitative survey included four optional questions for respondents to give information about age group, long-term disabilities affecting activities/work, ethnic group and Postcode. These were all aspects thought by the NP team as potentially important in terms of having specific requirements from neighbourhood planning.

In terms of age group, of the 197 respondents who answered the question, 25% were aged 16-44, 52% were aged 45-64, and 23% were aged 65+. This compares to 2018 CW&C Council estimates for

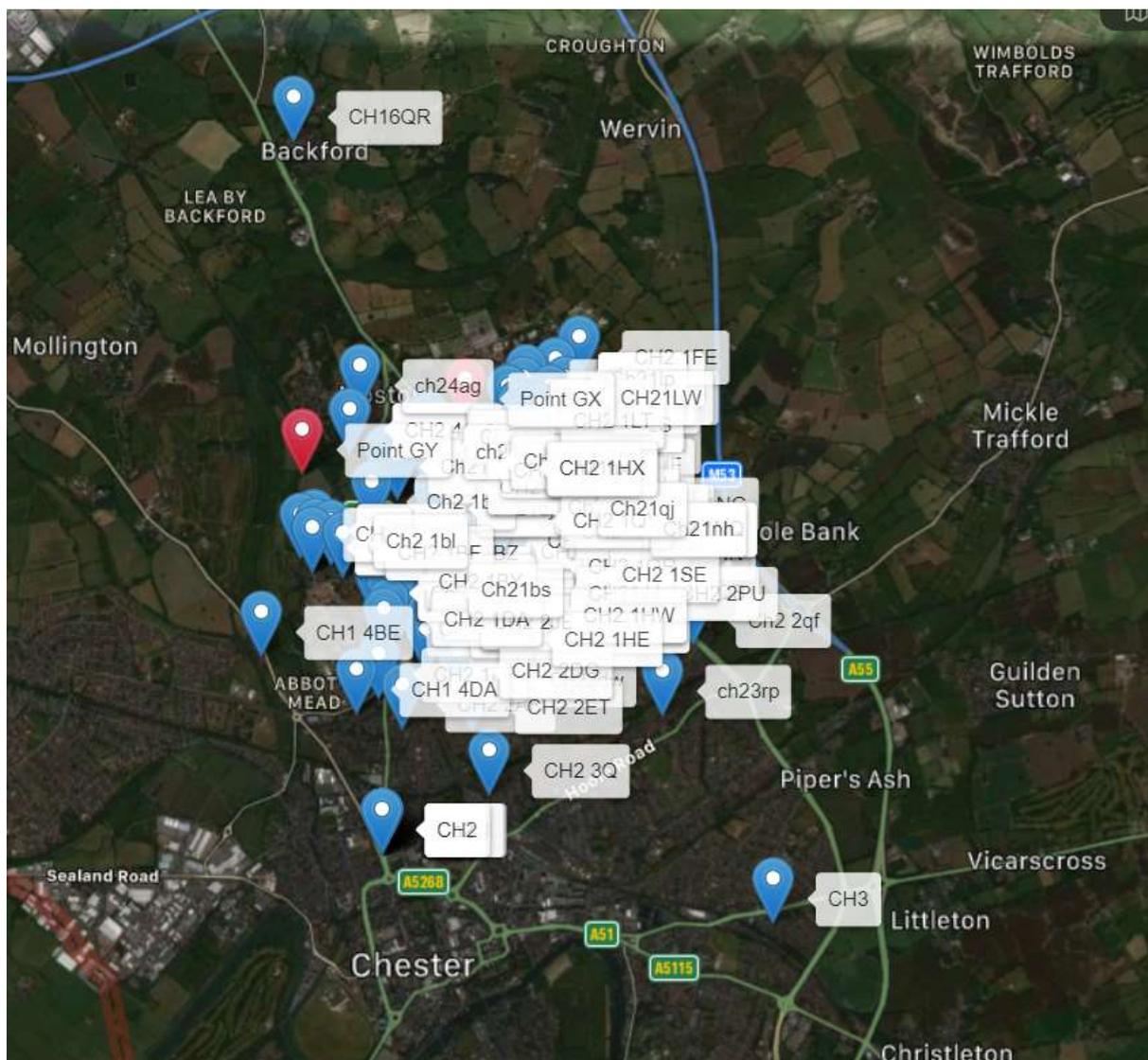
the 16+ population in Upton Ward (which covers almost the same geography as Upton-by-Chester and District Parish) of 43% aged 16-44, 31% aged 45-64 and 26% aged 65+. Therefore, a reasonable representation of adults of all ages was achieved.

In terms of long-term disabilities that might affect activities/work, 20 out of 179 people who answered this question said that they had such an illness, health issue or disability (11%). Again, this is a reasonable degree of representation, and comparable to the 2011 Census figure of 18% for Upton Ward.

At the 2011 Census (the most recent data available) there was a self-perceived ethnicity of 92% White English/ Welsh/ Scottish/ Northern Irish/ British in Upton Ward. Of the 186 respondents answering this question in the NP consultation survey, 175 (89%) said they belonged to this White ethnic group, with 6 reporting another White background, and 5 Asian or Mixed. This is a reasonable representation of responses across ethnicities in the Ward.

A total of 180 respondents provided their Postcode, and these are mapped in Figure 3 below. This shows a good geographical spread in response from across the Parish, with a few from beyond it.

**Figure 3: Map of Survey Respondent Postcodes**



In addition to those from the above Postcodes, one survey response came from Sheffield.

#### 4.2.2 Overall levels of Policy agreement/disagreement

At the start of the questionnaire, respondents were encouraged to read the full Pre-Submission Neighbourhood Plan.

For each of the Policies there was then a headline summary of the content of the Policy, followed by a question of the form “Generally speaking, to what extent do you agree or disagree with the proposed Policy X on YYYY? Please select one option”. The options were Strongly Agree, Agree, Neither Agree nor Disagree, Disagree, Strongly Disagree or Don’t Know.

Table 1 below summarises the percentage of Strongly Agree or Agree responses for each of the Policies.

**Table 1: Levels of Agreement (Strongly Agree/Agree) with Neighbourhood Plan Policies**

Policy	Number of responses	Number Strongly Agree/ Agree	% Strongly Agree / Agree
S1: Sustainable construction	236	198	84
S2: Renewable energy generation	221	184	83
PC1: Protecting and enhancing heritage assets	217	198	91
PC2: Preserving local character and distinctiveness	214	191	89
PC3: Landscape and recreational spaces	212	204	96
H1: Scale of Housing development	211	171	84
H2: Mix of housing types	208	169	81
H3: Design of housing development	208	185	89
LSF1: Provision of services and facilities	206	185	90
LSF2: Change of use or redevelopment of facilities for community services	207	177	85
T1: Sustainable transport	203	149	73
T2: Pedestrians and cyclists	204	177	86
T3: Parking	206	169	82
T4: Provision of electric charging points	207	175	85
T5: Cycle parking	206	129	63
E1: Limiting the occupancy by fast food takeaways in each of the three main shopping areas	204	141	69
E2: Development for business purposes	202	153	76
D1: Dale Barracks development	202	163	81

% agreement

In general, there was a very high level of support (>80% Strongly Agree/ Agree) for the Draft Policies, with the exceptions being T5: Cycle parking (63%) and T1: Sustainable transport (73%), as well as E1: Limiting the occupancy by fast food takeaways (69%) and E2: Development for business purposes (76%). All draft policies had at least 60% support.

A full summary of the quantitative data is provided as a separate document “NDP Reg 14 survey summary charts” and is being made available on the Parish Council website at this link:

<https://www.uptonbychester.org.uk/consultation-information--plan.html>

Following the Agree/Disagree question for each draft policy, respondents were encouraged to give their comments using a free text format. These comments have been amalgamated for reporting purposes together with the comments submitted by email, and are summarised in Section 4.3 below.

### **4.3 Qualitative comments and submissions**

#### **4.3.1 Numbers of comments from specific respondent groups**

Combining the responses received by email with the free text comments submitted within the quantitative survey, there were a total of 1046 individual comments.

They came from different respondent groups as follows (NB Some respondents had more than one affiliation):

##### **(1) Within Upton-by-Chester & District**

Residents – 856  
Work/Volunteer/Business – 38  
Upton Dene Management Company – 16  
Anti-Fracking/Frack Free Upton – 15  
Upton Junior Football Club and parents – 12  
Chester Zoo – 14  
Property owner – 11  
Defence Infrastructure Organization (relating to Dale Barracks) – 10  
Mill View Primary School – 3  
NHS Property Services (on behalf of Countess Health Park) – 2  
Member for Trees UK – 2

##### **(2) Regional/UK**

CW&C Council – 48  
Chester Civic Trust – 14  
Historic England -7  
Chester Cycling Campaign – 3  
The Canal and River Trust – 1  
Office for Nuclear Regulations – 1  
The Mersey Forest – 1  
Cheshire Gardens Trust – 1

Some of the statutory consultees replied that they noted the Neighbourhood Plan and had no specific comment to make, as follows:

Environment Agency, Health & Safety Executive, Highways England, Natural England, The Coal Authority, Welsh Water.

#### 4.3.2 Detailed comments and responses

The full list of 1046 comments together with the responses to them from the Steering Group is given in Appendix 2 of this document.

Responding to these comments, a total of 90 changes to the Neighbourhood Plan have been made in the Submission Version of the Plan. Changes have been made to policies S1, S2, PC1, PC2, PC3, H1, H2, H3, LSF2, T2, T4, T5, E2 and D1, as well as in some of the explanatory text in the document. Two new policies have been added on (1) Trees, Hedgerows & Watercourses – PC4, and (2) Communications Infrastructure – T6.

Within the Neighbourhood Plan document itself, a summary of the Regulation 14 responses relating to each of the above Policies is provided in the relevant sections.

#### 4.3.3 Summary of comments and responses

##### (1) General comments:

There were a number of comments relating to general issues, such as the level of ambition and scope of the Neighbourhood Plan. In particular there was a desire expressed to make as strong as possible a contribution in the Neighbourhood Plan regarding climate change. It is considered that the Neighbourhood Plan has sustainability at its heart, and changes have been made to policies following the feedback, including specific suggestions that were made by respondents.

The nature of the consultation that had been carried out was also commented on. Extensive consultation has taken place at every stage of the preparation of the Neighbourhood Plan, as detailed in Parts 1 and 2 of this Consultation Statement. The Regulation 14 consultation took place under constraints caused by the ongoing Covid-19 pandemic, but it is considered that the requirements were met in full, taking into account UK government guidance at the time of the consultation (Section 3.2.2 above).

There were also comments that gave useful additional information to be included, as well as points on wording and format, and these have been taken note of in the Submission version of the Neighbourhood Plan.

##### (2) Comments relating to specific policy areas:

- *Sustainability*

There was strong support expressed for the draft Sustainability policies. In numbers of cases the comments were that the policies *did not go far enough*, particularly in setting specific standards to be met for new construction, such as zero carbon and Passivhaus (S1).

It was also commented that the sustainability of building materials should be demonstrated by life cycle assessment, and that, if a development would not meet the highest standards of energy and water efficiency, clear evidence of these standards being impractical and/or non-viable should be provided. Furthermore, there was a desire to address the issue of carbon emissions from existing properties.

There were also comments with regard to clarifying the wording of policies.

Changes were made to Policies S1 and S2 following the feedback, to strengthen and clarify the requirements, and to add in a clause to S1 relating to existing buildings.

- *Physical Character*

There was strong support for all the draft policies on physical character.

Regarding heritage assets (policy PC1), it was commented that the policy should consider the situation where designated and non-designated heritage assets cannot be retained, and that in such cases the tests of paragraph 195 of the National Planning Policy Framework should be applied.

There was strong support for policy PC3 relating to the protection of existing open space, but it was commented that opportunities for new greenspace provision should also be considered. The parish has shortfalls for open space provision, with particular shortfalls in parks and recreation, amenity greenspace and allotments. It was also noted that the protection of existing small amenity spaces had not been included in the policy.

In addition to support for preserving green spaces in Upton, there was specific mention of the mature trees and hedgerows across Upton, and the importance of preserving significant trees in the landscape and streetscape. In particular the line of trees along the A5116 bordering the land in front of 1829 Building, Countess of Chester Health Park was mentioned, as well as the line of trees bordering Upton Golf Club, adjacent to the railway line.

Changes were made to Policies PC1, PC2 and PC3 following the feedback. A new Policy (PC4) was added on Trees, Hedgerows & Watercourses.

- *Housing*

There was strong support for all the draft policies. It was commented that the policies should be strengthened regarding the provision of affordable and social housing development within the current built-up area where feasible.

It was also suggested that the design of external areas should incorporate permeable surfaces for rainwater, and not cause runoff to be funnelled into the drainage system, which can add to the flood risk.

Clarification on wording regarding some of the design elements was also suggested.

Changes were made to Policies H1, H2 and H3 following the feedback, including a new clause added to H3 on minimising rainwater runoff.

- *Local Services*

There was strong support for all the draft policies.

In particular the maintenance and enhanced provision of youth facilities was seen as a high priority. It was noted that the former Youth Club building was being marketed for sale at the time of the consultation, and that the Neighbourhood Plan policy LSF2 should be

strengthened with regard to the test for supporting change of use or redevelopment, to avoid a lack of services currently being provided being seen as evidence that they are not needed.

Changes were made to Policy LSF2 following the feedback.

- *Transport*

There was moderate support for all the draft policies.

Some wanted the policies to go further in terms of sustainability and encouraging active transport, ie walking and cycling. Others disagreed with having a focus on improving walking/cycling infrastructure, and commented that the use of cars was an imperative for numbers of people in the community. The existing low provision of bus services was noted in this context, as well as the poor condition of existing roads and footpaths.

There was comment that the provision of new footpaths needs to include a requirement for good lighting at night, and also that protection for existing Public Rights of Way should be included. Only a very small section of the canal is within the designated neighbourhood plan area, but it was commented that towpaths provide a useful amenity for walkers and cyclists, and should therefore be included in policy T2.

There was also comment regarding the requirement for the provision of electric vehicle charging points in new housing developments (T4), including the alternative of radial circuits, and being consistent with the Local Plan standards for the number of charging points in new employment, leisure or retail developments.

It was noted that the requirement for adequate cycle parking provision (T5) should include mobility scooters/cycles. It was also commented that cycle storage and cycling parking provision should be of at least the standard required in the Cheshire West and Chester Parking Standards Supplementary Planning Document, including two covered and secure cycle parking spaces per house and one covered and secure space per flat, apartment or maisonette.

Regarding communications infrastructure, there was feedback that numbers of residents and businesses were experiencing inadequate broadband provision at the time of the consultation, and there was a recommendation that all new development be served with high-speed broadband, with full fibre to the premises (FTTP). It would also be beneficial if such provision might benefit existing properties, if possible.

Changes were made to Policies T2, T4 and T5 following the feedback. A new Policy (T6) was added on Communications Infrastructure.

- *Economic Activity*

There was moderately high support for both the draft policies. There were differences of opinion on whether it was desirable to limit the number of fast food takeaways (E1), with some believing that these were an important amenity and better than having unused premises, whereas others wanted to limit their number and encourage a broader range of local retail outlet. It was noted that to encourage business development (E2) it was important to have adequate telecommunications infrastructure.

Changes were made to Policy E2 following the feedback.

- *The Dale Barracks*

There was strong support for this policy, and in particular for retaining the current sports facilities and pitch provision for the benefit of the local community, and in particular for young people (Upton Junior Football Club). It was also commented that there should be specific inclusion in policy D1 of the requirements for a mix of housing types (as in policy H2), and for affordable housing, as well as any development to minimise environmental impact and preserve green space and wildlife habitats.

Changes were made to Policy D1 following the feedback.

## **APPENDIX 1: LIST OF STATUTORY CONSULTEES: ORGANISATIONS**

### (1) UK

Avison Young (representing National Grid)

Campaign for Better Transport

Campaign to Protect Rural England (CPRE)

Canal & River Trust

Carers Federation

Civic Trust

EE

Environment Agency

Friends of the Earth

HBF

Health & Safety Executive

Highways England

Historic England

Homes and Communities Agency

Homes England

Homes England

Marine Management Organisation

National Grid plc

Natural England

Natural Resources Wales

Network Rail

NHS England

Office for Nuclear Regulation

RSPB

Stroke UK

Taylor Wimpey

The Coal Authority

The Woodland Trust

Three

United Utilities

Vodafone and O2

(2) Regional

AECOM

Age UK Cheshire

Annington Homes

ANWYL.

Barton Willmore LLP

British Red Cross - Chester

Cadw

CBRE Ltd

Chambers of Commerce for North West

Cheshire Association of Local Councils

Cheshire Brine Subsidence

Compensation Board

Cheshire Brine Subsidence

Compensation Board

Cheshire Community Action

Cheshire Federation of Women's  
Institutes

Cheshire Fire & Rescue Service

Cheshire Gardens Trust

Cheshire Libraries

Cheshire Local Nature Partnership

Cheshire Police Constabulary

Cheshire Police Constabulary

Cheshire Racial Equality Council

Cheshire West & Chester Council

Cheshire West Rail Users Group

Cheshire Wildlife Trust

Chester Bootcamp Ltd - Carly McKay

Chester Civic Trust

Chester Community Energy

Chester Cycling Campaign

Chester Disabled Access Group

Chester Patchwork & Quilting

Chester University

Chittleton Parish Council

CW&CC Catherine Morgatroyd

CW&CC Neighbourhood Planning

DIAL (Disability, Information & Advice)  
Electricity North West Limited  
Great Boughton Parish Council  
Groundwork Cheshire  
Guilden Sutton Parish Council  
Huntington Parish Council  
Jodrell Bank Observatory  
Mollington Parish Council  
National Autistic Society Cheshire West  
and Chester  
NHS Cheshire CCG  
Redrow  
Severn Trent Water  
Sport England (North West Region)  
The Firs School  
The Mersey Forest  
Welsh Water  
West Cheshire Clinical Commissioning  
Group  
Your Housing  
Youth Senate CW&CC

### (3) Local to Upton-by-Chester & District

3rd Chester Boys Brigade  
Acresfield Primary School  
Aldi  
Badminton group  
Ballet classes  
Bowls group  
Catholic Womens' League  
Chatwins baker and confectioner  
Chester Zoo  
Community Choir  
Countess of Chester Hospital NHS  
Foundation Trust  
Defence Infrastructure Organisation  
Dorin Park School  
Fish and Chips @Weston Grove  
Fun Spanish for Children  
Girl Guides  
Guides HQ / 1st Upton Guides  
Headstart Nursery  
Heart Support Group

Holy Ascension Church  
Horticultural Society  
Hospice of the Good Shepherd  
Karate club  
Local History Group  
Medau Keep Fit  
Mill View Primary School  
Morgan Hair Studio  
Morris Homes  
Morrisons Supermarket  
NHS Property Services  
Orchard House Care Home  
Raymond Francis Hairdressing  
Royal British Legion  
Sanctuary Housing  
St Columba's church  
St Columba's Social Committee  
Sunshine Fitness  
Tesco  
Upton Amblers  
Upton Dene Care Home  
Upton Golf Club  
Upton Heath Primary School  
Upton High School  
Upton Tennis Club  
Upton United Reformed Church  
Upton Village Surgery  
Wealstone Care Home  
Westlea Primary School  
WI - Upton Village  
Yoga classes  
Zumba Gold

**APPENDIX 2: QUALITATIVE COMMENTS RECEIVED AND RESPONSES FROM STEERING GROUP**

Ref	Respondent	Policy	Comment	Steering Group Response
1	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	S1	Strongly agree - As a conservation and education charity with a mission 'To prevent extinction' we welcome and support the inclusion of this policy within the plan. IT aligns with CWaC's own declaration of climate emergency.	Noted, with thanks.
2	Resident	S1	I do not believe that we need a Parish Council to waste tax payers money on this as we have an excellent Cheshire West and Chester Council who are the professionals and will look after all neighbourhoods in their areas. We have excellent Councillors who are on the "ground floor" listening to their "customers". Many areas of Chester do not have a Parish Council for instance Blacon, Lache, Handbridge, Vicars Cross etc - they are being looked after by the professionals - our councillors and council. I notice there was an 11% increase in the Parish precept last year ending April 2020. I also notice there was no newsletter or any notification anyway to tell Upton residents of this. Very sneaky, that's the problem Parish Councils can hid these type of things - CWaC cannot.	Noted.
3	Work or volunteer in Upton	S1	The programme should go further in terms of defining a change plan for existing housing and electrical car charging facilities at existing public buildings and car parks first, businesses and then private housing	Noted. Policy T4 seeks to ensure that new developments provide charging points for electric vehicles. Please see response to comment 684.
4	Resident	S1	This is a very complicated topic, and would require expert review of construction material over its whole lifetime. It also requires people to accept that houses made with sustainability in mind are more expensive. I do agree that we need to go further than CWaC's basic policy. How we achieve that is where I get worried. Perhaps we need to look at Nordic houses and learn lessons on energy efficiency and sustainable construction that they have already learnt? Maybe we need to recommend house builders to look favourably at techniques such as used in the German 'Huf Haus'? A related strategy of encouraging using	Noted.

			<p>Cheshire Sandstone may make this harder. I would rather see innovation in design rather than Chester cookie-cutter houses.</p> <p>I would like to see houses built with decent sized gardens!</p> <p>We should also make provision of a 100% electric vehicles (BEV) fast charger in developments of more than 10 houses, in addition to each house being built with all the wiring necessary to allow the new owner to install an BEV charger with the supplier of their choice. The provision of a fast charger will help the overall cause of the move to BEVs, and will cost very little extra for the developer.</p> <p>The wording ""except where this is demonstrably impractical and/or non-viable."" and "" except where such features are demonstrably non-feasible."" worries me. Will this be used by all developers to allow them to bypass the requirement by simply saying in a planning meeting that it will make the houses more expensive and so they don't think the houses will sell. Is there any we can do to apply more pressure?</p> <p>Houses should also be using renewable energy for heating. This means NOT installing gas central heating. Is this covered in the policy?</p>	<p>Garden provision is covered in policy H3.</p> <p>Electric charging of vehicles is covered in policy T4. Please see response to comment 684.</p> <p>Noted. In order to comply with Policy S1 developers would need to properly demonstrate that ensuring that their proposals achieve the highest levels of energy and water efficiency, would not be practical or viable, or that maximising sustainable design features would be non-feasible.</p> <p>The policy supports the use of decentralised heating systems and heat from waste systems, with developments being encouraged to minimise non-renewable energy consumption.</p>
5	Resident	S1	Except for secure storage for cycles	Cycle parking is covered in Policy T5.
6	Resident	S1	Really like the idea of new properties having electric car charging points. Would also be good to have an initiative to coordinate existing residents having them fitted. Would potentially attract lower installation costs for residents.	Provision of electric charging points is covered in policy T4. However, a further sentence will be added to Policy T4 to read ' <b>Initiatives to provide radial circuits or charging points in existing housing developments and public car parks will be supported.</b> ' Please see response to comment 684.
7	Resident	S1	I don't think this is strong enough or aspirational enough. What does minimise mean, given it is quite possible to have zero non-renewable energy consumption? What	The Neighbourhood Plan allows for an element of flexibility only where a development is shown to be demonstrably unviable or impractical or unfeasible. The

			<p>about specifying high levels of insulation or mandatory solar panels?</p>	<p>starting point for all development is to seek reductions in carbon emissions and mitigate the impact of climate change. The Policy will be strengthened, however, following the recent ratification by CWaC of their Climate Emergency Plan, which includes a draft requirement that all new builds are built ‘at least to a higher standard such as the Passivhaus standard’ would be incorporated into the Action Plan for the revised Local Plan.</p> <p>The first bullet point of policy S1 will therefore be amended to read</p> <p><b>All development must support the Neighbourhood Development Plan objective of seeking reductions in carbon emissions from within the Upton NDP area and mitigating the impacts of climate change. Developments should be zero carbon, meeting Passivhaus standards, and should be designed to minimise non-renewable energy consumption, including through the use of sustainable main materials, high energy efficiency levels, the incorporation of renewable energy initiatives and the efficient design of the building, except where there is clear evidence that it is impractical and/or non-viable. The sustainability of building materials should be demonstrated by life cycle assessment.</b></p> <p>Amend bullet points 4 and 5 to read</p> <p><b>All development proposals (including change of use) will be expected to achieve the highest levels of energy and water efficiency, except where there is clear evidence that is it impractical and/ or non-viable.</b></p>
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**All development proposals (including changes of use) will be expected to demonstrate that they have examined and maximized opportunities to incorporate sustainable design features.**

Add a new second paragraph to Section 7.3 to read

**In May 2019<sup>1</sup>, Cheshire West and Chester Council (CW&CC) declared a Climate Emergency, and subsequently directed the Chief Executive to determine the earliest date by which the Council and the Borough as a whole can be carbon neutral, and to revise its targets to meet that date. The Council has set a target date of 2030 to achieve carbon neutrality for the Council's own emissions and the ambition is for the Borough to**

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**reach carbon neutrality by 2045 or earlier. A scrutiny task group was set up in 2020 to consider the process, evidence base and resources for conducting a review of the Local Plan, with particular reference to the impact of climate change. The scrutiny task group have now made a series of recommendations, including some relating to climate change. The Council's Climate Emergency Response Plan was also approved at a Cabinet meeting on 10 February 2021 and a Carbon Management Plan was adopted. On 10 February 2021<sup>3</sup> the Climate Emergency Response Plan was agreed by Cheshire West and Chester Council. This included (Section 6.2) the draft recommendation from the Local Plan scrutiny review that "all new builds (Council and private developments) are built at least to**

				<b>a higher standard such as the Passivhaus standard, renewable energy and electric vehicle charging points, and access to a high standard of broadband infrastructure". This will be incorporated into the Action Plan for the reviewed Local Plan.</b>
8	Resident	S1	Account to be taken of the costs involved in following the policy. It is likely to prove too expensive.	The policy allows for consideration to be taken if it is demonstrated that the measures would make it unviable.
9	Resident	S1	But any new builds must be in keeping with existing And not at expense of any green space	Policies PC2 and H3 relate to the design and character of new developments.
10	Resident	S1	We must plan for all plans in future developments fit into the current status.	Noted.
11	Resident	S1	Providing energy efficient properties using green energy has to be a priority	Noted.
12	Resident	S1	The main concern I have with new developments in the area, is out green belt areas. Development & expansions area necessary, however its important I believe to consider out wildlife & conservation areas. It would be a shame if new buildings took precedence without taking this into consideration first.	Noted. Policies PC2 and PC3 seek to ensure that developments respect the local character and green spaces. The Green Belt remains protected from inappropriate development.
13	Resident	S1	Sustainability and minimal environmental impact is an absolute must and must form the base level for any development	Noted.
14	Resident	S1	Are we looking at affordability too?	The policy allows for consideration to be taken if it is demonstrated that the measures would make it unviable.
15	Resident	S1	I agree entirely with this proposal	Noted, with thanks.
16	Resident	S1	All new developments should follow sustainable construction.	Noted.
17	Resident	S1	No thoughts at all	Noted.
18	Resident	S1	Case by case basis. No red tape for red tapes sake	Noted.
19	Resident	S1	Designs should also be in keeping with the area and also promote healthy ecology.	Noted. Policies PC2 and H3 relate to the design and character of new developments.
20	Resident	S1	It must be realistic and achievable.	Noted.
21	Resident	S1	Already in Local Planning regulations?	CWaC Local Plan was written before the declaration of the climate emergency, and the Neighbourhood Plan provides an opportunity to go further than the Local Plan to help

				achieve carbon neutral development.
22	Work or volunteer in Upton	S1	Our planet is on borrowed time so everything we are looking to do in the future has to be based on minimal impact, renewables and sustainability.	Noted.
23	Resident	S1	'Sustainable' is a popular word, but what does it mean? Surely nobody would ever aim to construct anything that is 'unsustainable'. No doubt I'll encounter 'affordable' later in this survey...	Sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their needs. Development should sustain the ability of natural systems to provide the natural resources and ecosystem services on which the economy and society depend.
24	Member of Upton Dene (Management Company) Ltd.	S1	Planning permission should not be given without this -- All new construction MUST : 1. Include solar panels, Tesla power walls (or similar), Electric vehicle charging points. 2. Be factory built using sustainable materials with high levels of insulation /triple glazing 3. Incorporate enough off-road parking space for property to obviate on road / on pavement parking 4. Provide homes with are of adequate size and have adequate internal storage space 5. Include garages which are large enough to house medium sized cars (2x per property) and voltaic charging points. NB in London, most new developments stipulate in the legal purchase documents -- no car ownership unless a garage/ off road space is provided.	Electric vehicle charging is covered in Policy T4. The Neighbourhood Plan has a parking policy (T3) to ensure the provision of adequate off road parking. Housing design is covered in policy H3.
25	Resident	S1	I agree, however it doesn't go far enough. New developments should be for the benefit of the community. We do not need anymore large private housing, we need affordable family units. What does 'minimise ' mean? Again it doesn't go far enough. We have a climate emergency!	The policy seeks to ensure sustainable construction, and minimise in this context means to keep to a minimum non renewable energy consumption. It is not realistic to not allow any further private developments. Affordable housing is covered in policies H1, H2 and D1. See response to comment 272.
26	Resident	S1	Completely agree that sustainable construction should be central to any future development. Good to see this high on the agenda.	Noted.

27	Resident	S1	I had some concerns about this statement All development proposals (including changes of use) will normally be expected to achieve the highest levels of energy and water efficiency, except where this is demonstrably impractical and/or non-viable.	Your concerns are noted, however, rest assured that the aim is that development must adhere to the policy unless it can be <i>demonstrated</i> that a development would not be practical or viable.
28	Resident	S1	Will this put new start up businesses off from settling in Upton. If the standards are set high, will this price out or put potential businesses off?	This is not certainly not the aim of the policy. The Neighbourhood Plan is supportive of new businesses (see Policy E2).
29	Resident	S1	Housing that is very affordable to young people especially. Open spaces is important. How the construction impacts on the environment is important	Noted. Affordable housing is covered in policies H1, H2 and D1 and open spaces are covered in Policy PC3.
30	Property owner	S1	Will Water rates be reduced if not on a meter	This is outside the scope of the Neighbourhood Plan.
31	Resident	S1	Developers should be encouraged to utilise local suppliers and support local SMEs - local here means with a certain area but outside Upton	Noted.
32	Resident	S1	If one considers that developments, whether small or large, have consequences for a sustainable environment, the plan does not go far enough. Why invest in a building that commits the user (and the wider population, even globally) to use of unsustainable fuels, unnecessary levels of heat loss and resource inefficiencies and depletion for decades to come, i.e. if further expensive remediation work is not to be undertaken? 6.1 states, 'to seek reductions in our carbon footprint'. Does this mean polluting the world a little less quickly? Surely we need elimination of the carbon footprint, not a mere reduction. Whom would the latter serve? That is not sustainability and it seems to me that Upton should seek best practice. Sustainable construction is easily achieved if the proper methods are used. There is even a builder of Passive-House (no net emissions) located in Chester. The task of CWaC is to reduce carbon footprint by 14 % per year. That will not be achieved if individual Councils are merely to reduce direct and indirect emissions. It would be prudent to anticipate further legislation that might thwart a local plan that is found inadequate. 6.2 says, 'seek continued improvement to sustainable	Noted. The plan has sustainability at its heart, and the policies within the plan seek to encourage sustainable development, sustainable construction, renewable energy and sustainable transport whilst being achievable and deliverable. Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7.

			<p>means of transport'. I think this vision epitomises the problem with the plan. We agree we are facing a climate emergency, and most of us agree that we are facing a biodiversity emergency, even if many people do not realise that it is just as important as carbon. We agree that our current economic and planning practices are the root cause of environmental degradation. It is therefore difficult to see that tweaking the current system can only result in minor improvements to environmental harm. What is needed is not transition, it is a societal transformation. This is called 'transformational adaptation', and involves doing things completely differently and from a different (sustainability) perspective. Our children will not forgive us for making minor adjustments that reduce pollution whilst allowing life to continue unchanged. Transport should be sustainable, full stop; housing and development should be sustainable, full stop; energy provision should be sustainable, full stop. We are in an emergency and at a crisis</p>	
33	Resident	S1	<p>Sustainable refurbishment rather than demolition and rebuild - is more environmentally friendly and should keep unique character of Upton. Social housing and truly affordable housing so that young people can get their own secure homes in Upton.</p>	<p>Noted. Policies H1, H2 and D1 relate to affordable housing.</p>
34	Resident	S1	<p>It is vital, as documented in the plan, that any and all developments meet the highest levels of sustainable building (materials and recycling of waste etc) and developers are monitored to ensure they comply with their commitments. Whilst any development would be profitable, it should not be at the expense of the local community and/or public finances to cover any 'clean up'. Historically, developers have gotten away with this.</p>	<p>Noted.</p>
35	Resident	S1	<p>Developments must take account of the capacity of the main drainage systems to cope with water run-off. Parking areas should be made with water-permeable material and some green areas would also help drainage.</p>	<p>Agreed. Please see addition to Policy H3, in response to comment 407.</p>

36	Resident	S1	I support this proposal but would like to see more clearing of ditches and drains to enable free flow of water during heavy rain and no building on areas that are known to be flood plains	Noted.
37	Resident	S1	All existing flora should be taken into consideration. None of these should be destroyed. Run-off into the canal and waterways needs to be monitored. Energy needs to be sourced from renewable sources.	Noted.
38	Resident	S1	Construction should meet housing needs and raise the standard of existing and new housing to meet net zero carbon equivalent emissions by 2045 or sooner	Noted. Please see response to comment 7.
39	Resident	S1	Sustainability of building materials as judged by life cycle assessment should be part of sustainable constructions; not just consideration of the energy and water involved in construction and in the running/post-occupancy of the building.	Agreed. Please see responses to comment 7.
40	Resident	S1	I do not support fracking as a method for contributing to sustainable living and would not want to see Upton being used as a fracking site.	Noted. Fracking is outside the scope of the Neighbourhood Plan. The Parish Council has a policy on alternative gas extraction.
41	Resident	S1	Following the pandemic new housing MUST allow some outdoor space, ideally for each individual family group. If this is impossible, the space should allow for social distancing for the people who live there.	Noted. Housing design and open space are covered in policies H3 and PC3.
42	Resident	S1	All new housing should be zero carbon housing-the plan just allows the status quo to continue and therefore does not address the climate emergency we are in. Housing should be publicly owned to stop developers developing for profit and not local need. The summary and plan is so loose it could mean anything.	Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7.
43	Resident	S1	Excellent idea and absolutely essential in the climate emergency.	Noted.
44	Anti-fracking campaigner	S1	All proposed housing or premises should be built carbon neutral	Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7.
45	Resident	S1	There is an urgent need for any development to be truly sustainable. It would be totally irresponsible for future generations to allow any construction that is not as sustainable as possible and I am	Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7. Sustainable water

			<p>totally baffled as to why there is not a national law requiring all new building to have sustainable energy e.g. solar panels and ground source heat pumps. Carbon neutral should be a priority.</p> <p>Recently the need for flood reduction measures have been highlighted. Building on the Dale Barracks will inevitably increase runoff and all possible measures to reduce this should be made e.g. permeable driveways, new areas to absorb runoff e.g. direct rainwater runoff through a new woodland area - I am sure environmental engineers will have methods for this and it should be expected that any new development uses the most up to date methods.</p> <p>Cycle routes should be a priority, especially if the Dale Barracks is developed.</p>	<p>management has been added to policy H3 (please see response to comment 407) and cycle routes are covered in policy T2 and D1.</p>
46	Resident	S1	Sustainable construction can only be a good thing for the environment.	Noted.
47	Resident	S1	Presumably solar panels would be incorporated when new developments take place.	The policy would allow for solar panels to be incorporated where appropriate.
48	Resident	S1	I would like to add my voice to that of "Frack Free Upton" in asking that the Plan should include an increased emphasis on environmental and sustainability aspects. More of a concerned citizen than a full-on rabid activist I realise that there is limited scope for the inclusion of such things but I do think that they deserve at least some attention.	Noted. The plan has sustainability at its heart, and the policies within the plan seek to encourage sustainable development, sustainable construction, renewable energy and sustainable transport whilst being achievable and deliverable. Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7.
49	Resident	S1	I'm writing in response to the draft neighbourhood plan you've circulated. Thanks for your work on this. I'm concerned, however, about a lack of ambition in relation to a number of elements of the sustainability objectives within the plan: 1. In relation to climate change and sustainability, I don't think there has been sufficient consultation about possible measures. 2. If the UK is to reach net zero carbon emissions by mid-century, it is crucial that there is a plan for new and existing housing to be net zero by 2045. This	Noted. The plan has sustainability at its heart, and the policies within the plan seek to encourage sustainable development, sustainable construction, renewable energy and sustainable transport whilst being achievable and deliverable. Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7.

			isn't named within the plan in relation to requirements for new homes, and I don't see any plan for how emissions from existing homes are to be addressed.	<b>Additionally, a new bullet point will be added at the end of Policy S1 to read</b>  <b>Developments which would lead to improved energy and water efficiency in existing buildings and which do not negatively impact the character of the building or surrounding area will be supported.</b>
50	Resident	S1	Encouraging home composting of household organic waste? Finding ways to popularise solar panel installation locally would be good, including pressurising national government to continue subsidies. Ultimately it takes a lot of thought and reflection to come up with meaningful and realistic measures for Upton to 'do its bit' for eco-issues. There may be a case for proactively examining what schemes other UK Parish Councils have been doing with this in mind ('though I guess you have already been doing this!')	Noted.
51	Resident	S1	When the first and largest consultation was conducted in 2015 we knew a lot less about climate change and what we needed to do to mitigate it, but with this plan as currently proposed most people will still not know in another ten years. In Cheshire West and Chester across all activities in the borough 14% carbon emission reductions are required year upon year until 2045 to meet net zero. The plan should be further revised and there should be workshops and or consultation on how the neighbourhood should address climate change and sustainability	Noted. The plan has sustainability at its heart, and the policies within the plan seek to encourage sustainable development, sustainable construction, renewable energy and sustainable transport whilst being achievable and deliverable. Policy S1 has been strengthened following the recent ratification by CWaC of their Climate Emergency Plan. Please see response to comment 7.
52	Frack Free Upton	S1	S1 lacks measurable targets and standards. Major development needs to be defined and the use of the word "normally" further undermines the policy. The policy fails to address the key issues which are the upgrading of existing buildings. Page 15 paragraph 2 is confused and conflicts with the borough council's report that at the rate of our carbon emissions in 2019 we will exceed our 2100 carbon budget for the borough by 2026. Paragraph 4 misquotes the dates of the planning approvals and paragraph 5 implies a failure of the	<b>The word 'normally' will be removed from bullet points 3 and 4 of Policy S1, in order to strengthen the policy.</b> Additionally, the policy now includes mention of existing buildings. Please see response to comments 7 and 49.

			community in not yet bringing forward a community energy scheme, but this shows poor initiative from the parish council. Several members of FFU are active in Chester Community Energy which has and continues to develop community based renewable energy projects.	
53	Resident	S1	<p>S1 Sustainable Construction lacks measurable targets and standards. Major development needs to be defined and the use of the word “normally” undermines the policy. The policy fails to address the key issues which are the upgrading of existing buildings. Page 15 paragraph 2 is confused and conflicts with the borough council’s report that at the rate of our carbon emissions in 2019 we will exceed our 2100 carbon budget for the borough by 2026. S2 Paragraph 4 misquotes the dates of the Coal Bed Methane planning approvals and paragraph 5 implies a failure of the community in not yet bringing forward a community energy scheme, where this shows poor initiative from the parish council. In fact several Upton residents are active in Chester Community Energy, which promotes and undertakes community energy projects across the borough. Support for Renewable Energy Generation is too limited, lacks direction and there is no need for the community related qualifications. There is great scope for considerable scale energy generation such as on the roofs of larger buildings, ground source heat pumps and pipes on larger open spaces like the parks and playing fields. There might even be some wind turbines as the iconic Upton Mill presaged. The reference in page 20 to non-renewable energy generation is misleading as all have adverse environmental impacts. The upgrading of the pavilion built in 2015 should have low priority whereas the site as a whole has community energy potential as noted above. The statement regarding enforcement is inappropriate as it would be self-inflicting and there is no appropriate enforcement action for these matters after a development is built.</p>	Please see response to comment 52, above. The word ‘normally’ will be removed from bullet points 3 and 4 of Policy S1, in order to strengthen the policy. Additionally, the policy now includes mention of existing buildings. Please see response to comments 7 and 49.
54	Resident	S1	SI : The policy wording should include “will be” and not “should be”. There are no	It is felt that the policy and the written text are appropriate and

			<p>measurable targets set within this policy. Sustainable construction methods will include - Using renewable and recyclable resources - Using low carbon cement - Reducing energy consumption and waste - Creating a healthy, environmentally friendly environment - Protecting the natural environment. (The construction industry accounts for 36% of worldwide energy usage and 40% of CO2 emissions). Why not consider 'Passivhaus' Standards and enforce them. This and policy S2 lack a proactive approach by the Parish Council to aid mitigation and adapting to climate change and moving to a low carbon economy. The only suggestion is upgrading the insulation and heating of the Pavilion that was built in 2015! Consideration of wind and solar energy for the community has been ignored. This policy is limited in its approach. This is a policy to do as little change as possible.</p>	<p>accurate. The policy has been strengthened however, and now includes mention of Passivhaus Standards. Please see response to comments 7 and 49.</p>
55	Resident	S1	<p>Sustainability - While in general agreement with the statements in this section, I see very little recognition of the urgency of moves needed to combat climate change. The statement of context recognises the problem of global warming but the policies in S1, though commendable, will have little effect where there is, as stated, little possibility for new development except possibly at the Dale Barracks. In the extracts given below from Policy S1: Sustainable construction page 21, the sections marked in red could be used to avoid regulation. <i>The policy also requires that all development proposals (including changes of use) will normally be expected to achieve the highest levels of energy and water efficiency, and low carbon, except where this is demonstrably impractical and/or non-viable. It also requires that all development proposals (including changes of use) will demonstrate that they have examined and maximised opportunities to incorporate sustainable design features, and to show if and where such features are demonstrably non-feasible.</i> These clauses should be removed. Policy Expectations should be made quantitatively clear. The same section uses the term, 'Highest levels.' This is a</p>	<p>Please see response to comment 52, above. The word 'normally' will be removed from bullet points 3 and 4 of Policy S1, in order to strengthen the policy. Additionally, the policy now includes mention of existing buildings. The Neighbourhood Plan allows for an element of flexibility only where a development is shown to be demonstrably unviable or impractical or unfeasible. The starting point for all development is to seek reductions in carbon emissions and mitigate the impact of climate change. Please see response to comments 7 and 49.</p>

			qualitative, not a quantitative statement. A reference to a clear standard should be given	
56	Resident	S1	<p>“A clean, green caring community” 2.2 A Plan centred on Sustainability “an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.” We are amazed to find that Climate Change apparently does not warrant a section of its own given the urgency of the situation. We also could not find a statement of actions to be taken? HOW would this be approached? This is needed NOW if the Climate Emergency is to be taken seriously. Sir James Bevan, chief executive of the Environment Agency stated that the “worst case scenario” has already occurred in the U.K. with dire consequences for humanity. He urged politicians to take action to reduce emissions and adapt to the “inevitable” impacts of the climate emergency. (The Guardian, Tues 23rd Feb. 2021)</p>	<p>It is felt that the policy and the written text are appropriate and accurate. The policy has been strengthened however, and now includes mention of Passivhaus Standards. Please see response to comments 7 and 49.</p>
57	Resident	S1	<p>The policies outline what will be expected from developments but could be strengthened by the inclusion of specific standards both for housing and for non-housing development. More concerning is that there is nothing in the Suggested Actions for the Parish Council about this. Is there a commitment to engage at an early stage with planning applicants in conjunction with the CWaC Planning Officers? Where is the plan to measure whether the policies are being adhered to?</p>	<p>Once the NDP is in force, the Parish Council will monitor the implementation of the Policies. It will regularly monitor the effectiveness of these policies in achieving the objectives and review them as necessary. The Parish Council has the opportunity to comment on all planning applications in the Parish, as a statutory consultee, and is happy to engage with planning applicants.</p>
58	Resident	S1	<p>This could be a fantastic opportunity for Upton Parish Council to lead the way in renewable energy. Section 5.5 states that ‘No suitable sites for renewable energy generation have been identified or proposed in Upton.’ Section 6.6 mentions ‘Investigate the opportunity to upgrade the insulation and heating system of the Pavilion to decrease its carbon footprint, taking advantage of interest-free finance</p>	<p>Noted. These ideas will be passed on to the Parish Council.</p>

			available'. Much more could be done than this, the Pavilion is a relatively new building, so the insulation and heating shouldn't need much upgrading. There is a large amount of land at the QE2 playing fields which could be used for ground source heat pumps to provide renewable energy to The Pavilion, and even sell this energy to the library and the doctor's surgery. This would provide a showcase for local residents who mainly support renewable energy, but perhaps just need an example showing what can be done.	
59	Cheshire West and Chester Council	S2	<p>This policy concentrates on supporting renewable energy projects that are led by or meet the needs of the local community. The definition of 'meets the needs of the local community' refers to schemes that provide benefits that are inclusive and accessible to all within the local community. Would this exclude private renewable energy developments that just provide energy to a single house, a block of flats or one street? If so – do you want to promote / support this type of private renewable energy development in another way?</p> <p>Policy S2 refers to supporting developments that are led by or meet the needs of the local community; and create opportunities for colocation of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation. Would proposals only be supported if they meet all these requirements? Shouldn't they be supported if they meet one of the requirements?</p>	<p>Policy S1 supports renewable energy initiatives in all developments. Policy S2 does not preclude smaller scale initiatives.</p> <p>Proposals would indeed be supported that meet any of the requirements.</p> <p><b>In the second bullet points of Policy S2 change 'and to 'and/or'</b></p>
60	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	S2	<p>Agree – We again support the inclusion of this policy within the plan but also that large scale renewable energy generation is available and may also provide choice to residents and energy purchasers. Community scale projects are gaining popularity as an option allowing a people to come together and invest in renewables.</p>	Noted.
61	Chester Civic Trust	S2	<p>How does policy S2 conform to the Local Plan Part 2 policy DM53? In particular is the requirement that renewable energy development is led by or meets the needs of the community more restrictive than the Local Plan policy? If so then what is the local justification for this?</p>	<p>It is considered that policy S2 is in general conformity with policy DM53, with the Neighbourhood Plan policy being locally focused and emphasizing the support for community led schemes, or schemes that meet the needs of the local</p>

				<p>community. <b>However, for clarity, amend the first sentence of the policy to read</b></p> <p><b>Support will be given to renewable and low carbon energy generation developments. In particular, support will be given for developments that:</b></p> <p>See also response to comment 59.</p>
62	Frack Free Upton	S2	<p>S2 is unnecessarily limited, lacks direction and there is no need for the community based qualifications. There is great scope for considerable scale energy generation such as on the roofs of larger buildings, ground source heat pumps and pipes on larger areas like parks and playing fields and there might even be some wind turbines as the iconic Upton Mill presaged. The reference in page 20 to non-renewable energy generation is strange as all have adverse environmental impacts. The upgrading of the pavilion built in 2015 should have low priority whereas the site as a whole has community energy potential as noted above. The statement regarding enforcement is inappropriate as it would be self-inflicting and there is no appropriate enforcement action for these matters after a development is built.</p> <p>When the main consultation was conducted in 2015 we knew a lot less about climate change and what we needed to do to mitigate it, but with this plan most people will still not know in another ten years. In Cheshire West and Chester across all activities in the borough 14% carbon emission reductions are required year upon year until 2045 to meet net zero. The plan should be further revised and there should now be workshops and or consultation on how the neighbourhood should address climate change and sustainability.</p>	<p>Disagree. The policy is considered appropriate, with the amendments referred to in comments 59 and 61.</p> <p><b>Thank you for pointing out the misprint on page 20, Consultation at Upton Fun Day in 2019. This should read “....renewable energy in Upton” rather than ‘non-renewable’ and will be amended.</b></p> <p>The idea of workshops and/or consultation on how the neighbourhood should address climate change and sustainability overall (beyond the specific remit of the Neighbourhood Plan) will be passed to relevant neighbourhood bodies.</p>
63	Resident	S2	I don't think more housing should be built at all to be honest	Noted.
64	Resident	S2	Sewage treatment- increases in sewage production: Council must force developers to provide measures & facilities to deal with this	Noted. These issues are dealt with by CWaC at the planning application stage.

65	Resident	S2	Agree, but this is not the most important factor to determine local needs	Noted.
66	Resident	S2	Some renewable and low carbon alternative energy generation can be noisy and visually intrusive. Although I agree with the policy there is a need not to compromise the lived experience of residents.	Noted. <b>Amend the final sentence of Policy S2 to read When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment and residential amenity, including any cumulative impact of these proposals.</b>
67	Resident	S2	Leave it to the professionals – again Upton PC are wasting our money on consultations, as the PC has to pay for all this set up. The PC have been at this for the last 10 years or more – talk about a snail, CWaC would have had this sorted in 6 months.	Noted. There are many stages that a Neighbourhood Plan must go through in its development, including statutory periods of consultation. It is impossible to complete a Neighbourhood Plan in six months. The team received a grant from UK government for the consultation.
68	Resident	S2	I fully support any and every use of renewable energy, for travel and use in the home. Generation of this energy is probably what you are talking about in S2 but I would also like to suggest that encouraging use of renewable energy in general life needs to be considered. Nationally we are moving away from Internal Combustion Engine (ICE) vehicles and we should encourage Upton-by-Chester residents to lead the way but ensuring that renewable electricity is available to use in vehicles. We can do this by provision of EV chargers in new homes but also addition of chargers in existing homes. London is installing chargers in lampposts for people to use where they have to use street parking. Encouraging the provision of fast chargers by EV charger suppliers is something I would like to see our council to do.	Noted. Electric charging points is covered in policy T4. Please see response also to comment 684.
69	Resident	S2	Compulsory fitting of non- fossil fuel heating for new developments??	Noted. Policy S1 encourages the use of renewable energy in new developments.
70	Resident	S2	Careful consideration needs to be given over the appearance of any “hardware”. Should not be for the sake of a minority.	Noted.
71	Resident	S2	It would depend on what where etc. Would have to consider each in turn	Noted.
72	Resident	S2	It is the future	Noted.
73	Resident	S2	Preferably delivered by local businesses.	Noted.

74	Resident	S2	If we could afford renewable energy, we would install it now.	Noted.
75	Resident	S2	Something that needs to be looked at	Noted.
76	Resident	S2	Would be worried this could change the infrastructure of the community, not sure what exactly is being proposed but wind energy for example is very noisy. Does Upton even have suitable sites?	Noted. Please see response to comment 66.
77	Resident	S2	As long as there is no impact on local ecology, disturbance to neighbourhoods and in keeping with the area.	Noted. Please see response to comment 66.
78	Resident	S2	It must be realistic and achievable.	Noted.
79	Resident	S2	Already in Local Planning regulations?	Noted.
80	Work or volunteer in Upton	S2	We have to move towards a carbon zero or even better carbon negative world community if we are to meet the 2030 – 2050 targets. We have no choice. Hydrocarbon generated energy has to be phased out as quickly as possible.	Noted.
81	Resident	S2	I would particularly support solar power generation and storage (e.g. solar panels retrofitted to houses), especially as we move towards electric vehicles. I suspect the take-up would be encouraged by financial support/grants. In my opinion, all new builds should have solar panels on the roof.	Noted. Please see response to comment 49.
82	Resident	S2	But, not all 'renewable' is sensible, such as carting wood chip from the US to Drax to burn at lower efficiency and higher total CO2 emission per unit of electricity generated than using British coal. The environmental impact of ravishing locations, particularly in China but also using child labour in the PR of Congo, to provide the special materials required for solar panels, batteries and electric motors and generators is often overlooked. 'Renewable' wind and solar are unreliable and not despatchable, leading to grid instability as evidenced in South Australia and California. Meanwhile China continues to build coal-fired power stations at home and elsewhere in the world and even Germany has recently commissioned a new coal-fired power station, continues to strip-mine and burn 'brown' coal and presses ahead with Nord Stream 2 to bring ever more Russian gas into the country. It all makes our efforts look puny and pointless.	Noted.

83	Resident	S2	Only if it does not impinge on local householders and cause disruption or loss of amenities.	Noted. Please see response to comment 66.
84	Resident	S2	We again support the inclusion of this policy within the plan but also that large scale renewable energy generation is available and may also provide choice to residents and energy purchasers. Community scale projects are gaining popularity as an option allowing a people to come together and invest in renewables.	Noted, with thanks.
85	Resident	S2	Rather than building more houses which is what I interpret the word development to mean? I think the houses already here should be improved, so the parish should educate residents on how homes can be updated to be able to generate renewable energy or enough energy for that house	Noted. <b>Add a new sentence to the end of Policy S1 to read Developments which would lead to improved energy and water efficiency in existing buildings and which do not negatively impact the character of the building or surrounding area will be supported.</b> Please see response to comment 49.
86	Resident	S2	SAY NO TO FRACKING	Noted. This is beyond the scope of the Neighbourhood Plan. Your comments will be passed on to the relevant authority. The Parish Council has a policy on alternative gas extraction.
87	Member of Upton Dene (Management Company) Ltd.	S2	The 'lowest hanging fruit' is omitted: No new development without the inclusion of 1. Solar P.V. 2. Tesla Powerwall (or similar) Battery storage of surplus daytime generation. This stipulation should be added to all property renovations requiring planning permission – on the basis no solar pv, no battery storage, no permission	Noted. It is not thought appropriate to stipulate this requirement for every planning application for property renovation where planning permission is required. Other aspects of a renovation might contribute to low carbon and all should be considered, eg insulation and other energy efficiency measures including a transition to low-carbon methods of heating.
88	Resident	S2	Agree with this – if anything I would have liked to see it go further. I appreciate the CDP cannot influence policies such as fracking but, given the strength of feeling within Upton against this it would be good to see that reflected in the policy as far as possible.	Noted. Fracking is considered to be strategic and is beyond the scope of the Neighbourhood Plan. The Parish Council has a policy on alternative gas extraction.
89	Resident	S2	I think a better focus would be to ensure homes in the area are thermal efficient or to good energy ratings. Renewables in such a small scale is potentially not efficient use of resource. Is it an economy of scale. Not an area I am familiar with but renewables is	Noted.

			something I think you either go all in with or leave it to the big players who provide the energy to Upton homes. Access to grants to improve efficiency would be better in my opinion.	
90	Resident	S2	As much renewable energy should be encouraged and used.	Noted.
91	Resident	S2	Provided they are of the right design to be efficient but not unsightly and out of place	Noted.
92	Resident	S2	<p>Renewable energy, usually in the form of solar collectors for electricity generation and water heating should be a mandatory condition for all projects involving new and refurbished roofs. NB. The roof being refurbished might not always be the one suitable for the solar, but another usually will. All new developments should feature low-embodied energy in all materials, and in combination with local renewable energy supply, the end result of the development should be not net increase in GHG emissions. That means that on-site or off-site additional renewable energy installations should be funded. These will be, heat pumps quite frequently, solar nearly always, wind in some sites, and hydro can be obtained from the River Dee. These projects need to have additionality, which is a term meaning that the renewable energy development concerned would not have happened anyway.</p> <p>The idea that non-domestic buildings should meet BREEAM excellent lacks vision. BREEAM excellent is the minimum standard, surely, not the pinnacle of achievement. If a new building cannot reach at least this standard, permission for it should be refused. Net zero buildings are sustainable, provided materials are considered appropriately; other buildings are not, and therefore are not a realistic part of a sustainable future. Local renewable energy can be used to lift a low-energy (e.g. BREEAM building) to net zero emissions, but a passivhaus building will need less of it. For domestic buildings, low-embodied energy Passive House (Passivhaus) should be the only acceptable standard for new build and extensions. Presumption should be against development unless these requirements can be met.</p>	Noted. Policy S1 covers sustainable construction. Policy S1 has been strengthened to refer to the Passivhaus standard. Please see response to comment 7.

93	Resident	S2	Does this go far enough? What about existing developments and proposals to invest in upgrades to help with the long term plans.	Noted. Please see response to comment 49.
94	Resident	S2	As a local governance policy, this should be leading from the front on pursuing and encouraging renewable energy solutions for the community, including any public buildings/sites (eg, solar for Upton Pavillion / wind for Countess of Chester Hospital etc) where appropriate and possible.	Noted.
95	Resident	S2	Could the Village Hall and Pavilion use renewable energy eg. solar panels – would set an example.	Noted. Your comments will be passed on for consideration by the Parish Council.
96	Resident	S2	Consideration must be given to the benefits of renewable resources, and more needs to be done to bring the cost down of public transport and the introduction of more low carbon buses	Noted.
97	Resident	S2	The more renewable sources the better and encourage residents to install solar, replace gas boilers and turn waste into bio-energy.	Noted.
98	Resident	S2	Depends on the actual proposal	Noted.
99	Nearby resident	S2	But need to fit in with the environment and not have significant aesthetic impact on our green spaces.	Noted.
100	Resident	S2	The plan does not say anything it means all things to all people.	Noted.
101	Resident	S2	Essential.	Noted.
102	Anti-fracking campaigner	S2	There is a means of accessing wholly renewable energy. Low carbon energy is simply not an option in a climate crisis	Noted.
103	Resident	S2	Absolutely should not be in question. All new buildings should have sustainable energy incorporated too.	Noted.
104	Resident	S2	No Fracking!	Noted. This is beyond the scope of the Neighbourhood Plan. Your comments will be passed on to the relevant authority. The Parish Council has a policy on alternative gas extraction.
105	Resident	S2	Again, renewable energy generation can only be a good thing. However, I would say with S2, and with S1 I don't think it should be implemented at the expense of businesses not coming to the area – if there is any objection by the business, especially small ones, due to cash not being available to make these renewable changes can they be supported by grants?	Noted. Grant funding is beyond the scope of the Neighbourhood Plan, but the Plan is supportive of new and expanding businesses. Please see policy E2.

106	Resident	S2	<p>The neighbourhood plan states that it would support green energy production and outlines some of its important features, but gives little indication of any proactive move towards development of green energy. While recognising that this could be a difficult area for a neighbourhood as considerable investment is often involved, I feel that some attempt should be made to foster its encouragement. The final bullet point of 6.6 is a beginning, but the Parish Council could be more proactive. Instead of just having information available on the local council website, (which does not seem to be there yet) it could lead local projects to help drive the spread of solar panels over the roofs of public and private buildings in the area such as schools, Church and Village Halls, Guide and Scout premises and domestic buildings. Information of other sorts of green energy e.g. heat pumps should be available. An educational programme offering advice and support could take the form of 'Green Energy Weekends' in which providers could invited to display and talk about their systems in the Pavilion.. 'Transport Improvement' is stated as the first 'Key Issue' in section 6.2 but seems not to be mentioned again in this section. A cross- reference to relevant sections of the transport section should at least be included. There is also no indication that the council intends foster tree/hedge planting as one of the easiest methods of carbon capture. I refer to this in the section on 'Physical character' below. The statement below is copied from the United Nations report on Climate Change. The report finds that limiting global warming to 1.5°C would require "rapid and far-reaching" transitions in land, energy, industry, buildings, transport, and cities. Global net human-caused emissions of carbon dioxide (CO2) would need to fall by about 45 percent from 2010 levels by 2030, reaching 'net zero' around 2050 The time span of this plan reaches the point where emissions 'need to fall by 45%'. It is disappointing to see the Neighbourhood Plan not giving a more convincing lead.</p>	<p>Noted. Thank you for your ideas. The Neighbourhood Plan must concentrate on land use policies, but your comments will be passed on to the Parish Council. A new policy on trees, watercourses and hedgerows has been included. Please see response to comment 114.</p>
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107	Resident	S2	It is good to see that support will be given to renewable energy generation. However this is an area that requires leadership and on which the Parish Council should take the initiative. Taking advice from appropriate sources and instigating such development would be a step in the right direction.	Noted.
108	Resident	S2	I welcome the expression of support for renewable energy generation, but the phrase "So far no community-led proposals for renewable energy generation have come forward" concerns me. Having clearly supported this in the first survey (2016 report), I think the people of Upton would be very disappointed if the Parish Council were not taking a more proactive approach than waiting for someone else to take the lead. The Suggested Actions for the Parish Council fall far short of meeting the leadership challenge that lies ahead if carbon emissions are to reach net zero by 2030.	Noted.
109	Cheshire West and Chester Council	PC1	It would be helpful if the types of heritage assets (listed buildings, scheduled monuments, Conservation Areas, Upton Cross area, landmarks and marker buildings) could be numbered or identified by a key similar to as has been done in policy PC3. This would make it easier to relate each identified site to the relevant part of the policy. As the Roman Camps (scheduled ancient monuments) are referred to in the text, you may wish to show the location of them on one of the maps. The Cheshire Historic Environment Record will be able to supply maps showing their location and ore detailed information on their interpretation if required. The policy could refer to preserving or enhancing designated or non-designated heritage assets, as done in the Local Plan, rather than just preserving.	<b>Partly agree. It is considered that amending the maps is not necessary, as all the relevant information is detailed in the Neighbourhood Plan.</b>  <b>Add 'and enhanced' after 'preserved' in the first sentence of Policy PC1.</b>
110	Frack Free Upton	PC1, PC2 and PC3	PC1, PC2 and PC3 are too introspective and restricted. They take inadequate account of views and landscape generally including trees, hedges, water, ecology, biodiversity and sustainability. There are inadequate provisions for ponds, trees, hedges, planting, boundary treatments and views generally and particularly in the Green Belt.	Partly agree. A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114. The principle of the possible redevelopment of Dale Barracks is included in the Cheshire West and Chester Local Plan. Please

			Here it encourages further development in the zoo and housing and employment uses if, as expected, the Army leaves the Dale Camp. The plan's provisions for the enhancement or protection of landscape, ecology, leisure and amenities in these areas and generally are inadequate.	see response to comments 860 and 889.
111	Resident	PC1, PC2 and PC3	<p>PC1, PC2 and PC3 The consideration of Heritage Assets, Character Areas and Open Spaces is too retrospective and restricted. It takes inadequate account of views and landscape including trees, hedges, water, ecology, biodiversity and sustainability. There are inadequate provisions for ponds, trees, hedges, planting, boundary treatments and views particularly in the Green Belt. Here it encourages further development in the zoo and housing and employment uses if, as expected, the Army leaves the Dale Camp. The Housing Needs Assessment indicates that Upton accommodated 10% of the Chester's housing in 2011 and by March 2018 had accommodated 380 new dwellings, which represent 12% of Chester's new-build target to 2030 of 3040 dwellings. Much of this development has been in Green Belt and its continuation should be of great concern, particularly as approximately 40% of the Green Belt in this plan area has now been built on. The plan's provisions for the enhancement or protection of landscape, ecology, leisure and amenities in these areas and generally are inadequate. And there is no provision for green infrastructure, TPO's and restoration of historic hedges are not mentioned and nor is the potential for improvement or enhancement of such on and around school fields and the golf course. Community gardens are not considered and Marl Heys is not mentioned. The Design Code and Character Study with fig 6 fails to recognize the existence or effect of the railway bridge at the Bache or the node at the junction of Liverpool Road and Countess Way. Both have significant implications as Countess Way and by implication Mill Lane may become an extension of the western link road. It probably already has. The increase in traffic and effect on carriageways with</p>	Partly agree. A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114. The principle of the possible redevelopment of Dale Barracks is included in the Cheshire West and Chester Local Plan, as are the housing figures for Chester. Please see response to comment 208 re Marl Heys and amenity spaces.

			potential further loss to trees and landscape quality are significant. Several significant individual and groups of trees and hedges have been removed over recent years and not replaced. There should be a survey and provisions to extend tree and hedge protection and require their replacement particularly where they are significant visually or ecologically	
112	Resident	PC1	Already made my point CWaC should be looking after these areas – and they do it very well. All this PC is doing is costing residents unnecessary cost.	Noted
113	Resident	PC1	I agree but if an area of green space was found to be a suitable site for a wind turbine or solar farm that would be more important	Noted.
114	Resident	PC1	I noted that there is no mention of the protection of two major rows of trees on rail and road approaches into and through Upton. Both of which appear to have no protection from future development. The first row of trees are those which line the front of the hospital, along the boundary with the Liverpool Road. The second row of trees are the large fir/pine trees which run along the boundary of the golf course and Wirral railway line. Both rows of trees play a huge part in the distinctive character of Upton, both rows of trees line major thoroughfares, both are irreplaceable if removed. I think a major benefit to the community of Upton, and a clear demonstration of the Parish Council's green credentials would be a drive to have group tree protection orders placed on both rows of trees.	<p><b>Agree – include new Policy PC4 – ‘Trees, Hedgerows and Watercourses’ to read –</b></p> <p><b>Any development that would result in the loss of, or the deterioration in the quality of an important natural feature, including trees and hedgerows and watercourses will not normally be permitted. Where it is demonstrated that integration of these features into the development is not possible and the assets would be lost, developments may be permitted in line with the requirements of Local Plan (Part Two) policy DM45. The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be of a ratio of at least two new trees for each tree which is lost. New tree planting will be supported within new developments.</b></p> <p><b>Amend the contents page accordingly.</b></p> <p><b>Add a new paragraph to section 8.3</b></p> <p><b>During the Regulation 14 consultation of the draft</b></p>

				<b>Neighbourhood Plan, residents suggested there was a need for a policy on trees and hedgerows which make a large contribution to the character of the Parish. The benefits of preserving and planting trees and hedgerows are numerous. They provide habitats for wildlife; provide pleasant scenery for walking and outdoor activities, reducing stress; produce oxygen and reduce carbon dioxide; help reduce traffic noise and dust; and help to reduce surface water runoff from roadways and buildings.</b>
115	Resident	PC1	Stop 'gentrifying' the CoCH 'Nature Park' into a version of Grosvenor Park	Noted.
116	Resident	PC1	The landmark buildings should be identified and agreed eg the chapel at the junction of A41 and Heath Road.	Noted. The Former Congregational Chapel at 100 Heath Road is identified as a structure proposed for local listing in Appendix 2 of the Neighbourhood Plan.
117	Resident	PC1	We need to conserve our history. When you look at place like the cross and cockpit. Nothing should be done that harms these parts of Upton history. On the contrary these heritage sites should be enhanced and kept in good order.	Noted. Policy PC1 seeks to protect and enhance the setting of the Upton Cross areas and the Cockpit.
118	Resident	PC1	Need to protect green spaces for mental health	Noted.
119	Resident	PC1	Protect the green spaces we have.	Noted.
120	Resident	PC1	Please can the water pump be added? Thanks.	Noted. The Village Pump is identified as a structure proposed for local listing in Appendix 2 of the Neighbourhood Plan.
121	Resident	PC1	I think that some of the above mentioned sites need some more care and attention. Some of the sites, like the Cockpit area is not well maintained. It is as if there is not enough investment in the existing heritage assets.	Noted. Policy PC1 seeks to protect and enhance the setting of the Upton Cross areas and the Cockpit.
122	Resident	PC1	I strongly agree, but the local 47ummarized did not adhere to this when they destroyed the cockpit!	Noted.
123	Resident	PC1	I feel the cockpit was ruined somewhat when the works were done there a few years ago.	Noted.
124	Resident	PC1	History and heritage is very valuable. I like that we have the poppy trail.	Noted.

125	Resident	PC1	Local skilled trades should also be employed to work on any conservation and enhancement works, helping the local economy, rather than employing contractors from further afield.	Noted. This is beyond the scope of the Neighbourhood Plan, but your comments will be passed on to the appropriate authority.
126	Resident	PC1	They are or should be sacrosanct. Developments should be in keeping with heritage of the area.	Noted.
127	Resident	PC1	It's important to keep those areas of history as Upton is not a new town it's developed over the years and the history from the churches to the mill are very important.	Noted.
128	Resident	PC1	<p>Good to protect and enhance heritage assets. However, these are not the only things that contribute to peoples' quality of life.</p> <p>The Parish Council seems to place all of its emphasis on this aspect of Upton, especially the area at the junction of Wealstone Lane/Mill Lane and Wealstone Lane Park. The Parish Council has been known for many years in our house, as the ""QE11 committee"", because this is all they seem to report on in the newsletters.</p> <p>There are other areas of Upton and other needs. The state of the roads and pavements, the scruffy, dirty street signs, the damaged verges, the overgrown bushes obstructing pavements, the lack of safe walking and cycling areas, lack of regular, affordable bus service, illegal parking and school traffic all have a bigger impact on local people. I appreciate that these things are not all within the remit of this plan or the Parish Council, but there must be some pressure that the local Parish Council can bring.</p>	Noted. Whilst a number of the issues raised are beyond the scope of the Neighbourhood Plan, your comments will be passed on to the appropriate authorities.
129	Work or volunteer in Upton	PC1	These are very important. More effort needs to be put on getting land and property owners to take responsibility for the legacy they have on their doorstep.	Noted.
130	Business	PC1	Strongly agree, although my experience is that the Parish Council is seriously lacking the necessary skill and experience that is required to fully understand the range of impacts that can adversely affect heritage assets.	Noted.

131	Resident	PC1	I was particularly impressed at the plan's identification of local buildings and characteristics.	Noted, with thanks.
132	Resident	PC1	These give character and individuality to areas. They can define and enhance them.	Noted.
133	Resident	PC1	I would need more information about these assets	Noted.
134	Resident	PC1	Believe that heritage buildings should be assisted financially to become greener – ie insulation and double glazed windows that are in keeping with their age and status in the neighbourhood.	Noted. This is beyond the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authority.
135	Resident	PC1	What about our fast closing public houses? 1. By what process will this:- 1.1 1829 building 1.2 Redesmere building (NHS Property Services Ltd is charged with disposing of these two buildings and they are only occupied by NHS Trusts on a temporary basis) both listed, and both surplus to requirements, be protected from unsuitable redevelopment, and the generation of additional traffic and on road parking 2. By what process will the listed Water Tower, adjacent to the 1829 building, be suitably restored and maintained as it is, in the ownership of Morris Homes Ltd?	The redevelopment of any Listed Building would need to accord with local and national heritage policies, and would need to apply for Listed Building Consent along with any other planning permission.
136	Work or volunteer in Upton	PC1	This is vital.	Noted.
137	Resident	PC1	Heritage sites and visible vintage buildings are what gives a place character. Plus good quality materials maintenance and construction. I would like to see more emphasis on our heritage and better links between them all like a way market route or trail with good safe paths and cycle routes. The heritage also potentially plays a part in hindering if it makes paths narrow or feel unsafe to access.	Noted, your suggestion for a heritage trail will be passed on to the Parish Council.
138	Property owner	PC1	Re The Dale Barrack site, is the site of Moston Hall. Will this be included in the protection?	Policy GBC1C of the Cheshire West and Chester Local Plan, and policy D1 of the Neighbourhood Plan relate to Dale Barracks. All heritage assets in the Parish will be covered by the policy. Appendix 1 - Local List identifies Moston Hall, located within the Barrack Hill site (see Area 17 & Section 5), as a Local List candidate.

139	Resident	PC1	Vitally important that heritage is protected and enhanced	Noted.
140	Resident	PC1	I took part in a heritage plan exercise for Upton by Chester Civic Trust in cooperation with the local council. We considered the plan locally / in the library and sought views of local people. We listed buildings and features that we believed gave character to Upton – even though these are not listed – and requested that any alterations or changes to these be particularly considered as they might be detrimental to the heritage of Upton. Is this plan being taken into account in the new neighbourhood plan?”	Yes. This is referenced in the Neighbourhood Plan, Section 7.3, and Appendix 2 gives the structures proposed for Local Heritage Listing. Policy PC1 seeks to ensure their preservation for future generations.
141	Resident	PC1	This is critical to encouraging engagement in the community by residents as it will generate a sense of belonging.	Noted.
142	Resident	PC1	These are essential to the historic character of Upton.	Noted
143	Resident	PC1	Protect all buildings or sites of historic interest including the fencing skirting the Pavilion Playing fields in Wealstone Lane, and what was the old Cobblers in Damage Lane	Noted.
144	Resident	PC1	Heritage should be extended by planting more and more big trees and removing some of the roads. Too many bitumen surfaces in Upton. Removal of roads would enhance and add to heritage value. This idea needs to be worked on. Too much reliance on cars and roads.  Upton looks like a million other suburbs around the globe. Good opportunity to move Upton forward and in only a few years the suburb could be transformed.	A new policy on trees, hedgerows and watercourses has been included. Please see response to comment 114.
145	Resident	PC1	This fails to plan to increase the protection and provision of trees, hedges, shrubs and other planting, ponds and wetlands to improve climate resilience, the ecology and biodiversity. Upton used to be referred to as ‘the leafy suburbs’ but each year more and more mature trees are being cut down and replaced by saplings or not at all. Habitat is being lost throughout the area, and permanent planting removed or ‘tidied up’ in a way that removes natural habitat and natural carbon sequestration. Over the decades I have lived here, I have witnessed the ‘protecting and enhancing’ of these areas by destroying tress, habitat and	A new policy on trees, hedgerows and watercourses has been included. Please see response to comment 114.

			removal of anything other than man-made items.	
146	Resident	PC1	Current protection within the Upton Park conservation area has not been sufficient to save mature trees (it is a tree conservation area) or to bring about replacement tree planting. Council led 'tidying' of trees and shrubs has also lead to the removal of mature and characterful trees and shrubs at the Upton cross and near Upton Pavillion. Overall this has lead to the net loss of mature trees, hedges and shrubs in Upton over the past few years.	A new policy on trees, hedgerows and watercourses has been included. Please see response to comment 114.
147	Resident	PC1	These heritage assets are what makes living here so attractive and interesting.	Noted.
148	Resident	PC1	It needs more to increase the protection and provision of trees, hedges, shrubs and other planting, ponds and wetlands to improve climate resilience, the ecology and biodiversity.	A new policy on trees, hedgerows and watercourses has been included. Please see response to comment 114.
149	Resident	PC1	We live in a special area that needs protecting.	Noted.
150	Anti-fracking campaigner	PC1	They should be protected completely, forever not in part or partially or best you can do within the circumstances. No compromise	Noted.
151	Resident	PC1	Really important for the village	Noted.
152	Resident	PC1	New buildings should be in keeping with current architecture in the area and shouldn't be built to the detriment of the current heritage assets.	Noted.
153	Member of For Trees UK	PC1	My comments on the plan are as follows:-it fails to communicate and consult adequately, particularly on measures to address Climate Change and Sustainability. Moreover it does not present adequate policies to address Climate Change and Sustainability. It fails to identify the need to protect existing/mature trees, hedges and green sward, ponds and wetlands to improve climate resilience, habitats and biodiversity. It fails to highlight the need to protect green belt and green spaces as pre-eminent in local planning or to respond accordingly.	A new policy on trees, hedgerows and watercourses has been included. Please see response to comment 114. The policies address sustainability and green spaces. The Neighbourhood Plan has been the subject of consultation throughout its preparation. Please see the accompanying Consultation Statement for further information.
154	Resident	PC1	There's insufficient attention to protect existing trees, hedges, shrubs, ponds, and wetlands and increase their extent in order to improve climate resilience.	A new policy on trees, hedgerows and watercourses has been included. Please see response to comment 114.
155	Resident	PC1	a. The NP must have a Policy for all relevant matters of Townscape. b. Landmark Views	Noted. The Design Code has been available to view on the Parish

			<p>must be included in the Heritage Assets Policy, and there must be an accompanying Policy. c. I was unaware of the Upton by Chester Design Code:-Are Parishioners aware of it, and what it contains? Have Parishioners been consulted upon it? particularly as it is so relevant to the NP? d. Prima facie as the NP has been produced, lacking a consistent Steering Group, and lacking consistent Leadership, over an incomprehensible 7 years, with the totally unnecessary input of (a) Consultant(s), the resulting Draft is an 'Unfit for Purpose Vanilla Dead Camel subjected to Taxidermy', and not the 'Live Winning Racehorse' the Parishioners, and the Council Tax Payers of Upton-by-Chester are entitled to expect, for the reasons stated in my Cumulative Responses.</p>	<p>website, and any comments are welcome. Expert professionals were engaged to carry out the Design Code work utilising grant funding from central UK government (Ministry of Housing, Communities and Local Government) that was made available to provide technical support to Neighbourhood Plan teams.</p>
156	Defence Infrastructure organisation	PC1	<p>The policy should consider the situation where designated and non-designated heritage assets cannot be retained and the tests of para 195 of the National Planning Policy Framework should be applied. These tests are also set out in policy DM 48 of Part 2 of the Local Plan. If they are not included the proposed policy is unlikely to be in general conformity with the local plan.</p>	<p><b>Add the following to the end of Policy PC1</b></p> <p><b>Development which would remove, harm or undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset.</b></p> <p><b>Prior to the loss of the non-designated heritage asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.</b></p>
157	Cheshire West and Chester Council	PC2	<p>What is meant by "...set out a clear response to the character area/s in which it is sited or adjacent to...". Are applicants just supposed to respond to the character area in the siting / design of the proposal, or do they also need to provide a written report to say how it responds to the character. A requirement for a written response would</p>	<p><b>Add 'Where appropriate' to the start of paragraph two of Policy PC2.</b></p> <p><b>Amend the third paragraph of Policy PC2 to read</b></p>

			<p>seem excessive for minor applications for house extensions etc.</p> <p>The policy currently states that the design must respond to the character area through three approaches. Are applicants just supposed to follow one of the approaches (or one or more of them) rather than all of the approaches as the same time? If so, this should be made clear.</p> <p>Should the part of the sentence relating to heritage assets be included in policy PC1 instead?</p>	<p><b>The character response should be clearly outlined in terms of appearance, means of access, landscaping, layout and scale. The design must respond to the character area through one or all of the following approaches:</b></p> <p>It is thought that including a reference to heritage assets is appropriate in this policy.</p>
158	Resident	PC2	<p>I would like to see a full costing of this plan, and it should go in the PC newsletter so every household gets a copy. As most residents do not get the Standard newspaper, a lot do not have broadband access as it costs money, you may not know this but broadband, a PC, a mobile device are not free, and there are a lots of residents on low incomes. If I do not see a costing in due time – I will be asking for one</p>	<p>Noted.</p>
159	Resident	PC2	<p>I am concerned about the number of properties taking down their front walls, paving over the whole front garden and lowering the kerb along the length of the property. The latter would seem to be a relevant council planning concern. Some streets are in danger of starting to look like urban roads in London with no road parking spaces for visitor and simply continua lowered pavements. It is changing the character of roads like Daleside which is a great shame and totally unnecessary.</p>	<p>Noted. It is hoped that the policies in the Neighbourhood Plan will help ensure that any development respects local character and distinctiveness.</p>
160	Work or volunteer in Upton	PC2	<p>The plan should consider finding the ideal places to build sandstone walls to improve the character of the area.</p>	<p>Noted.</p>
161	Resident	PC2	<p>“Development should protect and enhance locally distinctive boundaries (such as sandstone walls or “Cheshire” railings) and any proposals which would result in loss of these features would be resisted.” Are you suggesting that all boundaries have to use sandstone walls or Cheshire railings?</p>	<p>No that is not being suggested. Existing boundaries of sandstone walls or Cheshire railings should be protected and enhanced and the loss of these features will be resisted.</p>
162	Resident	PC2	<p>Too many “Cheshire Railings” are in a poor state and should be renovated or removed.</p>	<p>Noted. The policy resists the removal of Cheshire railings, but supports their protection and enhancement.</p>
163	Resident	PC2	<p>I have particular concerns that the build of the new Upton Heath Primary School was</p>	<p>Noted.</p>

			not in keeping with the local area, but allowed to happen. Any further development of the school should be single story and have no impact on neighbours-important considering the potential development of The Dale	
164	Resident	PC2	100% in agreement.	Noted.
165	Resident	PC2	<p>The Cheshire railings by the Baptist church and along the main road to Damage Lane are in a poor state of repair.</p> <p>It is often building work that causes an eyesore, ie rubble, spoilt grass verges, builder's debris. If you walk around the local area there are many signs of buildings which have had improvement work done on them, but then the site or surrounding area is left untidy or uncleared.</p> <p>It seems pointless to ensure alterations to buildings are in keeping with local character when they are surrounded by debris.</p>	<p>Noted. The policy seeks the protection and enhancement of Cheshire railings.</p> <p>Noted.</p>
166	Resident	PC2	Agree with this but feel many newer developments are already just big standard and don't invoke the local character	Noted. It is hoped that the policies in the Neighbourhood Plan will help ensure that any development respects local character and distinctiveness.
167	Resident	PC2	I agree but not to the extent that progress and adapting to how we live now are compromised.	Noted.
168	Resident	PC2	Definitely need to keep the unique features.	Noted.
169	Resident	PC2	I note that the unusual use of aeroplane wings in the Upton Heath Primary School building was noted in a previous plan. Obviously the building has now been demolished, which is good, because it was very difficult to maintain. However, it has been replaced by a brown, brick box, without any of the architectural details or character that are prized in other buildings in Upton. Why was this considered a good addition to Upton? Would this plan have allowed this type of new building to be built? It is likely to happen again in the future?"	Noted. It is hoped that the policies in the Neighbourhood Plan will help ensure that any development respects local character and distinctiveness.

170	Work or volunteer in Upton	PC2	I do believe that planning applications should take into account how a building fits in with the surrounding area it sits in. Modern architecture properly designed can look fabulous if designed for its setting likewise pastiche traditional can sometimes look awful. The problem is the NPPF doesn't really give local planners enough powers here. On larger developments the buying power of large companies means they can seemingly build whatever they like. What I want to see is more emphasis placed on green spaces, not just lip service but properly built in to all developments. Maintaining existing green spaces must also be prioritised but again the NPPF doesn't give enough weight unless it's Green Belt.	Noted. It is hoped that the policies in the Neighbourhood Plan will help ensure that any development respects local character and distinctiveness.
171	Resident	PC2	I consider this is very important to localities, giving them their own individual character and encouraging residents to identify with, and to care about where they live.	Noted.
172	Resident	PC2	if something is beautiful I'd be happy with it even if it was different to local buildings	Noted. The policy supports high design quality that is different but adds positively to the built form and character of the area.
173	Resident	PC2	Provided the Council isn't bought off by developers who then go on to build ugly housing with stupid speed bumps on the road.	Noted.
174	Resident	PC2	I think development should be restricted especially if it extends beyond the current boundaries	Noted.
175	Resident	PC2	Again financial assistance may be needed for those owners of those properties to do the right thing which inevitably might be the more expensive option.	Noted.
176	Resident	PC2	I would prefer "New" if the existing "character" items continue to be poorly maintained due to lack of public funds	Noted.
177	Member of Upton Dene (Management Company) Ltd.	PC2	The Plan is not consistent as it is proposed to preserve the Green Belt behind the hospital which is owned by the NHS. 1. The plan does not address the almost beyond repair 'Cheshire Railings' on the A540 and behind the Chester Zoo on the A41 – who owns them – who will ensure they are listed and not totally destroyed and renovated? 2. The proposed location of preserved green space is the Council granting developers the licence to print money as they will quote	Noted. The plan seeks to ensure the protection of Cheshire Railings and green spaces.

			<p>the plan in their planning applications. Inter alia this includes :-- 2.1 the Green Belt area facing Lockwood View, owned by Morris Homes who originally planned and said they would gift it to the owners of the Country Park!</p> <p>2.2 The farm fields to the north of Parsons Lane, owned by CW&amp;CC who have I am told given the tenant framer notice!</p>	
178	Resident	PC2	It depends on the impact on the environment. Sometimes we have to lose things to gain something more valuable.	Noted.
179	Work or volunteer in Upton	PC2	This is vital	Noted.
180	Resident	PC2	I think you can still build modern buildings in line with this policy. Something needs to be done about the parade shops at Western Grove. These do not give a good sense local character.	Noted.
181	Resident	PC2	What fits an areas character can be rather subjective but I agree that developments must in keeping with a leafy suburb of an historic city	Noted.
182	Resident	PC2	There should be limits on what is permitted to alter/extent frontages (e.g. new porches) where the existing houses are essentially uniform in design.	Noted.
183	Resident	PC2	Planning permissions have changed to allow extensions to be aesthetically pleasing with little regard to practicalities and fire/evacuation procedures, i.e. an extension that skirts a property with no access to the rear so that all items regardless of size or material must be conveyed through the property. This needs to be reconsidered.	Noted.
184	Resident	PC2	The aim should be to re-model and change Upton for the future. We are proud of the Zoo in Upton, this should be extended. The suburb could become a wild place, full of birds and small creatures.	Noted.
185	Resident	PC2	This could contravene previous statements about sustainability and addressing climate change. Keeping things as they are should not be a main consideration when change is most desperately needed. It sets limits and capacities on required actions. This also fails to plan to make active travel, cycling and walking safer and more convenient.	Noted. Sustainable transport policies and policies relating to pedestrians and cycling are covered in Neighbourhood Plan policies T1 and T2.

186	Resident	PC2	Cheshire planners are past masters at allowing major changes to plans at the last minute – for example the builder promises affordable homes then the number is reduced. We must not allow this, even when central government gets involved as in the disastrous plan for huge buildings right in front of homes, in the Brook Street area.	Noted.
187	Resident	PC2	Our historic area and green spaces are very important for the community.	Noted.
188	Resident	PC2	Bearing in mind that enhancing the area may mean creative and innovative solutions. Not stuck in a time warp	Noted.
189	Resident	PC2	Extensions to existing buildings should be in keeping with the building.	Noted.
190	Resident	PC2	This is planning by looking backwards	Noted.
191	Cheshire West and Chester Council	PC3	The Plan currently includes policies relating to protection of existing open space, but have opportunities for new provision been considered? The ward has shortfalls for open space provision, with particular shortfalls in parks and recreation, amenity greenspace and allotments. The Dale Barracks site may provide opportunities for additional open space provision if this becomes available.	<p><b>Agree. Add a new section to Policy PC3 (as paragraph 2) to read –</b></p> <p><b>New housing developments must provide adequate high quality open space of at least the standards in Policy DM35 of Part Two of the Cheshire West and Chester Local Plan. Any suitable proposals to increase recreational / amenity green space, or enhance existing space will be welcomed. Proposals for new green spaces, recreation and play areas, their enhancement, or connectivity between them will be supported where access is easy and safe.</b></p> <p><b>Amend the first paragraph of the Green Spaces section of the Neighbourhood Plan to read</b></p> <p><b>Upton’s green spaces are highly regarded by residents. The 2017 Cheshire West and Chester Open Space Study highlighted, however, that there are shortfalls in the provision of allotments, amenity green spaces, parks and recreation grounds, and play spaces for children and young people. Their preservation and enhancement is seen as an essential element of the physical character of the area as</b></p>

				<p><b>well as an important contribution to the health and well-being of local people.</b></p> <p>Please see comment 860 re the Dale Barracks sports field.</p>
192	Cheshire West and Chester Council	PC3	<p>Policy PC3 refers to sports fields and sports clubs and table 9.4 refers to the County Sports Centre as a local facility. Some of the County Offices wider sports facilities / pitches are outside the boundary of the Neighbourhood Area (e.g. the Cricket Club), but there is a playing field accessed off Mannings Lane that falls within the area. Is this publicly accessible and should it be mentioned specifically / protected within the Neighbourhood Plan or would it already be covered by policy PC3?</p> <p>If there are any deficiencies in types of open space or playing pitches in the area, this could be covered in the policy and those types of open space / pitches could be supported specifically.</p> <p>The numbered list of Local Green Spaces has a mix of semi-colons and full stops at the end of each – this should be consistent.</p>	<p>As a sports field the field accessed off Manning Lane referred to is covered by PC3.</p> <p>See comment 191 for additions to the policy, supporting new open spaces, and also comment 216.</p> <p><b>Amend the list so that there are semi colons throughout, for consistency.</b></p>
193	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	PC3	<p>Agree – Access to nature and improving biodiversity is important as is maintaining a balance between levels of development and providing open spaces.</p>	<p>Noted.</p>
194	NHS Property Services	PC3	<p>We support anything in principle which helps to deliver health benefits and recognise that open space can provide physical as well mental health benefits but also endorse the continued support for wider public health outcomes and recognise that the NHS estate needs to be readily adaptable to changing needs; which therefore requires that we have flexibility in how we utilise our sites. As the freehold owners of the Land at Countess of Chester Health Park, (which includes the land referred to as ‘The former cricket pitch at the frontage of the 1829 Building on the Countess of Chester Health Park’), we believe that the designation of our site under policy PC3 as landscape and</p>	<p>Noted. The support for policies which help to deliver health benefits and the recognition that open spaces provide health benefits is welcomed. This is particularly important in Upton, which has a shortfall of open space (see comment 191). The community values the open green space at the frontage of the 1829 building, and it is though appropriate that it is designated as a Local Green Space. It meets the criteria for designation as a Local Green Space as it is in close proximity to the community it serves; is demonstrably special to the local community and holds a particular local historical significance</p>

		<p>recreational spaces might prove restrictive to future use on the site.</p> <p>The Neighbourhood Plan establishes in its supporting text that the Countess of Chester Health Park is one of three sites within the neighbourhood plan area where there is a significantly developed site within the green belt; alongside which, paragraph 9.3 of the Neighbourhood Plan confirms that ‘the Countess of Chester Hospital and Health Park is a strategic asset and not considered a ‘local’ facility’; as such, a precedent has been set to accommodate future NHS Property Services Limited, Registered in England &amp; Wales No: 07888110 development; we would therefore like to ensure that any emerging policies that are introduced within the Neighbourhood Plan are in concordance with existing national and local policy in terms of the flexibility to develop the land as is shown to be necessary.</p> <p>It is important to note when considering policy PC3 in relation to our site, that the National Planning Policy Framework (NPPF) - which is the preeminent national policy - provides the following paragraphs of particular weight regarding flexibility with making effective use of land in the plan making process, which should be complied with:</p> <p>Paragraph 120 - Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability.</p> <p>Paragraph 121 - Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. This paragraph in the NPPF also refers to making more effective use of sites that provide community services such as schools and hospitals.</p> <p>Given that the Countess of Chester Hospital and Health Park site comprises a previously developed brownfield site and grounds, in a sustainable location with direct access to</p>	<p>and visually adds to the character of the area; and is local in character and is not an extensive tract of land. Appendix 4 of the Local Plan gives further detail as to why the site is proposed for designation. The site has well established trees and clear boundaries, and historical significance. The original County Lunatic Asylum building was constructed in 1829 and is Listed at Grade II. The land in front of it has remained as open space since the construction of the original asylum building and was used for recreation, notably as a cricket pitch. The site, which lies in Green Belt, is an important area of open land along Liverpool Road, one of the main access routes to and from Chester, which is otherwise largely built-up until the northern boundary of Upton. It provides important views of the 1829 Building which has both architectural merit and historical significance, particularly to the Upton community. It is widely used as informal recreation space, especially since the construction of the Upton Dene housing development nearby. The NPPF allows for the designation of Local Green Spaces. Paragraph 99 states that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Paragraph 100 details the requirements for a site to be designated (The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value</li> </ul>
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		<p>local services, immediately adjoining the existing built area of Bache; the Neighbourhood Plan adopting a more flexible approach to enable NHSPS to effectively utilise our site would be in accordance with paragraphs 84 and 138 of the NPPF (2019) which state that “the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist” and that “where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport”.</p> <p>Moreover, due consideration should be given to the soundness of policy LC3 in relation to adopted policy GBC1.B of the Cheshire West and Chester Local Plan which asserts that development for health-related uses within the Countess of Chester Health Park (including this site) will be supported. Policy GBC1.B goes so far as to confirm that residential development directly related to uses on the health park could be acceptable stating that “other forms of residential development may be supported where it can be demonstrated that the land is surplus to medical requirements, and the development would support operational improvements to the Health Park.” As has previously been mentioned, the flexibility to be able to readily adapt to changing needs on NHS land is essential to the work that we carry out; and is in accordance with policy GBC.1B which designates the Countess of Chester site as a commercial site within the greenbelt. A designation for land within the Countess of Chester Health Park site for landscape and recreational space as part of policy PC3 would therefore limit the use of the site counter to policy GBC1. B. We consider this to be particularly detrimental given that there have been notable occurrences in which we have had the flexibility to use the Land at Countess of Chester Health Park to support operational health requirements. The Land in front of the 1829 building has been periodically</p>	<p>(including as a playing field), tranquillity or richness of its wildlife; and  c) local in character and is not an extensive tract of land.)  It is considered that the proposed designation meets these criteria. The Neighbourhood Plan can add local distinctiveness to Local Plan policies, and the designation of Local Green Spaces is one such policy where this can be achieved.</p> <p>It is not thought that a designation for land within the Countess of Chester Health Park site for landscape and recreational space as part of policy PC3 would limit the use of the site counter to policy GBC1. B. Policy GBC1. B indicates that any redevelopment within the Countess of Chester Health Park must respect the surrounding character and mitigate any potential impacts on heritage assets and their setting, and retain and where possible enhance landscaping within the site taking account of site topography and landscape character. Any development should therefore recognise the contribution that the site makes to the character of the area and the setting of the heritage asset, and the site should be respected accordingly. Designating the site as a Local Green Space would not preclude the landing of the air ambulance as required.</p>
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			<p>utilised by air ambulance services as a landing (helipad) area on an informal basis due to its proximity to the Countess of Chester Hospital.</p> <p>We would also like to bring to the attention of the Parish Council that an open space study has already been conducted by the Local Authority in 2017. It should be noted that within the Cheshire West and Chester Open Space Study for 2016-2030, the Land at the Countess of Chester Health Park was not designated as open space. What's more, as was approved alongside the Local Authority, a substantial section of land owned by NHSPS to the west of Liverpool Road was included in the open space audit to form part of the accessible natural green space within the Countess of Chester Country Park; as it was recognised that this would provide important health benefits to the Upton community accessing the Country Park but would not be at the detriment to uses on this land. Given that an extensive open space audit has been conducted by Cheshire West and Chester Council and in identifying various sites within the Upton area, the Local Authority did not designate the Land at Countess of Chester Hospital and Health Park as open space, we believe there is considerable justification for suggesting in line with the Local Authority review, that our site continues to be identified within its current standing. In recognition of this, we would recommend the exclusion of the former cricket pitch at the frontage of the 1829 building on Countess of Chester Health Park as a landscape and recreational space allocation within policy PC3 of the emerging Neighbourhood Plan in order to allow greater flexibility within the NHS estate, and request that this position is reviewed by the Parish Council.</p>	
195	Mill View Primary School	PC3	<p>Preservation and development of open spaces is essential. We would, however, ask that consideration is given to how each gender makes use of parks and open spaces, so that they remain accessible and well used by children and young people of all ages.</p>	<p>Noted. It is hoped that be protecting, enhancing and supporting the provision of new open spaces, that the whole community will be able to enjoy using the facilities.</p>

196	Resident	PC3	<p>Do bear in mind that the golf club is a privately owned club. It is dissimilar to the other locations mentioned, in that residents do not have the right of access.</p> <p>Countess Country park and adjacent land need protecting, especially. There is diverse wildlife including great crested newts.”</p>	Noted. The Countess of Chester country park is proposed to be designated as a Local Green Space.
197	Resident	PC3	Already stated my views – thank you – leave it to CWaC.	Noted.
198	Work or volunteer in Upton	PC3	We should also be protecting the Dale Barracks sports area which is already in use by the community e.g. football clubs	Noted. Please see response to comment 860.
199	Resident	PC3	Sounds like you are suggesting that someone might want to build on Upton Golf Course! I hope that never happens.	Noted.
200	Resident	PC3	Include agricultural land abutting A41 between Brooke Ave and Duttons Lane	This land is protected as it is in the Green Belt.
201	Resident	PC3	The development of any need for use of green spaces as recreational grounds should link into the County Offices facilities and no where else. Eg school sports pitches being used for other sports clubs	Noted.
202	Resident	PC3	When I look at the condition of the chemical fields. It feels that it has the minimum of use, apart from a new pathway and grass cutting. It seems this valuable green space is left to its own self. It is ideal to develop into a more environmentally maintained approach for the benefit of residents.	The Chemistry Pits are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.
203	Resident	PC3	Chemistry pits needs review. Due to isolated location, can never be a recreational space due to anti social behavior. Use for low cost housing should be considered. All other areas should be preserved.	Disagree. The Chemistry Pits are proposed to be designated as Local Green Space. It is much valued as an open space and playing field by the local community.
204	Resident	PC3	The chemistry pits area needs to be set up for better use. The field is too wet for children to play on (always waterlogged) and there isn't a park there. It is basically a cut through and nothing else. A perfect spot for a skate park, a forest or affordable housing.	The Chemistry Pits are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.
205	Resident	PC3	It would be nice to see the Chemistry Pits area developed further	The Chemistry Pits are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.
206	Resident	PC3	Please include the water pump. Thank you.	Noted. The Village Pump is identified as a structure proposed for local listing in Appendix 2 of the Neighbourhood Plan.

207	Resident	PC3	<p>The Chemistry pits is a nice expanse of land, but for most of the winter it has been waterlogged. At one end by the green gate leading into Heath Road, there has been flowing water across the grass which then flows into the lane. At the other end where the path narrows into Marina Drive, the pathway is usually sodden due to two or three large puddles. The slate chipping path and wooden surrounds are in a poor state of repair. It is impossible sometimes to avoid other people on the path, (socially distanced) because the grass is too wet to walk on.</p> <p>It would be nice to have some facilities in Upton for swimmers. Whilst there is a bowling green, play equipment, areas for football, tennis courts etc. it would be nice to have an open air heated lido. This could put Upton on the map and would be an asset to the local community.</p>	<p>The Chemistry Pits are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.</p> <p>Developments which enhance open spaces and leisure and recreation facilities will be supported, along with the provision of new community facilities.</p>
208	Resident	PC3	There is a field off Marl Heyes that needs protecting also.	<p><b>Add a further bullet point to the start of PC3 to read</b></p> <ul style="list-style-type: none"> <li>• <b>Amenity spaces</b></li> </ul>
209	Resident	PC3	As far as I am aware the cockpit was going to be the thing of the future when it was opened up a few years ago, have never seen it being used	Noted. The Cockpit is part of the Upton Cross site which is proposed to be designated as Local Green Space.
210	Resident	PC3	I think we also need to look at developing these spaces. The Zoo has given money to the development of parks in both Hoole and Saughall. I think Upton should benefit from having the zoo on it's doorstep and not just have to deal with the traffic, new hotels, hideous fencing that the zoo is putting up. They didn't even send the local residents the ONE ticket this year. I'm sure their save our zoo campaign was massively supported by local residents – maybe they need to save our boggy Wealstone lane park!	Noted. The Neighbourhood Plan cannot influence the ticketing or charity work of the zoo.
211	Resident	PC3	But need drainage so chemistry pits and Wealstone lane are actually useable.... too muddy and wet most of the time	The Chemistry Pits and land at Wealstone Lane are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.
212	Resident	PC3	We have happily lived in Upton for 5 years with our 3 young children. We enjoy the library, have enjoyed the activities at Upton Community Hall – but do worry as our	Noted. Policy PC3 supports development which protects and enhances parks. Your comments on

			<p>children get older that the community will not have positive things for them to do. It would be so beneficial to have Upton Park on Wealstone Lane developed with better bmx tracks, new trees/wildlife area, and somehow the bogginess sorted out. I would also love it if as a community we could get the zoo to take notice of their little neighbours. It feels very much like they are taking over the local area (up here north of Long lane) and give very little back – they have been given so many building privileges on green belted land and there isn't even a safe pedestrian entrance to the conservation area – it's literally a slog through a carpark with kids. Thank you all for fighting to make Upton great.</p>	<p>improvements will be passed on to the relevant authorities.</p>
213	Resident	PC3	<p>With the exception, perhaps, of Chemistry Pit, unless its use can be enhanced. I get the impression it is more for dog walkers and episodes of ASB. We do not have to concern about new housing potential as the Dale appears to becoming available in the not too distant future.</p>	<p>The Chemistry Pits are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.</p>
214	Resident	PC3	<p>There is only one mention of school playing fields. Are they something that can be protected as Local Green Spaces? What about the County Sports Offices? Could their contribution to Leisure and Exercise be recognised? QE11 playing fields are not fit for purpose – they are too waterlogged for team sports, dog walking or any form of exercise. Local people cannot use this facility. How long will the QE11 sit there not being used by the community? Can the Parish Council be compelled to look at funding opportunities to pay for drainage improvements? In terms of landscape, why not protect the green area in front of the Countess of Chester Hospital, with the long row of trees? It adds to the appearance of the area. Yet, part of it was removed in 2020 and replaced by an extended car park.</p>	<p>Your comments on improvements to green spaces will be passed on to the relevant authorities. The majority of the County Offices are outside the Neighbourhood Plan area, but please see response to comment 192. The green area in front of the 1829 building is proposed to be designated as a Local Green Space.</p>
215	Resident	PC3	<p>We need the play area desperately re doing, something like Huntington, running / cycle track around the field. A bike track and or skate park would also be brilliant. Upton is very behind compared to most other parts of Chester. Hoole, Christleton, Huntington, Vicars Cross etc etc</p>	<p>Noted. Policy PC3 supports developments which will enhance parks and recreation grounds. Your comments on improvements to green spaces will be passed on to the relevant authorities.</p>

216	Work or volunteer in Upton	PC3	It is important that we also include smaller green spaces so that we can try and have a connected green infrastructure across the area.	Agreed. Please see response to comment 208.
217	Business	PC3	Strongly agree, but Conservation Areas also need to be included within the scope of this policy.	Noted. The setting and character of the conservation areas are covered in Policy PC1, which seeks to protect and enhance heritage assets.
218	Resident	PC3	But the plan needs to include an ambition to install drainage as many of these open spaces are easily flooded and water lies for weeks making them unusable for leisure.	Noted, your comments on improvements to green spaces will be passed on to the relevant authorities.
219	Resident	PC3	Interested to note that the golf course, as Upton's largest green space, can be seen from the air (or even from space!), but ordinary residents cannot see it or gain any benefit. I don't understand the legal/ownership/access issues but wonder if it would be possible to somehow 'open up' this large green space to residents a bit more?	Noted. This is however beyond the scope of the Neighbourhood Plan.
220	Resident	PC3	These are the lungs of a locality and encourage people to exercise and care for the natural environment.	Noted.
221	Resident	PC3	Access to nature and improving biodiversity is important as is maintaining a balance between levels of development and providing open spaces.	Noted.
222	Resident	PC3	The green area in front of the 1829 Building on the Countess of Chester Health Park is pleasant to drive past but currently of little value as you can barely see it from road and it has nothing to encourage people to use it. I'm not even sure if you are allowed on it? It should be protected from being built on but needs to be developed as a community asset if it is to deserve this special protected status.	Noted. The Policy seeks to preserve this site as a Local green Space.
223	Resident	PC3	I'm all for green spaces but the Chemistry pits are almost useless in their current format. I wouldn't want to see building on it but 'preserving' it seems the wrong verb	The Chemistry Pits are proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.
224	Resident	PC3	Facilities at these locations should also be extended/updated	Policy PC3 supports the enhancement of open spaces.
225	Resident	PC3	Definitely. Green space provision should be mandatory	Noted.
226	Resident	PC3	Wealstone Lane park needs upgrading	Wealstone Lane Park is proposed to be designated as a Local Green Space. Comments on improvements will be passed on to the relevant authority.

227	Resident	PC3	Here in Upton , we need more improvement in what we provide the children of the parish , the likes of Kingsway and Hoole have a lot more for the children ,including the skate park which we were promised , could one not be put into the chemistry pits, which is not used very much,the field holds water so it's not really suitable for football , Q E playing fields provides adequate football areas . The great outdoors is where children should be playing.	Noted. Policy PC3 supports the enhancement of open spaces. Your comments on improvements will be passed on to the relevant authority.
228	Resident	PC3	Please include the Zoo path (bridle path through zoo and down to canal). This is one of the most used amenities in the area. Its use by locals should be protected and all done to protect wildlife e.g. not spraying native plants, careful hedge management etc. Please compare number of people using small park opposite cross, green space near countess etc. (both minimal) to hundreds inc young families, disabled etc. who use the zoo path. Thank you.	Noted. None of this path is in the Parish. Your comments will be passed onto the relevant authorities
229	Resident	PC3	Please improve the park at Wealstone Lane. It's an embarrassment. Look at all the other suburbs and the playground they offer their local children.	Noted. Policy PC3 supports development which protects and enhances parks.
230	Resident	PC3	Should you also include the canal paths...need attention from flooding and overgrown hedges	The majority of the canal paths are outside the Parish boundary. However, please see the response to comment 574.
231	Resident	PC3	One area of Upton however that I feel has lacked improvement for a number of years now though is the chemistry pits. I note that this is of mention in the report as to maintaining it which I was pleased to read, however I feel an area like this could benefit from investment especially with so few green spaces available. I am only 22 years old so my views may be more progressive to the needs and wants of others in the community, but to have an area such as this go to waste seems wrong. I welcomed the new path way that was put in place last year as this improved dog walking and being able to use the area in the winter. I do feel it would however benefit from small upgrades in the future such as investing in seating area or benches for the public, more bins to prevent litter and most importantly protecting the wildlife sanctuary area in the corner. If left untouched as much as	Noted, with thanks. Policy PC3 seeks to designate the Chemistry Pits as a Local Green Space.

			possible this area would thrive and provide a much needed improved green area that this end of Upton so sorely lacks.I hope my comments have been of interest coming from a possibility younger prospective.	
232	Resident	PC3	But made available to all members of the community including those with dogs and stopping footballers having such a high priority, the noise is ludicrous and the parking is not set up to cater for them	Noted.
233	Member of Upton Dene (Management Company) Ltd.	PC3	The Countess of Chester Country Park: this must include the open space currently used and enjoyed by folk from all over Upton for inter alia dog walking and recreation:-- 1. Behind the hospital – owned by NHS, 2. In front of Lockwood View – owned by Morris Homes, 3. North of Parsons Lane – owned by CW&CC. If the Countess of Chester Country Park is to be used and enjoyed and not create on road / on pavement parking on Upton Dene and elsewhere, this previously free car park in the Country Park needs:- 1. Enlarging, 2. Making free again.	Noted. The Countess of Chester Country Park adjacent to the Countess of Chester Hospital is proposed to be designated as a Local Green Space.
234	Resident	PC3	But this must include the preservation of public land	Noted.
235	Resident	PC3	Dogs are an increasing problem. All green spaces need to have an area set aside for dogs to roam and do their stuff. For very many people, dogs running up, sometimes jumping up, and treading in dog mess is extremely distressing. It seems that people with dogs are given priority over people who experience stress from dogs coming near. Dogs also have serious negative consequences for wildlife. A designated dog area alongside a dog-exclusion area seems not outside the boundaries of planning.	Noted.
236	Resident	PC3	Green space must be protected, enhanced and expanded at any opportunity. The green spaces should cater for a wide range of interests.	Noted.
237	Property owner	PC3	This must also include The Dale Barrack site if it becomes vacant	Noted. Please see response to comment 860.
238	Resident	PC3	Recreational green spaces is vital to our wellbeing – this has been essential with the pandemic and very well need, valued and used by everyone.	Noted.
239	Work or volunteer in Upton	PC3	These are very important green spaces that deserve protection. The original “County Lunatic Asylum” Building (listed) is the 1829 Building, not 1839.	<b>Noted. Thank you, the error will be rectified.</b>

240	Resident	PC3	The more green spaces the better. They also need to have money to generate interest for all ages. Also they need to have safe routes to access. As a parent of small children the paths leading to some of these sites are far to narrow, uneaten and not at all safe or cycle friendly. Our paths to me is the biggest issue I have with Upton.	Noted. Policy T2 of the Neighbourhood Plan seeks to improve pedestrian and cycle routes.
241	Resident	PC3	We should also make our road verges and other smaller green spaces wildlife friendly. We should time mowing to encourage wildflowers and so support pollinating insects and other wildlife. We also need to protect existing trees – some opposite my house were taken down this year. And plan for new native tree plantings - mini woodlands.	Noted, a new policy regarding trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.
242	Resident	PC3	The Former Cricket Ground at CoC Hospital is a wholly underused recreation resource almost inaccessible to the new Upton Dene community immediately adjacent because of the regrettable severance of Vivienne Smith Lane at the hospital boundary. That link should be re-opened as an all weather pedestrian and cycle route (as per Policy T2) to facilitate both recreational and Sustainable Transport Policies of this plan. Furthermore, on the opposite side of the busy Liverpool Road dual carriageway is the Upton Drive area that is totally devoid of any recreation space but already with a pedestrian crossing link from Beechway to the northeast corner of that recreation ground. It is recommended that a suitable gate be formed at that corner to facilitate access from Upton Drive/Beechway.	Noted. The former cricket ground is proposed to be designated as a Local Green Space. Your suggestions for new routes will be passed to the relevant authorities.
243	Resident	PC3	As a family who regularly use the Pavillion greenspace on Wealstone Road, the County Offices Sports Facilities and The fields at The Dale Barracks, I cannot encourage this policy to ensure that these spaces are maintained for these purposes and enhanced for the local community. The benefit of sport/exercise is clear and undeniable and therefore well financed, easily accessible facilities on 'your doorstep' (ie, accessed by foot/bike rather than vehicle) must be a priority. Whilst the development of The Dale Barracks has been green-lighted should the Army end their tenure on the space, the	Noted. Please see response to comment 860.

			<p>existing fields and facilities for field sports need to be retained. Their football pitches are one of the few in the area with adequate drainage to allow mostly year round play on grass, with the option being limited 4G artificial pitches that are considerably more expensive to maintain/build.</p> <p>As a parent of girls playing with Upton JFC, these spaces are vital for the progression and encouragement of sport outside of schools and to ensure that the future generations of Upton's community have access to the services they deserve.</p>	
244	Resident	PC3	All these green spaces must be preserved, with community use encouraged. However, the Golf Club could do more to make their grounds accessible to everyone, on occasion.	Noted.
245	Resident	PC3	We feel that the area needs more facilities for young people (teenagers) such as youth clubs near recreational spaces for football/ outdoor activities etc to help this section of society to recover from the pandemic.	Noted. Your comments will be passed on to the relevant authorities.
246	Resident	PC3	I would love to see the facilities at Wealdstone Lane Park improved. The playground needs updating, akin to Hoole Park, Kelsall or Edgar's Field in Handbridge.	Land at Wealstone Lane is proposed to be designated as Local Green Space. Comments on improvements will be passed on to the relevant authority.
247	Parent at Upton Junior Football Club	PC3	Use of Wealstone Lane and Dale Barracks for recreation	Land at Wealstone Lane is proposed to be designated as Local Green Space. Please see response to comment 860 re Dale Barracks.
248	Resident	PC3	Please include Moston Nature Reserve as this is a diverse are of natural and community interest	
249	Resident	PC3	Yes, keep existing green space and promote more green space by removing roads. The suburb at present serves the car, this is not right. Upton should serve residents and attract visitors. This is an opportunity to build a local economy built around green spaces, hospitality and accommodation. The Zoo attracts a critical mass and these people could also be tempted to visit the new Upton, a wild suburb!	Noted. It is not thought feasible to remove roads. Transport policies of the Neighbourhood Plan support sustainable transport and the improvements of cycle and pedestrian links.
250	Resident	PC3	I agree with the provision and protection of green spaces for recreation but this statement gives zero protection to ponds, wildlife habitat and mature trees, shrubs, that are being lost each year. Big green	Noted. A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see the response to comment 114.

			spaces are good for human recreation, but are big green deserts. Wild spaces, however small, are essential for biodiversity and carbon sequestration	
251	Resident	PC3	The Chemistry Pit and QEII playing fields would benefit from improved wildlife areas, trees, improved play and recreation areas. Improvements may include more trees, shrubs and ponds, benches and areas to sit, childrens play area enhancements including more 'natural play' areas.	Noted. The Chemistry Pit and QE11 playing fields are proposed to be designated as Local Green Space. Your comments re suggested improvements will be passed on to the relevant authorities.
252	Resident	PC3	The chemistry pits could be so much more though. Very poor drainage makes it unusable for 6 months of the year. Too many dog walkers too. Also the area behind Marl Hayes is in vast need of an overhaul.	The Chemistry Pit is proposed to be designated as Local Green Space. Your comments re suggested improvements will be passed on to the relevant authorities.
253	Resident	PC3	Please note it is the 1829 Building on the Countess site not the 1839 Building. Also is this green space still used by the Air Ambulance – if it were lost where would the helicopter be able to land?	Noted. Thank you. <b>The error will be amended.</b> Please see response to comment 194.
254	Resident	PC3	<p>The building is called 1829, the green space at the front, It is a helicopter landing site, doesn't the hospital own this land? I don't understand how this policy would influence the use of that space? Is it really a public space or recreational space?</p> <p>The Dale. Barracks has beautiful areas of landscape and significant opportunities for recreational space, if developed in 2027, it would be important to have TPOs and to develop some type of country path/walk for the residents, an older persons accommodation too as it's so peaceful there.</p> <p>There are so many empty properties at the moment, is there no way a stronger partnership can be created now, up to 2027, whereby Upton-by-Chester residents can rent the vacant houses with a view of the opportunity to buy in 5 years? I'm thinking about the houses next to those that already have been bought, as they couldn't be demolished.</p> <p>Also, we use the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community.</p> <p>Chester netball Club use the county offices as a facility and a development like the with</p>	Noted. Thank you. The error will be amended. Please see response to comment 194. Please see response to comments 860 and 889 re Dale Barracks.

			fields and Astro and courts would serve the community very well as there are never enough to meet the needs of the local community	
255	Resident	PC3	The more open spaces the better.	Noted.
256	Resident	PC3	I worked at the Countess for many years and never thought of the green space as being useable by the public. It looks nice of course but is it an asset?	Noted. The green space is valued for its visual, recreational and historical significance. Please see response to comment 194.
257	Resident	PC3	This is the most important policy. The pandemic has shown the importance of green spaces for well being and the Countess Country Park in particular is invaluable.	Noted.
258	Anti-fracking campaigner	PC3	And add to the list of green spaces whenever possible	Noted.
259	Resident	PC3	It is essential that we keep our green spaces and maintain them and invest in them when needed.	Noted.
260	Resident	PC3	I think there would be an opportunity to expand this along the land adjacent to the canal extending from the Countess park towards the Dale Barracks if this is developed in the future. There is a lot of green space behind the Barracks going down towards the railway and canal. Ideal as a nature reserve and flood protection tree planting could be incorporated which would also help with a carbon neutral aim. An adventure trail and forest school area could be incorporated for children.	A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.
261	Resident	PC3	There is little enough green space we must keep it	Noted.
262	Resident	PC3	Some things are pie in the sky and some things amount to tokenism and I feel these are pretty pointless. What i worthwhile are things that are practical and are likely to make some kind of difference. Simply planting trees on common land could be affordable and effective – the chemistry pits spring to mind – at present a fairly bleak space.	A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.
263	Resident	PC3	First the importance of sport and leisure needs even greater emphasis, particularly where young people are concerned. I was the “main mover” in establishing Upton Tennis Club at Wealdstone Lane in 1976 and then Chairman of the Club during its first 10 years or so until I moved to live abroad for a spell. During these initial years we received little encouragement from the Parish	Noted.

			<p>Council and met considerable resistance in tackling the many issues we faced in getting the Club up and running. This was despite the fact that the Council had got the ball rolling in the first place by putting an article in the local paper saying they would like someone to come forward to do something like form a tennis club to ensure better use of the courts. I was interested as I had noticed that the courts were locked up and not used on Saturday and Sunday evenings over the Spring and Summer months. I can well remember our one friend on the Council, without whom I think the Club would have failed. One of our main objectives at the time was to get juniors interested in playing. From memory I think we managed to attract over 100 members with nearly half being juniors</p>	
264	Resident	PC3	<p>No mention of community gardens - the vacant land at the rear of Marl Heys for example</p>	<p>Please see response to comment 208.</p>
265	Resident	PC3	<p>Five areas have been designated as Local Green Space (Appendix 4) including the continuing environmental development of the Countess of Chester Country Park. Unfortunately many smaller areas that also come under the jurisdiction of the Parish Council have been omitted. Consideration should be given to all green areas and statements made as to protection, management and action to be taken to maintain, enhance and expand biodiversity. Key also should be the actions to be taken in all Green Spaces towards the mitigation of the effects of climate change, ie hedge reinstatement and management; tree planting with subsequent nurture; establishment of pond and marsh areas where possible, particularly in light of the tremendous loss of marl pits/ponds over the last century. Figure 7.1: The aerial photograph of Upton vividly portrays the exceptional amount of green landscape that the area covers. Under Wildlife, pg89 it states that a new Nature Reserve due to open September 2020 will also be part of Chester Zoo's Wildlife Connections project. However a wider and more inclusive approach is needed if we are to build Wildlife Corridors which join together many</p>	<p>Policy PG3 seeks to protect and enhance green spaces throughout the Parish. A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.</p>

			<p>semi-isolated green areas, without which fauna and flora cannot expand and thrive. The large playing fields of all five schools in the Parish provide an ideal opportunity for environmental development, with native trees species, boundary hedges and ponds which together could become a vital corridor through which large areas of Upton maybe linked. The Parish Council's responsibility for the Local Green Spaces does not exclude them from encouraging and supporting individual initiatives to link and extend the Wildlife Corridors that exist. Upton predominately consists of housing with green space; what the community need is advice and encouragement as to how each can contribute to the linking of Wildlife Corridors. This might be achieved with involvement of environmental voluntary groups, schools and individuals. Likewise, the extensive grounds at Upton Golf Course with its many mature trees, native species and ponds should be encouraged to maintain this considerable area with wildlife in mind, which in no way detracts from its recreational/social purpose. (Is this the present Golf Club policy?)</p>	
266	Resident	PC3	<p>The plan fails to identify the underused land between the designated Countess of Chester Country Park and the developing Upton Dene community as potential additional Recreational Open Space to serve the growing population of Upton Dene and wider afield. I believe the land would lend itself to a recreation ground or playing field on the flatter part and perhaps community orchards/woodland on the sloping parts to add to local bio-diversity (in line with other admirable policy aims of this and the wider CW&amp;C District Plan). There is a high proportion of children of primary school age in the Upton Dene Community who will soon grow to be teenagers/adolescents. The younger children already have excellent playgrounds provided within the development but the older youngsters have no kickabout areas or (except possibly for the Scout Group) no structured facilities for their safe and healthy recreation.</p>	<p>Noted. The plan is supportive of new recreational spaces, should any sites come forward for consideration - please see response to comment 191. Your suggestions will be passed on to the relevant authorities. The land in question is owned by Morris Homes and is part of the Green Belt.</p>

			<p>The land should also be provided with a continuous all-weather surfaced path from the Scout Hut/Community Building to the all-weather north-south path through the adjacent country park that already has a further link with the Chester 'Brown Route' canalside cycle path to the city centre. This would accord with Policy T2 (Pedestrians and Cyclists) of the Plan. I trust these additional comments can be taken into consideration,</p>	
267	Resident	PC3	<p>This begins with a detailed description of the assessment and physical character of Upton. The location of the 'Marl Heys Field' and the 'Six Roman Camps are not clear and should be indicated on a map, or a link included to give more information. The quotation below is from the final paragraph of PC3: Landscape and Recreational spaces page 32. I am not happy about the clause printed in red. What type of development would be considered special or exceptional? Development of Local Green Space is not permitted <b>except in very special or exceptional circumstances</b>. If permission was given in 'special or exceptional circumstances' to develop a green space, what improvements/mitigating features would the developer be expected to offer to the area in return for the permission. As one of the simple and relatively inexpensive methods for reducing carbon dioxide in the atmosphere is through planting trees and hedges, it seems a pity that this has not been included as an actual action in the 'Suggested Actions for the Council.' In bullet point 2 of this section the terms 'preserve and enhance' are used with respect to green spaces without any indication of how the enhancing might be achieved. Groups of trees could be planted in a number of sites such as near the edge of the Chemistry Field, and boundaries enhanced by hedge laying which would have a positive effect on the diversification of ecology in green spaces. Consideration might be given to developing water features in some of the green spaces to foster ecological diversity</p>	<p>Please see response to comment 109 re mapping.</p> <p><b>Amend the wording of the first sentence of the final paragraph of policy PC3 to read</b></p> <p><b>Development of Local Green Space is not permitted except in very special circumstances.</b></p> <p>The policy wording has been drafted to reflect the guidance given for designating local green spaces in the NPPF, which highlights that policies for managing development within a Local Green Space should be consistent with those for Green Belts, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.</p>

268	Resident	PC3	<p>I am pleased to see the specific identification of Local Green Spaces to be preserved and enhanced, but would have hoped to see more specific plans for these green spaces. The draft identifies the land at Upton Cross opposite the War Memorial (Lodge Gardens?) as a Local Green Space, however in the past year it has not been maintained properly, becoming overgrown and recently the established bushes and shrubs have been removed from the front part along Mill Lane. I hope that this small park will now be restored to its former glory and looked after so that Upton residents can enjoy it again. Other Chester parks have facilities that could be replicated in Upton at the QE2 playing field, for example the Skate Park at Lime Wood Fields, Newton is very popular with all ages of children from toddlers to late teenagers. The Pollinator Project in Alexandra Park, Hoole is an inspirational project and it would be nice to see something similar to inspire Upton residents to plant more pollinator friendly plants in their own gardens. There is plenty of space at the playing field for other projects, a community orchard project for example? I couldn't see anything in the draft plan about protection of trees and hedges, which I presume are protected by other policies, however it would be good to see protection of trees and hedges etc... also mentioned in the Neighbourhood Plan. Also maybe a suggestion to let some areas grow wild, planting of wild flowers on grass verges, planting of more trees etc... I could only see mention of this relating to the Countess of Chester Country Park, not anything relating to the rest of Upton</p>	<p>Noted. Your comments for suggested improvements will be passed to the relevant authorities. A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.</p>
269	Resident	PC3	<p>Marl Heys Field is briefly mentioned in the narrative but no proposals are put forward for its protection, nor are there any indications of a plan for better use of this much-underused "hidden" asset. If this area is maintained at the expense of the residents of Upton, one would have to ask whether they are getting any benefit from it. Has the Parish Council established whether there is a demand for allotments in the Upton area? Increasing food security and reducing "food miles" are part of the</p>	<p>Please see response to comment 208. A new policy on trees, hedgerows and watercourses has been included in the Neighbourhood Plan. Please see response to comment 114.</p>

			<p>move towards sustainability. This could be an ideal spot, and cultivation of it could reduce the problem with surface water overflow as mentioned in the minutes of a recent Parish Council meeting. The abundance of green spaces means that there is potential to create wildlife corridors and “pocket” wild spaces right across Upton for example on verges and in the margins of open spaces such as school playing fields, the golf course and even other private land and gardens. The plan makes no reference to a policy of making space for nature or encouraging biodiversity. The Suggested Actions for the Parish Council make no mention at all of protecting and enhancing the ecological value of our green spaces.</p>	
270	Resident	PC3	<p>My first question is why can't the hatched area in the attached map be part of the protected green spaces? I visit the area a lot and it would be disappointing to see it built on/lost. Its the purple hatched area. From North end of Parsons lane to the Upton Dene Play area, across the Canal end of Upton Grange (along Parsons lane, footpath only)). There is a "triangle" cut out of the North end Countess Country Park. Presently the land has been partially dug up, i.e. a fenced off square area. Due to a "water tank" as I was told by a Upton Grange resident. Presently there is a potential for Upon Grange to extend Easterly all the way to the path than runs north south through the Countess Country Park. Which would be a great shame in my view.</p>	<p>This is the land owned by Morris Homes and it is protected from development by existing Green Belt policies. Inappropriate development is not permitted in the Green belt unless there are very special circumstances.</p>
271	Resident	PC3	<p>The council-owned green off Whitton Drive leading to Horrocks Road [Map provided - green area bounded by Whitton Drive on 2 sides, Horrocks Road on another side] has become an area routinely neglected in the management of public green spaces. There are trees so overgrown at their bases as to block vision of road which have become collection points for rubbish. Debris such as fallen branches and uncollected leaves litter the neglected green and footpath behind and have been there since well before any Covid-related cutbacks can be blamed. The grass cutting machines just drive round this rubbish. Such a good job is made generally</p>	<p>Noted. This is outside the designated area of the Neighbourhood Plan. Additionally, the maintenance of green spaces is outside the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authorities.</p>

			in keeping Upton clean and tidy particularly with the work around the park that it is a real letdown to ignore valuable green spaces where people actually live.	
272	Cheshire West and Chester Council	H1	<p>The policy proposes that sites of over 10 units should not be supported except on Dale Barracks or in exceptional circumstances. The Council's Housing Policy Officer has identified that the evidence in the housing needs survey suggests a need for affordable housing and increased diversity of housing types and tenures to meet the needs of smaller and older households, given the high property values and the nature of existing housing stock. As the Local Plan policies only require affordable housing on sites of ten or more houses (unless a rural exception site), then the supply of affordable housing is likely to be severely restricted in Upton in the short term. If affordable housing is only provided on the Dale Barracks site it would therefore not be provided throughout the Neighbourhood Plan area and would be restricted to one specific area. Due to the built-up nature of Upton it may be relatively unlikely that other large housing sites come forward. However, you may wish to consider whether the policy can be altered to support provision of affordable housing across the Neighbourhood Plan area, whilst still being in general conformity with the Local Plan policies.</p>	<p><b>Add a new bullet point to policy H1</b></p> <p><b>Sites within the built up area that provide affordable housing</b></p> <p><b>Amend the second paragraph of Policy H2 to read</b></p> <p><b>In particular they should include affordable housing and properties that meet the needs of first-time buyers and people wishing to downsize from larger homes and/or support elderly residents, whilst encouraging independent living.</b></p>
273	Frack Free Upton	H1, H2 and H3	<p>With little opportunity to obtain new housing on new sites, greater attention should have been given to satisfying housing needs on existing developments, such as by conversion, adaptation, change of ownership, tenure and affordability. There is redevelopment potential over or under carparks and the contribution of care homes does not seem to have been considered, particularly where demographics indicate their need increasing. The identification and order of key issues and proposals is therefore wrong and the policies, whilst otherwise laudable are relatively ineffective. Standards should be clearly stated, measurable and</p>	<p>Noted. The policies do allow for conversions, and encourage a housing mix in relation to the most up to date housing needs surveys.</p>

			enforceable to meet sustainability, climate and social needs.	
274	Resident	H1, H2 and H3	H1, H2 and H3 Housing. Despite the Housing Needs Assessment (HNA) there is no consideration of the condition of the existing housing stock and its capacity or potential for improvement to meet the climate emergency targets. The Plan, Design Code and Character Study fail to identify densities of dwellings in existing or new developments. With little opportunity for new housing on new sites, greater attention should be given to satisfying housing needs on existing developments, such as by conversion, adaptation, change of ownership, tenure and affordability. There is redevelopment potential over or under carparks. The contribution of care homes does not seem to have been considered, particularly where demographics indicate their need increasing. The number of vacant properties is described in the HNA as minor, but this is an increase of 15% which I think is significant. The identification and order of key issues and proposals is therefore wrong and the policies, whilst otherwise laudable are relatively ineffective. Standards should be clearly stated, measurable and enforceable to meet sustainability, climate and social needs.	Noted. The policies do cover conversion, brownfield land development and infill. Policies relate to developments that require planning permission. Policy S1 requires sustainable construction on all developments, so should an existing property require planning permission for any extensions or adaptations, the requirements of the policy would need to be met. It is not appropriate to dictate changes of ownership, tenure and require conversions of existing properties that do not seek or require planning permissions. Should existing sites come forward for redevelopment, the requirements of policy H2 on housing mix would need to be satisfied. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
275	Historic England	H1	This policy reads as though it is allocating Dale Barracks (currently a military site) for large scale housing development, which is a little confusing. We recommend that the text makes clear that Dale Barracks is not an allocation within this neighbourhood plan, perhaps by rewording and referencing policy 'GBC1.C: Dale Barracks' of CWaC's adopted Local Plan Part II (2019).	Amend the first bullet point of section 9.2. Key Issues and Proposals To read  <b>That large-scale development of new housing in Upton would be inappropriate except on the Dale Barracks site. The Dale Barracks is identified as a developed site within Green Belt in the Cheshire West and Chester Local Plan (Part Two) policy GBC 1.</b>
276	Resident	H1	The use of brownfield sites as opposed to green land is imperative. Also no mention is made of low cost housing for locals?	Noted. Support is given to the redevelopment of Dale Barracks, should it become available during the plan period. Policy D1 relates to this and includes mention of affordable housing. The level of affordable housing is determined in the CWaC Local Plan policy SOC1.

				Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
277	Resident	H1	Any development of the Dale Barracks will also consider wider needs of such a development, not just housing and possibly include a school. A good example of where this has worked well is Kingsmead, Northwich	Noted. The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and policy D1 of the Neighbourhood Plan.
278	Resident	H1	Must be low cost and social housing housing. Far too many developments are for 4 bed housing. Young people must have access to social housing. Hard working people on minimum wage can never save for a deposit and be offered a mortgage to be able to afford a property. Why should they have to live in unsecure high rent housing?	Noted. Policy D1 relates to the possible redevelopment of Dale Barracks to this and includes mention of affordable housing. The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Neighbourhood Plan policy H2 supports the development of housing for first-time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
279	Resident	H1	They need to be affordable though (less than £300k!)	The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Neighbourhood Plan policy H2 supports the development of housing for first-time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
280	Resident	H1	It would be nice to have a memorial for history's sake, & the future to be placed on Dale camp development when & if it happens to remind new residents to the area, of what was there prior the new development. It is always nice to see pictures of how Upton looked in the recent years.	Noted. This is a nice idea, and will be passed on to the relevant authorities.
281	Resident	H1	I agree generally with the statement except for infill housing which could mean higher density with small green spaces squeezed out.	Noted. Policy H3 (Design of Housing Development) seeks to ensure that new development is of an appropriate size, scale, height, mass and density which respects the existing development in the area. Policy PG3 has been amended to

				ensure the protection and enhancement of amenity spaces.
282	Resident	H1	New developments would have to fit in with the existing character of the existing neighbourhood or street. They need to have their landscape considered, it make use of green space to enhance the area.	Noted. Policy H3 (Design of Housing Development) seeks to ensure that new development is of an appropriate size, scale, height, mass and density which respects the existing development in the area.
283	Resident	H1	I'm don't think too much infill housing should be allowed, it's often not fair on neighbours	Noted. Policy H3 (Design of Housing Development) seeks to ensure that new development is of an appropriate size, scale, height, mass and density which respects the existing development in the area.
284	Resident	H1	This is surely based on the assumption that these buildings remain viable	Noted.
285	Resident	H1	As long as its affordable housing or council run housing not someone like Redrow and noone can afford to buy them.	The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Neighbourhood Plan Policy H2 supports the development of housing for first-time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
286	Resident	H1	I think the Barracks would need to be redesigned so that it doesn't become a massive housing estate with no integration into the rest of Upton community. Would there be a small school?	Noted. The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and policy D1 of the Neighbourhood Plan. Infrastructure requirements and new facilities would be decided by CWaC when determining any planning application. Please see CWaCs comment 858.
287	Resident	H1	Please please can any development have character and community hubs not just cheap built boxes	Noted. Policy H3 seeks to ensure that new development is of a high quality design.
288	Resident	H1	Designs should be in keeping with the area, good for local economy and ecology. It would be preferable to have more smaller developments to give people homes rather than having a large estate built.	Noted. Policy H3 seeks to ensure that new development is of a high quality design.
289	Resident	H1	More eco housing should also be considered.	Noted. Policy S1 seeks to ensure sustainable construction and supports development that achieves high levels of energy and water efficiency, and incorporates sustainable design features.

290	Resident	H1	Don't know what infill housing etc means?	Infill housing is typically the development of one or two dwellings within an otherwise built up frontage – it is development that would fill the gap.
291	Resident	H1	The barracks is a large area of Upton that could accommodate affordable housing and like the Dene provide a lovely green area to walk and link into the Dene via the canal and bridleways	Noted. The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and policy D1 of the Neighbourhood Plan.
292	Resident	H1	The building of social housing or other housing to rent should be given priority over the building of more private housing, which is already over represented. Upton has a lower than average proportion of rented housing, particularly for 2/3 bedroom houses and flats/bedsits for single people. Why not work with a Social Housing provider if you have to develop Dale Barracks?	Policy D1 relates to the possible redevelopment of Dale Barracks to this and includes mention of affordable housing. The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Neighbourhood Plan policy H2 supports the development of housing for first-time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
293	Work or volunteer in Upton	H1	Regarding the Dale Camp it is vital that the Green Belt / wetland parts of the site should be given protection from future development and included in the Green Corridor vision many of us have. This would join the Zoo to City Forest Garden in the city centre and incorporate a variety of habitats including the Dale Camp wetland area by the canal. The area north of Upton Dene which is currently owned by CWaC and rented out is I believe at risk from future housing development. This is an important green space and should be perhaps included in your earlier list.	The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and policy D1 of the Neighbourhood Plan. The area north of Upton Dene is in the Green Belt and protected through Green Belt policies and the Local Plan.
294	Resident	H1	Slightly off-topic, but as a new resident (6 mths), I am impressed with the amount of 'green' in the area and would not wish to see this decreased. In fact, I agree with the plans to enhance or improve this. I haven't yet experienced a spring here, so I don't know whether there are any bulbs planted in common areas – if not I would support a planting scheme.	Thank you for your comments. There are a number of schemes to plant daffodil bulbs in common areas around Upton.
295	Resident	H1	On condition that the proposed development at The Dale Camp does not become a great amorphous and	The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and

			characterless housing estate, and does not impinge on local schooling places. There is too much transportation to local schools at present, leading to parking problems for local residents	policy D1 of the Neighbourhood Plan. Infrastructure requirements and new facilities would be decided by CWaC when determining any planning application. Please see CWaCs comment 858.
296	Resident	H1	I disagree with the construction of infill homes this contradicts the policy of green spaces damages nature, impacts the water table and there have been some wholly inappropriate developments in and around Upton. I do agree that brownfield sites should be developed for housing and that redundant buildings should be re purposed if appropriate. Looking to the future I would fervently campaign against the development of the Dale Barracks for housing as Chester is already building too many in my view.	Noted. The housing figures for Chester have been determined by CWaC in the Local Plan, and there is specific provision in the Local Plan for housing to be developed at the Dale Barracks site, should it be vacated by the MoD.
297	Resident	H1	Use brownfield, upgrade existing council housing. Stop ramming tiny houses into every little space	Noted. Policy H3 stresses that development must be of an appropriate size, scale, height, mass and density which respects existing development in the area.
298	Resident	H1	More social housing is needed in the area as much of the original stock has been bought by residents. Would there be any way that some social housing properties could be considered in any new developments or refurbished site such as the sale barracks?	Policy D1 relates to the possible redevelopment of Dale Barracks to this and includes mention of affordable housing. The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Policy H2 of the Neighbourhood Plan supports the development of housing for first-time buyers. Infrastructure requirements and new facilities would be decided by CWaC when determining any planning application.
299	Resident	H1	Get rid of eyesore building like the youth club and sell off 82 to bring in much needed funds. New housing should not just have paved fronts, we still need surface drainage in gardens	Noted. Policy H3 details that new housing should provide garden space commensurate with the size of the proposed dwelling. At present it is expected that the sale of the former Youth Club site by the Borough Council will result in Section 106 money for the Upton community.
300	Resident	H1	The design of any proposed new builds must reflect those already built, for example at Upton Dene and exemplify the character of the area whilst still be eco friendly and sustainable. Please ensure that there are	Noted. Policy H3 details that new housing should provide garden space commensurate with the size of the proposed dwelling, and Policy T3 relates to parking.

			sufficient amenities to cope with any proposed development, adequate off-roading parking and garden areas, not just a token road space or a 'postage stamp' garden. Also the existing buildings could be used as the template for the new...so maintaining the space in the area	
301	Resident	H1	I won't be here by then (if the army leave in 2027)	Noted.
302	Member of Upton Dene (Management Company) Ltd.	H1	Sacrificing Green Belt and encouraging developers by so doing, will destroy the character of Upton-by-Chester, in particular with regard to:- 1. The farmland buffer between Parsons Lane and the Dale Camp 2. The Country Park and the land facing Lockwood View. NB There is no need for housing development in Chester – the City has adequate housing (a statistical matter of fact) and additional considerable further development in progress c.f. Wrexham Road	Noted. The housing figures for Chester have been determined in the Cheshire West and Chester Local Plan.
303	Resident	H1	Existing buildings must be used and developed to provide sustainable, economic, affordable family housing. Upton does not need any more large houses.	Noted. Policy H2 highlights the need for a mix of housing, in particular properties that meet the needs of first-time buyers and people wishing to downsize from larger homes and/or support elderly residents, whilst encouraging independent living.
304	Resident	H1	But don't get in the way of houses being designed around modern living. Or building in a way that reflects the times. Light, space, gardens size and character will be more appealing than these retched boxes housing developments throw up. Look to Europe for inspiration and use the houses to make Upton and attractive place to live.	Noted. Policy H3 covers housing design.
305	Resident	H1	Re using of empty buildings would be important. I think the building of a lot more homes is not necessary- need to think about the infrastructure and if it can support any more residents.	Noted.
306	Property owner	H1	If possible I do not want to see the large scale building of housing on the Dale Barrack site	Noted. The principle of the redevelopment of Dale Barracks has been agreed through the Cheshire West and Chester Local Plan, but only if the site becomes vacant.
307	Resident	H1	Whilst the need for housing is acknowledged I have seen first hand how an area can be changed when too many family homes are converted into flats – or new	Noted. Policy H2 relates to housing mix and type.

			flats are developed. There needs to be a mix of housing in any community but it must be balanced right.	
308	Resident	H1	I would question the permission for infill development unless the proposal meets certain criteria. People see opportunities for making some money by building on gardens and spaces between buildings, and they can't be blamed for that, but infilling often contributes to a degradation of the local environment. There should be a presumption against the felling of large trees. Large and especially old trees provide habitat for species that do not survive in areas with only small trees. For example, the tawny owls disappeared when the poplar in the (then Safeway) Morrison's carpark where felled, and I haven't heard an owl in Upton since. Opportunities should be sought for enhancing local small areas for biodiversity and quiet recreation rather than allowing development. If we can maintain local vegetation in among housing, Upton will be a nice place to live, and can provide old and young people with nature connection	Noted. Policy H3 relates to housing design and emphasizes that new housing should be of an appropriate size, height, scale, mass and density which respects existing development in the area. A new policy on trees, hedgerows and watercourses has been drafted, please see response to comment 114.
309	Resident	H1	Especially need for housing (which could be social housing) appropriate and affordable for first time buyers and older people wishing to downsize and therefore make a family size home available.	Agreed, this is covered in Policy H2.
310	Resident	H1	Ensure that any permitted new development incorporates green spaces, does not allow 'working from home' in a way which intrudes on neighbours and does not lead to local schools being overwhelmed.	Policy H3 relates to the design of new homes, and highlights that development must not unacceptably affect the amenities of neighbouring dwellings through overlooking, loss of light or over-dominance.
311	Resident	H1	Need to ensure that flow of traffic is not impeded by extra loading on Liverpool road leading to the hospital.	Noted.
312	Resident	H1	Disagree, new housing should envisage a future that is not a copy of the past. 'Sustainable Housing', does it still have a drive-way? How much land is covered with bitumen. New housing just means more road.	Noted.
313	Resident	H1	Affordable housing is needed.	Noted. Please see response to comment 272.
314	Resident	H1	Not sure about allowing infill homes – or garden grabbing as it is known. Too often that leaves a fairly big house with a tiny	Noted. Policy H3 relates to housing design and emphasizes that new housing should be of an appropriate

			garden – remember future lockdowns may become the norm. Builders are greedy and just want the cash – we must put people first. There is a dreadful example in Duddon / Clotton where a prison like wall hides 4 detached houses where one cottage stood before. Further down the same road there is a nice development – it can be done.	size, height, scale, mass and density which respects existing development in the area.
315	Parent at Upton Junior Football Club	H1	Upton JFC use the sports pitches for football and rely on this green space at the Dale Barracks site to provide the opportunity for all members of the community to get involved in grass roots football.	Noted. Please see response to comment 860.
316	Parent at Upton Junior Football Club	H1	We use the Dale Barracks for training and would hope the fields to be kept for this purpose	Noted. Please see response to comment 860.
317	Resident	H1	We use the site for football with Upton JFC so I would be very disappointed if the site is used for this purpose.	Noted. Please see response to comment 860.
318	Resident	H1	However, I would expect any housing development to consider the current use of green spaces and ensure appropriate provision is made to keep these.	Noted.
319	Resident	H1	I agree with alternations to improve the sustainability and suitability of buildings at Dale but not for infill housing. Green spaces between, around and to connect homes and community buildings are key for sustainable transport, mental and physical health and we must provide space for nature. The latter brings about ecosystem service benefits such as reduced flooding, improved air quality, pollinators and insects which help wider sustainable agriculture and carbon storage. Thus Dale needs to retain its areas of mature trees and overgrown scrub, as well as having these areas connected to other green spaces by additional tree planting, hedgerows and grasslands.	Noted. Policy H3 relates to housing design and emphasizes that new housing should be of an appropriate size, height, scale, mass and density which respects existing development in the area.
320	Parent at Upton Junior Football Club	H1	We use the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community	Noted. Please see response to comment 860.
321	Resident	H1	We play football there for Upton Juniors every week.	Noted. Please see response to comment 860.
322	Resident	H1	Again this is limiting the actions required to meet climate change, biodiversity and transport targets by 'keeping them the same' when at all levels, change is needed	Noted.

323	Resident	H1	<p>My son plays football on dale barracks field and is a key part of our community as the football team plays there every week so we need to keep this green space and prevent houses being built. We need to protect the green fields</p>	<p>Noted. Please see response to comment 860.</p>
324	Resident	H1	<p>There is a need to ensure that the Dale Barracks is not seen as an exception to the focus on sustainable developments and not be seen as a place to have mass home building lacking in the sustainable focus for the rest of the parish. If large scale development occurs there it must be to the highest possible sustainable standards and not remove the ""village"" feel of Upton. It is really on the edge of the parish and has a more rural feel and I think that should be maintained. Housing should be more spaces out than on Upton Dene, for example, as it is a particularly urban style development. People have bought homes on the Dale Barracks and one of the reasons is the open space, connection to nature, bird song.</p> <p>There is a lot of green space on and around the Dale Barracks and it would be criminal to turn it into a concrete jungle given the focus of this plan is sustainability. There are lots of green spaces, woodland areas, a large playing field, open land towards the canal and I think that the % of green space and should be maintained in the interests of sustainability and the ethos of this plan.</p> <p>How about something REALLY new and sustainable not just another new housing development like Upton Dene. How about real eco homes, rainwater harvesting, allotments, play areas for children, community wildlife group.</p> <p>Children here enjoy the old fashioned opportunity to play out over quite a wide area due to the range of green spaces as the buildings are not all rammed up to the roads and surely this is something to aspire to continue.</p> <p>The Dale site is just above the flood basin for Chester and clearly seen by the recent flooding near Sealand Road and Blacon any</p>	<p>Noted. Policy D1 relates to Dale Barracks. Policy GBC 1C of the Cheshire West and Chester Local Plan highlights that should any redevelopment of Dale Barracks occur, development must where possible enhance landscaping within the site taking account of site topography and landscape character of the site and its surroundings, and maintain and enhance links to surrounding ecological networks and green infrastructure.</p>

			<p>development upstream from these areas should not increase runoff into Chester.</p> <p>The houses on the Dale are not well insulated and I feel new sustainable homes would be more in keeping with your plans focus on sustainability rather than simply selling them off.</p>	
325	Resident	H1	However the dale have sports pitches which the community use, upton JFC, these should be preserved as part of the development agreement	Noted. Please see response to comment 860.
326	Resident	H1	I strongly agree that significant housing development should be restricted to the Dale Camp. I am reassured that the policy would prevent any future proposal to develop the land bounded by Dulas Court, Caughall Road and Alwyn Gardens.. The field is not farmed and has re-wilded over the last 20 years.	Noted.
327	Parent at Upton Junior Football Club	H1	We use the sports pitches on the Dale Barracks site for football at Upton JFC and would want to know that the use of the pitches would always continue for our community.	Noted. Please see response to comment 860.
328	Resident	H1	I have just looked at your green belt proposals around Upton Dene and see that several areas of current green belt have had that status removed from the plan. This is the land owned by Morris homes opposite Lockwood Drive and the Council owned land by Parsons lane. These areas are abundant with wildlife and have been a lifeline for walkers in the lockdown. The areas are quite wet and provide run offs of water from the existing estate and provide flood control along the canal.	Noted. The Neighbourhood Plan has not removed any land from the Green Belt. Inappropriate development is not permitted in the Green belt unless there are very special circumstances.
329	Resident	H1	Makes no reference to redevelopment of existing housing stock. Standards should be made clear, measurable and enforceable.	Policies relate to developments that require planning permission. It is not appropriate to dictate changes of ownership, tenure and require conversions of existing properties that do not seek or require planning permissions. Should existing sites come forward for redevelopment, the requirements of policy H2 on housing mix would need to be satisfied.
330	Resident	H1	There is a statement of issues related to housing. However, a reiteration of the importance of sustainability in housing and	<b>Agree, add the following bullet point to 9.2</b>

			development, or at least cross reference to section 6.2, bullet point 2 and related sections on sustainable housing and sustainable development should be inserted here.	<b>That new housing and other developments should be highly energy and water efficient.</b>
331	Defence Infrastructure Organisation	H1	Policy H1 supports large-scale housing development on Dale Barracks. DIO welcome this policy in recognition that the site has been announced surplus to requirements and it is important to be able to secure local support for the future use of the site for the benefit of the local community.	Noted.
332	Member of Chester Cycling Campaign	H1	Policy H1, last bullet point – it doesn't seem to make sense. "Infill housing development of up to two character with adjoining developments"	Agreed. Amend the last bullet point of policy H1 to read  <b>Infill housing development, within the existing settlement, of a small gap in an otherwise built up frontage of up to two dwellings in keeping with adjoining developments.</b>
333	Resident	H2	Bungalows and small family homes, too many big expensive houses in Upton.	Noted. Policy H2 supports the development of properties for first time buyers and those which support down-sizing or support elderly residents.
334	Resident	H2	This would change the characteristics of the village. There are many smaller homes – very few 5 bed, for example.	The consultations and housing need survey highlighted the need for smaller accommodation. An appropriate mix of housing should however be provided.
335	Resident	H2	More social housing, please. The country is in dire need.	Noted. The level of affordable housing is determined in the CWaC Local Plan policy SOC1.
336	Work or volunteer in Upton	H2	Emphasis on affordable housing at Dale Barracks in particular to re-use and upgrade existing housing.	Policy D1 relates to the possible redevelopment of Dale Barracks to this and includes mention of affordable housing. The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Policy H2 supports the development of housing for first-time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
337	Resident	H2	Personally I am sick of watching TV programs of USA houses which show how little our developers give us. Bigger gardens.	Noted. An appropriate mix of housing types should be included in new developments.

			Bedrooms that you can actually get a double bed in and still swing a cat. Upton is an affluent area and our housing should reflect that?	
338	Resident	H2	Downsizing from larger homes is vital and often missed. So glad this is included.	Noted.
339	Resident	H2	No large scale retirement homes “slotted in”	Noted.
340	Resident	H2	I agree it is necessary to have a mix of housing including low cost housing for locals	Noted.
341	Resident	H2	So important to have the right mixtures and traffic consideration for all current residents	Noted.
342	Resident	H2	Must be low cost and social housing	The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Neighbourhood Plan Policy H2 supports the development of housing for first-time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
343	Resident	H2	Hardly any bungalows available or homes for first time buyers that are affordable and not in a poor condition	Noted.
344	Resident	H2	No more affordable housing!!!	Disagree. Consultations have shown the demand for affordable housing in Upton. The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
345	Resident	H2	I agree however there also needs to be a social housing element	The level of affordable housing is determined in the CWaC Local Plan policy SOC1. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
346	Resident	H2	It is good to have a mixture of different housing stock, especially as this area is one where people are moving in and out of either for smaller or larger properties.	Noted.
347	Resident	H2	In villages like Guilden Sutton and Christleton, affordable housing was first earmarked for people who had an association with the village. Once local people had applied and accepted, the	Noted. This is slightly different in planning policy terms, as those developments were rural exception sites. CWaC determine the allocations for social housing, along

			remainder of the housing went out for sale to the general public. This should also happen in Upton. There is no way our children will be able to afford to buy anything in Upton, given the prices are out of control.	with the level of affordable housing required in new developments. Affordability is definitely an issue, and Policy D1 relates to the possible redevelopment of Dale Barracks to this and includes mention of affordable housing. Neighbourhood Plan Policy H2 supports the development of properties that meet the needs of first time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
348	Resident	H2	Most houses are similar size and price i.e 3 bed semi or townhouse. Would be great if we had some bigger e.g 5 bed with big gardens.	The consultations and housing need survey highlighted the need for smaller accommodation. An appropriate mix of housing should be provided.
349	Resident	H2	A good mix of all types of housing is required, including family homes too.	An appropriate mix of housing should be provided.
350	Resident	H2	I feel Upton is a lovely area to live and walk around and I really feel it should stay that way, sometimes when new houses are built priority is given to people outside of the area to try and spread the not so nice people around Green Fields is a prime example of this as since the new estate was built the mixture of people has brought trouble and drugs and I feel any social housing should be offered to Upton residents in need first then to others that might need it.	CWac have an allocations policy for allocating social housing.
351	Resident	H2	Given there is limited potential, use of the land. Such as at Weston Grove is to be applauded. Whilst I appreciate legal matters take time, the derelict land to the rear of Weston Grove should be expedited with all haste.	Noted.
352	Resident	H2	There is very little in the way of bungalows which would greatly assist those wanting to downsize when they reach retirement age.	Noted. Policy H2 supports the development of properties to support down-sizing or support elderly residents.
353	Work or volunteer in Upton	H2	This should be what always happens but the main players don't like it and they're the ones with the cash unfortunately.	Noted.
354	Resident	H2	Rented housing should be part of the mix.	Noted. In the National Planning Policy Framework, the definition of

				affordable housing includes affordable housing for rent.
355	Resident	H2	There is definitely not enough housing for young first-time buyers in the area would like to see more sheltered housing for the elderly as well to enable them to stay in the community near their families	Noted. Policy H2 supports the development of properties for first time buyers and that which will support down-sizing or support elderly residents.
356	Resident	H2	As a parent with two mid 20 year olds who will in all likelihood never be able to afford their own properties, it would be ideal to include some low cost housing as well.	Noted. Policy H2 supports the development of properties for first time buyers. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
357	Resident	H2	I feel there is a fair mix of ages in my locale, although my immediate neighbours are all older than me at 63, and I am all in favour of integration. Because of Covid and the fact that I've lived here only six months, I cannot comment on whether there are opportunities for such integration (local events, etc).	Noted.
358	Resident	H2	I wonder what the criteria will be for deciding the 'appropriate' mix?	The most up to date housing needs survey can be used to help determine the most appropriate mix.
359	Resident	H2	There should be consideration of facilities for children, including the prospect of the need for schooling which is within walking distance.	Noted.
360	Resident	H2	Not all small infill sites can accommodate "an appropriate mix of housing types to meet local needs" so some flexibility based on what is practical seems sensible.	Noted. Developments that are too small to provide a housing mix would be treated flexibly.
361	Resident	H2	This misses a 4 <sup>th</sup> feature. Social housing it is how many get on the housing ladder as a start. Houses especially cheap ones are in short supply and those rentable on social basis are important for growth of Upton. Dale Barracks would be a perfect site for such an item. It would give Upton a new lease of life and reduce the average age of Upton somewhat.	The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and policy D1 of the Neighbourhood Plan. Policy D1 includes mention of affordable housing. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
362	Resident	H2	More first-time buyer homes at affordable prices.	Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.

363	Member of Upton Dene (Management Company) Ltd.	H2	The impact of social housing, and abuse of it by residents, must be fully considered in the interests of all residents and freeholders. Upton must not be overtaken by large home development	Noted.
364	Resident	H2	There is need for a large increase in the number of 2/3 bedroom bungalows designed with independent living in mind for an aging population so that larger properties can be released for families.	Noted. The policy sees to provide a housing mix with properties supporting elderly residents whilst encouraging independent living.
365	Work or volunteer in Upton	H2	Also young families looking to purchase their second home.	Noted. The policy seeks to provide a housing mix including smaller homes.
366	Resident	H2	Need to build affordable homes especially for young people. Using empty buildings. Mindful of the infrastructure to be able to support new residents. Not in favour of large housing developments	Noted.
367	Resident	H2	<p>On the whole this is good. I would make some additions though.</p> <p>Green space should be included as a consideration for all new developments, large and small. There should be sufficient suitable green space for old people to relax in and for family and small children to play and walk for every house. What constitutes 'sufficient' is a question for Council, but at the least, there should be a green space to sit and walk in within walking distance (say 200 yards) of every new development. In a sustainable society, relaxation, peace, connection to nature and freedom from stress should be built-in to environmental planning. Dogs should be limited to a smaller area (that might itself have benches and plantings, i.e. not a degraded area, though dogs will degrade it) and not permitted to roam free to spoil the enjoyment of or endanger people who feel challenged by dogs.</p>	Noted. Policy H3 includes reference to garden space, and policy PC3 has been amended to include reference to green spaces on new developments. Please see response to comment 191.
368	Resident	H2	Too much focus on certain groups going forward may change the nature of the area. Keep the majority in mind as well.	Noted.
369	Resident	H2	This is particularly important. My son has moved from Upton to outside Chester because he could not afford to buy a house here.	Noted. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
370	Resident	H2	Yes, Upton is a mixed community and should remain so.	Noted.

371	Resident	H2	Affordable housing needs to be made available to those who really need it, not to those who are in a position to buy to let. This is unfair. If you are advertising this way, it needs to go through the due process and ensure that those who buy are those who are eligible. Otherwise this makes a mockery of the programme. Also provision for those in the community who are in the category of vulnerable adult no matter what their age. Warden assisted supported /assisted living where the residents have their own front door, flat and communal areas.	Noted.
372	Resident	H2	Mixed housing is a good idea, more high density will lessen the reliance on vehicles and increase need for public transport and bikes.	Noted. The transport policies of the Neighbourhood Plan support sustainable transport and improved and safer cycling and pedestrian facilities.
373	Resident	H2	Community living and shared resources should also be part of the mix in meeting climate change and sustainability. Shared resources where possible rather than splitting the household units into as many singular independent items as possible	Noted.
374	Resident	H2	I do not think there are areas in Upton suitable for more housing. Dale barracks being the notable exception. I agree that housing should be mixed in size. It must include affordable homes.	Noted.
375	Resident	H2	Any housing that should be provided should not eclipse the area as we know it, and should take into account school provision.	Noted. Improvements to infrastructure, new schools and community facilities will be considered by CWaC when determining planning applications.
376	Resident	H2	I believe there should be a fair balance and would also welcome build to rent developers who create communities for families and also meet the housing shortage need.	Noted. Affordable housing can include affordable homes to rent.
377	Resident	H2	All these categories of housing are necessary and not always addressed by developers.	Noted.
378	Resident	H2	What about changes of use? Where larger dwellings can be converted to HMOs within permitted development planning rules.	Noted.
379	Resident	H2	Loneliness is said to be a major problem with older people and also some younger ones. Putting accommodation for older people near a school for example, might allow some visits by the older people to	Noted.

			<p>school events etc. This has been shown in some examples shown on TV where a playschool visits a care home bringing enormous benefits to the care home residents.</p> <p>Where older people want to downsize we should be imaginative and promote communal living for the independent active older people. This would allow for parking and recreational shared spaces. Why do 50 older people need a washing machine and tumble dryer each? A communal laundry would be ideal. People would meet up and get to know one another, like on a cruise ship. There are examples of retirement villages but these tend to be a bit exclusive when we should be aiming at inclusivity. I have a friend living in the converted Wynnstay Hall estate. This allows for imaginative accommodation, and shared facilities. I would certainly vote for them!</p>	
380	Resident	H2	<p>There is no mention of a policy in respect of student housing and the proliferation of houses in multiple occupation (HMOs). While the area may currently be predominantly family homes, it cannot be assumed that will always be the case, particularly since the University of Chester now have a campus on Kingsway in neighbouring Newton and has plans to expand its medical school on the Parish border near Bache. The Plan acknowledges that the “vast majority of Upton’s housing was built over 40 years ago” and some of it is a lot older than that. Older houses are particularly susceptible to this sort of development and in most cases no planning permission is required, despite the fact that they can substantially change the nature of an area. I would suggest that the Parish Council consider a policy on this</p>	<p>Noted. It is not considered necessary at this time to have a policy relating to student housing.</p>
381	Resident	H2	<p>A key concern of the community was a need for more affordable housing, however Policy H2 ‘Mix of Housing Types’ does not actually specifically mention affordable housing at all. This policy could go into much more detail, specifying a proportion of affordable housing and defining what it considers to be affordable. The plan has identified that Upton is one of Chester’s more expensive</p>	<p>Agreed. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.</p>

			housing areas, and often what housing developers consider to be affordable is not really genuinely affordable.	
382	Cheshire West and Chester Council	H3	What is meant by 'general disturbance' and how would this be assessed? This should be clarified.	<b>Amend the third bullet point of Policy H3 to read</b>  <b>Not unacceptably affect the amenities of neighbouring dwellings through overlooking, loss of light, over-dominance or general disturbance.</b>
383	Chester Civic Trust	H3	Policy H3 Design of New Housing Development. The status of Appendix 8 design code is unclear. Is it part of the policy?	The design code is an evidence based document, to which consideration must be taken when preparing planning applications for new housing developments.
384	Resident	H3	Especially parking. Upton Dene is a case in point where developers have provided the bar minimum vehicular parking – the on-road parking, as a result, is terrible	Noted. Policy H3 seeks to ensure developments have appropriate parking provision.
385	Resident	H3	Leave it to CWaC	Noted.
386	Resident	H3	I am happy with low-rise social housing to increase density	Noted. Policy H3 seeks to ensure that the density of new development respects the existing development in the area.
387	Work or volunteer in Upton	H3	Agree as long as the priority remains for affordable housing on the Dale Barracks site.	Noted. The redevelopment of Dale Barracks is considered in policy GBC 1.C of the CWaC Local Plan Part Two, and policy D1 of the Neighbourhood Plan. Policy D1 includes mention of affordable housing.
388	Resident	H3	What is suitable though. Can we specify minimum area of a garden? Also garages you can get a modern car in? Quantify minimum number of cars to be provisioned per house?	It would be difficult to specify a minimum garden size, as each site would need to be considered regarding the proposed topography, site details etc. The policy seeks to ensure that garden sizes are commensurate with the size of the proposed dwelling, the prevailing pattern of development in the locality, and the likely needs of the prospective occupiers. Parking standards are covered by CWaC Parking Standards Supplementary Planning Document, and parking is covered in policy T3 of the Neighbourhood Plan.
389	Resident	H3	Individual car-parking should not be solid concrete brick or resin. Surface water must be able to drain away	Noted. Please see response to comment 407.

390	Resident	H3	Also must consider local roads	Noted. Policy T1 covers car usage, road safety and sustainable transport.
391	Resident	H3	The same should be the case for schooling	Noted. Education provision or financial contributions to education are dealt with by CWaC on large residential developments.
392	Resident	H3	Must be low cost and social housing	A mix of housing should be supported. Policy H2 covers housing mix and type.
393	Resident	H3	Infrastructure needs to be considered. Especially around schools and the Doctors surgery	Noted. Education and health provision on large developments is dealt with by CWaC.
394	Resident	H3	It shouldn't be assumed that all housing should have car parking and not everyone wants a garden. Why not specify safe bicycle parking?	Policy T5 of the Neighbourhood Plan relates to cycle parking.
395	Resident	H3	I think any new developments need to further develop children's playing areas.	Noted. New developments of a certain size will need to provide open space and play areas in line with policy DM35 of the CWaC Local Plan Part Two. Please see response to comment 191.
396	Resident	H3	We all need bigger gardens to be closer to nature 😊	Noted.
397	Resident	H3	More parking the better	Noted. The policy highlights the need for development to have appropriate parking provision. Parking is covered in more detail in Policy T3 of the Neighbourhood Plan.
398	Resident	H3	Parking is a must. We have enough vehicles parked on the streets locally as it is.	Noted. The policy highlights the need for development to have appropriate parking provision. Parking is covered in more detail in Policy T3 of the Neighbourhood Plan.
399	Resident	H3	Off road parking is essential.	Noted. The policy highlights the need for development to have appropriate parking provision. Parking is covered in more detail in Policy T3 of the Neighbourhood Plan.
400	Resident	H3	Suitable ?? Open to debate....	Noted.
401	Resident	H3	Surely this should already be expected?	Noted. The Neighbourhood Plan can add local detail to Cheshire West and Chester, and national policies. This policy, for example, highlights that development must have regard to the Upton-by-

				Chester Neighbourhood Plan Design Code.
402	Resident	H3	Essential that new developments have parking provisions	Noted. The policy highlights the need for development to have appropriate parking provision. Parking is covered in more detail in Policy T3 of the Neighbourhood Plan.
403	Resident	H3	The landscaping and garden/off-road parking aspects are all key.	Noted.
404	Resident	H3	Who decides what parking provision is 'suitable'? A car hater who knows what's 'good' for us?	Noted. The policy highlights the need for development to have appropriate parking provision. Parking is covered in more detail in Policy T3 of the Neighbourhood Plan. CWaC have produced a Car Parking Standards Supplementary Planning Document.
405	Resident	H3	There is no mention of facilities for schooling and child centred activities. If these are not present, it could mean that children need to be transported via cars etc. Leading to increases in pollution in areas which should be protected.	Noted. New developments of a certain size will need to provide open space and play areas in line with policy DM35 of the CWaC Local Plan Part Two. Please see response to comment 191. Education provision or financial contributions to education are dealt with by CWaC on large residential developments.
406	Resident	H3	Parking provision is important	Noted. The policy highlights the need for development to have appropriate parking provision. Parking is covered in more detail in Policy T3 of the Neighbourhood Plan.
407	Resident	H3	Design of external areas must incorporate permeable surfaces for rainwater and not cause 'run off' to be funneled into the drainage system which adds to the flood risk.	<b>Agreed. Include a bullet point to policy H3 to read</b>  <b>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the lead Local Flood Agency, the public sewerage undertaker and where appropriate the Environment Agency. Surface water should be discharged in the following order of priority:</b> <ul style="list-style-type: none"> <li>• An adequate soakaway or some other form of infiltration system.</li> </ul>

				<ul style="list-style-type: none"> <li>• An attenuated discharge to watercourse or other water body.</li> <li>• An attenuated discharge to public surface water sewer.</li> <li>• An attenuated discharge to public combined sewer.</li> </ul> <p><b>Proposals that include surface water discharge to a public sewer will need to submit clear evidence demonstrating why alternative options are not available.</b></p>
408	Resident	H3	As long as parking provision does not take up vital surface drainage	Noted. Please see response to comment 407.
409	Member of Upton Dene (Management Company) Ltd.	H3	With respect that is 'motherhood and apple pie' through which any developer will ride a coach and horses. Too general, meaningless	Noted.
410	Resident	H3	Appropriate parking provision should also reflect the reality of visitors, tradespeople and guests to properties and ensure there is adequate space for these occasional vehicles without roads being blocked and access restricted for others. This will avoid a common issue of cars and vans being parked up on the pavement, blocking access for wheelchair users and prams.	Noted. Policy T3 of the Neighbourhood Plan relates to parking and seeks to ensure that adequate parking is provided and issues are not exacerbated.
411	Resident	H3	Small housing developments not large ones – mindful of infrastructure and local amenities – supporting more people.	Noted.
412	Resident	H3	Parking is an issue already on the streets around Upton	Noted. Policy T3 of the Neighbourhood Plan relates to parking and seeks to ensure that adequate parking is provided and issues are not exacerbated.
413	Resident	H3	The issue here is the phrase 'complement and enhance', for example when it refers to materials. In a sustainable Upton, there will not be a place for bricks and concrete except where unavoidable. Timber-framed buildings would be the norm, and they should be of very high thermal, embodied-energy and building standards. Landscaping should include provision for water runoff and grey-water (even black water) treatment. New developments should not adversely effect existing sewage and storm-water capacity. Landscaping can be used to provide space for sustainable drainage including swales, and sewage treatment in the form of reed-bed systems, which will also enhance aesthetics of the	Noted. Please see response to comment 407 regarding sustainable water management.

			area (hard to believe but true) and biodiversity	
414	Resident	H3	More schools would be required – all schools are full currently	Improvements to infrastructure, community facilities and education provision are dealt with by CWaC when determining large planning applications.
415	Resident	H3	This seems to be assuming current levels of car ownership in parking provision. Surely with the climate emergency we should be moving away from local transport by car and encouraging sustainable travel. After COVID there will be new patterns of commuting and with more working from home. New developments should also encourage and allow for walking, cycling and bus transport. New developments to allow home office space.	Noted. The transport policies of the Neighbourhood Plan support and encourage sustainable transport and improved facilities for cyclists and pedestrians.
416	Resident	H3	Parking provision at front of houses should not be such as to inhibit surface water run-off. See also comment above about guarding against intrusive 'working from home'.	Noted. See response to comment 407 re surface water management.
417	Resident	H3	Adequate car spaces as many households can have more than one vehicle and some people may have a business vehicle if they are self employed. Gardens need to be adequate enough to play football in or set up a trampoline without infringing on the rest of the garden area.	Noted. Policy T3 relates to parking and seeks to ensure adequate parking on new developments.
418	Resident	H3	New housing needs to be re-thought. Why have parking provision, does every person buying a house require a car? In Upton this is an opportunity to say, Upton can live without cars. New housing would be a start.  If a house buyer must have a car, they can buy in another suburb, in Upton, new buyers need to commit to no car	Noted. However, this is not considered appropriate as it would not be in general conformity with local and national policies and would in all likelihood exacerbate off street parking issues.
419	Resident	H3	Shared facilities such as public transport, cycling and walking should be developed and encouraged, not more provision for single person car use.	Noted. The transport policies of the Neighbourhood Plan support and encourage sustainable transport and improved facilities for cyclists and pedestrians.
420	Resident	H3	Landscaping needs to focus on creating sustainable landscapes; and not high maintenance, high input lawns which whilst requiring much energy and resource also have low biodiversity and ecosystem service value.	Noted.

421	Resident	H3	Need to be affordable	Noted. Policies H1, H2 and D1 include affordable housing requirements. Please see response to comment 272 for changes to Neighbourhood Plan policies H1 and H2 to provide further support for affordable housing.
422	Resident	H3	Landscaping and green areas are especially important in any development.	Noted.
423	Anti-fracking campaigner	H3	They should be built carbon neutral, have electric hook ups for vehicles as standard. Better insulation.	Noted. Policy S1 relates to sustainable construction, and policy T4 relates to electric charging for vehicles.
424	Resident	H3	This is our chance to prepare for future epidemics, tackle the societal issues of loneliness and promote positive mental health. I am happy and fulfilled where I live and much of that is because of where I live.	Noted.
425	Resident	H3	If large scale housing does take place on the Dale site what will be the impact on schools and GP services	Noted. These are issues which would definitely be considered should any application for the redevelopment of the site go ahead. Please see CWaCs comment 858.
426	Resident	H3	New homes are not built with large enough gardens and should have more green space around them e.g. communal green space. Driveways should be permeable.	Noted. Please see response to comment 191 re open spaces on new developments, and comment 407 re surface water management.
427	Resident	H3	We have enough housing in Upton with the massive development at Upton dene.	Noted.
428	Resident	H3	Makes no reference to redevelopment of existing housing stock. Standards should be made clear, measurable and enforceable.	Should existing sites come forward for redevelopment, the requirements of policy H3 would need to be satisfied.
429	Cheshire West and Chester Council	LSF1	The bullet points have a mix of capital letters and non-capital letters at the start of the points.	<b>Agree – this will be amended</b>
430	Cheshire West and Chester Council	LSF1 and LSF2	Table 9.4, section 9.7 – suggested actions for the Parish Council and section 11.9 – suggested actions for the Parish Council The policy refers to existing community facilities and section 9.7 identifies that the Parish Council will seek to promote and reinforce co-location of complementary services and facilities at the evolving community hub on Wealstone Lane. Section 11.9 also identifies that should the land occupied by the former Youth Club become available, this might become part of the ‘community hub’ for Upton. The former	<b>Agree – remove the Former Youth Club from table 9.4 (now table 10.4).</b>  However, it is still considered important to engage with young people and key stakeholders in identifying additional options for provision of local youth facilities. Likewise, the mention of the possibility of the site becoming part of a community in section 11.9 hub remains valid.

			<p>youth club is also identified as a local facility in table 9.4.</p> <p>The Cheshire West and Chester (CWaC) property team have identified that the youth club has been closed for some time and there may no longer be a service requirement for youth provision in this location. As such, the site is currently being marketed for sale. The fact that the site is no longer a community facility should be reflected in the Neighbourhood Plan.</p>	
431	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	LSF1	Agree	Noted.
432	Resident	LSF1 and LSF2	<p>LSF1 and LSF2. Local Service Centres. The list of buildings on the table page 44 is confusing as it is set out as a table but is actually a series of lists on separate columns. It is incomplete and omits several other buildings which are significant. The key issues and proposals appear to be random and lack evidence. Issues of access and congestion at schools are understated and unaddressed. Youth services and the neglected youth club are largely ignored and I have seen no evidence for a community hub on Wealstone Lane. Heath Road with the village hall, church and hall, public house, health clinic, nursery school and the united servicemen's club forms a stronger hub and links closely with the commercial hub with a post office and dental surgery at the Heath Road junction with the A41. The nodes at Moston junction and the Liverpool Road/ Countess Way junction and the railway station also have further development potential as landmarks with a variety of uses.</p>	<p><b>The layout of the table will be reviewed prior to submission and will be amended if it is thought to be confusing.</b> Any suggestions for additions to the list would be welcomed.</p>
433	Resident	LSF1 and LSF2	<p>LSF 1 &amp; 2 Local Services and Facilities There is no provision in the Plan for older children and teenagers other than a vague Suggested Action for the Parish Council to have a think about it. This is disappointing, as the Parish Council should be making definite plans to reinstate organised youth activities in Upton. The site of the former youth club on Wealstone Lane has been</p>	<p>Please see response to comment 430 above. Organising specific activities for young people is outside of the scope of the Neighbourhood Plan, but your comments will be passed on to the Parish Council.</p>

			vacant for years and at the time of writing is up for sale. The only reference to it in the Plan is in paragraph 11.9 of the Economic Activity chapter where a Suggested Action for the Parish Council states “Should the land occupied by the former Youth Club become available, this might become part of such a [Community] hub”. Since Cheshire West and Chester Council have now put the site up for sale this statement has been revealed as meaningless.	
434	Resident	LSF1	Primary driver should be whether the community would benefit from the proposed service/ facility.	Noted.
435	Resident	LSF1 and LSF2	Local Services and Facilities It is very sad to see that the old Upton Youth Club has now been put up for sale and therefore is very unlikely to be brought back into use as a youth club. Part 9.7 of the draft states that the Parish Council will ‘Engage with young people and key stakeholders in identifying additional options for provision of local youth facilities’. This should be far more specific. The pupils of Upton High School have already said they would like more youth groups/leisure activities/entertainment. How are the Parish Council going to help with delivering this? Are the Parish Council considering purchasing the Youth Club?	Please see response to comment 430 re the youth club. Your comments re organising activities for young people will be passed on to the Parish Council.
436	Resident	LSF1 and LSF2	Some additional feedback on Local Services and Facilities. I’d like to see the NDP being more robust in its treatment of community assets such as the old Youth Club Building. If we allow the sale of the building to go ahead, then we will have lost the potential to re-instate much needed services. In the past I can see that the Parish Council objected to a planning application for a church to be put on that side, but regardless CWaC approved the application. Is there anyway we can write into the NDP that a local referendum must be held before any community asset is released for general sale?	There is no requirement for a referendum to be held before any community asset is released for sale. There are however mechanisms for buildings to be listed as Assets of Community Value which form a part of the Community Right to Bid. This is identifying and nominating buildings or other assets such as land that have a main use or purpose of furthering the social wellbeing or social interests of the local community, and could do so into the future.  Once listed as Assets of Community Value with the local authority, the local community will be informed if they are listed for sale within the five year listing period. The community can then enact the

				<p>Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset.</p> <p>Your comments regarding this will be passed on to the Parish Council for consideration. For further information on Assets of Community Value please see <a href="https://mycommunity.org.uk/what-are-assets-of-community-value-acv">https://mycommunity.org.uk/what-are-assets-of-community-value-acv</a></p>
437	Work or volunteer in Upton	LSF1	Agree but all speed limits should be 20mph in the area and the provision of cycle lanes should be a priority	Noted. Speed limits are outside the scope of the Neighbourhood Plan but your comments will be passed on to the relevant authority. Cycling is covered in Neighbourhood Plan policies T1 and T2.
438	Resident	LSF1	Each would have to be taken into individual consideration	Noted.
439	Resident	LSF1	There needs to be careful consideration about where these are built, there should be no detrimental effect to neighbours.	Noted. The policy seeks to ensure that new facilities respect local residential amenity.
440	Resident	LSF1	Parking at Weston Grove shops needs to be looked at. The Tesco car park is poor, and the parking in front of the original shops needs to be widened and bays marked out.	Noted. Parking is covered in policy T3 of the Neighbourhood Plan.
441	Resident	LSF1	It would be good to have an outdoor heated swimming pool in this area. There are no facilities for swimmers and this area is not close to the coast.	Noted. Policy LSF1 supports the provision of new community facilities.
442	Resident	LSF1	Upton Pavilion park would massively benefit from some trees in the field, a skate park area (what is there for young teenagers to do in Upton aside from motorbike along the bridle path?) and a simple play area like Christleton.	Noted. The policy supports the provision of new facilities. Policy PC3 supports development which enhances parks and recreation areas. Your comments on improvements will be passed to the relevant authority.
443	Resident	LSF1	Enhancing the area would of course be welcome, however, I would like to know what the facilities would be before agreeing or objecting to their arrival	Noted.
444	Resident	LSF1	We have plenty of facilities but the dilapidated Youth Club building is such wasted opportunity.	Noted. Please see comment 430.
445	Resident	LSF1	The pub at Upton Dene was subject to opposition but it seems residents voices were not heard ?!	Noted.

446	Work or volunteer in Upton	LSF1	Air quality is extremely important as in removing noise from settlements. Reducing traffic on the road, moving over to electric vehicles has to be a priority. Also making more active travel a priority and providing safe joined up routes for walking and cycling is key. This will be a tough one because the car lobby is very powerful.	Noted. Sustainable transport, cycling and pedestrian routes are covered in policies T1 and T2 of the Neighbourhood Plan.
447	Resident	LSF1	The hub should not be expanded at the Library/existing Doctor's surgery on the basis that there is not enough parking or space to expand in this area. Wealstone Lane is already a busy road, and the small car park and exit/entrance does not lend itself to increased traffic. If the site of the Upton Youth Club was brought into use, that may help. There was a health clinic in Weston Grove, which has been replaced by housing – could this not have been retained as a local facility? The facilities at Wealstone Lane are not close enough to the Dale Barracks and Upton Dene in terms of sustainable transport. The shops at the Bache and Weston Grove have survived well considering changes in shopping habits. But the One Stop unit has been empty for many years, and the butchers and greengrocers have all gone. What efforts can be made in terms of encouraging small, independent traders or co-operatives to use these facilities? Appreciate that some of these policies may be outside of the Parish Council – again are any other initiatives that can be tapped into?	Noted. Parking is covered in policy T3 of the Neighbourhood Plan. Proposals for retail shop usage are supported in Policy E1. Your comments on improvements will be passed on to the relevant authorities.
448	Resident	LSF1	I would love to see the local shops that we already have regenerated, in particular Western Grove would benefit from a makeover and revamp I would love to see planters outside or some trees and greenery and lower rents to encourage local businesses into the area to provide services for local people and jobs for the community not just take aways and betting shops	Noted. This is outside the scope of the Neighbourhood Plan and your comments will be passed on to the relevant authorities. Policies E1 and E2 encourage the provision of retail and small businesses.
449	Resident	LSF1	Did I miss anything about play and youth facilities?	Policies PC3 and LSF1 seek to protect and enhance sports fields, parks, sports clubs and recreation grounds and support community facilities.
450	Resident	LSF1	It would depend on where the new facilities were provided. If they are local to needs and within walking distance this would be	Noted. Sustainable Transport is covered in Policy T1, which highlights that development which

			excellent, however if it leads to increased vehicle use it would be detrimental.	would result in a significant increase in congestion or risks to road safety will not be supported. Policy LSF1 highlights that new provision of community facilities should respect residential amenity, in terms of noise and traffic generation.
451	Resident	LSF1	There is the issue of the Countess Hospital which will always attract traffic and inappropriate parking I do not see how further development of services would not increase traffic and damage to the environment. I do agree the local character and distinctiveness should be preserved and wish this had been a consideration when Safeway's was permitted build a supermarket in our village against the wishes of residents which has grown into the behemoth it now is.	Noted. Sustainable Transport is covered in Policy T1, which highlights that development which would result in a significant increase in congestion or risks to road safety will not be supported. It is hoped that the policies PC1 and PC2 in the Neighbourhood Plan will help ensure that any development respects local character and distinctiveness.
452	Resident	LSF1	I think Upton attracts a lot of NIMBYs. The whining regarding parking and noise etc is ridiculous when it comes to developing facilities. The parish council and some local residents are far too reactionary. No progress will ever be made	Noted.
453	Resident	LSF1	Traffic congestion should be removed Upton would benefit greatly from a wellness provision for both adults and children	Noted.
454	Member of Upton Dene (Management Company) Ltd.	LSF1	Wot – no 'jewel in the crown':- Bache station – clean, green etc etc. Forgive me if I am wrong – one of Upton's greatest assets, which most Parish Councils woul give their eye teeth for is Bache Station:-- * Green – electric trains * Local joining point for commuting to Liverpool, various destinations via Chester, London (via HS2 soon via Crewe) then onwards to the Continent. However it is not much used for the above purposes as only 59 parking spaces. It should be an aspiration to get Merseyrail to acquire the adjacent smaller Morrisons car park and double deck it as frequently done in SE England	The station is mentioned in Policy T1, which encourages sustainable transport.
455	Resident	LSF1	Adding green space is important	Noted.
456	Resident	LSF1	Future transport should be founded upon walking, cycling and public transport. The car will be with us for the foreseeable future but should not be prioritised in development if we are to achieve a	Noted. The transport policies of the Neighbourhood Plan seek to support and promote sustainable transport, walking and cycling.

			sustainable society. If the car is facilitated as a primary form of transport, other forms of transport are inevitably side-lined. Let the car be sidelined and let walking, cycling and public transport be promoted. Only then will progress towards sustainability be achieved. The term 'adequate', when it comes to car parking, needs to be debated. At present, car parking represents a subsidy for car drivers paid for by everyone whether they have a car or not. That is far from sustainable.	
457	Resident	LSF1	Concerned that the once thriving youth centre is no longer viable.	Noted. Please see CWaC's comment 430.
458	Resident	LSF1	Anything to reduce traffic or slow traffic or encourage walking and using a bike is good. No more new roads, only maintenance of current. Slower speed on the roads What about pedestrian only areas by schools and shops, no access except for disabled and so residents have to park away and walk 800m or so?	Noted. The transport policies of the Neighbourhood Plan seek to support and promote sustainable transport, walking and cycling.
459	Resident	LSF1	Making existing (open space) facilities more accessible and adding to them with virtually no additional traffic noise/pollution.	Noted.
460	Resident	LSF1	Any developments, whether housing or services, must ensure the local infrastructure can support them or have the required enhancements made. If the development is commercially funded, this must be provided by the developers outside of the public purse.	Noted. Where appropriate, developers must provide contributions to infrastructure through funding mechanisms.
461	Resident	LSF1	Respect for the local environment includes not generating litter. Any new facilities and businesses which are liable to generate litter should share responsibility for removing it.	Noted. This is outside the scope of the Neighbourhood Plan.
462	Resident	LSF1	Need facilities for young people so that they can make better use of green spaces	Noted.
463	Resident	LSF1	I would love to see a small bar or restaurant open in Upton. There are several sites where this could happen without disrupting residents. The Sizzler pub is large and lacking in atmosphere. I would welcome somewhere more convivial, serving alcohol but also family friendly where I could meet friends and take my family. I would also like the pavilion services to be expanded. Although they sell tea/coffee/ ice cream, they are not always open and refreshments are basic. Expanding what is	Noted.

			sold would entice people to use the park more often. The Staff at the Pavilion are super. The carols in 2019 was superb and I really hope it returns in 2021. The Upton fun days are also fabulous and make us feel proud to be residents. We missed the brass bands but more occasions like this would be super for the community, especially post pandemic.	
464	Resident	LSF1	This is a historic Village which has expanded over many years and we must maintain the character and charm whilst embracing the need for improvements ...let's do it sympathetically	Noted. Policies in the Neighbourhood Plan strive to achieve this.
465	Resident	LSF1	If the priority is to reduce traffic noise, reduce the number of roads.	Noted.
466	Resident	LSF1	Please rethink the bus lanes, this has not been fit for purpose!	Noted. This was outside the scope of the Neighbourhood Plan. The bus lanes have been removed currently.
467	Resident	LSF1	Depends on the new facilities and the impact on those already in existence	Noted.
468	Resident	LSF1	For myself the services available in Upton at present are sufficient for my needs.	Noted.
469	Resident	LSF1	some areas not well covered by bus routes	Noted.
470	Resident	LSF1	Traffic reduction is important for the environment and health.	Noted. The transport policies of the Neighbourhood Plan seek to encourage sustainable transport.
471	Resident	LSF1	There is a statement of needs and structure of the local population, including a list of existing facilities. However, in terms of the actions from 9.7 page 47 copied in below, there is no indication of how exactly are these to be achieved. Promote and reinforce co-location of complementary services and facilities at the evolving community hub on Wealstone Lane; This refers to a site where the local library and doctors' surgery, the Pavilion, sports facilities and a large green area are situated. There is no room for more building except by taking green space or the car park. Presumably 'complementary services' which use existing buildings such as the Pavilion can be encouraged but examples would improve this section. Otherwise, it is totally vague which is often a recipe for nothing to happen. Engage with young people and key stakeholders in identifying additional options for provision of local youth facilities; This is a worthy aim but needs translating	Noted. Please also see response to 430 above.

			into an actual plan. How is this to be achieved?	
472	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	LSF2	Agree	Noted
473	NHS Property Services	LSF2	<p>Policy LSF2 (Change of use or redevelopment of facilities for community services) emphasises the importance of maintaining community facilities within the borough and sets out how, going forward, the Neighbourhood Plan will safeguard these for future use.</p> <p>We acknowledge the comments put forward in supporting statements 9.7 of the document and believe it would be beneficial to expound on the following statement on the suggested actions for the Parish Council to make this more robust by including the following:  ‘Upton-by-Chester District Parish Council will work with the clinical commissioning group and NHS bodies to understand the relationship growth has with their services and what this means for preparing a development strategy.’</p>	Section 9.7 (10.7) Actions for the Parish Council have been removed from the Neighbourhood Plan.
474	Resident	LSF2	We already have these	The policy relates to any future proposals for redevelopment or change of use of existing facilities.
475	Work or volunteer in Upton	LSF2	But only possible if cycling lanes are improved markedly	Sustainable transport and cycling are covered in policies T1 and T2 of the Neighbourhood Plan.
476	Resident	LSF2	Would need to know more about any planned changes before forming an opinion. For example, I would object to the library being closed just because we can access Storyhouse, but would welcome redevelopment of the library to include refreshments that everyone in the area and the Pavilion could use/access.	Noted.
477	Resident	LSF2	We do not have the luxury of duplicating facilities if there are others close by and accessible. Perhaps a wider perspective is in order and some form of reciprocal arrangement with other areas could be the most effective and efficient way forward.	Noted. The policy relates to the change of use or redevelopment of facilities, rather than duplication.
478	Resident	LSF2	Too vague to form an opinion	Noted.

479	Work or volunteer in Upton	LSF2	I think that ensuring that any new development is judged against whether local community services can cope may be a better way here. Too often the big developers pay lip service to this.	Noted.
480	Resident	LSF2	The LSF2 policy requirement to demonstrate “alternative provision, in a suitable location” is not strong enough to prevent the reuse of Upton Youth Club site for housing or other uses. The proposed re-siting of the Youth Club in a church building should not meet the criteria on the basis that: Youth Clubs are secular buildings that should have its own identity – which is recognised by young people as their own. Young people do not want to meet in a church hall – there is already plenty of provision for this through scouts/guides, cadets, Church provision for young people etc. A temporary location, such as a church, is likely to change as new Ministers come into a Church building. The location needs to be close to the young people who will use it – this needs to be demonstrated by evidence from qualified youth workers.	Noted.
481	Resident	LSF2	I would like to see any development served with high speed broadband, full fibre to the premises (FTTP)	<p><b>Noted. A new policy T6 will be included as follows</b></p> <p><b>Policy T6 – Communications Infrastructure</b>  <b>The development of advanced, high quality communications infrastructure, including high speed broadband and improved mobile network coverage, will be supported, subject to:</b></p> <ul style="list-style-type: none"> <li><b>a) Visible telecommunications development being kept to a minimum consistent with the efficient operation of the network.</b></li> <li><b>b) Any visible development being sympathetic to its surroundings and camouflaged where appropriate.</b></li> </ul> <p><b>In areas where there is existing Fibre to the Street provision, new developments should ensure that residential and business properties</b></p>

have Fibre to the Premises broadband connectivity. Major developments should ensure that Fibre to the Premises broadband connectivity is provided to all new properties. Developments that will lead to improvements to Fibre to the Street broadband provision for existing properties will be supported

Add to section 11.3

However, response to the Section 14 consultation showed that many local residents were, in reality, experiencing broadband speeds that were well below this level. This was proving particularly problematic in light of the large numbers of people who were “working from home” during the Covid-19 pandemic. It is likely that future work patterns will retain significant elements of remote working, so improving the broadband infrastructure in the area is a priority. The essential problem is that the optic fibre connection ends at the Openreach cabinet and connection to homes is via copper cables, with a concomitant loss of signal strength, largely proportional to the distance from the cabinet to the premises. In the spring of 2021 a rollout of fibre connection from cabinets to premises was started by City Fibre, expected to be completed in August 2021. This would provide the possibility of full ‘fibre to the premises’ broadband for many (but not all) properties in Upton, provided the individual customer takes out a contract with one of a set of specific broadband providers.

Add the policy to the contents page.

482	Resident	LSF2	Cycling has become the 'god' of the day. Many of us in our ageing community can't cycle and it's not appropriate for many journeys like for heavy weekly 'shops' or commuting to Chester Business Park. Many of those who do cycle pay little regard to where and how they do it, scaring the life out of elderly pedestrians and the motorists who must try to avoid them.	Noted.
483	Resident	LSF2	There should be more commitment to using less vehicle transport apart from disabled use.	Noted. Policy T1 relates to sustainable transport.
484	Resident	LSF2	It's just an excuse to not redevelop	Disagree. Community facilities play an important role, and they should be protected from loss. If they are no longer required redevelopment would be supported.
485	Resident	LSF2	If the roads were in better repair and safer, many more people would be encouraged to walk and cycle more.	Noted.
486	Resident	LSF2	Change of use of premises should only be considered with public consultation to allow everyone the opportunity to have their say	Noted. If a facility required planning permission for a change of use, there would be consultation through the planning application process.
487	Resident	LSF2	This is important because of the impact on local facilities such as the Village Hall of being closed for the majority of the last 12 months	Noted.
488	Parent at Upton Junior Football Club	LSF2	We use the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community	Noted. Please see response to comment 860.
489	Resident	LSF2	Safely accessible is the key word here – I am mindful of the outcry by women and men at the tragic murder of a woman walking home at only 9:30 at night.	Noted.
490	Parent at Upton Junior Football Club	LSF2	We use the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community	Noted. Please see response to comment 860.
491	Resident	LSF2	We do not need more take aways on Weston Grove. However, a small bakery, a florist, a small bar would be welcome. It is a shame to see these units empty. However, small businesses should be encouraged.	Noted. Policy E2 relates to employment development.
492	Member of Upton Dene (Management Company) Ltd.	LSF2	NB the former golf club off the A540, if within the curtilage of Upton-by-Chester, with limited planning permission for some housing – how is this area Green Belt to be protected and MANAGED? Sorry if I missed in your document.	Noted. This area is outside the Upton Parish and thus cannot be included in the NDP. However, inappropriate development is not permitted in the Green belt unless there are very special

			<p>The finest facility we have is prejudiced by fact and this Plan:--</p> <ol style="list-style-type: none"> <li>1. the COCH Country Park</li> <li>2. Giving up the Green Belt North of Parsons Lane and in front of Lockwood View</li> <li>3. Free parking inadequate and removed</li> </ol>	<p>circumstances. The Neighbourhood Plan has not removed any Green Belt. The COCH country park has been proposed for designation as a local green space. Parking is covered in policy T3.</p>
493	Resident	LSF2	<p>This is interesting. Why has the youth club site been put up for private sale?</p> <ol style="list-style-type: none"> <li>1. The service is still needed</li> <li>2. There is no other facility let alone a better one</li> </ol>	<p>Please see comment 430 re the youth club.</p>
494	Work or volunteer in Upton	LSF2	<p>The first statement could easily be used as a 'get out of jail free' card – 'service no longer required' should be viewed not just in the short term. Some years ago the County Council declared St Mary's on the Hill not fit for nursery school provision and sold the site... to a private nursery. The second statement should be afforded the greater weight</p>	<p>Noted. The fact that the service is no longer required would need to be demonstrated.</p>
495	Resident	LSF2	<p>Facilities need to be central to Upton not on the boundary.</p>	<p>Noted.</p>
496	Resident	LSF2	<p>Agree with this, although I wonder whether the first condition leaves too much of a loophole? For example, the former Youth Club on Wealstone Lane is currently derelict. Does this demonstrate the facility is no longer needed and would therefore pass the policy's test as being ok for development? I would support a further tightening of this test to avoid a lack of services provided being seen as evidence they are not needed.</p>	<p><b>Add the word 'clearly' before 'demonstrated' in Policy LSF2.</b></p> <p>Please see response to comment 430 re the youth club.</p>
497	Resident	LSF2	<p>The definition of walking distance should include the capacities of old people and of mothers and young children. Safe provision should be made for cycling as well as walkers and people with buggies or disabled transport such as scooters. We need to look for opportunities to make it easier and safer for people to walk, use cycles, scooters and public transport. When deciding whether a facility is 'needed', there should be a full and open public consultation that is advertised to all residents. Too often a facility in Cheshire and elsewhere has been lost without the prior knowledge of most of the population. A sustainable society is an inclusive society</p>	<p>Noted. Policy T2 seeks to encourage and support safer cycling and walking.</p>
498	Resident	LSF2	<p>Young people provision</p>	<p>Noted.</p>

499	Resident	LSF2	This should be explicit to protect the facilities we have for our young people – sport, social, recreation.	Noted.
500	Resident	LSF2	Need to ensure that cycle routes do not cause other traffic issues—and pollution	Noted.
501	Resident	LSF2	Change should be sustainable and improve the quality of life for residents.	Noted.
502	Resident	LSF2	Where is the evidence for a community hub? No provision made for a Youth Club. Post Covid, even greater consideration must be given to the youth of Upton They have missed a year of normal socialisation with their peers and a Youth club would be ideal for the needs of teenagers.	Please see comment 430 re the youth club.
503	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	T1	Agree – As a major visitor attraction we are keen to understand our part to play in achieving this and are members of CWaC's sustainable transport taskforce.	Noted.
504	Frack Free Upton	T1-T5	T1, T2, T3, T4 and T5 Transport. The policy claims are largely admirable but as most of the activities and infrastructure are controlled by others and may not need planning approval, the plan needs to be more proactive and to say more clearly what it wants where and involving liaison with the relevant bodies. As with most policies above the standards need to be specified. In T4 for example the rate of charge might be relevant as a 13 amp socket may otherwise be provided. The effect of autonomous vehicles might be considered, particularly for public transport. The Park and Ride facility should be considered and we ask if cycle storage is necessary for every bed space in a care or elderly persons home? There is a curious paragraph 2 in transport on page 54 about broadband which might have better relevance to the economic sections.	Noted. Please see amendments to Policies T2, T4 and T5 in comments 547, 574. 575, 595, 684, 687 and 724.  A new policy on telecommunications has been included. Please see response to comment 481.
505	Resident	T1-T5	T1, T2, T3, T4 and T5 Transport. The Design Code and Character Study contains information on the movement hierarchy but fails to identify and address its faults or weaknesses. The strategic roads of Moston Road and Liverpool Road are hostile environments for pedestrians and cyclists and the primary roads of Upton Lane and Mill Lane/ Heath Road despite serving	Noted. Please see amendments to Policies T2, T4 and T5 in comments 547, 574. 575, 595, 684, 687 and 724.

			<p>nursery and primary schools have non-continuous pavements and are hazardous for pedestrians and cyclists. The policy claims are largely admirable but as most of the activities and infrastructure are controlled by others and may not need planning approval, the plan needs to be more proactive and to say more clearly what it wants where and involving liaison with the relevant bodies. As with most policies above the standards need to be specified. In T4 for example the rate of charge might be relevant as a 13 amp socket may otherwise be provided. There is no consideration of how to make active travel more convenient, attractive and safe. There is no plan to improve routes or address problems at key pressure points. Issues of parking on verges are ignored as is peak period congestion outside schools. The effect of autonomous vehicles should be considered, particularly for public transport and its implications for carparks. Similarly electric bicycles and scooters will affect travel routes and hubs. The Park and Ride Service should be considered for its effects within the Upton transport network and I question if cycle storage is appropriate for every bedroom space in a care or elderly persons home. See also comments above on LS1 and LS2 and PC1,2 and 3 regarding the Design Code and nodes at the Bache and Moston where there could be further development to reinforce and exploit connectivity</p>	
506	Resident	T1	<p>The policies do not go far enough and do not recognise that the elephant in the room is the car. Unless there is a societal shift away from the car being the primary mode of transport then all other initiatives will fail. I appreciate there are many factors here outside the control of the Local Parish e.g. The train infrastructure, the bus routes, the car infrastructure created by the Government, Local Council Policy and the growth of unchecked car ownership. However, there are things that can be done in a more subtle way to change behaviours. There needs to be greater consideration given to a range of options that reduce the volume of traffic within the Parish e.g. Low</p>	<p>Noted. The transport policies seek to encourage sustainable transport. Neighbouring Parishes have been invited to comment on the Upton Neighbourhood Plan. A Neighbourhood Plan can only deal with issues within its boundary.</p>

			<p>Traffic Neighbourhoods, School Streets. Transport isn't the only enabler here. The provision of excellent local services and shops would encourage people to walk or ride to them not just use the car as a default. E.g. Improving the Wealstone Lane Community Hub to include a Chiropodist, Dentist, Post Office, Internet Cafe and Community Centre E.g. Improving the range and quality of Western Grove retail outlets to become a desirable place to shop. Westminster Park is an excellent example where this has been done. We need to be careful though that any policies do not have an adverse effect on our neighbours. I have heard the phrase 'green gentrification' used recently in Hither Green London. The affluent areas were able to mobilise and get schemes in place like LTNs but this just pushed the traffic into the poorer socio economic areas, creating a now a divided community of East v West Hither Green. In the Local Plan there are sections that state they have to work with neighbouring councils so that any transport schemes are integrated or at least to not have an adverse impact on that area. I think there should be a policy with the NDP that reflects this Local Plan provision. This way the policies should work in collaboration with neighbouring areas and be part of a more holistic approach. The danger in a neighbourhood plan is that it could become too parochial and not take into account the surrounding areas. I like another phrase I recently heard called 'traffic evaporation'. This is where if the schemes are successful then traffic doesn't flow like water around an area, it merely evaporates. If only! The whole issues of transport is a complex one that has many interdependencies so at local level this could be quite a challenge. I have recently written my thoughts down on a more holistic approach to the Cheshire Transport Strategy and submitted it to the Sustainable Transport Task Force for their consideration. I have attached a copy where you will see a number of ideas that I have proposed that are inter-connected and cannot be done in isolation. The key issue though is how to make the societal shift. To</p>	
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			<p>just penalise the motorist without providing viable alternatives will lead to the culture war that has arisen with the poor implementation of the bus lanes. I think the Parish council will need to find use case examples such as Waltham Forest Village to find out how they consulted with residents and worked through the changes to ensure successful implementation. This will be key to the success of the whole NDP.</p>	
507	Resident	T1	<p>It is simply not realistic for the majority of residents to use public transport, cycle etc. This speaks to the privilege of those writing the survey – and serves to show the inherent bias of these questions. As a full time working parent with three children attending different educational settings, I do not have the luxury of time. Or perhaps the writers of the survey would prefer that I resign my job, and look to the government to provide me with benefits to live on? Then I would have plenty of time to walk/cycle to school, collect groceries etc. But economically, for society, that simply would not work. We need to stop being so naive, and acknowledge that private motor transport is a necessary part of the society we live in. Making use of cars as efficient and safe as possible should be the primary aim – well maintained roads, adequate parking close to key provisions, etc. Please, step back and consider the reality of modern working lives when reaching conclusions.</p>	<p>Noted. The policy does not intend to discriminate against car users, but rather ensure that development doesn't exacerbate congestion and road safety, which will be beneficial to all – drivers, cyclists, pedestrians and passengers. The policy encourages the provision of sustainable transport methods and public transport for those who may not be in the position to own or drive a car.</p>
508	Resident	T1	<p>My main concern is the volume of heavy vehicles travelling through Caughall Road through our lovely country lanes, when they are built for cars, not buses, coaches, &amp; HGV's. Many have caused congestion &amp; I'm sure accidents if not already but in the future. Having a bus depot, with access going over a historical bridge, is not in my opinion protecting our heritage, it would be nice to see this kind of traffic diverted, rather than it used as a short cut to the motorway or Cheshire Oaks</p>	<p>Noted. Highways issues such as this are beyond the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.</p>
509	Resident	T1	<p>We need public transport but the changes made to the bus lanes in Upton and Boughton are a nightmare and I don't agree with trying to force the use of public transport especially in current times. I'm</p>	<p>Noted. The Parish council are not responsible for the changes to the bus lanes. Your comments will be passed on to the relevant authority. The bus lanes have now been</p>

			hard of hearing and find public transport difficult but you have made going into Chester incredibly difficult, so I avoid the city now.	reverted back to normal lanes for the time being.
510	Resident	T1	Leave it to CWaC	Noted.
511	Work or volunteer in Upton	T1	Provision of cycle lanes a priority	Noted. Cycle lanes are covered in more detail in Policy T2.
512	Resident	T1	The plan supports development that helps meet the sustainable transport needs of elderly people and those with disabilities. – I would like to see use of sustainable (private/public) transport for all.	Noted. Improvements to the roads network and sustainable transport will benefit all users.
513	Resident	T1	More local bus services are needed similar to the no51 but serving other areas of Upton.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
514	Resident	T1	Reduction in the unnecessary 20mph limits on local roads. Removal of road humps and a frequent bus even if the route needs to be longer. Present buses are too large for local roads	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
515	Resident	T1	Anything and everything should be done to improve our carbon footprint and to improve for our elderly community.	Noted.
516	Resident	T1	51 bus fare should be reduced to price of park and ride. Upton residents drive to park and ride which just causes unnecessary pollution. Residents should be encouraged to walk into town. It is a 30 minute walk for a lot of residents.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
517	Resident	T1	I'm assuming that this is hinting at closing some streets to cars, which is an absolutely terrible idea and just pushes the problem to other areas.	Noted. This is not the intention of the policy.
518	Resident	T1	It would be nice if someone could consider reducing the large lorries & buses, from squeezing their way through our lovely country lanes damaging trees, & causing frustration to car drivers, keep them to the main roads, it safer all round & better for our landscape too. Especially in my are of Upton (Caughall Road)	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
519	Resident	T1	This is meaningless when earlier a policy says all new development will have parking facilities. With parking comes cars. With cars comes congestion.	Noted. However, it is considered that new development must have appropriate parking in order to ensure that off-road parking does not become an issue.
520	Resident	T1	Transport is very important for the area. However it has to be at a cost that is not too	Noted. This is beyond the scope of the neighbourhood plan. Your

			expensive. Local bus routes to Chester are expensive unless one has a bus pass. The Station at Bache needs improving, there is nowhere to wait undercover in the rain that is large enough at busy times.	comments will be passed on to the relevant authority.
521	Resident	T1	The public transport in the old village in disappointing. As we know, Upton Lane is not suitable for large buses and the bus service on Mill Lane should be resumed.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
522	Resident	T1	To comply with this aim the bus lanes should be scrapped as they cause more congestion and are road safety risks eg the turning right into Church Lane from Liverpool Road.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
523	Resident	T1	Our bus lanes are not safe.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
524	Resident	T1	To reduce car use we need more walkable amenities and shops and playgrounds etc. We drive to wealstone lane and library for example as too far to walk there and back with young kids	Noted. Development which reduces car usage will be encouraged.
525	Resident	T1	There are too many cycle and bus lanes where they are not needed to the extent they have been implemented	Noted.
526	Resident	T1	Too many bus lanes, dangerous for cyclists just don't feel they are needed and worry when the current climate goes back to normal traffic it is going to cause a lot of issues travelling around and through our lovely city!	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
527	Resident	T1	Our current transport service is good, however, a more frequent service with green vehicles would of course be welcome. In any development I would expect traffic impact to be analysed and services changes made to deal with any extra population.	Noted.
528	Resident	T1	Consideration needs to be given to parents who have no choice but to drive to drop/pick up children from school due to needing to be at work on time when walking/public transport is not possible. Therefore any plans need to be realistic in this regard.	Noted.
529	Resident	T1	Agree with this statement in principal ... but each proposal would need review ... just look at bus lanes and issues thats caused ... all cos there's a cycling policy... ridiculous solution... esp as we are in lockdown and roads aren't at full capacity .	Noted. The bus lanes have reverted to normal lanes for the time being.

530	Work or volunteer in Upton	T1	Cars must not be king in the future, it should be walking, cycling and public transport. By 2030 we really need to be all electric (or other alternatives). Diesels should be banned. All transport need to be joined up and where necessary public transport 119ummarized to make it available for all.	Noted.
531	Resident	T1	Nice words – but how is this different to the normal planning requirements. It still allowed development of Upton Dene which has put extra pressure on transport because it has no walking/cycling routes to local schools and shops. Upton already doesn't have sustainable transport for elderly and disabled – why would new small developments change this? All bus routes go via A41/A5116. Limited impact from no.53.	Noted. It is hoped that policy T1 can help achieve improved sustainable transport in the future.
532	Resident	T1	Again not quite the right place for this comment, except that walking is a type of transport. Regarding walking locally, as a new resident I have noted two things about walking on local pavements. 1. They are in a shocking condition – goodness knows how old and infirm people manage to walk on them without twisting an ankle or worse! 2. Residents with hedges (often beech and holly) appear to be lax in cutting them back on the public side and should be 'encouraged' to do so.	Noted. Policy T2 covers pedestrians and cyclists. Pavement maintenance and hedge cutting are beyond the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authorities.
533	Resident	T1	I have grave misgivings about this. Who decides what's good for us? What is 'unsustainable' transport? 'Elderly' people like the security and convenience of their own private transport for as long as their fading capabilities permit. Who's to deny them?	The policy will not deny elderly people from driving if they so wish. The policy encourages sustainable transport, road safety and the easing of congestion for the benefit of all road users.
534	Resident	T1	There should be an awareness that schools which are supposed to be local are being swamped by parents and teachers using cars for short distances, parking dangerously and causing pollution for both vulnerable children and local residents. The increase in asthma in children should be of real concern.	Noted.
535	Resident	T1	Having lost the regular buses that went down Mill Lane and being a person living with disability I do not believe that sustainable transport is a concept I can agree with. I rely totally on my car now	Noted. The bus lanes in Chester were decided upon by CWaC but have now been reverted to normal lanes for the time being.

			<p>since the buses were replaced with a massively reduced service more so than ever. The councils imposition of cycle and bus routes during the height of the pandemic was both cynical and extremely frustrating as it caused chaos at a time when traffic was light. One can only guess what will happen after the pandemic. Where was the consultation then? I would not trust any official with traffic planning now, and feel that if you don't have access to a bus and cannot cycle then you don't count or figure in the planning for the future. I do not believe the plan will do anything for those who live with disability as we are being prevented from using our cars and disabled parking is vanishing at an alarming rate.</p>	
536	Resident	T1	<p>We need a reduction of buses going through Upton as this is causing pollution and street decay</p>	Noted.
537	Resident	T1	<p>The bus lanes have caused  1 increased levels of congestion  2 stationary traffic  BOTH OF WHICH PRODUCE **MORE POLLUTION**  3 adversely affected road safety  4 putting it OUTSIDE A HOSPITAL ENTRANCE/EXIT JUNCTION IS BEYOND STUPID CAUSING MORE NEAR MISSES OF ACCIDENTS  absolutely ridiculous  You failed to consult residents  You failed to pay due care &amp; attention when selecting suitable AND SAFER sites for the bus lanes  Both of these are maladministration  borderline negligence Your decisions have caused MORE POLLUTION</p>	<p>The Bus Lanes were put in by CWaC and no one was consulted as it was done rapidly as part of Emergency Covid measures. They have now been reverted back to normal lanes, for the time being.</p>
538	Resident	T1	<p>The Spar has extended its car park and the new Tesco came with a new car park. Surely these two instances contradict the policy</p>	<p>The policy is not intended to prevent safe car use, any improvements that lead to less congestion, improved road safety and sustainable transport will benefit all users. The transport policies in the Neighbourhood Plan seek to improve parking and road safety measures and cannot act retrospectively.</p>
539	Resident	T1	<p>Plenty of parking and safe crossings for children needed. Also if these home are</p>	<p>Noted. The transport policies in the Neighbourhood Plan seek to</p>

			going to be housing young families where will they attend school? I believe personally we have so many new housing in the area but no new school to accommodate all of these children and personally feel other local schools have lost their good reputations due to large class sizes.	improve parking and road safety measures. Educational provision is considered by CWaC on all major housing developments.
540	Resident	T1	Once again, Weston Grove is so busy, many vulnerable residents do not feel safe to cross the road, or walk along the very uneven pavements	Noted.
541	Resident	T1	I have concerns about the efficiency of bus services as buses rarely have more than a handful of passengers and local routes are duplicated by the park and ride service. Investigate the possibility of combining services to reduce the number of buses and associated pollution leading to cost savings which may allow for lower fares. Eg. Local buses could pick up at the park & ride site adding this to local routes and cutting out a huge number of near-empty bus journey's.	Noted. This is beyond the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authorities.
542	Resident	T1	People use cars, stop making their lives difficult	Noted. The policy does not intend to make life difficult for drivers. Any improvements to road safety or that reduce congestion and improve sustainable transport will benefit all road users.
543	Resident	T1	Remove no.1 bus route on Upton Lane as stats prove low usage especially by local Upton residents instead being used as a run-through this once quiet village.	This is beyond the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.
544	Resident	T1	Remove those ridiculous bus lanes. They cause congestion and sitting traffic.	This is beyond the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.
545	Resident	T1	Improve road safety outside schools and ENFORCE the rules for those who disobey instructions.	This is beyond the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.
546	Member of Upton Dene (Management Company) Ltd.	T1	<ol style="list-style-type: none"> <li>1. No mention of the station!</li> <li>2 The cycleways proposed/developed are incomprehensible</li> <li>3. Cycleways alongside roads should be purpose built and nor prejudice pedestrian space</li> <li>4. Upton-by-Chester integrated with the country and Europe via its station!</li> <li>5. Ban cycling on pavements</li> </ol>	Noted. The station is mentioned in Policy T1.

547	Resident	T1	<p>The first key issue in the Sustainability section of the plan is stated below. To seek continued improvement to sustainable means of transport to, from and within Upton. Unfortunately, the Transport section makes clear that because of existing infrastructure very little can be done to improve the existing active transport. The policies suggested in the plan will have some benefit such as the provision of electric charging points and cycle storage units but it is difficult to see how any major transport improvements can be achieved. The fact remains that in communities like Upton where the opportunities for new development and infrastructure are limited, the best way to resolve transport problems is to persuade people to leave cars at home. With the increasing knowledge in the population about carbon footprint and the urgency of tackling global warming, the scope of bullet point 1, in 10.7 should be extended to include actively promoting schemes to make savings in carbon footprint as well as improvement in health. This would link in with bullet point 6. 10.7 page 62 which states Facilitate a multi-agency carbon reduction plan for the Upton community reviewing alternative, sustainable transport and communication options and, potentially, other related measures to reduce or mitigate the community's carbon footprint.</p>	<p>Section 10.7 (11.7) has been removed from the Neighbourhood Plan.</p>
548	Resident	T1	<p>The findings of Chester Cycling Campaign (Dec. 2018) are realistic under the present road and footpath conditions and we support their recommendations under the present circumstances. Furthermore we would urge the Parish Council to prioritise their recommendations and take action as soon as possible .However, in view of ever increasing traffic throughout the area but with special consideration to the route created from Sealand Road, via the Deva Link, Mill Lane and Heath Road to the A41, further consideration and planning are required to prevent this becoming a major thoroughfare; such should be stipulated within the NLP. In liaison with the relevant bodies, specific ways in which to deter motor traffic and encourage bicycles should</p>	<p>Thank you for your comments. The transport policies aim to encourage sustainable transport, cycling and walking. Your specific highways comments will be passed on to the relevant authorities.</p>

			<p>be included and fully documented within the NLP. Thankfully the railway bridge on Mill Lane is a physical barrier to larger heavy lorries and double-decker busses at present and should remain such. Given that we need to dissuade car use, so reducing CO2 (being mindful of Climate Change) and encourage the health benefits of walking and cycling, the Parish Council should be working with those bodies responsible for implementing such schemes; this also should be a stated objective Safety Consideration should be given to the construction of a surfaced pedestrian path joining Mill View School to the Pavilion via the inside perimeter of the Queen Elizabeth Playing Field, which would provide safe passage for individuals without the need to cross Wealston Lane. For consideration: We recognize that the following is not within the remit of the Parish Council but wish the following to be considered. In many countries on the Continent where safe cycle paths have been constructed, these have been routed inside fields and (presumably) privately owned areas. Representation to the relevant planning authority to fund and compensate such construction may be the only way in which existing communities may attain such safe routes</p>	
549	Resident	T1	The speeding, vehicle noise & pointless extra emissions around Upton are a nightmare	Noted.
550	Work or volunteer in Upton	T1	A reduction in motor car usage is not an end in itself. With so many advances in technology and the government's target around new cars with internal combustion engines the environmental impact of motor cars is set to decline. People need transport solutions that meet the demands in their lives. This should be the starting point.	Noted.
551	Property owner	T1	If this is to happen make public transport cheaper safer and more frequent. Not to have the stupid/ineffective bus lanes that appeared in Liverpool Road and Boughton that caused more congestion than there ever was.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
552	Resident	T1	Better walking routes are required and shared paths must be designed to protect walkers from speeding cyclists	Noted. It is hoped that the policies will encourage sustainable transport and safe cycling and pedestrian routes.

553	Resident	T1	We have the Bache railway station. We have some excellent longer distance bus routes serving Upton, 1, X1, 2 etc as well as local services – we should encourage their use. People are very wary of using public transport with the pandemic and there should be special encouragement of using public transport once we are out of COVID restrictions	Noted.
554	Resident	T1	Need to have transport for cars for less mobile people and not close off roads	Noted.
555	Resident	T1	Keep the free bus pass for over 60s many of these people are unpaid child support carers during holidays and before and after school and the bus pass not only gives freedom but encourages more trips that help to boost other areas of our local economy. Reconsider the bus route along Upton Lane as it is a potential hazard on the bend near the Golf Course....The 30 mph limit along here is too fast anyway and should be brought down to 20 mph in line with the rest of Upton Lane, and Demage Lane South. Keep the park and ride and offer a loyalty card for those who are frequent users of this service. Does the new bus lane really improve traffic flow?? The demarcations are far too short for vehicles to cross over from the outside lane on the A41 near The Countess Pub to make the turn into Upton Lane anyway	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
556	Resident	T1	Reduce cars through reducing road space, turn road space into green space.	Noted.
557	Resident	T1	The bus frequency down Mill Lane from Heath Road to Morrisons has reduced from every 20 minutes to around four services per day! This has lead to myself taking my family in the car to town whilst previously we would have used the bus. We all cycle daily for school and work (including my 9 year old) but despite being confident cyclists I feel genuinely afraid cycling along Mill Lane as it is narrow, on Wealstone Lane where most cars travel over the speed limit, and on Caughall Road where cars speed up to over the speed limit as they approach the countryside.	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
558	Resident	T1	Yes to sustainable transport, but this does not include the recently revised bus lanes fiasco!	Noted.

559	Resident	T1	<p>Several aspects to this including the poor bus service e.g no buses on Mill Lane at the weekends. Little or no bus service in the evenings unless you live along Upton Lane. Older people and women who do not have access to a car are very limited in being able to access cultural events such as those held at Storyhouse because of the absence of public transport.</p> <p>As someone who walks around Upton a great deal as I do not drive I have to comment yet again on the appalling state of the pavements. It is easy to trip or miss your footing if you are reasonably active but if you are older perhaps less assured on your feet they can be very difficult, for example Wealstone Lane between Weston Grove and Mill Lane is terrible – broken up with dips and then it slopes into the road.”</p>	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
560	Resident	T1	<p>The bus service here is rubbish. I had someone staying and to get to town by bus she had to walk right down Caughall Road, cross over the A41 and down to Upton Lane to catch the bus. That is a bit far for an older person with limited mobility. Perhaps if there was specialist transport one or two days a week for a trip to town, that would encourage older people to go, knowing they had specialist transport in and home again. It would also provide opportunity for people to meet, thereby combatting loneliness. Most of us are online and we could book a seat in advance. I’m afraid I go by car if I need Chester.</p>	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
561	Resident	T1	Needs to be a fully integrated set of options not ones which disadvantage some groups and modes of transport	Noted.
562	Resident	T1	Bus services need to be much more reliable and more frequent	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
563	Resident	T1	Extremely important to achieve this.	Noted.
564	Resident	T1	<p>This should be a priority for any real sustainable plan.</p> <p>There is the need to create safe cycle routes without causing congestion – a tricky job given that the area is already built up.</p> <p>If the Dale Barracks is developed there is some great space at the side of the A41 leading towards long lane and going</p>	Noted. The redevelopment of Dale Barracks is covered in Policy D1.

			towards the hospital that could easily be widened to create a safe and wide walking and cycling route into Upton so that the new development is easily and sustainably accessible to the services and school in Upton.	
565	Resident	T1	The recent bus lanes on Liverpool Road have been ridiculous and no doubt very expensive. They have increased traffic problems. I have been catching buses on that route for over 50 years and can never remember being in a jam. Please think before investing in these ridiculous schemes	Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.
566	Resident	T1	There is no mention here about provision for children and young people. I have seen in the past, provision for young people turned down because it would increase travel to the location. Whilst i agree in the principle of making services available by all modes of transport, particularly public transport, walking and cycling, children do not have access to these methods unless it is on their doorstep, and this also raises issues for people living with disabilities, for example, providing level access and ramps at a venue is pointless if people with mobility issues are unable to get there. The sustainable transport angle needs to be integrated into a wider perspective that keeps things accessible to everyone	Noted. It is hoped that the policies will improve sustainable transport, walking and cycling routes to benefit the whole community.
567	Resident	T1	We are in a climate emergency. Surely the aim is to have sustainability. Cars are not sustainable (neither are electric cars, though they are less harmful, but that is another matter). We need to close down roads and reduce facilities for cars, not increase them. Do you remember when work on the railway bridge closed Mill Lane for a week? Community started to reassert itself. People spoke, walked in the road freely, listened to birdsong, until the cars came back bringing the oppression, noise, dust and danger than everyone somehow thinks of as 'normal'. We need to have a future where people can be free of the car. Instead of providing for the car, provide for people having access to what they want. Provide first spaces and facilities for walking, cycling and public transport. Deliveries (in vehicles) can be part of this. All the while cars are promoted as the only	Noted. It is hoped that the policies will improve sustainable transport, walking and cycling routes to benefit the whole community.

			<p>way, it encourages more cars, which bring other problems we all know about, it alienates people without cars, it endangers other road users and it degrades quality of life. Let people wanting to drive cars have to put in a little more effort. Then they might consider using other means.</p> <p>If you cater for them, they will respond. This cannot be a sustainable plan with adherence to the mindset that caused these problems in the first place.</p>	
568	Resident	T1	<p>We had a more regular bus service and it wasn't used so now reduced, any increase would be a waste of public funds as it's not a viable commercial route.</p>	<p>Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.</p>
569	Resident	T1	<p>BUS ROUTES NEED TO BE MORE ACCESSIBLE FOR THE DISABLED AND THE ELDERLY.</p>	<p>Noted. This is beyond the scope of the neighbourhood plan. Your comments will be passed on to the relevant authority.</p>
570	Resident	T1	<p>Enforce 20 miles an hour limit, more dedicated cycle lanes please</p>	<p>Noted. Speed limits are beyond the scope of the neighbourhood plan, but your comments will be passed on to the relevant authority. It is hoped that the policies will provide for more sustainable transport/</p>
571	Resident	T1	<p>Car usage is at times necessary, but depending on the situation. Active bus lanes are not the solution and I don't think they improve the situation for people who NEED to use cars and for whom public transport isn't an option. Whenever I have experienced them in the past (Salford) there is 1 or 2 busses with a few people on going down the bus lane with a half an hour queue for cars – there was no alternative way for me to get to Salford. As someone who usually commutes to Salford Quays for work, public transport is not an option as I would need to take a bus, a train and tram – 127 2 hours costing £20, as opposed to 50 minutes in the car costing £8. An active bus lane on the A41 would cause congestion for me and provide no tangible benefit.</p> <p>However, improved cycle lanes for weekend shopping in Chester would be welcomed, as would an increase in the zone for the Ginger scooters – a route to the Zoo and Upton shops would be appreciated.</p>	<p>Noted.</p>

572	Resident	T1	Why not consider Smart Bus Stops. Expansion of the Park & Ride. Consideration and planning for driverless vehicles	Noted.
573	Resident	T1	There should be something about Upton being a quiet residential area and so for example 128 vehicles using Upton roads as a short cut between the A41 and Liverpool Road, particularly heavy vehicles. And then there are cars making visits to and from the hospital every day; also cars moving every day between the Upton Dean and the M6. There should be at least encouragement for such traffic to use the main roads and the traffic lights at the junction of the A41 and Liverpool Road. I should have started by saying the Plan looks to contain some excellent things and I just hope it will be implemented	Noted.
574	The Canal and River Trust	T2	<p>Only a very small section of the canal is within the designated neighbourhood plan area. The canal corridor has a role to play within the neighbourhood plan area and contributes to the character and heritage value of the local area. The waterway provides a leisure and recreation asset and are well used by leisure boaters, in addition to providing a sustainable transport route for walking and cycling and a corridor for wildlife.</p> <p>We welcome the positive references to the canal corridor within the plan. Waterways provide an ideal environment for people to get outside for leisure or recreation, either active or relaxing and spend time enjoying nature. This is evidenced to directly benefit health and well-being. We would support any mechanism within the neighbourhood plan for securing contributions for towpath improvements along the canal corridor or improvements to wayfinding and signage towards the canal, in particular along/to/from the 'Brown Route' identified within the draft plan. Reference to this could useful be added to draft policies T1 – Sustainable Transport and T2 – Pedestrians and Cyclists.</p>	<p><b>Agree, amend the second and third paragraph of Policy T2 to read</b></p> <p><b>Whenever possible, new cycle routes and footpaths should link with the existing network of cycle routes, tow paths and public footpaths which should be enhanced by the developer to provide safe passage.</b></p> <p><b>Funds raised by the Parish Council from the Community Infrastructure Levy (CIL) will be considered for putting towards the costs of maintaining and improving the network of footpaths, tow paths and cycle paths, with priority given to those routes with the highest relative traffic related fear factor as listed in Table 10.1 above. Developer contributions towards those costs will be sought in appropriate cases.</b></p>
575	Cheshire West and Chester Council	T2	Pedestrian network and public rights of way – are there any specific parts of the pedestrian network or public rights of way that need improving or protecting?	<b>Add a new paragraph 3 to Policy T2 to read</b>

				<b>The existing Public Right of Way (PROW) network will be protected and maintained. Improvements to PROW will be supported, and any development that leads to the loss of any PROW, or any cycleway, will only be supported if a suitable and appropriate alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.</b>
576	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	T2	Agree	Noted.
577	Resident	T2	The poor state of repair of the footpaths in Marina Drive, which he says is caused by neglect over the years. He uses the footpath to get to the shops, but says that he often goes across the field instead, because of the bad state of the footpaths. He's older himself, but says that the footpath is also used frequently by young mothers with prams, and he thinks it's unsafe. He's noted that repairs are being done elsewhere, and thinks that Marina Drive should be put higher on the priority list. Another aspect he mentioned is that cars are churning up the grass verges by people parking there.	Noted, pavement and highway maintenance issues are beyond the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authorities.
578	Resident	T2	Great in theory, but where does this 'space' come from? Upton is already pretty 'full'. I support in theory, but fear the reality of this would be removal of roads or road lanes, or the implementation of one-way roads. This is unrealistic and naive, and sits not acknowledge the needs of modern working adults, or of disabled people. Cars are a necessity in this society. Upton is not, and should not try to be, a pedestrian 'disneyland'. Residents work long hours and when moving through the area, accessing local provisions, or travelling to work/leisure, need the movement to be as efficient as possible. Prioritising pedestrians over road users is naive and privileged.	Noted. However, it is considered important and appropriate for the Neighbourhood Plan to include policies which encourage the provision of further cycle routes and pedestrian routes, in order to help non car users and reduce the carbon footprint.

579	Resident	T2	The current state of both roads and pavements is very poor and is dangerous to both pedestrians and cyclists where pedestrians are forced out from pavements into live traffic and cyclists are forced into the middle of the lane.	Noted.
580	Resident	T2	CWaC can do this	Noted.
581	Work or volunteer in Upton	T2	Agree but other funds required eg from CWaC and any developers of property and the Dale barracks should pay a levy to enhance and speed up the above devt of footpaths and cycle lanes	Noted.
582	Resident	T2	Great attention need to be paid to the state of pavements which currently are generally in poor state of repair	Noted.
583	Resident	T2	Am concerned over the increase use of footpaths by cyclists and scooter users – especially e- bikes and scooters. Footpaths should be for pedestrians	Noted.
584	Resident	T2	Pedestrians and cyclists must be separated. Cyclists should use the road and not the pavements. Joint use such as the canal towpath makes life unpleasant for pedestrians because of lack of consideration and “Bullying” by some cyclists.	Noted.
585	Resident	T2	But majority of our existing pavements are unsafe to walk on	Noted.
586	Resident	T2	Would be nice to have more cycle paths, its nice to see work being carried out on the canal route.	Noted.
587	Resident	T2	Facilities for cycling and walking should be developed and maintained. Upton Dene however is largely without pavements. Someone told me it is to slow cars down but it gives the impression that walking is not done.	Noted.
588	Resident	T2	Agree to wide, smooth footpaths but not sure how the funding will be raised for them and their maintenance. Not clear enough information.	Noted. Funding will be sought from relevant developer contributions.
589	Resident	T2	The paths in Upton aren't great to negotiate. Very bumpy and a trip hazard. The amount of children I have seen coming off scooters because of this is quite shocking.	Noted.
590	Resident	T2	Cycling and walking on the same path is becoming a hazard and dangerous to the pedestrian. There seems to be a policy of turning footpaths into cycle routes, such as the canal towpath which when finally opened will not be clearly marked. This	Noted.

			policy is in favour of the cyclist and not the pedestrian or dog walker. If more than 2 of us go out for a local walk do we really have to walk in single file for fear of getting taken out by a silent speeding cyclist. It's not much fun walking like that where you constantly need eyes in the back of your head.	
591	Resident	T2	Walking more in lockdown I have experienced very uneven, treacherous pavements. These are not specifically mentioned. I understand footpaths to mean something different.	Noted. Maintenance of pavements is outside the scope of the Neighbourhood plan, but your comments will be passed on to the relevant authorities.
592	Resident	T2	I agree pedestrians and cyclists need to be safe, but the parks also need to be a big priority. There is no point making it accessible to get to Wealstone Lane to have it a bog.	Noted. Your comments on the improvements needed to Wealstone Lane park will be passed on to the relevant authorities. Wealstone Lane is recommended for designation as a Local Green Space.
593	Resident	T2	Need to be safe though too many cycle lanes just stop or have dangerous intersections quite scary to ride a bike e.g. Hoole roundabout	Noted.
594	Resident	T2	More sensible and safe paths	Noted.
595	Resident	T2	Routes also need to be well lit. Greenway is very dark and unwelcome in the winter time, for example.	<b>Agreed. Amend the first paragraph of Policy T2 to read</b>  <b>Where necessary and proportionate to the scale and impact of development, new development must include provision or commit funding towards the provision, of safe, well-lit, wide, smooth surfaced and direct footpaths and cycle routes between the development, local retail / activity centres and local schools.</b>
596	Resident	T2	Realism is required. We are a Roman/Medieval city, it is not elastic.	Noted.
597	Resident	T2	Decision need to be made with a view to all road users and all cycle / footpath users... n it just to advantage one group.	Noted.
598	Resident	T2	Emphasis needs to be on joined up infrastructure – no point having one area safe to cycle in, when you have to ride on existing unsafe roads to get anywhere useful. Walking mostly ok. Morrison's roundabout needs transformation to ensure that it gives priority to walkers and cyclists – it is a very busy junction otherwise with lots	Noted.

			of crossing busy roads to get to Countess Way (and Country Park / Greyhound Retail park) or into town.	
599	Resident	T2	I do not agree with the current cycle path's that have been installed along Long Lane as I hardly ever see cyclist using them and when they do they tend to be on the road not on the cycle path I would like to see better pathways around Upton and better walking routes into town having to push a pram around the Upton village the pathways and road surfaces are very uneven I think we have some beautiful areas to walk around in Upton and they should be preserved not just cycle routes laid down on main Road	Noted.
600	Resident	T2	“...new development should provide safe, wide, smooth surfaced and direct footpaths’. Why only ‘new’ development? The state of many of our existing footpaths is a disgrace, so let’s get those right first. Resurfacing last year was concentrated on backwaters like Tewksbury Close while much-used St James Avenue is so bad that I’ve taken to driving to the Long Lane shops to avoid it. The one fall I’ve had is enough and I’M NOT RISKING ANOTHER! Cyclists in particular use footpaths and pavements with impunity, often passed by police cars who do nothing about it. Now there are scooters ridden by schoolchildren and adults on pavements too.	Noted. Maintenance of pavements is outside the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authority.
601	Resident	T2	It is impossible to walk safely on paths or pavements in Upton.	Noted.
602	Resident	T2	I am all for the rights of others to cycle or walk but not when it makes life considerably harder for those who have to use a car because of disability. The new cycle lanes in Upton are empty and just cause confusion and congestion.	Noted.
603	Resident	T2	Strongly support this to replace buses	Noted.
604	Resident	T2	Expand use of cycle infrastructure and lower speeds of Upton roads	Noted. Speed limits are outside the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authorities.
605	Resident	T2	Cycle lane on A41 not a good idea to reduce road down to one lane near roundabout – number of cyclists doesn’t warrant it	Noted.
606	Resident	T2	Educate cyclists on the Greenway to be more generous to other users of this	Noted. This is beyond the scope of the Neighbourhood Plan.

			important stretch of path...many are oblivious to other users and some are aggressive when challenged about using their cycle bells. The Greenway is for all users not just cyclists. Sustrans should be taking this on board too. Fine cyclists for going through red traffic lights.	
607	Resident	T2	Upton shops parking area is not very tidy	Noted.
608	Member of Upton Dene (Management Company) Ltd.	T2	<ol style="list-style-type: none"> <li>1. Pedestrians must be segregated from cyclists</li> <li>2. Cyclists must either cycle on the roadways or on dedicated cycleways</li> <li>3. 20 mph speed limit on ALL residential roads</li> <li>4. Pavement parking destroys local areas and prevents the safe use of pavements by pedestrians – particularly those in wheelchairs – or pushing prams</li> </ol>	Noted.
609	Resident	T2	<p>What is the CIL ?</p> <p>I would like to know what the PC have done to maintain and improve foot/cycle paths.</p>	The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on all new development in their area, including new homes, with the aim of supporting local infrastructure.
610	Resident	T2	A safe pedestrian routeway is badly needed through or alongside the car park to the Pavilion, Library and Upton Village Surgery on Wealstone Lane.	Noted.
611	Resident	T2	Also provision for bike storage, more benches for pedestrians, perhaps more sites for shops etc rather than the traditional parade, so that services are more locally accessible rather than concentrated in one location that everyone has to travel to.	Noted.
612	Resident	T2	Safer walking is especially important.	Noted.
613	Resident	T2	I agree that there should be more properly separated cycle routes, particularly for high school children to use, maybe some local streets could be made one-way to facilitate this? The School Streets project in London has been very successful and the Parish Council could consider supporting such an initiative in Upton! New studies show School Streets improve air quality   London City Hall Also, a proper walking/cycling pathway leading from opposite the Frog pub on Liverpool Road to the Knolls Bridge end of the Upton Country Park would be a good addition to existing routes for walkers/cyclists	Noted.

614	Resident	T2	Provision for an extension of the Ginger scooters out to the Zoo would be welcome, and to Upton shops. Better cycle paths and connection of the pink route to greenway etc. with cycle paths rather than roads would be welcome too	Noted.
615	Resident	T2	My husband is Dutch and I lived in the Netherlands for some time. It is so easy to cycle safely there and it is not here. All children cycle to school – it's so different. We cannot change the old but new builds must have safe and wide path/cycleways between houses and schools, shops etc.	Noted.
616	Resident	T2	Keep cycle lanes off the roads!	Noted.
617	Resident	T2	This should be a priority for any real sustainable plan. There is the need to create safe cycle routes without causing congestion – a tricky job given that the area is already built up. If the Dale Barracks is developed there is some great space at the side of the A41 leading towards long lane and going towards the hospital that could easily be widened to create a safe and wide walking and cycling route into Upton so that the new development is easily and sustainably accessible to the services and school in Upton.	Noted. Policy D1 relates to the redevelopment of Dale Barracks.
618	Resident	T2	Careful consideration needs given to this from the point of view of safety and access for car users too – see previous bus lane comments!	Noted.
619	Resident	T2	Needs real care to create a total policy	Noted.
620	Resident	T2	The appalling state of the pavements in Upton in particular Wealstone Lane should be noted. Pedestrians should be first priority above cyclists and motorists rather than just ignored. In respect to cyclists – pavements are not cycle lanes. This is quite an issue on Mill Lane particularly near the bridge where the pavement is narrow, cyclists ride on the pavement at speed which can be very scary for pedestrians who have no where to get out the way. Although why should pedestrians have to give way to cyclists who should be on the road	Noted.
621	Anti-fracking campaigner	T2	Bicycle lanes, safety and encourage to use healthier options	Noted.
622	Resident	T2	Would also like to see some mention of adequate provision for parking bikes, where	Noted. Policy T5 relates to cycle parking.

			appropriate, and that any transport development (e.g. traffic lights) account for cyclists.	
623	Resident	T2	The worst part of Upton is its foot paths. They are shockingly bad. Uneven, far too narrow, lots of curbs and mud banks merging into the path. In particular concern as a parent are the paths up Heath road. So narrow and too close to fast moving cars. My heart is in my mouth walking up and down them with my children. Other areas are equally as, made worse by cars parking on pavements forcing people to walk around cars onto the road. The paths really get to me in our local area. Having good wide, smooth paths with dipped curbs and space for pedestrians and cyclists would dramatically change the way Upton is used and feels.	Noted.
624	Property owner	T2	I find that when pedestrians and cyclists share the same space the majority of cyclists think they have the right of way and have scant regard for the pedestrians. Making cycle lanes on existing roads just causes danger and traffic congestion.	Noted.
625	Resident	T2	Delete 'Where necessary and proportionate'. Pedestrians and cyclists are sustainable and should therefore be central to any plan that purports to be sustainable. Cars are not sustainable, and we should perhaps use that fact as a guide to designing road facilities. There should be installed alongside methods of reducing car speeds, and ways of reducing facilities for cars. This should include speeding restrictions. Parents cycling with children to school along Wealstone Lane and Newton Lane areas, where there are five schools and an old person's home have to suffer speeding motorists who rarely travel at the 20 mph speed limit. Most seem to travel at about 35 mph but speeds and impatient drivers travelling at 50 and even 60 are witnessed. I've seen cars overtaking others obeying the limit and plenty of other misdemeanours that reduce quality of life and endanger Upton residents.	Noted. Speed restrictions are beyond the scope of the Neighbourhood Plan but your comments will be passed on to the relevant authorities.
626	Resident	T2	It was wonderful to see families out on their bikes riding through Upton and especially Upton Lane, Church lane, and even onto a	Noted.

			<p>very quiet Liverpool Road during the first lockdown. Even though the new bus and cycle lanes were brought in ( and then removed) I don't think the level of cycling has been restored to that seen in the first lockdown.</p> <p>I have considered cycling into town – the roundabout at the Bache seems very dangerous as there is no real provision for cyclists and would put me off using the new cycle lanes on the A41 to go into Chester</p>	
627	Resident	T2	<p>Re-opening and improving short links that would make existing recreation much more accessible to adjacent neighbourhoods by re-connecting the severed halves of Vivienne Smith Lane and by providing an all weather surface route from Upton Grange/Ross Way junction (by the Scout Hut/Community Building) to the existing all weather route through the CoC Country Park and onwards to the Chester 'Brown Route' Canal Towpath Cycleway (see Appendix 6 of the Plan) to the City Centre</p>	Noted.
628	Resident	T2	<p>More cycle paths please. Anything to avoid Hoole roundabout/crossing a41 to help with getting into town with kids on bikes.</p>	Noted.
629	Resident	T2	<p>Some cyclists do not adhere to Highway code and endanger pedestrians!!!</p>	Noted.
630	Resident	T2	<p>Maintenance of current paths would benefit the community. For example; cutting back hedges, claiming back paths that grass verges have over grown etc</p>	Noted. Hedge cutting is beyond the scope of the Neighbourhood Plan, but your comments will be forwarded to the relevant authorities.
631	Resident	T2	<p>As an elderly pedestrian I am increasingly concerned about the dire state of pavements in Upton – severe unevenness and illegally high crossfall in many many places. Is there ever going to be remedial works? How will they be included within the plan? This concern is exacerbated by the knowledge that underground services: electricity, gas, water, phone, sewerage, surface drains will obviously all require extensive upgrades in the medium term (especially electricity with huge changes in electricity demand due to electric car growth). These works will disrupt roads and pavements – potentially leading to wasted time money and energy if not properly planned over the medium term. The underground services in Upton are a</p>	Noted. These issues are beyond the scope of the Neighbourhood Plan but will be forwarded to the relevant authorities.

			patchwork of repairs – is there a plan to update what are now about 50 years of age? I suggest that some try to tour the area entirely using a mobility scooter to understand the truly dreadful state of the pavement infrastructure. Fret less about parking on pavements; make, and keep the pavements serviceable and safe.	
632	Resident	T2	(in pre-covid times) I leave home at 8.45am am to find a ghostly lack of traffic only to realise that the reason is that it is half term or school holidays. A significant amount of traffic happens because so many people feel the need to drive their children to school, perhaps through habit. Given that, by definition, parents live local to their schools it seems to me that congestion and traffic emissions could be reduced if parents were encouraged to walk their children to school or if other arrangements were put in place – such as street groups walking together....	Noted.
633	Member for Trees UK	T2	It fails to plan to make active travel, cycling and walking, safer and more convenient	It is hoped that the policies will encourage more sustainable transport and support safer cycling and walking routes.
634	Cheshire West and Chester Council	T3	Reference to the Cheshire West and Chester Local Plan Parking Standards should be changed to the 'Cheshire West and Chester Parking Standards Supplementary Planning Document'.	<b>Agree – amend as suggested.</b>
635	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	T3	Agree	Noted
636	Resident	T3	The parking at Weston Grove shops needs sorting so cars don't stick out	Noted. Your comments will be passed to the relevant authorities. The policy supports development that reduces parking problems.
637	Resident	T3	Where are you creating this off road parking? As mentioned, Upton is already quite 'full' – so where will you find this space for parking?!	Redevelopments may lead to opportunities for further parking.
638	Resident	T3	CWaC already do this	Noted.
639	Resident	T3	I feel that new housing should also provide spaces for visitors to park, not just drive space.	Noted. New developments must have appropriate parking in line with CWaC's Parking standards.

640	Work or volunteer in Upton	T3	Existing public parking areas should have electric chargers installed and also bicycle racks	Electric chargers and bicycle parking are covered in policies T4 and T5.
641	Resident	T3	Cars should be discouraged. More public transport would be better.	Noted.
642	Resident	T3	Cars should park on the road and not on the pavement. It is an offence to drive onto the pavement.	Noted.
643	Resident	T3	Whether we like it or not. Private vehicles are a way of life. Parking facilities must be adequate for residents.	Noted. The policy seeks to ensure that adequate parking facilities are provided.
644	Resident	T3	Pavement in front of Weston Grove shops should be narrowed and parking spaces to be marked out to improve parking.	Noted. Your comment will be passed on to the relevant authorities.
645	Resident	T3	I'm not sure which problems are being discussed. Perhaps the area needs more car parks	Noted.
646	Resident	T3	I think there needs to be more enforcement of parking at junctions as well. We also need to address the overflow of zoo visitor/volunteer parking that overflows onto Caughall Road. They own like half of Upton...	Noted. Your comment will be passed on to the relevant authorities.
647	Resident	T3	Lots of cars need more parking unfortunately	Noted.
648	Resident	T3	More parking needed especially new developments! Also near public paths and more dog litter bins needed also.	Noted. The policy seeks to ensure that new development provides adequate parking. Dog litter bins are outside the scope of the Neighbourhood Plan but your comment will be passed on to the relevant authorities.
649	Resident	T3	The sooner this could happen the better. If off street parking could be provided, it would be a godsend to make travelling around our roads safer.	Noted.
650	Resident	T3	Totally agree, basic requirement.	Noted.
651	Work or volunteer in Upton	T3	We certainly need to make on street parking unacceptable. There should also be a move towards residents parking and more emphasis place on Park & Ride. Reclaiming our streets should be goal and not just a vision. Rental car schemes like they have in Manchester are useful. Every new house must have off road parking as part of planning approval.	Noted.
652	Resident	T3	Please look at retrofitting existing roads with adequate parking – e.g. working with Sanctuary Housing, residents and Highways to put in more parking capacity on Newhall Road – some verges could be removed, and	Noted. Your comments will be passed on to the relevant authorities. Further provision of off road parking will be supported.

			some parking areas created slightly further away from homes, to make sure road and pavements are accessible and free from parked cars. Please look at working with schools in a meaningful way – where they are taking children from out of the area, and from areas not connected with safe walking/cycling – can the Parish Council bring any influence on these policies?	
653	Resident	T3	We need to retain free parking for the local shops.	Noted.
654	Resident	T3	I'm not sure what this means in practice. More anti-car stuff I expect.	Noted. The provision of car parking spaces is not anti-car.
655	Resident	T3	There are extreme problems for householders who live in the vicinity of local schools. Parking and congestion does not only occur during mornings and afternoons when children are dropped off and picked up, but often staff from schools park all day in inappropriate and dangerous places. There should be yellow lines to remind the public of the Highway Code.	Noted. The provision of yellow lines is outside the scope of the Neighbourhood Plan, but your comments will be passed on to the relevant authorities.
656	Resident	T3	I have a long track record of asking the Council for help with inconsiderate parking in Egerton Drive by those using the hospital or the railway. It is an issue that has long needed a long term plan.	Noted.
657	Resident	T3	I agree that we need to improve the parking in Upton Parish. We live in Dunham Way and a number of houses have no road in front to park their cars. Back when this estate was built there was not many cars in each household but now every household has at least two cars, so we have a major parking problem in Dunham Way. We have emailed Jill Houlbrook and spoke to Chris Matheson regarding this parking issue and they agreed this needed addressing. Simply carrying the road through to Bolesworth Road would solve the problem. This would only consist of carrying the road through 50 yards. I would like to know what plans regarding parking there is for Dunham Way as the residents have problems getting to work as we get blocked in and can't get our cars out in the morning. Fire Engines and Ambulances have difficulties getting into Dunham Way and in the winter they would get bogged down on the green.	Noted. Your comments will be passed on to the relevant authorities.

658	Resident	T3	I don't think parking is the issue that some residents make out but loss of parking isn't good	Noted.
659	Resident	T3	Please look at school parking as it causes congestion and pollution on Upton Lane at school start and finish times.	Policy T3 seeks to ensure that parking problems are not exacerbated, and supports additional parking in appropriate circumstances.
660	Resident	T3	Kindly deal with 1 parking at the library 2 parking at Long Lane shops 3 parking at Western Grove shops 4 insufficient parking at Bache shops	Noted. The policy supports development that reduces parking problems and which provide further off road car parking.
661	Resident	T3	Isn't this the opposite of the previous question	Not at all. There is a need for improved parking facilities as well as pedestrian and cycling facilities.
662	Resident	T3	There are certain areas around Upton that have real parking issues , the grass verges are ignored by drivers who park on the pavement , for instance Newhall road , would it not be better to widen the road so cars could park on the road and pedestrians, wheel chairs and pushchairs , would be able to walk safely along the path , without having to go in to the road	Noted. Your comments will be passed on to the relevant authorities.
663	Resident	T3	You can't provide off street parking without significant environmental damage, that rain has to soak away and paved front gardens are not the answer	Noted – please see response to comment 407.
664	Work or volunteer in Upton	T3	The parking for local shops at the Bache is too small and access is awkward, how many people drive by on their way to or from work but have no where to park? It is more or less the same outside Tesco Express. Upton Heath (Long Lane) is a bit better.	Noted. The policy seeks to ensure that adequate parking facilities are provided.
665	Resident	T3	local bus routes would help, also the spreading out of shops across the area rather than having them all in one location that everyone has to travel to	Noted.
666	Resident	T3	I think this needs to be re-thought with a new policy of reducing cars	Noted.
667	Resident	T3	Keep all local parking free and encourage people to use public transport or travel on foot where possible with a loyalty card to use in local shops	Noted.
668	Resident	T3	Do not reduce parking	Noted.
669	Resident	T3	Wouldn't it be good if we could reduce need for parking.....	Noted.
670	Resident	T3	Prioritise transport other than the car. The car is the problem; don't accommodate it further.	Noted.

671	Resident	T3	Parking is an issue across Upton. A single house now tends to have multiple cars so streets are already crowded with parked cars.	Noted.
672	Resident	T3	From what I see, parking isn't really an issue in Upton. Happy to no shown otherwise.	Noted.
673	Resident	T3	Definitely – parking and congestion is a pain around Upton at times. Off street parking should also consider adequate guest and visitor spaces and on-street parking in larger developments from trades and visitors.	Noted. The policy seeks to ensure that adequate parking facilities are provided.
674	Member of Upton Dene (Management Company) Ltd.	T3	Upton-by-Chester is blighted by 'on street parking' by vehicles using the hospital – staff/patients/visitors etc The root cause if the total lack of parking and the Victorian road layout of the Health Park – it also causes congestion on the Liverpool Road, and prevents bus services serving the hospital!	Noted.
675	Resident	T3	Better to plan to support sustainable travel. Reduce the number of cars needed / wanted	Noted. The policies aim to encourage and support sustainable transport.
676	Resident	T3	ABSOLUTELY!	Noted.
677	Resident	T3	On street parking is highly dangerous – in particular, I would ask for a review of the “no parking on the verge” signs on Plas Newton Lane and the dangers of people parking accordingly on the road so close to the junction with St James Avenue (school access).	Noted.
678	Resident	T3	some residents are already concerned about numbers of vehicles which park on their streets Upton Drive/Bache Avenue are classic examples	Noted.
679	Anti-fracking campaigner	T3	More parking, more cars, more pollution. Effort must be made to use green energy	Noted.
680	Resident	T3	The loss of parking provision at the A41 shops would exacerbate current parking problems, which appear to be getting worse each year. At busy times, cars park in Dulas Court.	Noted. The policy seeks to ensure that adequate parking facilities are provided.
681	Resident	T3	I don't know of a parking problem in Upton at present, the Upton shops on the A41 carpark doesn't have many spaces – but not a lot can be done about that as there is no more space.	Noted.
682	Resident	T3	I also feel that the hospital already generates a lot of traffic and is lacking parking. This is something that should be considered in the way of development.	Noted.

			There doesn't seem to be any scope in the plan to deal with that.	
683	Resident	T3	There's discussion of cycling, but these mostly discuss reasons that progress is difficult. I cycle regularly throughout Upton and there are many points where traffic makes cycling unpleasant, with the narrow and busy Mill Lane a key issue. Widening the 20 speed limits to apply to all roads except the A roads would be one initiative that would make the roads more friendly and safer for cycling and walking	Noted. Speed limits are beyond the scope of the Neighbourhood Plan, but it is hoped that the policies will encourage safer cycling routes and sustainable transport. Your comments will be passed on to the relevant authority.
684	Cheshire West and Chester Council	T4	<p>Local Plan (Part One) Policy STRAT10 refers to the provision of charging points for electric vehicles where appropriate and links to the Parking Standards Supplementary Planning Document (SPD). The SPD already includes best practice guidelines for the provision of electric vehicle charging infrastructure within new developments. This includes provision of radial circuits in residential properties and provision of one dedicated electric vehicle charging point per 10 flats, one charging point per 30 parking bays for non-residential development and one charging point per 1,000m2 of commercial floorspace.</p> <p>Policy T4 requires charging points to be provided in new dwellings rather than radial circuits – if this part of the policy is to be retained, it is suggested that justification is provided as to why charging points should be provided rather than just radial circuits to enable easy future connections.</p> <p>Policy T4 requires 1 charging point for each general parking area in housing developments. The requirement of one point per 10 flats could be used, or another specific requirement if evidence can be provided to support it. A requirement set per number of dwellings or flats would be more specific and may provide additional charging points for any new developments.</p> <p>Policy T4 just encourages provision of electric charging points within employment, leisure or retail developments. The SPD sets more specific requirements. These requirements could be set out in the policy, or the policy could refer to the SPD. The benefits of referring to the SPD are that the</p>	<p><b>Agree – amend policy T4 to read</b></p> <p><b>All new dwellings where dedicated parking per house is provided will be required to have appropriately located radial circuits or charging points for all electric vehicles. Where general parking areas are included in housing developments, these are required to provide radial circuits or charging points. New employment, leisure or retail developments are encouraged to provide radial circuits or electric charging points for staff and/or users.</b></p> <p><b>Initiatives to provide radial circuits or charging points in existing housing developments and public car parks will be supported. The best practice guidelines and standards for the provision of all electric vehicle charging infrastructure detailed in the Cheshire West and Chester Parking Standards Supplementary Planning Document should be adhered to.</b></p>

			SPD may be updated in the future and could therefore increase requirements in line with national guidance at that time. If you consider that the SPD is sufficient, the policy could be deleted.	
685	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	T4	Agree – The needs of our infrastructure are changing and it is good that has been appreciated and reflected in the plan.	Noted.
686	Resident	T4	CWaC already do this	Noted
687	Work or volunteer in Upton	T4	But add provision of electric charging points and bicycle racks at existing public parking areas	Agree. See response to comment 684.  <b>Additionally, add to the end of Policy T5</b>  <b>The provision of cycle parking and parking for mobility scooters at existing residential, leisure, retail, transport and employment developments and at existing car parks will be supported.</b>
688	Resident	T4	See point regarding fast chargers, and consult with EV charger expert to ensure we make the developers provision the right infrastructure for a house's EV charging point.	Noted.
689	Resident	T4	BUT who polices the use of public charging points – I foresee arguments if people want to park in a charging space	Noted.
690	Resident	T4	Not economically possible. Where is the power coming from without conflicting with previous policies	Noted. It is felt that this is possible without conflicting with previous policies.
691	Resident	T4	Electric charging points should be available for all residents and should be adequate.	Noted.
692	Resident	T4	Need to consider how people in flats and no parking will be able to charge cars	Noted.
693	Resident	T4	It is the future	Noted.
694	Resident	T4	People can get their own charging points sorted. It does not need to be a precursor for development.	Noted.
695	Resident	T4	Employment leisure and retail should also be required to include safe and secure cycle parking	Agreed. See response to comment 687.
696	Resident	T4	Electric is the future	Noted.

697	Resident	T4	Makes sense and anything to help reduce emissions like this is always a good step in the right direction.	Noted.
698	Resident	T4	I remain to be convinced that the National Grid is, in any way, fit to take on the loading. I would, at this stage, put it as aspirational at best currently.	Noted.
699	Work or volunteer in Upton	T4	I think this may be part of new planning laws coming in anyway.	Noted.
700	Resident	T4	Anything that would encourage people to use electric points would be advantageous better parking generally in Upton or an electric point to put down near to the park for people to use would be a very good idea	Noted. See response to comment 684.
701	Resident	T4	Existing businesses should also be required to make provision	Noted. See response to comment 684.
702	Resident	T4	Electric vehicles seem to be the way for the future. I agree with this point, but would repeat that all new builds should have solar panels and batteries so that the vehicles can be charged (including after residents get home from work, hence the batteries). Clearly this will increase the cost of houses, but surely retrofitting is always more expensive and disruptive.	Noted.
703	Resident	T4	As long as the cost is borne by the owners and users. Subsidising purchase of these rich peoples toys from general taxation is bad enough.	Noted.
704	Resident	T4	The needs of our infrastructure are changing and it is good that has been appreciated and reflected in the plan.	Noted.
705	Resident	T4	Electric vehicles are undoubtedly the future.	Noted.
706	Resident	T4	I think electric charging points should also be provided in existing residential areas, and not only new residential areas.	Noted. See response to comment 684.
707	Resident	T4	Electric vehicles are not as environmentally friendly to produce as ghastrly Elon Musk bleats	Noted.
708	Resident	T4	Ludicrous statement	Disagree.
709	Resident	T4	ABSOLUTELY AGREE!	Noted.
710	Work or volunteer in Upton	T4	Infrastructure for EV charging point could be provided not the actual thing for new private homes.	Noted.
711	Resident	T4	If it the. Future of travel then I agree in the infrastructure needs to be built in.	Noted.
712	Property owner	T4	Not all new house owners can afford electric cars. The electric network is becoming saturated and does not always have the spare capacity for an EVC for every	Noted.

			house without the need for a sub station even for small developments which will mean that the cost will be passed onto the buyer making the houses more unaffordable for the 1 <sup>st</sup> time buyers etc	
713	Resident	T4	Potentially other charging points also provided in area?	Noted, see response to comment 684.
714	Resident	T4	They are better than combustion engines, including hydrogen, but prioritise other means.	Noted.
715	Resident	T4	Yes – to encourage move to electric cars	Noted.
716	Resident	T4	This is now a simple decision to make as increasingly manufacturers are changing their production lines to support electric vehicles only.	Noted.
717	Resident	T4	More electric charging points is a good idea.	Noted.
718	Resident	T4	Though still need to reduce roads and parking space	Noted.
719	Resident	T4	I am not sure if the housing developments need a point but new leisure, employment and retail- yes	Noted. See response to comment 684.
720	Resident	T4	This contradicts previous statements about promoting public transport, cycling and walking. This policy encourages car use as the default normal, whereas steps should be made to make individual car use something that a person opts in to and makes their own provision, rather than has it all on tap and has to opt out of , to use public transport etc	Noted. By introducing electric charging points, it is hoped that the policy will help encourage the use of electric cars, which are less polluting than petrol and diesel cars.
721	Resident	T4	Electric cars are so expensive in reality very few people will own them. There should be some allocation of ECP on site but definitely not every unit.	Noted.
722	Resident	T4	Important for sustainability.	Noted.
723	Resident	T4	Charging points for electric vehicles are very important, especially once petrol/diesel cars are phased out. We know it is going to happen in the next 10-20 years, so may as well set the interfaces up now. More onstreet charging points are needed for those who don't have a driveway.	Noted.
724	Cheshire West and Chester Council	T5	Policy T5 sets a requirement for provision of cycle storage for new flats, apartments or maisonettes with capacity for at least one bicycle for each bedroom. It also sets requirements for the location and design of the storage units. Local Plan (Part One) Policy STRAT10 refers to the provision of cycle parking and links to the Parking Standards SPD. The SPD sets a	<b>Agree. Amend the policy to read</b>  <b>Cycle storage and cycling parking provision should be of at least the standard required in the Cheshire West and Chester Parking Standards Supplementary Planning Document.</b>

			<p>requirement for 2 covered and secure cycle parking spaces per house and 1 covered and secure space per flat and states that this can include garages and sheds. It also sets standards for provision of cycle parking for other uses and identifies that long stay cycle parking should be located conveniently for the cycle user in a secured, covered area and short stay cycle parking should be secure and ideally covered and situated as close to the main entrance as possible and in a highly visible location to reduce the chance of theft or tampering. The requirements set out in the SPD could be included in Policy T5, or the policy could refer to the SPD. Alternatively, if you consider that the SPD is sufficient, the policy could be deleted.</p>	<p><b>There must be two covered and secure cycle parking spaces per house and one covered and secure space per flat, apartment or maisonette.</b></p> <p><b>The cycle storage unit assigned to each dwelling is to be in or immediately adjacent to the property, fully-enclosed, secure and at ground-level.</b></p> <p><b>Flats and other apartment buildings should also have provision for a communal bike maintenance area with lighting, power and water.</b></p> <p><b>The provision of cycle parking and parking for mobility scooters at existing residential, leisure, retail, transport and employment developments and at existing car parks will be supported.</b></p>
725	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	T5	Agree	Noted.
726	Resident	T5	Excellent idea	Thank you
727	Resident	T5	<p>What rubbish. Again, the survey author's 1950s attitude is showing in this inherently leading and biased question. This is simply not the reality of modern life. Providing such secure facilities is not economically viable for property developers. If it were to happen, it would be at the expense of off-road car parking. Off-road car parking is far more important.</p>	<p>Disagree. The provision of cycle storage is unlikely to make a development economically unviable. The provision would not be at the expense of parking, as new development would need to provide adequate off road parking as per policy T3.</p>
728	Resident	T5	<p>Not everyone wants to cycle, but many do so I would say majority of houses but not all.</p>	Noted.
729	Resident	T5	<p>Flats and other apartment buildings should also have provision for a communal bike maintenance area with lighting, power and water.</p>	<p>Agree – see response to comment 724.</p>
730	Resident	T5	<p>Garden shed great for bike storage, but most people prefer to drive to their place of work. It I had to use a bike to my place of</p>	Noted.

			work in Winsford – I would have to set out 3 hours before my shift starts.	
731	Resident	T5	Interesting idea, not sure it would suit everyone	Noted.
732	Work or volunteer in Upton	T5	Public parking provisions necessary in all retail and public parks also	Agree – see response to comment 687.
733	Resident	T5	Should also consider storage of electric scooters in line with city centre pilot	Noted.
734	Resident	T5	Only if there is no garage	Noted.
735	Resident	T5	What about converting garages into rooms and thus removing cycle storage provision on existing homes? So home gets built with cycle storage and then a year later the storage area gets converted into a room? A cynical developer could even facilitate this and comment on it off the record.	Noted.
736	Resident	T5	No comment except cycles should have warning bells and lights front and rear	Noted.
737	Resident	T5	Must improve health and reduce pollution by encouraging cycling. However roundabouts are dangerous and need to think how roads can be made safer for cyclists	Noted.
738	Resident	T5	Unless for say extra care housing but staff bicycle parking should also be available	Noted.
739	Resident	T5	As long as this supports adapted cycles for disabled people also	Noted.
740	Resident	T5	I don't think this is something the council should enforce. It will put up the cost of housing for people and might not be something everyone needs. What if it's an elderly or disabled individual? Or what if they have health problems prohibiting them from cycling?	Noted.
741	Resident	T5	Unnecessary for every home. Not everyone cycles or is able to.	Noted.
742	Resident	T5	Whether this is physically achievable given land constraints is debatable. Aspirational perhaps.	Noted.
743	Resident	T5	I would think if there were no other storage within the building first – this idea seems a waste of space as they'll just get broken into.. the storage needs to be inside the building... but outside storage for recycling bins is essential	Noted.
744	Work or volunteer in Upton	T5	Good idea	Noted.
745	Resident	T5	Cycle storage needs to be high quality and meet certain standards e.g. from Police,	Noted.

			Insurance companies and Locksmiths. Also needs to provide reassurance to residents sharing a facility that it is secure and not dependent on others remembering to secure it.	
746	Resident	T5	What ever happened to freedom of choice? If this happens they'll probably end up as extra storage space as garages have now that cars have grown too wide to fit in them.	Noted.
747	Resident	T5	This measure is dictatorial residents are more than capable of arranging cycle storage without big brother councils getting involved, it's basically nonsense.	Noted.
748	Resident	T5	And cycle theft??	Noted.
749	Resident	T5	Total waste, check how many people have bikes before this is done!	Noted.
750	Member of Upton Dene (Management Company) Ltd.	T5	In Greater London a requirement to obtain planning permission	Noted.
751	Resident	T5	Excellent idea	Noted.
752	Resident	T5	This would be a great idea for new houses as adequate storage for bikes is often expensive.	Noted.
753	Resident	T5	But make the paths the priority. No point having bike storage if people don't feel safe traveling around on their bikes, in particular those with children new to riding. I really wish Upton would address this.	Noted. Policy T2 hopes to encourage the provision of safer cycling routes.
754	Property owner	T5	Again more cost...what is wrong with a shed	Noted.
755	Resident	T5	This is suggesting that all new developments will be multi-occupancy.	Noted.
756	Resident	T5	Yes – links to need to provide safe cycle ways.	Noted.
757	Resident	T5	I agree with this, and should be tied in with the previous point about providing charging points for electric cars. If you are trying to encourage more use of cycling, then storage facilities are a great idea, but immediately undermined if the assumption of the development is that everyone will be using electric vehicles	Noted.
758	Resident	T5	It's not necessary and will be used for storing stuff other than bicycles, if someone really wants to store a bike they can buy a shed/bike storage unit.	Noted.
759	Resident	T5	Not all residents have been taught or are physically able to ride a bike and so home	Noted.

			storage facilities would be a waste of valuable space.	
760	Member of Chester Cycling Campaign	T5	Policy T5- Cycle Parking – the picture of cycle racks. All cycling organisations I have come across would advise against this type of rack – Sheffield stands are much better	<b>Noted. The picture will be amended as suggested.</b>
761	Member of Chester Cycling Campaign	T5	With regards parking, storage and electric charging points. I can see cars mentioned but nothing about mobility scooters, electric cycles, trikes etc. They require a different type of charging point to cars and extra space for larger trikes and mobility scooters. I have attached a photo of an example that might be worth considering.	Noted. See response to comment 684 and comment 724 which have amended policies T4 and T5 to mention all electric vehicles and mobility scooters.
762	Mill View primary School	E1	Capping the number of fast food/ take away outlets in each of the retail areas, as indicated in the plan, is something we support, given the proximity of these outlets to so many local schools	Noted, with thanks.
763	Resident	E1 and E2	The evidence and justification for policies regarding fast food seem to be weak. The photograph of “on street “car parking at Weston Grove is wrongly annotated as it shows parking within the development. The development policies may be rendered ineffective by permitted development and changes to use class orders. There is a curious paragraph 2 in transport on page 54 about broadband which might have some relevance to this section	Noted. A new policy on telecommunications has been included - please see response to comment 481.
764	Resident	E1	Economic Activity Figure 11.1 on page 64 is extremely confusing. What exactly does the title mean? Are the numbers in the key at the base, numbers of employees or numbers of businesses? Suggested Actions for the Parish Council 11.9 Bullet point 1 The two areas referred to are too far apart to be considered as a hub and are of very different character. The ‘Former youth club’ was not mentioned in the section on local facilities. A need for provision of youth facilities was noted in Suggested Actions for the Parish Council 9.7 page 50 and the statement below was included. Engage with young people and key stakeholders in identifying additional options for provision of local youth facilities; 11.9 page 72 states Should the land occupied by the former Youth Club become available, There is no background information on this land, the existing building, ownership and history	The numbers in Figure 11.1 are the number of businesses –the title states - Businesses at Upton Local Retail Centres.  Please see comment 430 re the youth club.

			<p>including why this former youth club no longer exists. Is there a plan to return it to a youth centre? There seems to be no recognition of the change which has taken place in shopping habits. Local retailers such as butchers and greengrocers have vanished from local shopping centres because of competition from Supermarkets. Businesses fail because they are not economically viable and there is little that can be done to halt this trend if local people do not use them sufficiently. The concerns expressed by residents about the number of fast food outlets are understandable but these businesses are at least surviving in the current economic climate. Better that a retail unit is occupied than empty which could be the alternative.</p>	
765	Resident	E1	<p>Check your 1950s privilege. Takeaways are a part of modern life that many people enjoy. If they were not, then such businesses would fail, and the 'problem' would self-correct. Once again, this survey is biased and hence will not represent the views of all residents. Who challenged the content prior to publication? Were a cross section of residents consulted to ensure a bias-free survey? Or, let me guess, you looked to your own contacts.</p> <p>This is group-think in action and your survey is self-selecting in the responses you will elicit. This is some very bad surveying, and I hope those in positions of power consider the inherently biased, leading and closed questions when considering the value of this survey.</p>	<p>The Neighbourhood Plan has been subject to public consultation with residents during each stage of its development. Further information regarding consultation can be viewed in the Consultation Statement.</p>
766	Resident	E1	<p>I think the economic policy is right to limit fast food but it does not focus enough on the positive alternatives. I think it should look to create retail hubs at Long Lane, Western Grove and the Bache that give preference to independent local traders that provide more 'essential shops' such as newsagents, bakers, butchers, greengrocers, small grocers. This will promote more local walking and cycling to these shops. The Wealstone Lane Community Hub could be improved to include a Chiropodist, Dentist, Post Office, Internet Cafe and Community Centre etc.</p>	<p>Noted. Policy E1 supports proposals for retail shop usage in the local retail centres.</p>

			This presents economic, societal and environmental opportunities	
767	Resident	E1	Would prefer to see them in use rather than empty for years!	Noted.
768	Resident	E1	The PC cannot tell the landlords of the shops what they want or even need, this is obvious even now and Weston Grove is a takeaway town - busy, noisy, dirty up to 11 p.m. and the PC cannot do anything about it. The PC does not have any powers, the only power the PC has is to set a Precept, and sadly that is never too clear when trying to read where the money is going – I have managed to see that at least 75% goes on salaries and wages for 4 people. So a sad 25% is left of our money to do bits and bobs. Trying to contact the PC can be difficult, sometimes during the day at normal working hours, Monday to Friday it can take 3 calls to the Clerk to get an answer, I have found it is quicker to contact our 2 excellent Councillors for help, they are always available when I have telephoned and they get it sorted very quickly. So I have given up on the PC Clerk. Just thought, does the PC still have a Clerk?	The Parish Council does indeed have a clerk and the contact details are on the Parish Council website. Policy E1 will support future retail development at the local retail centres, and will not support any further change of use from retail to hot food takeaway.
769	Resident	E1	I miss the greengrocers, chemist, etc on the Bache. We should aim to be more like Hoole with a range of useful local shops in the shopping areas	Noted. It is hoped that this policy will encourage future local retail shops. Add the following to Policy E1  <b>Development that supports local traders and provides a mix of retail and community uses will be welcomed.</b>
770	Work or volunteer in Upton	E1	Agree but if they cannot be let then the Council has to have a plan to revert to housing or convert to business use.	Noted.
771	Resident	E1	As long as we don't end up with more Charity shops or unused premises.	Noted.
772	Resident	E1	All local small businesses should be supported. High city centre rates make suburbs more attractive and community based. Especially if eat in and take out. Fast food takeaway only I would agree should not be increased.	Noted. It is hoped that this policy will encourage future local retail shops.
773	Resident	E1	Which is better: a betting shop or a takeaway? What's the difference between a fast food takeaway and a coffee shop which also sells hot food such as Costa or Starbucks? The food counter in those	Noted.

			venues contains very little healthy food. Maybe you should allow healthy takeaways somehow?	
774	Resident	E1	A wider range of shops should be encouraged	Noted. It is hoped that this policy will encourage future local retail shops.
775	Resident	E1	Suggest "individual" or "small businesses" be inserted to prevent proliferation of multiples.	Noted.
776	Resident	E1	Far too many take aways which is so bad for health. Would like to see butchers, greengrocers, card shop. Should aim to have shops more like Hoole.	Noted. It is hoped that this policy will encourage future local retail shops.
777	Resident	E1	People seem to want to buy takeaway food.	Noted.
778	Resident	E1	After the pandemic ends, people will still require fast food and takeaway outlets. If managed properly they are in keeping with other local shops. It encourages local businesses and takeaways provide a service for passing workforce it Greggs, Spar on Long Lane.	Noted.
779	Resident	E1	The amount of fast food outlets allowed on Weston Grove was a contributing factor on is why we lost our butchers! Tesco has destroyed Weston Grove. The One Stop shop has remained empty ever since. Very poor management by the local council. Whoever designed the car park there needs reprimanding and you take your life into your own hands backing out of the spaces by the shops. I will not shop at Weston Grove unless it is absolutely necessary. I would love to support the cafe more – one of our very few independents, but driving there is an issue.	Noted.
780	Resident	E1	We don't need any more chip shops! We need shops which source local produce and deliver in the local area – fresh, free-range eggs, fruit and vegetables, local produce such as jams, baked goods etc.	Noted. It is hoped that this policy will encourage future local retail shops.
781	Resident	E1	I don't totally agree with this because I feel it's better to see a shop in use rather than see it sitting empty. So I feel careful consideration rather than a point blank no.	Noted.
782	Resident	E1	I do agree, but it's difficult as the area along long lane is desperate for a coffee shop/organic food shop etc – but the problem is PARKING. I would literally buy the premier building and make it decent, but what would the point be if nobody	Noted. Parking issues are covered in policy T3.

			could park to come have my gourmet cappuccinos?	
783	Resident	E1	If fast food outlets are increasing its due to changing demand. We are not a communist state..... so why prevent entrepreneurs increasing choice for consumers in response to changing tastes.	Noted.
784	Resident	E1	The more variety of retail, the better served our community will be.	Noted. It is hoped that this policy will encourage future local retail shops.
785	Resident	E1	An occupied shop is better than an empty one so although I support the overall sentiment of this clause, some realism needs to be added if other shops are not sustainable.	Noted.
786	Resident	E1	The demographics of all 3 shopping areas are already heavily loaded towards fast food shops. The presence of major national convenience chain's local shop offerings has effectively killed off independent individual shops, baker, butcher, newsagent for example.	Noted.
787	Resident	E1	Each proposal needs to be assessed on its own merits	Noted.
788	Resident	E1	The most important thing is that shops are not left empty	Noted.
789	Resident	E1	The idea of a local shopping area is to attract the community to use it.. the four areas in Upton thrive and more needs to be done to keep them and alive...	Noted.
790	Work or volunteer in Upton	E1	Take away food is not necessarily a bad thing, it's maintaining a balance. Planning law makes it very difficult to object. This is part of a bigger picture though, educating our society to be less reliant on take away food and more reliant on more healthy eating at home.	Noted.
791	Resident	E1	10% is too low for Bache and Long Lane, 25% is more realistic and balanced. Any business is better than no business. Chatwins (Bache), and Indian Brasserie (Long Lane) already do takeaway as well as sit down. Do these limits just apply to full take-aways?	The limits apply to "full" hot food takeaways rather than businesses that are primarily restaurants or bakeries. The aim is to preserve the current retail mix for the local community and also not to increase the pressure on the limited car parking.
792	Resident	E1	In times like now with Coronavirus, we need takeaway shops. We can't be snobbish about this, some takeaway shops are important to the community. It depends on the type but this broad strokes approach isn't right.	Noted.

793	Resident	E1	I don't think it goes far enough. We should limit the number of take-aways below the current number which seems out of proportion to an area the size of Upton.	Noted.
794	Resident	E1	I would like to see a regeneration of the Western Grove shops better parking put in place along there and the frontage of the shops regenerated with planters and possibly trees to encourage less litter dropping and people to enjoy the area more I would like to see local businesses brought in on cheaper rents to work in the shops maybe even a pop-up community shop/hub and would like to see less takeaway is however would welcome a restaurant type set up there, Sadly a few years ago the Italian restaurant did not take off but would love to see something like that back in its place artisan restaurants or even a greengrocer such as the one in Home that would provide deliveries to older people in the areas I seen with the recent lockdown this will be invaluable for the community we need to find a way to encourage these businesses back into Upton and make Upton a talking point I feel the shops at Western Grove are an eyesore and compare to the amenities that are in who we are lagging very sadly behind. Reduction in take away establishments could be supplemented with ""mobile"" take away units which would arrive ""according to demand"" thereby giving more retail space to traditional shops such as bakers, butchers, green grocer, deli etc."	Noted. It is hoped that this policy will encourage future local retail shops.
795	Resident	E1	While I wouldn't want to see a great increase in such outlets, it is useful for a community to have some. Weston Grove has reached its limit, I agree, but one more takeaway at the other sites would not worry me. It would give local residents a choice without having to walk (or worse drive) too far. It's a balance, which I why I don't 'strongly agree'.	Noted.
796	Resident	E1	So is this where Big Brother is continuing expansion of his powers? Let legitimate businesses come and go, rise and fall, according to their abilities to meet the requirements of their customers. It wasn't necessary to limit video rental shops, was it?	Noted.

797	Resident	E1	Add betting shops will not be supported.	Noted.
798	Resident	E1	There are too many fast food outlets already in Upton, there should be a set limit to how many can operate.	Noted.
799	Resident	E1	Reduce fast food outlets	Noted.
800	Resident	E1	We have great takeaways. They bring prosperity to the area. Good food businesses should always be supported and welcomed. Places like Weston Grove fish and chips also do great charity and community work. That's more than you can say for some of the local retail businesses	Noted.
801	Resident	E1	We should not oppose takeaway restaurants and food outlets in these areas	Noted.
802	Resident	E1	Increase Tesco Express Happy to see occupancy of premises so am past caring if it's a fast food joint	Noted.
803	Resident	E1	Surely it's about choice. Does Upton require 3 convenience stores. Especially with the close proximity of the premier and spar?	Noted.
804	Resident	E1	We need local shops , like we used to have a cake shop, fruit shop etc , I live in Upton I would like to shop here instead I shop in Hoole much more varied shops .There are far too many take away shops .	Noted. It is hoped that this policy will encourage future local retail shops.
805	Resident	E1	Western Grove shops need an overhaul – total eyesore	Noted.
806	Resident	E1	The economy is changing to leisure based if you stop these outlets opening you will be left with empty units like the old SPAR on Weston Grove. People want convenience, I struggle to see what business you think would move in You appear to have very limited knowledge of the current retail landscape	Noted
807	Member of Upton Dene (Management Company) Ltd.	E1	However – consider the impact of all the food delivery and other home delivery vehicles	Noted.
808	Resident	E1	Fast food shops are there because they are successful, this is what the community have shown they want. If this wasn't the case they would have shut. They provide employment – why stop that?	Noted.
809	Resident	E1	We are well catered for with regard to hot food takeaway shops, we probably do not need any more. (No pun intended).	Noted.
810	Resident	E1	Even reduce the number of take away shop to improve the health of the population and reduce litter.	Noted.

811	Resident	E1	Think this is a good approach and I have no desire to see Upton become predominantly low-quality takeaways (happy with the provision we have). However, more high-quality eat-in food retailers, such as the Upton Village Cafe, or more independent coffee shops as seen in Hoole, would be very welcome and I would like to see them encouraged.	Noted. It is hoped that this policy will encourage future local retail shops.
812	Resident	E1	Yes more local businesses and less take always please. In favour of supporting local people in business.	Noted. It is hoped that this policy will encourage future local retail shops.
813	Resident	E1	I agree we need more retail options but it's not as simple as stopping take away units. Can the local area support a more diverse retail choice in Upton? Living so close to the city centre must have a part to play in this. Perhaps some research is needed into the business viability in Upton and what the socioeconomic picture tells us about what people can afford and will spend money on locally. If that means food outlets then at least it's a response to demand and keeps retail units open and not turn into unsightly boarded up rotten old shop fronts.	Noted.
814	Resident	E1	Retail shops does not mean charity shops. These are an issue on the high street Justas much as discount shops and fast food takeaways. Local people should be canvased to assess what kind of shops/food outlets people would use on a regular (daily or at least weekly) basis	Noted.
815	Resident	E1	This has multiple benefits in maintaining the character of the area, providing better and healthier options for residents and children.	Noted.
816	Resident	E1	Really difficult as there needs to be support win back customers for general shops, cafes and community services at our local shopping centres – worried that too much shopping has gone online.....need to make local shopping a pleasant and friendly experience	Noted.
817	Resident	E1	There is a fundamental difference between locally owned food businesses which will deliver, and whose profits are made and spent locally, within Chester and even the UK! As compared to Deliveroo, Dominoes Pizza and similar which are multinational companies with profits leaving the region and country. Local businesses, similar to	Noted.

			some of those in Hoole, need to be encouraged and supported within Upton.	
818	Resident	E1	Mobile facilities for street food should be encouraged, in addition to de-centralising shopping areas so that they are more accessible on foot.	Noted.
819	Resident	E1	Make the shops responsible for clearing any litter outside their premises whether it is takeaway or not	Noted. This is beyond the scope of the Neighbourhood Plan.
820	Resident	E1	We are in great need of a decent restaurant/gastro pub in Upton	Noted.
821	Resident	E1	Small bar/s would be fab. Cafe at pavilion extended. No more takeaways on Weston Grove. Bakery/florist instead.	Noted.
822	Resident	E1	While accepting that it would be difficult to reduce Weston Grove's 33% at present, it would be desirable to reduce this to 20% over a phased period, as opportunity allows. Fast food outlets must take responsibility for removing the litter their generate. More bins would help alleviate this problem.	Noted.
823	Resident	E1	We need more small businesses and need to support local residents in some way. Grow our own community	Noted.
824	Resident	E1	It is important to maintain a wide range and comprehensive range of shops and services to ensure a vibrant community. This is also sustainable as people have to travel less for provisions. In addition there is a health argument for reducing take aways.	Noted. It is hoped that this policy will encourage future local retail shops.
825	Resident	E1	Weston Grove is already suffering with the bank closure etc	Noted.
826	Resident	E1	A mixture of retail outlets helps the diversity of a community. I would not limit the number of takeaway outlets.	Noted.
827	Resident	E1	We have enough fast food outlets – they are in all three shopping areas.	Noted.
828	Resident	E1	I'd rather a small Take Away business was able to open in an empty unit rather than it sit unused for years. Why punish Take Away's and allow things like tanning shops etc. which are equally as harmful to individuals. Take Away's also don't always need to be unhealthy food, you could encourage upmarket takeaways selling nice healthy food and coffee shops etc. rather than kebab shops. However, there does need to be more diversity in the types of shops in retail areas.	Noted.
829	Property owner	E1	If I was a fast food owner in one of the areas I would strongly agree but as a	Noted.

			customer disagree if it is the difference of having vacant boarded up shops also means more choice and lower costs	
830	Cheshire West and Chester Council	E2	It should be made clear whether proposals will be supported only if they meet all the criteria in the bullet points, or just some of the criteria (by adding and / or).	<b>Agree – add “all’ to the first paragraph of policy E2.</b>
831	Zoo Facilities and Development Director North of England Zoological Society (Chester Zoo)	E2	Agree – A balance of development is required	Noted.
832	Resident	E2	No more development on our around Upton. Redevelopment of units should be a priority before we consider use of brownfield sites, for example. We need to redevelop run-down locations as a priority (eg Weston grove Indian restaurant)	It is not appropriate to allow for no development in Upton.
833	Resident	E2	CWaC already do this	Noted.
834	Resident	E2	Very big ‘provisions’ – unlikely to be popular with neighbours	The policy seeks to ensure that residential amenity is not unacceptably harmed.
835	Resident	E2	Whoever dreamed up “local retail centres” what’s wrong with “Shops”?	Noted.
836	Resident	E2	Update current business areas	Noted
837	Resident	E2	Need to create as many jobs as possible	Noted
838	Resident	E2	Surely this is covered by planning law	Noted
839	Resident	E2	It depends what the light industry or offices are and what they will contribute to the local economy and whether they employ local people.	Noted.
840	Resident	E2	Plenty of parking needed also	Parking is covered in policy T3. However, add a bullet point  <b>They provide adequate parking in line with Cheshire West and Chester Parking Standards Supplementary Planning Document</b>
841	Resident	E2	It would be great to see development of a further wide variety of businesses to serve the community.	Noted.
842	Resident	E2	It is hard to think of what might be put in place, service industry type would be preferable.	Noted.
843	Resident	E2	It all depends on what small businesses and office space is needed and where will they be built without taking anymore of the green area. Thus if businesses are encouraged to settle in Upton isn’t that	Noted.

			detracting from making Upton a safer community – plus attracting more commuters into Upton will only increase pollution and waste	
844	Work or volunteer in Upton	E2	Post COVID-19 the whole way that people work is in the mix I believe. Working more locally, working from home is part of the new normal. HOWEVER ... the big thing is ensuring that Superfast Broadband is available to all ... preferably fibre to the property on all new developments.	Noted. See response to comment 481.
845	Business	E2	<p>There is one area of significant weakness in my view and that relates to provision of broadband to the area. There is only one reference in the plan in Section 10 and specifically a paragraph on P54 which reads: Looking at local telecommunications and the availability of broadband, each of the 8 exchanges owned and maintained by Openreach within a 5 mile radius of Upton are fibre enabled, offering a choice of fibre broadband providers to local residents. The maximum average speed available locally is potentially in excess of 300Mbps. This compares to a typical medium use household requirement of between 38 and 76Mbps.</p> <p>Running a business from a home office, the above is not a description I consider appropriate to Upton. I have tried everything to improve our broadband service and remain stuck with a Fibre to Exchange DL speed or around 17MB. The local plan is seriously flawed as a result of its dismissal of the importance of high-speed internet. The plan needs to be way more ambitious and given the increasing reliance on connectivity it needs to commit to seeking Fibre To The Premises [FTTP] availability for ALL properties. FTTP removes the reliance on unreliable and slow copper cable connections. This is especially important for reliable connectivity if working from home and for local businesses to compete. Ignoring this problem will see Upton residents and businesses falling further and further behind in a world increasingly reliant on high-speed internet connection.</p>	Noted, see response to comment 481.
846	Resident	E2	Who's going to judge these things?	Noted.

			Suppose a new technological development comes along? Could it be a mini nuclear generator from Rolls Royce capable of powering the whole of Upton? Where would it go?	
847	Member of Upton Dene (Management Company) Ltd.	E2	What about our closing pubs – in decline and disappearing. Residential redevelopment acceptable. Further care homes not acceptable	Noted.
848	Resident	E2	Would like to see a provision for not causing damage to fabric of the community. I would be resistant to the idea, for example, of more betting shops opening in Upton.	Noted.
849	Resident	E2	I mean yes who wouldn't want that. But where? Better to work out what the area needs or if there is a gap in other Chester traders and make it attractive to those businesses to move in which brings in trade.	Noted.
850	Property owner	E2	Is this a case of not in my backyard {I am referring to Upton} but no doubt will be ok to allow in neighbouring Moston on the Dale Barrack Site if it becomes vacant.. We need more jobs for the young ones and as the Council are determined to stop people using the car and especially if public transport is not improved more local jobs are required.	Noted.
851	Resident	E2	All depends on location – NIMBYISM	Noted.
852	Resident	E2	Provided they are built sustainably, using sustainable materials and being to passivhaus standards for energy	Noted. Policy S1 has been amended to reference the Passivhaus Standards. Please see response to comment 7.
853	Resident	E2	Good to have employment locally	Noted.
854	Resident	E2	Make all businesses responsible for clearing up all litter outside their premises whether it relates to their business or not	Noted. This is beyond the scope of the Neighbourhood Plan.
855	Resident	E2	In respect to retail units – if they have been empty for several years as is the case in Weston Grove perhaps a small business would be a better option than an empty shop.	Noted.
856	Resident	E2	This is a primarily residential area with a large “village” feel as you state and so this should be maintained, even on the Dale Barracks site when developed.	Noted.
857	Resident	E2	Yes, I agree as long as no damage is done to the area from the business.	Noted.
858	Cheshire West and Chester Council	D1	The sports pitch is mentioned within the context section. The CWaC Green Infrastructure Officer has identified that our Planning Pitch Strategy is currently being	Noted. Please see response to comment 860 re the sports pitches.

			<p>updated, but indications are that the Chester locality will still have shortfalls for grass football, rugby and cricket. As such, any development at the Dale Barracks is likely to require the pitch to be retained plus any additional pitch needs that might be triggered by new housing development. No changes to the wording of the policy are required, but this is just flagged as a future issue / requirement for the site.</p> <p>The Council's Education Infrastructure Service have stated that they have not reviewed options in terms of school place planning if the site, or part of it was to come forward for housing in the future. An assessment would need to be made of whether the site requires a new school or whether one of the existing primary schools in the area could be expanded. Any proposed development of the site for housing would be reviewed to identify the number of new dwellings proposed and its associated 'child yield' to determine the likely education provision options.</p>	
859	Cheshire West and Chester Council	D1	<p>Policy GBC1.C in the Local Plan (Part Two) identifies that any residential development of the site should include a mix of housing types, tenure and sizes, including affordable housing. However, Policy D1 does not encourage a greater diversity of housing or specific focus on affordable housing and you may wish to add something on this to offset the restrictions across the rest of the Neighbourhood Plan area due to the limits on scale of housing developments. There could also be an opportunity to provide some community led housing or self-build plots on the Dale Barracks site if it comes forward in the future. This could be referred to in the policy.</p>	<p><b>Agree – expand the fourth bullet point of policy D1 to read</b></p> <ul style="list-style-type: none"> <li>• <b>Development is in keeping with local housing requirements as set out in the draft Housing Needs Assessment (2019) or the latest available assessment of housing needs, including at least the maximum provision of affordable housing in line with policy SOC1 of Chester West and Chester Council Local Plan Part 1, homes for the elderly and smaller homes for first time buyers, young families and for down-sizing. Community led housing initiatives and self-build plots will be supported.</b></li> </ul>
860	Upton Junior Football Club	D1	<p>Thank you for enabling comments to be made on the proposed Upton Neighbourhood Plan. On behalf of Upton Junior Football Club, we would like to make the following representations and hope that you will consider an amendment to the wording of Policy D.1: (The Dale Barracks) in order to enable the Football Club to eventually relocate their more permanently</p>	<p><b>Agreed, with minor amendments. Add a new bullet point below</b></p> <p><b>Future development retains and where possible enhances all of the existing sports pitches on the site. Development must demonstrate that the existing sport and recreation facilities/pitches at the</b></p>

		<p>and continue to provide the young and old of Upton with the opportunity to play football and represent the local area. Upton JFC (Chester) is a registered charity and a local, non-profit making, grass roots junior football club that was originally established around 2000, following the amalgamation of two other local teams, (Upton United and Upton Villa). Upton Villa was also originally based at the Dale Barracks. Upton Junior Football Club has more than doubled in size over the last 10 years to almost 650 players and is now the largest in Chester. We are proud to be one of only 30 Football Association Community Clubs in Cheshire providing an inclusive environment for players aged from 5 to 60+ years. We were awarded The Football Association Charter Standard Community Club Award 7 years ago, which is the highest Football Association standard possible for a grassroots football club. In May 2017 the Club was proud to be awarded the Cheshire FA Community Club of the year award. All coaches are volunteers. The Club contains no paid employees. The majority of Upton JFC's coaches and players live in the Upton area. The Club has grown year on year in terms of the total number of players joining and volunteers stepping forward. As well as being known for junior football, with teams in both the Chester Junior League and the Cheshire Girls League, the Club also runs 6 varied adult age teams, (containing former junior players, parents and friends of the junior players and volunteer coaches) all playing in the local Chester &amp; Wirral Football League, Mid-Cheshire League, and 2 womens teams within the Cheshire FA Inspire League. The Club wishes to maintain use of the Dale Barracks as a geographical hub and this size of facility allows our juniors to continue to grow through the age groups and push into adult teams and aspire to compete at higher levels. Upton JFC teams play at several venues and were originally based at the Dale Barracks and do currently make use of 5 of the existing pitches through a formal Licence Agreement with the current military</p>	<p><b>site can be fully maintained, enhanced and transferred into permanent club/community use, subject to an appropriate financial contribution/commuted sum payment so far as is reasonable and if considered necessary and appropriate to the Club and Community.</b></p> <p><b>Add the following to the justification of the policy</b></p> <p><b>Upton Junior Football Club has used the existing sports pitches, car parking and changing room building (the Pavilion) at the Dale Barracks for 20 years and would like to continue to make use of those existing facilities in the long term for the benefit of the existing and future residents of the Upton area. There are shortfalls in the amount of sports pitches in the parish. The existing sports pitches, car parking and Pavilion building for the provision of sports including junior and adult football must be retained for the benefit of the local community. Any subsequent Development Brief or planning application should ensure that the continued sports use of the existing sports pitches is incorporated therein.</b></p>
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		<p>owners. Such an Agreement enables 6 teams/age groups to make use of the existing facilities over several days. Currently the majority of the Upton JFC's team's/age groups often train/play away from the Dale as we fit in around the days provided to us. Historically, the Dale Barracks pitches were used by all Upton JFC's age groups/teams, but as the club grew and other venues became available, this resulted in the spread of football elsewhere as well. The Barracks have widely been considered as the base for our club. If the Barracks were redeveloped this would be a loss of one of our very important natural geographical bases for our Club and Community. Upton JFC teams are the only non-military users of the existing sports pitches.</p> <p>Why does Upton JFC need a permanent base at the Dale Barracks?</p> <p>The Club has no geographical base as such and is currently forced to play matches throughout the north Chester area. To encourage participation, the Club has kept fees to a minimum and runs training sessions and football matches. The Club's inclusive philosophy seeks to ensure that the financial cost of the sport does not prevent participation and as a result some children are paying significantly reduced fees. The lack of own pitches results in part of the Clubs income being spent on the hire of alternate football pitches elsewhere. In particular, during the last financial year a total of around 60% of the Clubs total income was spent on the hire of additional pitches. Upton JFC has therefore always been seeking a permanent base within the Upton area for years that it represents from which to continue to thrive to progress for the Community with its longterm aim for guaranteed sports pitches (i.e. changing rooms and car parking).</p> <p>What changes would Upton JFC like to see made to the Neighbourhood Development Plan?</p> <p>Policy D1 should be amended to included reference to Upton JFC's desire to utilise/gain long term use of the existing external sports pitches (as shown on an</p>	
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			<p>accompanying plan) in order to ensure all of its teams are able to train/play at the Dale and continue to do so for future generations in the Community. Such an amendment would ensure that any potential comprehensive development of the site for residential purposes, (which is the most likely outcome if the existing military use ever ceases) would retain/enhance the visual appearance of the existing open spaces and sports pitches and also provide for their continued usage for sporting activity for the benefit of the Local Community for the foreseeable future. Upton JFC consider that the wording of Policy D1 of the Neighbourhood Development Plan should be amended with an additional bullet point shown highlighted in red below:</p> <p>Policy D1: Dale Barracks Development (Additional bullet point to be added:) “Future development retains all of the existing sports pitches and grassed areas located immediately to the west of Liverpool Road (A41) on the site. Development will be supported where it can demonstrate that the existing sport and recreation facilities/pitches at the site can be fully maintained, enhanced and transferred into permanent club/community use, subject to an appropriate financial contribution/commuted sum payment so far as is reasonable and if considered necessary and appropriate to the Club and Community”.</p> <p>Upton JFC also consider that the following should also be incorporated into the supporting text of Policy D1: (additional supporting text to be included:) “Upton Junior Football Club has used the existing sports pitches, car parking and changing room building (the Pavilion) at the Dale Barracks for 20 years and would like to continue to make use of those existing facilities in the long term for the benefit of the existing and future residents of the Upton area. The Football Club would obtain permanent club/community use of the existing sports pitches, car parking and Pavilion building solely for the provision of</p>	
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		<p>junior and adult football for the benefit of the local community. Any subsequent Development Brief or planning application should therefore ensure that Upton JFC's desire to continue the sports use of the existing sports pitches is incorporated therein".</p> <p>Would such a change comply with national and local planning policy?</p> <p>The National Planning Policy Framework (NPPF) The Framework sets out government's national planning policies for England and how they are expected to be applied. Paragraphs 96 and 97 clearly indicate that the government considers that opportunities for sport and physical activity is important for the health and well-being of communities. Existing playing fields should not be built on unless they are clearly surplus to requirements, would be replaced by equivalent provision elsewhere or the benefits of alternative uses outweigh their loss. The use of land for sports pitches is considered an appropriate one in the green belt.</p> <p>The continuation of the provision of football for the existing (and future residents of a redeveloped Dale Barracks) local community would comply with national policy. The sports pitches are clearly not surplus to requirements and are a valuable local resource that should be maintained and used by the local community, as proposed by Upton JFC.</p> <p>Cheshire West &amp; Chester Playing Pitch Strategy and Action Plan</p> <p>This document provides an indication of the balance between the supply and demand for playing pitches and identifies a number of recommendations for football pitches in Chester. Its recommendations inform the policies of the Cheshire West &amp; Chester Local Plan. The Plan identifies the Dale Barracks' tenure as being "unsecured" and specifically identifies the need to improve and maintain the existing sports pitches so that they are available for the community. The long-term use and occupation of the existing sports pitches by Upton JFC would clearly be in accord with the recommendations of this Strategy.</p>	
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			<p>development brief should be agreed prior to the submission of a formal planning application for the redevelopment of the pitches and Upton JFC consider that the long-term use and/or ownership of the existing sports pitches and the provision of an appropriate building and car parking should form a part of that Brief.</p> <p>We would therefore be grateful if your Council could consider amending the wording of proposed Policy D1 as suggested above within the final version of the Neighbourhood Development Plan.</p>	
861	Defence Infrastructure Organisation		<p>Thank you for the consultation inviting the Defence Infrastructure Organisation (DIO) to input into the Reg 14 Pre-Submission version of the Upton-by-Chester &amp; District Neighbourhood Plan. The DIO is the estate expert for defence, supporting the armed forces to enable military capability by planning, building, maintaining, and servicing infrastructure. It also supports the disposal of surplus Ministry of Defence (MOD) land. DIO is part of the MOD. The MOD is currently undertaking an extensive programme of estate rationalisation to have a defence estate that better supports our military capability, is of better quality and more efficient. This programme will make an important contribution to the MODs target to release land for 55,000 homes as part of the government housing policy. In November 2016 the MOD announced its intention to vacate and dispose of Dale Barracks. Subsequently on 28 February 2019, the final vacation and disposal has been announced, by Tobias Ellwood MP, to be not before 2027.</p> <p>DIO welcome the Neighbourhood Plan’s support for large-scale development of new housing at Dale Barracks.</p> <p>Page 71– 12.2 – It is not clear what a defined centre/hub would consist of and further clarity is required within the document. We would also ask that this includes ‘where viable and necessary to support the needs of the development’ to ensure wider development is not deterred and to ensure there’s no adverse impact on existing centres/hubs. We welcome support for higher than average density which might</p>	<p>The desire for a defined centre/hub is to ensure that the development is not just a sprawl of houses, but has a centre/hub which will add to the sense of place, ensuring that the development feels like a community and new neighbourhood. This could encompass community facilities, or a communal area of open space for people to meet. The redevelopment of the site is a huge opportunity to create something far better than a mere housing estate, and the requirement for a centre/hub reflects this ambition.</p>

			be a requirement to achieve a viable development given the Green Belt constraints.	
862	Defence Infrastructure Organisation	D1	Page 71 – 12.3 – Figure 12.1 is referred to as the boundary of the developed site. The MOD land holdings and operational use of the site exceed the boundary shown in figure 12.1, which also includes development in the form of structures and hardsurfaces. To be in general conformity with policy GBC 1.C of Part 2 of the Local Plan instead of boundary of the developed site, we would suggest this says boundary of the site allocation.	<b>Agree – rename Figure 13.1 as suggested.</b>
863	Defence Infrastructure Organisation	D1	Page 75 - DIO welcomes the support for a specific policy on Dale Barracks and note that our previous comments on the draft plan have been included within the policy. We would note that Building for a healthy life 2020 has now replaced Building for Life 12.	<b>Agree – thank you - amend Policy D1 to replace Building for Life 12 with Building for a Healthy Life 2020.</b>
864	Defence Infrastructure Organisation	D1/H3	<p>Upton-by-Chester Neighbourhood Design code (April 2020)</p> <p>Policy H3 of the draft plan explains that all new housing developments will have to demonstrate regard to the Upton-by-Chester Neighbourhood Plan Design Code. DIO have previously commented on the Design Code and note that there have been no further changes to this document. Therefore as any development at Dale Barracks will have to demonstrate regard to it, we feel the following needs to be addressed within any plan submitted for examination:</p> <p>Page 37 – Point 7 refers to an existing all-weather pitch and potential for further community use and facilities. We would recommend that ‘if viable’ is added. There are considerable open areas within the MOD land ownership including the playing fields. Due to the Green Belt and future development requirements not having any greater impact on the openness of the Green Belt there will be a limit to the development potential of the site which in turn could limit the level of potential community facilities that could be viably supported. In addition, it is not known whether the potential development</p>	<p>Page 37, point 7 reads ‘There is an existing all-weather pitch and the potential for further community use and facilities associated with the playing pitches such as changing rooms.’</p> <p>This is considered appropriate. Upton has a shortage of playing pitches and the community would not wish the pitch to be lost (please see response to comment 191).</p> <p>Please see response to comments 858 and 860 regarding the playing pitch.</p> <p>Policy GBC 1C of the Cheshire West and Chester Local Plan highlights that community facilities and uses should be retained where appropriate, and that open space, sport and recreation facilities should be retained and where necessary enhanced in line with Local Plan policies DM35 and DM36. Policy DM36 states that ‘Developer contributions will be required to enhance existing provision of playing pitches, based</p>

			<p>numbers (taking account of other policy requirements in the Local Plan) would be able to support the maintenance of these areas in perpetuity or whether these areas could be adopted by the local authority. Any redevelopment of the site would most likely be subject to masterplanning which would consider the long-term stewardship of these areas (it is recognised that the playing fields are specifically protected by policy SOC 6 of Part 1 of the Local Plan as a network of diverse, multi-functional open spaces and any masterplan would need to demonstrate compliance with the policy). Therefore, the above suggestion would ensure this can be appropriately considered at the design stage and to ensure it is not a constraint to achieving sustainable development.</p>	<p>on additional demand generated by the new residential development and the sufficiency of existing to meet current and projected need.'</p>
865	Defence Infrastructure Organisation	D1	<p>Point 8 - DIO support the point about reusing the existing buildings if possible and recognition that new build at medium to higher density would be permitted if they cannot be retained.</p>	Noted.
866	Defence Infrastructure Organisation	D1	<p>Point 11 – The Parish Council recognise the significant amount of woodland across the site. Policy DM35 of Cheshire West &amp; Chester Council Local Plan Part 2 sets open space criteria to support the needs of new developments. It is likely the amount of open space identified as no. 11 and 12 on the plan on page 36 exceeds this requirement when considered against the potential number of new residential dwellings on the site. As discussed previously the viability of long-term management of large areas of open space would need to be carefully considered to ensure it is deliverable. It is noted that the Parish Council consider this land could have a use beyond traditional open space and that would be explored as part of any masterplanning of the site.</p>	Noted.
867	Defence Infrastructure Organisation	D1	<p>Point 12 – The Parish Council may want to consider that there is potential for a cycle route through the parkland area to make a sustainable and safe link through the site and onto the canal towpath.</p>	Noted. Any cycle route through the parkland would be welcomed.
868	Chester Civic Trust	D1	<p>Dale Barracks. The Local Plan Policy GBC.1.C requires that partial or complete redevelopment proposals should be comprehensively planned in line with an</p>	Noted. It is considered that the policy is appropriate as drafted.

			agreed development brief. The 2030 vision for Dale Barracks in the NP could easily be converted into a policy that sets the context for the development brief. It is not clear how the design code in Appendix 8 fulfils the requirement for a development brief. The neighbourhood plan is the ideal vehicle for preparing a site specific development brief. Policy D1 is a mixture of policy (how the site should be developed) and procedure (the information required to process the planning application). Bullet points 1-4 are procedural and 5-7 are policy.	
869	Resident	D1	The housing footprint should not be extended at all.	Noted.
870	Resident	D1	Especially need affordable housing for young people. Chester is getting expensive for a lot of people but especially first time buyers and people who want to move from rental accommodation. As a single mum I know staying in Upton as it's where my children go to school can be difficult following a divorce. So affordable homes for those that need it.	Noted. The policy supports the provision of affordable housing. Please see response to comment 859.
871	Resident	D1	The green space within the current Barracks should be maintained rather than redeveloping the entire site for housing and consideration given to making the sport fields a community asset.	Noted. Policy GBC 1.C of the Cheshire West Local Plan highlights that any development should retain and where necessary enhance open space, sport and recreation facilities at Dale Barracks. Please see response to comment 860 re the playing pitch.
872	Resident	D1	Please leave this to CWaC and we need a new estate of social housing. If CWaC could build on this site say 700 social houses or whatever the site will hold, just think of the national publicity Chester would generate. A forward thinking CWaC council with energy. We do not need anymore private houses. But I suppose it is taken that Upton PC would not like this. But perhaps the residents of Upton would.	Noted. The policy supports the provision of affordable housing. Please see response to comment 859.
873	Resident	D1	It is important to me that existing housing is upgraded and re-used. Limiting the impact on the earths natural resources.	Noted.
874	Work or volunteer in Upton	D1	Agree subject to the playing fields being retained for use by the community. Any developer should help finance interconnecting cycle and footpath routes	Noted. Policy GBC 1.C of the Cheshire West Local Plan highlights that any development should retain and where necessary enhance open space, sport and recreation facilities at Dale Barracks, and maintain and

			Priority should be on affordable housing in an enhanced setting with upgraded properties	enhance links to ecological networks. Policy D1 supports the provision of affordable housing and seeks to ensure that all properties within the development have access to walking and cycling routes linked to the wider walking and cycling network. Please see response to comment 860 re the playing pitch.
875	Resident	D1	Making it not an isolated car dependent island is very important. Maybe should say something more specific about Liverpool road which is currently poor for walking and cycling?	Policy D1 seeks to ensure that all properties within the development have access to walking and cycling routes linked to the wider walking and cycling network.
876	Resident	D1	What is meant by “affordable housing” please identify by putting a figure on – otherwise a meaningless statement – the thing to say.	The definition of affordable housing can be found in the National Planning Policy Framework.
877	Resident	D1	This needs to go further and also consider the wider needs of such developments such as schooling. Can local schools cope with additional pupils without expanding? Our local schools are big enough already and have already lost that village school feel. An additional school may be a better option. This would also allow better class sizes and future proof local schooling	Educational provision as a result of any development will be decided upon by CWaC. Please see their comment 858.
878	Resident	D1	Consideration must be also for green areas and children’s resources.	Policy GBC 1.C of the CWaC Local Plan Part Two highlights that any redevelopment will need to retain and enhance open spaces and enhance the landscape. Play areas would need to be provided in line with local plan open space policies.
879	Resident	D1	Should be all low cost and social housing. Do not need more 4 bed properties. Young local people need to be able to stay in the area that they were brought up.in.	Noted. The policy supports the provision of affordable housing. Please see response to comment 859.
880	Resident	D1	Except that the site is quite removed from the existing community and so i can’t see that consultation is particularly relevant	Noted.
881	Resident	D1	The houses should also be in keeping with local housing stock.	Noted.
882	Resident	D1	With regards to the development of the Dale camp it is paramount that an environmental impact assessment be carried out and more importantly followed-I suggest Jenrick and his wonders will “take back control” and ignore the environmental statutory obligations as indeed they have so far elsewhere in England. Re-use of the	Noted. Any development at Dale Barracks will need to comply with environmental and planning regulations, and comply with Policy GBC1C of the Cheshire West and Chester Local Plan part two, and Neighbourhood Plan policy D1.

			<p>existing housing stock and other structures would benefit the carbon footprint. New homes may well have a good carbon footprint with low emissions but what appears to be neglected is environmental impact-wildlife flora and fauna, green spaces, trees and water. I suppose a token gesture will appease those who oppose? Insects, birds and mammals struggle to live beside the modern society we crave. There is excellent best practice issued by the Royal Institute of British Architects (RIBA) on supporting flora and fauna in new builds. Im not sure any developer will follow this as it is viewed as a cost burden rather than a value benefit.</p>	
883	Resident	D1	<p>If Dale Barracks is developed in the future, families with an association to Upton should be given the first option to buy affordable housing. The demographic of our village is getting older, because younger families can't afford to live here. We can't afford to live in Upton at the moment. We had to move to Newton in 2017 to find a 3 bedroom bungalow we could afford (one boy and girl child). I'm from Queens Crescent, my husband from Westminster Park. We bought our first house together in Kingsmead, our children grew up there. We only had to move, because I developed mobility problems and we needed a bungalow. There was nothing we could afford in Upton, but we're now in Ambleside, just the other side of Plas Newton Lane, so still class ourselves as Upton. Our children are at Upton High, but when it comes to buying their own homes, they both want to live in Upton. It's got everything a family could possibly need, but unless you have an exceptionally paid job, there is no way an average salary can afford to buy a house in our beautiful village of Upton.</p>	<p>Noted. Policy H2 supports housing for first time buyers, and policy D1 supports the provision of affordable housing on the Dale Barracks site. Please see response to comment 859.</p>
884	Resident	D1	<p>I am just worried that the barracks will literally just be put on the market as is and the housing will not just be affordable, but substandard. I don't think the barracks as it blends with the rest of Upton – it needs better parking facilities and more outdoor space for residents. I do agree with the</p>	<p>Noted. The Policy seeks to influence the nature of any future development at the Barracks site.</p>

			proposal to add better pedestrian links to the rest of the community.	
885	Resident	D1	The opening statement above that the camp is not required contradicts statements from Chester MP Chris Matheson reported on 16 <sup>th</sup> February. Additionally, there is currently agricultural fields between the hospital development and start of the far camp housing. As part of any plans considered by the council, this should be maintained to prevent urban sprawl and ribbon development making a continuous sprawl from the city centre, continuous through Upton and towards and ever closer to linking with Mollington and Backford.	The Neighbourhood Plan states 'if redevelopment' takes place. The site is identified in the Cheshire West and Chester Local Plan as a site which may be redeveloped in the future and the Ministry of Defence included the Dale Barracks site as a potential site for future disposal in 2016. Given the site's importance to local people and the local area, it would be unwise for the Neighbourhood Plan to therefore ignore this possibility. It is acknowledged that the Dale Barracks is currently an operational military base.
886	Resident	D1	The pavement could do with repairing and ideally widening or at least trees/hedges maintained as it's an exposed path. Having been inside one of the Barracks houses and talked with a past resident, much upgrading would be needed.	Noted.
887	Resident	D1	It is straightforward, whilst the loss of the camp is of regret, we do have a golden opportunity to meet housing needs now and into the future. Key is sufficient affordable housing long term.	Noted. Policy D1 supports the provision of affordable housing. Please see response to comment 859.
888	Resident	D1	Community facilities made available	Noted, Policy GBC1.C of the CWaC Local Plan highlights that existing community facilities should be retained where appropriate.
889	Work or volunteer in Upton	D1	A mixed balanced of high quality housing would be my preference with green spaces, local facilities, good public transport and cycle routes into the city. It is really important though that the green parts of the site must be incorporated in the Green Corridor vision and this should be protected.	Noted. Policy GBC1.c of the CWaC Local Plan states that any redevelopment should maintain and enhance links to surrounding ecological networks and green infrastructure, and open spaces should be retained and enhanced.
890	Resident	D1	The Dale Barracks area (like the Upton Dene development) is too far from Upton's schools and amenities. Safe walking/cycling routes would need to be put in by developers or they need their own amenities including shops, doctors (maybe on hospital site) and school.	Policy D1 seeks to ensure that all properties within the development have access to walking and cycling routes linked to the wider walking and cycling network.
891	Resident	D1	The only objection I have to a large-scale housing development at the Dale barracks is the amenities having moved into Upton	Noted. Infrastructure and community facilities would be dealt

			eight years ago I've still not been able to get to a local GP as the books are closed services need to be expanded to cope with the extra influx to the Upton area	with by CWaC at the planning application stage.
892	Resident	D1	Not that overworked word 'sustainable' again	The Neighbourhood Plan is indeed wholly supportive of the principles of sustainable development.
893	Resident	D1	If there are no school facilities within walking distance, this will increase traffic around existing local schools.	Noted. Educational provision will be considered by CWaC. Please see comment 858.
894	Resident	D1	I will never agree that the Dale Barracks should be developed, I have written to Chris Matheson MP on this very subject there is too much housing being built in Chester. Upton's local plan should be to oppose any development of the Barracks and if the Army no longer need it it should be earmarked for return to green space.	Noted. However, the principle of redevelopment has been agreed in the Cheshire West and Chester Local Plan. The Neighbourhood Plan must be in general conformity with local and national policies. It would be unwise to ignore the possible redevelopment of the Barracks in the Neighbourhood Plan.
895	Resident	D1	Need for truly affordable housing for families and young people. Creates a modern community adding to upton	Noted. Policy D1 is supportive of affordable housing. Please see response to comment 859.
896	Resident	D1	How about dealing with the increase in traffic the new development will cause?? Especially as there's a stupid bus lane running near the barracks. Well done CWaC said no one	Noted. Traffic generation will be considered with any planning application for the redevelopment of the Barracks.
897	Nearby resident	D1	I think preventing barriers between existing and new developments is extremely important to community cohesion. Old and new housing should be integrated in every possible way.	Noted. Policy D1 highlights that any redevelopment should ensure that properties have access to safe and comfortable walking and cycling routes linked to the wider walking and cycling network.
898	Member of Upton Dene (Management Company) Ltd.	D1	No incursion into existing Green Belt. Statement about 'The National Design Guide, Upton Design Guide and industry standards' isn't adequate and a coach and horses will be ridden through by developers	Noted.
899	Resident	D1	We need affordable housing for young families in Upton. These families are our future.	Noted. The policy highlights the need for affordable housing. Please see response to comment 859.
900	Resident	D1	Need to see any plans first.	Noted.
901	Resident	D1	I would consider it important to include provision for elements such as play areas but this may come under the existing bullet points of the policy.	Play areas would need to be provided as per policies in the local plan and Policy PC3 of the Neighbourhood Plan.
902	Resident	D1	But there also needs to be provision to education. Seeing Upton heath as full as it already is, where will these families send their children to school?	Please see comment 858 re education provision.

903	Resident	D1	<p>If it is used for housing – what GP, education, other service provision will there be for people living there – puts more pressure on already stretched services within Upton.</p> <p>If homes are built – need to consider AFFORDABLE homes for young people</p>	The policy is supportive of affordable housing. Please see comment 858. Please see comment 859 re education provision.
904	Resident	D1	The current dale barracks housing visually doesn't look in keeping with Upton by Chester. I would be happy for this not to be retained.	Noted.
905	Resident	D1	Any development here is on the edge of the community with direct transport links to Chester and surrounding areas. There would be little impact on the Upton area as a whole. Any development should include plenty of green space that can be used by different groups, e.g. children, walkers, cyclists.	Noted. Noted. Policy GBC1.c of the CWaC Local Plan states that any redevelopment should maintain and enhance links to surrounding ecological networks and green infrastructure, and open spaces should be retained and enhanced.
906	Property owner	D1	<p>If houses are to be built I would like to see large detached houses to enhance the house prices for the properties in Moston to bring them in line with Upton by Chester</p> <p>A couple of years ago in their plans to expand, the council would not even allow Chester Zoo to open a garden centre or hotel but now talking about building hundred of houses and more, probably shops, pubs and more.</p> <p>If houses are not built why can't we retain it as green open space as the lungs between Chester and Ellesmere Port even reverting back to farm land.</p> <p>I would like to see something built to the history of the site or to the heritage of Chester like a Duplicate Roman Coliseum that could be a multi use building</p>	Noted. Housing would be in keeping with local housing requirements and would need to provide a range of mix and type.
907	Resident	D1	This is OK but previous statements about play and relaxation green space should apply. There is no need for dense housing without open space for residents. Such a site is also an opportunity to provide biodiversity-focussed ecosystem rehabilitation, including woodland and open ground. It could also be combined with edible and useful perennial vegetation such as trees with fruit, nuts and other useful attributes like fodder, timber and oils. This can be alongside other edible perennial vegetation (shrubs and plants) to provide a	Noted. Policy GBC1.c of the CWaC Local Plan states that any redevelopment should maintain and enhance links to surrounding ecological networks and green infrastructure, and open spaces should be retained and enhanced.

			resource for local people and sustainable business opportunities.	
908	Parent at Upton Junior Football Club	D1	We use the sports pitches at the Dale Barracks site for football at Upton JFC and would want to know that the use of the pitches would always continue for our community.	Noted, please see response to comment 860.
909	Resident	D1	The football/rugby pitch facilities must be protected for use by the local community, especially for junior and youth sports,	Noted, please see response to comment 860.
910	Resident	D1	Need to ensure that local schools can cope.	Please see comment 858 from Cheshire West and Chester Council regarding schools.
911	Resident	D1	Subject to traffic load	Noted. This impact on highways would be dealt with at the planning application stage.
912	Resident	D1	The development of the barracks site MUST ensure the sports facilities are maintained to the current standards and still be accessible by local sports clubs including Upton JFC, where pitches in the Upton area are already in short supply. The Dale Barracks field is the only grass space in the area where the drainage allows for mostly year round use.	Noted, please see response to comment 860.
913	Resident	D1	I believe support should only be explicit with the below addition.  All our family use the sports pitches regularly, in particular for football at Upton JFC. We would want to know that the use of the pitches would continue for our community with facilities enhanced as per the other commitments set out in the community plan.  Further, this would seem an invaluable opportunity to extend the usage to local schools (primary and secondary), many of whom don't have such space / grounds."	Noted, please see response to comment 860.
914	Resident	D1	Include some of the houses as available for rent as social housing – thus extending the range of people who could live at the Dale	Noted. Affordable housing would need to be provided on the site to conform with policy requirements – this can include affordable housing for rent.
915	Resident	D1	Dale Barracks is opportunity for green space, wild space actually and for the use of Cubs, Scouts, cyclists, Upton JFC and a cricket ground. Does Upton have a cricket ground?	Noted, please see response to comment 860.

			Dale Barracks should always be preserved for the community and home for local sports clubs.	
916	Resident	D1	Please keep the football pitches	Noted, please see response to comment 860.
917	Resident	D1	But focus on not removing the valuable playing fields. These need retaining as part of future development plans.	Noted, please see response to comment 860.
918	Parent at Upton Junior Football Club	D1	The barracks have for many years been a key community sports facility for the local football club (Upton JFC). Hundreds of families and children from in and around Upton have experienced the physical and mental health benefits of being able to participate in well 177organised sports with the club. It is essential that the fields and sporting pitches at the barracks are retained and available for community sports clubs, especially considering the other limited facilities within the community.	Noted, please see response to comment 860.
919	Resident	D1	My son uses the sports pitches for football with Upton JFC and would want to know that the use of the pitches would always continue for our community.	Noted, please see response to comment 860.
920	Resident	D1	We need to keep the football pitches, as this is part of our community and pulls us together both for football matches but dichally playing. We need to protect this field for our local families to play football	Noted, please see response to comment 860.
921	Resident	D1	Provision to conserve the proportion of green space, preserve the mature trees, shrubs and wild/overgrown areas and to enhance the wildlife value of the green areas needs to be a part of the Barracks Development Plan.	Noted. Policy GBC1.c of the CWaC Local Plan states that any redevelopment should maintain and enhance links to surrounding ecological networks and green infrastructure, and open spaces should be retained and enhanced.
922	Resident	D1	However, in addition to housing consideration, there must be consultation with regard to the use of the green spaces/ football pitches currently used by community clubs. The importance of sport and encouraging young people back to sport for mental health reasons cannot be understated and provision must be made to allow this to happen.	Noted, please see response to comment 860.
923	Resident	D1	A great open space currently used by Upton JFC. I would be very disappointed if this was converted to housing.	Noted, please see response to comment 860.
924	Resident	D1	Concerned what will happen with the playing fields, Upton FC HAVE USED THEM FIELDS FOR YEARS. Would be disappointed if	Noted, please see response to comment 860.

			this will be used for housing, would be idea for the developer to keep as playing fields or build a different one	
925	Resident	D1	My son uses the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community.	Noted, please see response to comment 860.
926	Parent at Upton Junior Football Club	D1	I think that there should be provision to preserve the green space for the sports pitches as Upton JFC currently use this facility to provide access to all in grass roots football.	Noted, please see response to comment 860.
927	Parent at Upton Junior Football Club	D1	We use the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community	Noted, please see response to comment 860.
928	Resident	D1	The fields are used for Upton JFC football and I would hope this to continue	Noted, please see response to comment 860.
929	Parent at Upton Junior Football Club	D1	We use the sports pitches for football at Upton JFC and would want to know that the use of the pitches would always continue for our community	Noted, please see response to comment 860.
930	Resident	D1	Upton Junior Football Club have made use of the existing sports pitches, Pavilion and car parking facilities at the Dale for over 20 years. It is very important to ensure that any future development of the Dale retains Upton JFC's use of the sports pitches. The Club is a very important community facility, providing local residents, (both young and old) with the ability to participate on football with all the knock on physical and mental health benefits that result. Any development of the Dale should therefore include a requirement to provide for the above.	Noted, please see response to comment 860.
931	Resident	D1	Please consider the use of the sports pitches, been used exclusively by Upton JFC for over 20 years	Noted, please see response to comment 860.
932	Resident	D1	Consultation with the community that it will affect is paramount.	Noted. The policy indicates that consultation with the community and regular consultation and liaison with community groups must form a key part of the design process from an early stage through to submission of any planning applications.
933	Anti-fracking campaigner	D1	It should allow for mixed housing, families, social housing, elderly, single etc	Noted. Policy GBC1 C of the Cheshire West and Chester Local Plan highlights that new residential development must include a mix of housing types. Policy H2 of the

				Neighbourhood Plan also relates to housing mix.
934	Resident	D1	We wish to add a statement from Upton JFC to consider our 20 year use of the sports pitches and should development be considered that developers and the Local Authority consider our position for maintaining use of the pitches for future generations. Upton JFC has 650 members made up of players and volunteers and it is vital to maintain this central location for football in our community.	Noted, please see response to comment 860.
935	Resident	D1	Other possible uses should be investigated before just going down the housing route. This is a once only opportunity to do something	Noted. The redevelopment of the site, should it become surplus to military activities, has been agreed in the Cheshire West and Chester Local Plan.
936	Resident	D1	a condition of planning being the retention of vital playing fields for community use	Noted, please see response to comment 860.
937	Resident	D1	All new homes need to meet the criteria set out in the plan before being built. We also need to ensure there are enough amenities in the area schools, doctors, shops etc. provided along with the development so that current provisions aren't overcrowded.	Noted. Infrastructure and community facilities will be considered by CWaC when determining the planning application.
938	Resident	D1	I have little comment except for those made earlier regarding leisure and landscape. It is Green Belt and development should be justified only in exceptional circumstances, which I have not seen proposed. Re-use or replacement of existing buildings might be justified although I don't see why. The site and landscape could be restored or developed for to its former domestic and recreational uses and should include a safe and convenient link or links for active travel to the canal side.	Noted. The redevelopment of the site, should it become surplus to military activities, has been agreed in the Cheshire West and Chester Local Plan.
939	Resident	D1	Dale Barracks This section gives a description of the situation as it stands and reasonable policies in case of possible redevelopment. It is a pity that there is no indication in the Neighbourhood plan policies about the planting of trees, encouragement of hedges and other means to enhance ecology and biodiversity as well as having a positive effect on Carbon Dioxide levels. The Local plan does refer to 'ecological networks and Green Infrastructure' but the Neighbourhood plan should reinforce this important group of	Noted. A new policy on trees, hedgerows and water courses has been included in the Neighbourhood Plan. Please see the response to comment 114.

			policies and include some definite measurable objectives	
940	Resident	D1	<p>I think it is fantastic that the Dale Barracks has been allocated to housing and that there is a commitment to sustainability. I just hope that is REAL sustainability and to keep it as open and green as it is. I think it would be an absolute travesty to turn it into another Upton Dene development. I have nothing against this development as such but it does not match with the sustainable and green ethos of this plan which in principle sounds great.</p> <p>The Dale Barracks is an amazing and unique opportunity for a real sustainable development. It would be fantastic to see that it wasn't just lip service paid to it and that it became a flagship national example of how to create a truly sustainable development/ community.</p> <p>This is actually essential for some of the reasons I have already mentioned:  Flooding –  -The Chester flood basin at Knolls bridge is just down stream of the Dale Barracks and this area recently suffered flooding. This would be increased without very careful development of the site. SO there is a need for rainwater harvesting, permeable driveways, some real method of soaking up any rainwater from the site. Maybe tree planting between the site and the canal?  -The site already has a lot of pluvial flooding at various points when there is heavy rain – there is poor drainage of the soil, possibly high water table due to an old pond area and there must not be very good storm water drainage from the site.</p> <p>Green space, trees and wildlife  The site is beautifully green with lots of small field areas, pockets of woodland, park for children, very large playing field, wilder green space behind the barracks towards the canal. I would say it is essential for any development that claims to be sustainable to maintain this feel. People bought houses here due to this feel and any green plan should not reduce the wild green spaces of</p>	<p>Noted. Thank you for your comments. Policy GBC1 C of the Cheshire West and Chester Local Plan stresses the need to enhance landscaping, maintain and enhance links to surrounding ecological networks and green infrastructure and make appropriate infrastructure provision, including water supply, capacity and drainage. Please see CWaC's comment 858 regarding educational provision.</p>

			<p>this site firmly in the green belt. Wildlife especially birds are abundant and varied due to it being at the junction of 3 main habitat types – urban, farmland and woodland e.g. – buzzard, heron, kingfisher, fox, great spotted woodpecker, green woodpecker, blue tit, great tit, coal tit, long tailed tit, wag tail, sparrows, goldfinch, sparrow hawk, black birds, robin, magpie, doves, tree creeper, starling, thrush, dunnock, wren, chaffinch and nuthatch.</p> <p>It would be ideal to expand the countess park along towards the Dale Barracks and link the site to the canal with a path.</p> <p>Housing Most housing has a green barrier between it and the main road with is more sustainable than building right on a road like several small developments around Chester.</p> <p>The old army houses are ugly, poorly built with poor insulation, lacking in a good size private garden – on top of each other and overlooking. I think any sustainable development should replace them with visually pleasing eco friendly properties.</p> <p>There are 3 zones of private homes that make 3 “islands” on the estate. It would be essential to respect private home owners, ensure they are not disadvantaged by the new developments around them, ensure that they are not forced out of their homes, ensure integration with the new developments.</p> <p>More homes means more families in the parish. Any development would mean more families here than current as many of the houses are empty. This will put pressure on local primary schools and Upton High School, which is already too big and desperately needs a new building. Could it be split into two schools OR have e.g. a lower or upper school built on the Dale site. Would a new primary school be needed?</p>	
941	Resident	D1	<p>12.2 Key issues and Proposals 12.4 Local Plan – relevant provisions Policy GBC 1C. Dale Barracks Maintains and enhances links</p>	Noted. Any development at Dale Barracks will need to comply with

		<p>to surrounding ecological networks and green infrastructure A statement on policy with regard to wildlife should be made, apart from individual reference with regard to specific areas. August 2020 Consultation Dale residents concerns: a wildlife survey should be undertaken – endangered species present on the Dale site include Natterjack toads. Great Crested Newts (a protected species) are present throughout the Parish and such a survey should be undertaken wherever development is planned.</p> <p>Suggested Actions for the Parish Council</p> <p>How will the Parish Council monitor policies that have yet to be stated? i.e. Wildlife; Climate Change.</p> <p>Legal requirements under the Wildlife and Countryside Act 1981</p> <p>Hedgehogs Protected by law under the Wildlife and Countryside Act 1981 and also under the Wild Mammals Protection Act (1996) they are listed as a Species of Principle Importance in England, Wales, Scotland and Northern Ireland. These Laws make hedgehogs a material consideration for Local Planning Authorities during the planning process and Local Plans and Neighbourhood Area Plans should explicitly refer to hedgehog conservation and connectivity of the landscape. For consideration: Hedgehogs are a perfect example of a species which needs sufficient space to feed and mate and as such should have unrestricted access over a considerable area. However as has been seen even the existing large green spaces do not allow hedgehogs to easily access the built environment across a great deal of the Parish. Hedgehogs like to roam up to two miles each night in search of food; unfortunately garden fences create impenetrable boundaries which make finding food and potential mates far more difficult. It has been shown that by including a small opening in garden fences, thus linking gardens, there was a resulting increase of 39% sightings in garden hedgehogs. (Research by Gloucester Wildlife Trust.</p> <p><a href="https://www.hedgehogstreet.org/researching-hedgehog-highways/">https://www.hedgehogstreet.org/researching-hedgehog-highways/</a>) This is something that should be required by the NLP and</p>	<p>environmental and planning regulations.</p> <p><b>Add a new bullet point to D1</b></p> <p><b>Development incorporates features beneficial to wildlife.</b></p>
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			<p>Planning Authority when planning consent is sought for a housing development, specifically in this instance The Dale. If fences have the requisite opening incorporated at the time of building then an active hedgehog highway will enable the species to continue circumnavigating their environment as they have previously done and hopefully a viable population maintained. Proposed Parish Council action to encourage existing property to fit Hedgehog Highway openings in fences. To create such a corridor in an already built environment requires individuals to join together and create this connection. With the Parish Council's encouragement and awareness raising we could do exactly this. Taking Chester Zoo's Wildlife Connections example it would be possible to demonstrate that a Hedgehog Highway would be beneficial to all. Let's act now to extend the Wildlife habitats created at the Countess Country Park, Chester Zoo and individual areas. Together we could expand Upton into a place for wildlife bringing wellbeing to all. *British Hedgehog Preservation Society, *People's Trust for Endangered Species, Hedgehog Street PTES</p>	
942	Resident	D1	<p>I have just had a look at the Upton development plan and the content of it looks to be of a strong nature and have a good positive direction. I understand that the Dale Camp development is being worked with to ensure it meets every ones needs and see that the Countess Country park is getting protection in your plan as it is green belt land. Please could the surrounding agricultural land surrounding the park have the same protection as the park to prevent building on it as I believe that this area is green belt land to and just as special as the country park. As a result of the lockdown I have seen more people enjoying this dramatic landscape and enjoying the different environments. Please could this alteration be considered to the plan</p>	<p>The Green Belt land described outside of the Country Park is protected from development unless there are very special circumstances. In order for land to be designated as Local Green Space certain criteria have to be met. It is not considered that the land in question meets these criteria.</p>
943	Resident	D1	<p>While accepting that there is a great deal of uncertainty about what will happen here, I am disappointed that there is no mention in the policy of the sports facilities at the site</p>	<p>Noted, please see response to comment 860.</p>

			<p>owned by the MOD and currently “available for community use”. I strongly believe that the Parish Council would be missing an opportunity if they do not indicate up front a willingness to take over these facilities and run them for community use if the MOD chooses to give them up. The Cheshire West and Chester Playing Pitch Strategy document published in 2012 identified a shortfall of football pitches in Chester generally and Upton in particular. Even with the excellent facilities at the Cheshire Sports Club, demand for good quality pitches exceeded supply then, and I believe this is still the case. At that time the pitches at The Dale were listed as amongst the poorest quality. This may have changed, although it seems unlikely the MOD would invest heavily in an asset with an uncertain future. There are football clubs in the area catering for all ages – juniors, youth, open age and veterans – and further potential in the growth areas of women’s and girls’ football and alternative formats (disability football, walking football, flexi-football etc.). According to the Department for Culture, Media and Sport’s report (Adult Participation in Sport, published 2011) participation in football is the most popular sport among 16 to 24 year olds but it also cuts across all ages, abilities and demographic groups and engages far more young people than golf, tennis and bowls ever will, popular though they are. A cooperative venture working with local football clubs and with support from The Football Association and Cheshire FA could give Upton a fantastic facility and a focal point that the whole community could be proud of.</p>	
944	Resident	General comment	The number of responses received could be directly proportional to the complexity of the consultation and the time taken to complete.	Noted.
945	Resident	General comment	Clean Air. There are a couple of households regularly burning rubbish for hours on end in Upton. The amount of harmful particulates released and the awful smell is not good. We have a great rubbish collection service here so there is no good reason to burn rubbish in a built up area. Is	This is outside the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.

			there anything to be done by the Council on this, especially as measures have been taken to control harmful car emissions and plant trees to clean the air.	
946	Resident	General comment	Just that it is pleasing that the plans not only look at the present but also our future. All consideration should be ensured.	Noted.
947	Resident	General comment	The whole area of Upton needs a zero tolerance approach to litter, dog fouling and poor maintenance of homes/gardens. Since the pandemic the general ambience of the area has declined with more litter and debris. In short, a pride in the overall appearance of the Upton area is urgently required.	This is outside the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.
948	Resident	General comment	We have a fantastic village that needs to be protected from greedy developers. I like everything you are trying to do.	Noted.
949	Resident	General comment	We have horrendous speeds and connectivity issues on Laurel Bank Close off Greenfields,it consistently drops out in the evening sometimes for hours and lately has been dropping out during our youngest daughter's online A level lessons which is causing her a great deal of stress	Noted. Please see response to comment 481.
950	Resident	General comment	Poor connectivity re Wi-fi/internet access	Noted, please see response to comment 481.
951	Resident	General comment	Generally speaking there is some interesting background information in here. But many aspects are already covered by existing planning laws. There is very little coverage of the impact of 4 primary schools and 2 High Schools on the area. There are no solutions to tackle existing problems of parking, and car use, or the perceived lack of youth facilities. Consultation responses received in the last 6 years is extremely low – less than 4% of the area's residents. Does this indicate that the Parish Council needs to work harder to raise their visibility and to understand what residents want from their local area, and encourage local residents to contribute to their local area?	Transport policies in the Neighbourhood Plan seek to improve parking and sustainable transport, and policies PC3 and LSF1 seek to protect and enhance sports fields, parks, sports clubs and recreation grounds and support community facilities.  The Neighbourhood Plan has been the subject of consultation a number of times since it began. The consultation is detailed in the Consultation Statement that accompanies the submitted version of the Neighbourhood Plan. Ideas on how to improve consultation, and the views of residents are always welcome.
952	Resident	General comment	There is very poor connection for internet in my area. We aren't given a option of virgin. We are all trying to work from home yet how can we when in Upton there is no good internet connection.	Noted, please see response to comment 481.

953	Resident	General comment	Thank you for giving local people the chance to voice some of their concerns and contribute to this survey	Noted. Thank you. You're welcome.
954	Resident	General comment	The local plan should include provision of fibre to the premises (FTTP) to replace the aged and slow copper cable broadband infrastructure. The plan makes claim on Page 52 that is simply summarized to many residents. Slow broadband for many is the reality, the plan must set modern standards of broadband as its goal.	Noted, please see response to comment 481.
955	Resident	General comment	Just to say I was very impressed with the plan and to thank everyone involved. As a new resident, it is good to see that people are thinking about these issues and I found the detail of the plan very useful in learning more about the area.	Noted. Thank you.
956	Resident	General comment	I wonder if anyone will take any notice of my comments, or if many other people will even bother when completing this survey	Please rest assured that your comments will indeed be considered.
957	Resident	General comment	I look forward to seeing the Council make some intelligent decisions for once, given that taxpayers are 1 underwriting them and 2 paying YOUR wages	The Neighbourhood Plan steering group and Parish Councillors are unpaid volunteers.
958	Resident	General comment	We need a plan that gets this community working even better with one another, keep us using our own facilities	Noted.
959	Resident	General comment	Thank you for allowing me to comment	Noted. You're welcome.
960	Resident	General comment	CWaC are currently proposing new systems for household waste and recycling collection. Neither or the proposals out for consultation are very innovative. Waste management is such a massive issue that I think it should be incorporated in all neighbourhood plans – if it's there for discussion free approached can emerge. For example: CWaC have declared a climate emergency but refuse lorries spend avoidable time in every individual street with their engines running while recycling is 'sorted' by hand at the kerbside. This is ridiculously labour intensive and polluting. Consider other options, look at models in other countries, be better if you can.	This is beyond the scope of the Neighbourhood Plan. Comments will be passed on to the relevant authorities.
961	Resident	General comment	I live in the local area and have been very happy with the improvements made in recent years. After reading the report I fully agree with all the key points and targets for	Noted, with thanks.

			the future of Upton, especially those concerning electric charging points, protection of the Memorial/Cockpit area and limiting fast food takeaways. Thank you for taking the time to read my email and the impressive future plan of the local area.	
962	Resident	General comment	The document includes something close to my heart which is an intention to keep a better watch on the very lax planning application system which seems to be biased to getting an easy life for the officers. Far more building design detail should be demanded before approvals are given, and the current rules allow incongruous monstrosities to be built without an application and apparently whole gardens to be concreted over with impunity.	Noted.
963	Resident	General comment	In Section 10, Transport and Communication; and specifically the para on Page 54 that is the ONLY reference to Broadband provision reads: Looking at local telecommunications and the availability of broadband, each of the 8 exchanges owned and maintained by Openreach within a 5 mile radius of Upton are fibre enabled, offering a choice of fibre broadband providers to local residents. The maximum average speed available locally is potentially in excess of 300Mbps. This compares to a typical medium use household requirement of between 38 and 76Mbps. <sup>16</sup> [Broadband Guides] I take particular issue with the inaccuracy and under representation of broadband and connection speeds in Upton, especially based on the inaccuracy of this statement. The statement has obviously been provided by Openreach, who simply refuse to engage with individual households when there is a problem. I'm a household who struggles constantly with bandwidth and connection speeds a fraction of those referenced. Posting in local online forums I've confirmed many Upton residents confirm similar experience with very poor connectivity, unreliable and slow broadband provision – despite Openreach data claims. Large sways of Upton are still copper cable connected to their local exchange points, very limited [if any] parts of Upton are served with Full Fibre to The Premises [FFTP], the current expected standard for	Please see response to comment 481.

			<p>broadband connection. Surely the Upton plan simply MUST strive for FTTP for every resident as our community goal. It simply will never happen otherwise, especially given the political backtracking that's going on nationally on broadband goals. I'd probably also predict this issue is often age demographically split, younger households will support, older households wont care. Our future will be reliant on broadband connectivity – be in no doubt. I live in a household of 4 vital workers all working from home. We already know that will continue as the new way of working post Covid and as such connectivity is vital. Many of our friends and family in Upton are similarly facing a growing reliance on robust connectivity. I've tried everything, including communication with our MP, to "buy" a better service, but Upton has no providers willing to install FTTP or, more accurately, Openreach won't allow it. The plan must be more ambitious. I propose the plan must state: FTTP to every home and business is the goal. Giving every resident the opportunity of improved broadband speed and reliability to work from home and compete through a modern standards network connecting Upton for the future.</p>	
964	Resident	General comment	<p>As an experienced H&amp;S and environmental trainer I am not enamoured by our neighbours across Caughall Road namely Chester Zoo. Environmental nuisance is experienced in the form of rancid chip fat fumes from the restaurant. Also and much more of a problem is the management (mismanagement) of their contractors vehicle parking. It beggars belief that with a massive car park to the opposite side of the zoo that we should be plagued by environmental nuisance from contractor and staff parking. Unfortunately you wont have many complaints about this as the vehicles are parked as near to the entrance as is possible, which is generally outside our house and our neighbours as we are the closest to the staff entrance.</p>	<p>Noted. This is beyond the scope of the Plan, but your comments will be passed on to the relevant authorities.</p>
965	Office for Nuclear Regulation	General comment	<p>Please note that ONR's land use planning processes published at <a href="http://www.onr.org.uk/land-use-planning.htm">http://www.onr.org.uk/land-use-planning.htm</a> may apply to some of the</p>	<p>Noted.</p>

			<p>developments within the Upton-by-Chester Neighbourhood Plan.</p> <p>If you are a Local Authority with areas that are within an ONR consultation zone please be aware that in order for ONR to have no objections to such developments we will require:</p> <ul style="list-style-type: none"> <li>• confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and</li> <li>• that the developments do not pose an external hazard to the site.</li> </ul>	
966	Environment Agency	General comment	No comment	Noted.
967	Homes England	General comment	No comment	Noted.
968	Health and Safety Executive	General comment	No comment	Noted.
969	Highways England	General comment	No comment	Noted.
970	Natural England	General comment	No comment	Noted.
971	The Coal Authority	General comment	No comment	Noted.
972	Welsh Water	General comment	No comment	Noted.
973	National Grid	General comment	No comment	Noted.
974	Cheshire West and Chester Council	General comment	<p>The Local Plan (Part One) Strategic Policies (adopted in January 2015) and the Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) provide the framework for preparation of the Neighbourhood Plan.</p> <p>Local Plan (Part One) policies which are particularly relevant to the Upton-by-Chester and District Neighbourhood Plan are:</p> <ul style="list-style-type: none"> <li>• STRAT 1 Sustainable development</li> <li>• STRAT2 Strategic development</li> <li>• STRAT3 Chester</li> <li>• STRAT9 Green Belt and countryside</li> <li>• STRAT10 Transport and accessibility</li> <li>• STRAT11 Infrastructure</li> </ul>	Noted.

			<ul style="list-style-type: none"> <li>• ECON1 Economic growth, employment and enterprise</li> <li>• SOC1 Delivering affordable housing</li> <li>• SOC3 Housing mix and type</li> <li>• SOC5 Health and well-being</li> <li>• SOC6 Open space, sport and recreation</li> <li>• ENV1 Flood risk and water management</li> <li>• ENV2 Landscape</li> <li>• ENV3 Green infrastructure</li> <li>• ENV4 Biodiversity and geodiversity</li> <li>• ENV5 Historic environment</li> <li>• ENV6 High quality design and sustainable construction</li> </ul> <p>Local Plan (Part Two) policies which are particularly relevant to the Neighbourhood Plan are:</p> <ul style="list-style-type: none"> <li>• CH1 Chester settlement area</li> <li>• CH6 Chester key views, landmarks, gateways and historic skyline</li> <li>• GBC1 Commercial sites in the Green Belt (and specifically GBC1.A Chester Zoo, which is outside the Upton Neighbourhood Area but may still have an impact, GBC1.B Countess of Chester Health Park and GBC1C Dale Barracks)</li> <li>• GBC2 Protection of landscape</li> <li>• T5 Parking and access</li> <li>• DM44 Protecting and enhancing the natural environment</li> </ul> <p>The</p>	
975	Cheshire West and Chester Council	General comment	<p>The Council have undertaken SEA/HRA screening of your draft Neighbourhood Plan which has been subject to consultation with the relevant statutory bodies. The responses from the statutory bodies agreed with the conclusion of the SEA/HRA Screening Opinion that there would be no significant environmental effects arising from the draft NDP policies.</p>	Noted, with thanks.
976	Cheshire West and Chester Council	General comment	<p>It would be helpful if all supporting maps and plans within the document and appendices included the boundary of the Neighbourhood Area if applicable. This would help to understand the parameters of the area when viewing each policy.</p> <p>All maps on an Ordnance Survey base map should include the OS licence agreement or this should be included clearly within the document. We can help with production of maps if required.</p>	<b>Agree, thank you, the maps will be amended accordingly.</b>

977	Cheshire West and Chester Council	General comment	<p>There are some additional topics that are not currently included within the Neighbourhood Plan and you may wish to consider whether policies are required in relation to:</p> <ul style="list-style-type: none"> <li>- Key views – are there any key views that require protecting or revealing? Policy CH6 in the Local Plan (Part Two) identifies Upton Weston Grove from Gatesheath Drive junction with Weston Grove as a key view, but there may be others that you wish to protect.</li> <li>- Biodiversity – are there any wildlife corridors that you would like to establish or protect? Is there anything else you would like to include in relation to ecology or biodiversity?</li> <li>- Tree planting – the Plan refers to the Council’s Climate Emergency but does not currently make any reference to tree planting. Policy DM45 in the Local Plan (Part Two) relates to trees, woodland and hedgerows and you may consider that the requirements set out in this policy are sufficient. However, you may wish to include additional policies or actions for the Parish Council relating to tree planting. I understand that the Council’s Green Infrastructure Officer has recently emailed all Parish Councils about a scheme to fund tree planting schemes and suitable tree planting schemes would be welcomed as another method of carbon reduction. Funding is also available for tree planting schemes via the Mersey Forest. There may also be opportunities in future for additional tree planting on the Dale Barracks site if this becomes available.</li> </ul>	<p>A new policy PC4 – Trees, Hedgerows and Watercourses has been included. Please see comment 114 re tree planting and protection. Thank you for your suggestions, but with regards to other policies, the policies in the Neighbourhood Development were drafted in response to consultation with the community and reflect the issues that were of most concern to them. It is considered that the policies address these issues. There is no requirement for Neighbourhood Development Plans to include specific topics or policies, and at this time it is not considered that further policies are required in relation to additional topics over and above those which have been specifically suggested as a response to the Regulation 14 consultation (trees, hedgerows and watercourses, and communications infrastructure).</p>
978	Cheshire West and Chester Council	General comment	<p>Throughout the report the Neighbourhood Plan is referred to as the Neighbourhood Development Plan, NDP and Neighbourhood Plan – this should be consistent throughout.</p>	<p><b>Agree – the plan will be amended so that there is a consistent approach throughout, with the term Neighbourhood Development Plan being used.</b></p>
979	Cheshire West and Chester Council	General comment	<p>The Draft North West Marine Plan may be relevant to the Upton Neighbourhood Plan. Marine Plans apply to the marine area up to mean high-water springs mark, which also includes the tidal extent of any rivers. As some of the watercourses in the Upton area drain into the River Dee, there could potentially be an indirect impact on the</p>	<p>Agree – please see response to comment 407 re surface water management.</p>

			marine area. The Marine Management Organisation may have responded to you directly in relation to the current consultation. There could potentially be ways in which the Upton Neighbourhood Plan can reduce possible impacts on the marine environment, for example by including policies relating to surface water management, sustainable drainage systems and wastewater treatment and disposal.	
980	Cheshire West and Chester Council	General comment	The headings of chapters, sections and policies have differences in the use of capital letters for words within the headings – this should be consistent throughout.	<b>Agree – this will be amended.</b>
981	Cheshire West and Chester Council	General comment	The list of main policy areas on page 13 isn't listed in the contents page. This could be added into the 'Upton today' section or another section or just listed on the contents page. The list of main policy areas doesn't quite match up with the headings of the sections for 'local services and facilities' and 'transport and communications'	<b>Agree – this will be amended.</b>
982	Cheshire West and Chester Council	Section 1	Section 1 – What is a Neighbourhood Plan? Recommend that the statement “Once a Neighbourhood Development Plan is completed, it passes through an inspection process to ensure it is compliant with national and local (i.e. Cheshire West and Chester Council) planning policy, after which a public referendum is held” is amended to more accurately reflect the requirements in the regulations. An alternative sentence to use would be “Once a Neighbourhood Development Plan is completed, it is subject to an independent examination process to assess whether it meets certain ‘basic conditions’ in accordance with the requirements in the regulations. The basic conditions include the need to have regard to national policies and advice, to be in general conformity with the strategic policies in the Cheshire West and Chester Local Plan and to contribute to the achievement of sustainable development. If the basic conditions are met, a public referendum can then be held”.	<b>Agree – amend as suggested.</b>
983	Cheshire West and Chester Council	Section 1	Section 1 – What is a Neighbourhood Plan? In the list of things the Neighbourhood Development Plan can / can't cover there are some extra capital letters that should be removed.	<b>Agree – this will be amended.</b>

984	Cheshire West and Chester Council	Section 2	Section 2.1 – Development of the vision and objectives The first paragraph includes some unnecessary capital letters “Library, Local Shops and a Pub.” Throughout the document there are also other sections that include unnecessary capital letters.	<b>Agree – this will be amended.</b>
985	Cheshire West and Chester Council	Section 2	Section 2.2 – A plan centered on sustainability The second paragraph refers to the CWaC Local Plan and other associated development plans for the borough. This sentence and the associated footnotes aren’t completely accurate. The CWaC Local Plan is made up of the Local Plan (Part One) (adopted January 2015) and Local Plan (Part Two) (adopted July 2019). The statutory development plan is made up of the Local Plan (Part One and Part Two) and any made Neighbourhood Plans. The Altogether Better interim partnership plan and Council Plan are not statutory development plans. The Council Plan 2011-2015 has also been superseded by the Council Plan 2020-2024. The NPPF is often update so it may be best just to refer to the NPPF, rather than including a specific date. The latest version of the NPPF is February 2019.	<b>Agree – this will be amended.</b>
986	Cheshire West and Chester Council	Section 2	Section 2.3 – Promoting resilience and legacy The bullet points in the last paragraph have a mix of semi colons and full stops at the end – this should be consistent.	<b>Agree – this will be amended.</b>
987	Cheshire West and Chester Council	Objectives	Section 4 – Objectives Some objectives have full stops at the end, while others don’t – this should be consistent.	<b>Agree –this will be amended.</b>
988	Cheshire West and Chester Council	Upton Today	Section 5 – Upton today Should the first sentence say ‘Upton-by-Chester’, rather than ‘Upton by Chester’, for consistency with other parts of the document?	<b>Agree –this will be amended.</b>
989	Cheshire West and Chester Council	Section 6	Section 6.3 – Context The first paragraph on page 15 refers to “A scrutiny task group is currently scrutinising the process, evidence base and resources for conducting a future review of the Local Plan, with particular reference to the impact of climate change”. The scrutiny task group have now made a series of recommendations, including some relating	<b>Agree –this will be amended.</b>

			to climate change. The Council's Climate Emergency Response Plan was also approved at a Cabinet meeting on 10 February and a Carbon Management Plan was adopted.	
990	Cheshire West and Chester Council	Section 6	On page 15, the link in footnote 1 doesn't seem to work.	<b>Agree –this will be amended.</b>
991	Cheshire West and Chester Council	Section 6	Page 16 provides text from specific parts of the Local Plan. It is slightly confusing as it provides the actual policy text from DM 4, but in relation to renewable energy it just provides the supporting, descriptive text rather than the policies themselves. It is OK to include text from the Local Plan at Regulation 14 stage to provide a context to the Neighbourhood Plan policies. However, at later stages the Local Plan policies and scope of these policies should just be summarized and used as a brief context if necessary, so the Neighbourhood Plan does not repeat Local Plan policies.	<b>Agree – the sections throughout the plan detailing Local Plan policies will be more briefly summarised.</b>
992	Cheshire West and Chester Council	Section 6	Section 6.4 – Sustainable development The second and third paragraphs seem to describe what the policy does, rather than setting its context. Is isn't necessary to include this information as it is explained within the policy itself.	<b>Agree –delete the paragraphs as suggested.</b>
993	Cheshire West and Chester Council	Section 6	Section 6.6 – Suggested actions for the Parish Council Refer to energy efficient lights and appliances, rather than low carbon. The final paragraph refers to monitoring of implementation of policies, enforcement action and review. This is currently repeated in each section. Would it be better just to include something on monitoring and review at the end of the Neighbourhood Plan? The same applies to the actions relating to being involved with discussions with developers and advising the Local Planning Authority where proposals conflict with the Neighbourhood Plan, which is included several times in 'actions for the Parish Council' sections.	<b>The suggested actions for the Parish Council sections throughout the Neighbourhood Plan have been deleted, and a new section 'The Role of the Parish Council' has been included.</b>
994	Cheshire West and Chester Council	7.3	Section 7.3 – Preservation of heritage assets What is meant by 'single find spots'?	<b>Agree that this terminology is not clear –delete 'from single find spots to upstanding monuments' from the third sentence of section 7.3</b>

995	Cheshire West and Chester Council	7.3	<p>Section 7.3 – Green spaces</p> <p>Information could be added from the CWaC Open Space Study and Playing Pitch Strategy to identify provision of and deficiencies in open space and playing pitches in the area. The final paragraph on page 23 refers to “playing fields at all the local schools” – these playing fields are important facilities and are protected through Local Plan policy. However, our Education Infrastructure Service have noted that state funded school playing fields are not open to the public as public playing fields / open land spaces for recreational and leisure purposes. School sites are considered as private property to secure the safety and well-being of staff, pupils and visitors. A school can allow access to playing fields or internal sports facilities via formal agreements, but this will typically be outside school hours. A school would not want egress onto their site without permission. As such, the school playing fields and other private sites such as Upton Golf Club can be identified as important open spaces / playing pitches, but are not available for general recreation and leisure purposes and this should be made clear in the Neighbourhood Plan.</p>	<p><b>Agree –this information will be included to highlight the provision and deficiencies in Upton.</b></p> <p><b>At paragraph 4 of the Green Spaces section add</b></p> <p><b>The school playing fields and other private sites such as Upton Golf Club are not available for general recreation and leisure purposes.</b></p>
996	Cheshire West and Chester Council	7.6	<p>Section 7.6 – Evidence</p> <p>Should the title ‘Review of local consultation’ be on the line below?</p>	<b>Agree –this will be amended.</b>
997	Cheshire West and Chester Council	9.2	<p>Section 9.2 – Key issues and proposals</p> <p>The bullet points have a mix of semi-colons and full stops – this should be consistent.</p>	<b>Agree –this will be amended.</b>
998	Cheshire West and Chester Council	9.4	<p>Section 9.4 – Local Plan – relevant provisions</p> <p>DM 39’ in the final paragraph should be in bold to match the other references to Local Plan policies.</p>	<b>Agree –this will be amended.</b>
999	Cheshire West and Chester Council	10.1	<p>Section 10.1 – Objectives of the Neighbourhood Plan</p> <p>Needs a full stop at the end of the sentence.</p>	<b>Agree –this will be amended.</b>
1000	Cheshire West and Chester Council	10.3	<p>Section 10.3 Context</p> <p>Typos on p50 – refer to Liverpool Road as the A5117, when it is the A5116.</p>	<b>Agree –this will be amended.</b>
1001	Cheshire West and	10.4	<p>Section 10.4 – Local Plan – relevant provision</p>	<b>Agree –this will be amended.</b>

	Chester Council		'SOC 5' in the final paragraph should be in bold to match the other references to Local Plan policies.	
1002	Cheshire West and Chester Council	11.4	<p>Section 11.4 – Local Plan – relevant provisions</p> <p>On page 64 it refers to policy DM15 of the Local Plan (Part Two) and loss of A1 retail uses.</p> <p>It should be noted that since the adoption of the Local Plan (Part Two), there have been changes to the Use Classes and from 1 September 2020, for the purposes of Use Class A1/2/3 and B1 are to be treated as Class E. As such, properties can now change from shops to food and drink outlets or businesses without needing planning permission (unless there are external changes to the building that require permission).</p>	<b>Agree – remove the paragraph referencing policy DM15.</b>
1003	Cheshire West and Chester Council	Appendix 3	<p>Appendix 3 – Upton: a thumbnail portrait</p> <p>For the paragraph relating to schools and footnote 32 the link to the government website, GIAS 'Get Information About Schools' could be used: <a href="https://www.get-information-schools.service.gov.uk/">https://www.get-information-schools.service.gov.uk/</a></p> <p>This also gives the author, the correct naming and status for footnotes 33 and 34.</p>	<b>Agree – add the link, as suggested.</b>
1004	Cheshire West and Chester Council	Appendix 4	<p>Appendix 4 – Countess of Chester Country Park</p> <p>In the wildlife section it states that a new Nature Reserve is due to open in September 2020 – has this now opened? This suggested area of Local Green Space is quite large, and they can only be designated where they are considered to be local in character and not an extensive tract of land. As such, if there is any other information to support why the area is local in character and to explain the boundaries of the site and why the whole area needs to be included, but does not extend further into adjoining fields etc, this will help to support its inclusion as a Local Green Space.</p>	<b>The justification for including this as a local green space has been strengthened.</b>
1005	Frack Free Upton	General comment	<p>FFU members did a lot work for this Neighbourhood Plan between 2014 and 2016 but resigned as it was being obstructed by the parish clerk. They have, however, continued their interest in the plan and advised several times on ways and the need to consider climate change and sustainability in all aspects of the plan. It is</p>	Noted. Thank you for your interest and for your comments. Fracking is a strategic issue and policies relating to fracking cannot be included in Neighbourhood Plans. It is considered that the Neighbourhood Plan is centered on Sustainability, and the role of each Neighbourhood

		<p>disappointing to find that the plan shows little evidence of these considerations.</p> <p>FFU is disappointed to find that the plan is unambitious, generic, backward looking and seeking minimum change. Its policies are poorly targeted, not sufficiently specific, not measurable, ineffective and fails to direct the opportunities and actions that are required to meet the needs of this community over the next several years when major actions and changes are required.</p> <p>FFU also finds that the evidence base for policies is weak and leaves some policies unjustified. The analysis and survey report of March 2016 was not accessible or included in the list of evidence initially issued for public consultation. This is a major omission for such important evidence which included the broadest and most (216) responses by far of any consultation on this plan. The 2018 consultation seemed to repeat many of the previous questions and ignore their answers. Unsurprisingly it produced only 25 responses. Subsequent consultations in fun-days and with the high school, businesses and the Dale Camp produced similarly low numbers of responses and are poorly recorded, producing largely anecdotal evidence. Following an enquiry by an FFU member it is understood that the parish clerk was again asked on 23 February 2021 to add the 2016 survey report to the website and evidence base list. Other records of the NDP also appear to be missing and further issues may be raised on these matters.</p> <p>FFU considers that the tick box options in the current consultation are not appropriate, as faced with a policy, which might have been well intended but is poorly targeted, worded or otherwise made ineffectual, none of the options from “strongly agree” to “strongly disagree” apply. The following however are FFU’s comments on and regarding the policies which it considers apply to sustainability and climate change.</p>	<p>Plan policy to the contribution of delivering sustainable development is demonstrated in the Basic Conditions Statement that accompanies the submission version of the Neighbourhood Plan. The consultation that has been undertaken during the preparation of the Neighbourhood Plan is documented in the Consultation Statement that accompanies the submitted version of the Neighbourhood Plan, in line with Neighbourhood Plan regulations.</p>
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1006	Frack Free Upton	General comment	<p>The plan takes insufficient account of Climate Change and its proposals and policies are consequently inadequate. The record of consultation is inadequate, as may be the consultation process, and many of the policies lack adequate justification and evidence. There is inadequate consideration of opportunities to develop or redevelop in existing built up areas and there is no consideration of addressing housing needs through this or changes in tenure or other means. Energy and low carbon and active travel are similarly poorly considered, except for the Council's proposal to upgrade its pavilion, which was built in only in 2015.</p> <p>The work on this plan has been dragging on since 2014. FFU members think that its team has run out of steam and decided to write something up, rather than properly addressing the issues. The plan is backward rather than forward looking. It appears to try to get away with minimal change rather than meeting the serious needs for change at this critical time.</p> <p>There are no SMART policies or targets, no provisions for management, monitoring, review, identifying a competent body, dealing with statutory time-scales and consideration of the effect of permitted development or changes to use class orders. The plan is therefore impractical and whatever else it might achieve, it will not effectively direct appropriate development within the area. FFU would rather have no NDP than this pretence of one.</p>	Disagree. The policies within the Neighbourhood Plan are considered appropriate and robust, and consultation has taken place at every stage of the preparation of the Neighbourhood plan. The consultation can be viewed in more detail in the Consultation Statement that accompanies the Neighbourhood Plan.
1007	Resident	General comment	<p>I have been a resident of Upton since 1976. I worked on this Neighbourhood Plan between 2014 and 2016 but resigned as it was being obstructed by the parish clerk. I have, however, continued my interest, responding to consultations and advised on the need to consider climate change and sustainability in all aspects of the plan. I twice recommended contacting the Centre for Sustainable Energy. It is disappointing to find that the plan shows little evidence of these considerations. The plan is unambitious, generic, backward looking and seeking minimum change. Its policies are</p>	Noted. The policies within the Neighbourhood Plan are considered appropriate and robust, and consultation has taken place at every stage of the preparation of the Neighbourhood plan. The consultation can be viewed in more detail in the Consultation Statement that accompanies the Neighbourhood Plan. The Centre for Sustainable Energy has been consulted in the preparation of the Neighbourhood

			<p>poorly targeted, not sufficiently specific, not measurable, ineffective and misses directing the opportunities and actions that are required to meet the needs of this community over the next several years and critically when major actions and changes are required. The evidence base for policies is weak and leaves some policies unjustified. The analysis and survey report of March 2016 was not accessible or included in the list of evidence initially issued for public consultation. This is a major omission for such important evidence which included the broadest and most (216) responses by far of any consultation on this plan. The 2018 consultation seemed to repeat many of the previous questions and ignore their answers. Unsurprisingly it produced only 25 responses. Subsequent consultations in fun-days and with the high school, businesses and the Dale Camp produced similarly low numbers of responses and are poorly recorded, producing largely anecdotal evidence. The parish clerk was asked several times in 2016 to put the survey report and details to the parish council and the website and had to be asked again on 23 February 2021 to put it onto to the website and evidence base list for this consultation. Other records of the NDP also appear to be missing and further issues may be raised on these matters.</p>	<p>Plan and has provided helpful advice. Some of the previous documentation was unfortunately omitted in error when the Parish Council moved to a new website in 2018. This was rectified when it was pointed out.</p>
1008	Resident	General comment	<p>This consultation is open for the minimum period of 6 weeks only, during the strict lockdown restrictions of the coronavirus pandemic when copies are not accessible in libraries or public buildings and with little notice or advertisement other than to addresses in the plan area, and the evidence base was incomplete as noted above. It may be for others to determine if this is within the spirit and guidance for a neighbourhood plan, but I don't think it is and I don't think that the views of the community have been adequately consulted, particularly on climate change action and sustainability. The Cheshire West and Chester Local Plan has admirable policies regarding climate change and sustainability but these were written several years before the 2018 report of the Committee for Climate Change and</p>	<p>The consultation period for Regulation 14 unfortunately has taken place during Covid-19 pandemic. As the lockdown has been ongoing in various ways for over a year, whilst not ideal, it was decided that the regulation 14 consultation should go ahead. CWaC have been happy for the consultation to take place. Paper copies have been available for those who required them. The Consultation undertaken can be seen in more detail in the Consultation Statement that accompanies the submitted version of the Neighbourhood Plan. The Regulation 14 consultation has led to a very high level of responses</p>

			subsequent declarations of Climate Emergencies in 2019. This neighbourhood plan is a golden opportunity to support and supplement the Local Plan by developing detail strategies and policies for addressing the Climate Emergency in Upton.	which come from all parts of the parish.
1009	Resident	General comment	The web based tick box format presents an over simplification of the plan which discourages true consultation. It is particularly inappropriate with policies, which might have been well intended but are poorly targeted, worded or otherwise made ineffectual, where none of the options from “strongly agree” to “strongly disagree” apply and any of these responses can be misinterpreted. Due to this the tick box results should be treated with caution as they may be misleading as evidence of support or concern. The following therefore are my comments in free text on the draft plan and its supporting documents	Noted. Many residents have given comments on the policies.
1010	Resident	General comment	The plan takes insufficient account of Climate Change and its proposals and policies are consequently inadequate. The record of consultation is inadequate, as may be the consultation process, and many of the policies lack adequate justification and evidence. There is inadequate consideration of opportunities to develop or redevelop in existing built up areas and there is no consideration of addressing housing needs through this or changes in tenure or other means. Energy and low carbon and active travel are similarly poorly considered, except for the Council’s proposal to upgrade its pavilion, built in only in 2015. The preparation of this plan has been dragging on since 2014. I think that its team has run out of steam and decided to write something up, rather than thinking and addressing the issues. The plan is backward rather than forward looking. It appears to try to get away with minimal change rather than meeting the serious needs for change at this critical time.	Disagree. The policies within the Neighbourhood Plan are considered appropriate and robust, and consultation has taken place at every stage of the preparation of the Neighbourhood plan. The consultation can be viewed in more detail in the Consultation Statement that accompanies the Neighbourhood Plan.
1011	Resident	General comment	There are no SMART policies or targets, no provisions for management, monitoring, review, identifying a competent body, dealing with statutory time-scales, consideration of permitted development or changes to use class orders. The plan is	Noted. It is considered that the Neighbourhood Plan contains policies that will effectively direct development within the area.

			therefore impractical and whatever other purpose it might achieve, it will not effectively direct appropriate development within the area. I would rather have no NDP than this pretence of one	
1012	Resident	General comment	The Draft Plan refers at Page 26 to 'Land between the settlements of Upton [sic] and Moston' as an 'Area designated as Open Space in the CWaC Local Plan' .However it fails to include in Appendix 4 'Land between the settlements of Upton [sic] and Moston' Hence the Draft Plan is not fit for purpose	Sorry for any confusion. Not all the areas designated in the Cheshire West and Chester Local Plan as open space (as detailed on page 26) are designated as Local Green Spaces in the Neighbourhood Plan (Appendix 4).
1013	Resident	General comment	To an ordinary Member of the Public the Draft Plan is absolutely, and totally confusing to the point of not being fit for purpose in the important matters of:-Green Belt, Local Green Space, Open Space, in particular with respect to land:-West of Lockwood View, CH2 1EZ, North of Warren Lane, CH2 1EY, Between the settlements of Upton [sic] and Moston. As the presentation in the Draft Plan of these important matters is incomplete, absolutely and utterly confusing, and incomprehensible to an ordinary Member of the Public, videlicet the Parishioners of Upton-by-Chester, the Draft Plan is not fit for purpose.	Disagree. It is not considered that the Neighbourhood Plan is not fit for purpose.
1014	Resident	General comment	The Draft Plan Consultation Process did not include asking the Residents of the various confusingly named parts of the Parish what they wanted to see in the Plan, and what they wanted to see for their particular area in the Draft Plan. The Draft Plan is totally lacking in Aspiration for the Parish, hence not fit for purpose. The Draft Plan is unnecessarily and excessively long, and badly presented, hence confusing and not fit for purpose. In it's excessive and unnecessary length the Draft Plan largely contains Motherhood and Apple Pie text which applies to every other Parish in the Country, hence it is not fit for purpose. In it's excessive and unnecessary length the Draft Plan largely contains text which, prima facie, could have been cut and pasted from another Parishes Plan, and / or from a Consultant's Standard Text, hence it is not fit for purpose. Any Consultation which the Steering Group has relied upon in the Draft Plan is rendered inadmissible as:-What has been Consulted upon, and shown to the	The Neighbourhood Plan has been the subject of consultation with all residents at every stage of its preparation. The Consultation undertaken is detailed in the Consultation Statement which accompanies the submitted version of the Neighbourhood Plan. It is considered that the plan is fit for purpose. The plan will be independently examined and should the examiner see fit, will be the subject of a referendum.

			Public, is only 'Motherhood and Apple Pie'. It has not been the Facts and Data of for example Green Belt, Local Green Space, Open Space, and where such information has been included in the Draft Plan it is totally incomprehensible to a mere mortal, hence not fit for purpose. For all the reasons stated the Draft Plan is not fit for purpose and the Parish Council must conduct an immediate review of the Steering Groups Draft Plan, and assess how it will by further and better work create for Upton-by-Chester a fit for purpose Neighbourhood Plan which is factually correct, well presented, and aspirational.	
1015	Resident	General comment	Prima facie the Draft Neighbourhood Plan fails to identify, or if it does identify the fact that (a) Consultant(s) was / were used in the Process of its development, and drafting, what their role(s) was, and the extent to which any Consultants Electronic or other Material, and / or Intellectual Property, was used to format, and / or populate the Draft with Facts and Data, and Generic Copy and Material. Whilst the Draft does refer to Cheshire Community Action I had no reason to think that that authorizing provided Consultancy Services in general, or specifically to the Steering Group, as their Title is not suggestive of a Consultancy, in fact it suggests exactly the opposite. No (Wo)man in the Streets of Upton-by-Chester would authorize Cheshire Community Action as a Consultancy which has been paid directly, or indirectly via Grants received by the PC, hence the Neighbourhood Plan Draft, and the Consultation Process which has accompanied it, has been maladministered, and is not fit for purpose.	Noted. It is not agreed that the Neighbourhood Plan and the consultation process has been maladministered, and it is considered that it is fit for purpose.
1016	Resident	General comment	The Draft Neighbourhood Plan fails to explain:-a. Why it has taken circa 7 years to reach its current stage of development. b. How much the Parish Council have spent on Consultants, and / or other Third Parties, and how this has been funded. Hence it is again not fit for purpose	Noted. The plan is considered fit for purpose. There are no requirements to include details such as described in a Neighbourhood Plan. For information on Neighbourhood Plan grants available please see <a href="https://neighbourhoodplanning.org/about/grant-funding/">https://neighbourhoodplanning.org/about/grant-funding/</a>
1017	Resident	General comment	Policies are noticeably Weak and totally Inadequate throughout the NP.	Disagree.

1018	Resident	General comment	<p>A Policy is missing which Respects the Townscape which needs to include the existing different Housing Townscape Areas, as set out in a Design Code, and a Map similar to Map 9 Townscape Assessment in the Ascot Sunninghill &amp; Sunningdale NP</p> <p>A Policy is missing which identifies the Gaps between the significant conurbations / villages / settlements within Upton-by-Chester DP Area, in particular between the West side of the Liverpool Road between Parsons Lane, and the Dale Barracks.</p> <p>A Policy is missing on Infrastructure where Congestion is of major Concern to Residents &amp; where the Local Authority has ignored those Concerns, inter alia at:-The Junctions of the:-A5116 Liverpool Road with the entrance to The Countess of Chester Health Park (Vivienne Smith Lane); A5116 Liverpool Road with Beechway, and with Upton Grange; A5116 Liverpool Road with the A5480 Countess Way. Much of which arises due to the restrictive and congested Victorian road layout and site infrastructure of the The Countess of Chester Health Park, resulting in severely restricted speed of traffic movements, several times a day, such as Staff Shift Changes, entering and exiting the Health Park, which CWaC ignores, and further hasn't developed, despite being continually asked to, the Strategic Plan (probably the wrong name for it) it is required to have in view of the Numbers employed on the Site, and the Size of the Site, probably by far the largest such Site and Employer in the City of Chester</p> <p>Air Quality isn't included in the Draft which is a serious Omission given the Parishes major Roads, and its proximity to Major Roads / Motorways outside the Parish, many close to Housing &amp; Schools, one of which is significantly congested at Peak Times with Long Stationery Traffic Queues, and Traffic Jams at Junctions (the A5116 Liverpool Road)</p> <p>Parking Policy in the Draft does not authorise the need for increased Parking required by New Homes for:-Home Shopping Deliveries, Working from Home, Trades People, The significant growth in the Size of Cars in</p>	<p>Noted. Thank you for your comments. There is no requirement for specific policies to be included in a Neighbourhood Plan.</p>
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			<p>recent years, and that even in Social Housing it is common for Homes to have 2 Cars per Dwelling, Charging of Electric Vehicles, essential to curtail the On Pavement Parking which blights Upton-by-Chester</p> <p>The Draft lacks Policies regarding Ground Water, Sewage, and Waterways (some of which are Culverted) – although this is the responsibility of other Undertakers and Authorities the NP should have Policies to deal with inter alia Capacity Issues, and with the maintenance of infrastructure which, in the instance of Waterways, and Culverted Waterways, is ignored by CWaC, by the Environment Agency, and by others</p> <p>The Draft fails to recognise the importance, and future relevance to the Parish of its major Food Retailers (Morrison's, and Aldi), in particular with regard to:-Congestion, and Stationery Queuing Traffic at the A5116 Liverpool Road junction with the A5480 Countess Way (Morrison's Roundabout) most of which is caused by Shoppers from outside the Parish. The Lack of Parking at Bache Station which severely inhibits the use of that invaluable Parish Asset by:- Commuters to Liverpool, Manchester, and London, Leisure / Business Travellers to UK Destinations, and to the Continent via Chester, Crewe, HS2, and HS1.</p>	
1019	Resident	General comment	<p>Note, on the Record, that I note the Steering Group propose, after considering feedback to submit the Draft Plan, presumably re-drafted as necessary, to CWaC which I consider would be extremely unwise of the Steering Group, Parish Councillors, and the Clerk to do so as:- The existing Draft is, as previously stated so Deficient, and so Unfit for purpose, that it is incumbent upon the Steering Group, and indeed Parish Councillors, to 'take stock', and to agree a 'Plan for a Plan' to completely rewrite the NP fit for purpose, and then Consult with Parishioners again before proceeding further. I have commented in one of my Responses that the Parish Council, and Parish Councillors, if they proceed with the Plan largely as it is presently drafted, will almost certainly be subject to, at the</p>	<p>Residents will be able to comment again when the draft plan is submitted to Cheshire West and Chester Council for examination. The comments from the regulation 14 consultation will be documented along with the response from the Neighbourhood Plan steering group and any modifications to the plan will be made, prior to submission. The responses will form part of the Consultation Statement evidence. The responses have been considered by the Parish Council with the help of Cheshire Community Action.</p>

			<p>relevant stage, inter alia a High Court Challenge in The Royal Courts of Justice, with the risks to the Parish of considerable Costs, and of Reputational Damage. For the avoidance of doubt, and for the sake of good order, this e-mail is a formal request to the Steering Group, and to Parish Councillors, to join me in seeking an Alternative Resolution to Litigation consistent with Pre-action Civil Procedure Rules published by the Ministry of Justice.</p> <p>6. Please advise me, on the Record:-6.1. How the Feedback received is to be presented to Parish Councillors who presumably will make the decision as to what to do in the light of the Feedback received.6.2. Whether the Steering Group will publish the Feedback Received?6.3. Whether the Steering Group will publish their Responses to the Feedback Received?6.4. Whether 6.1., 6.2., and 6.3 will be undertaken, and whether 6.3. will be drafted by Consultants?6.5. If so at what cost, and with what justification?6.6. If so by what authority was the Steering Group given permission to commit the Parish to that unnecessary expenditure?6.7. Whether those a205uthorizing any such expenditure, presumably Parish Councillors, consider in the light of the Quality of Advice, of Service, of Output, and of Value for Money, received previously from the Steering Groups Consultant(s), it represents / will represent Best Value consistent with the Communities and Local Government Best Value Statutory Guidance?</p>	
1020	Resident	General comment	<p>The plan is traditional/old Upton by Chester focused. It does not give fair consideration of issues west of the Countess of Chester health Park and Upton Dene, which is a large community in its own right, with care home, pub and scout hut. There is a failure to recognize the reality that the hospital may go completely or be drastically redeveloped, with adverse impacts on Upton. By prima facie, sacrificing in its ambitions at least 2 significant areas of Green Belt, the Parish Council is playing into the hands of property developers who will use the plan to support planning</p>	<p>Noted. It is considered that the Neighbourhood Plan policies are applicable to the whole of the Parish.</p>

			<p>applications on green belt land, which is a totally unacceptable action for a parish council to take. It exposed the Parish Council to the high court and judicial review. Attached document which is a copy of a letter to the local MP, Chris Matheson, regarding maladministration by a Government Department The Countess of Chester Health Park.</p>	
1021	Resident	General comment	<p>Thank you for meeting me and other residents with xxxx on Teams last Thursday. Your group described some of the restrictions and limitations which you felt obliged to apply to the plan. We and xxxx requested greater ambition and aspiration particularly in improving sustainability and meeting the climate emergency. These apply to many aspects of the plan as our consultation responses indicate. You confirmed that the current plan is based on ensuring it is accepted by the inspector and largely reflects national and local plan policies. We requested instead that it should supplement these to encourage and direct appropriate development specifically within the neighbourhood. Xxxx offered to provide further information on planning and you asked us to provide further evidence regarding the comments and proposals in our consultation responses. I have reviewed the plan, evidence documents and my previous correspondence and do not think that further evidence is required. I have pointed out specific faults in the plan and evidence base such as missing data, nodes, hazards, nuisances and opportunities which can be confirmed by inspection. Much of this could be corrected by reference and amendment to the plan. The recent removal of shrubs around the small park to the south west of Upton Cross is however an example of ongoing loss of landscape and ecological quality and biodiversity.</p>	<p>Noted. Thank you also for meeting with us. The Neighbourhood Plan must indeed be in general conformity with local and national policies. It is felt that the policies are appropriate and accord with the social, economic and environmental principles of sustainable development. This is highlighted in the Basic Conditions Statement that accompanies the submitted version of the Neighbourhood Plan.</p>
1022	Resident	General comment	<p>Regarding your response to my criticism of the consultation process, I appreciate the difficulty and work that you have taken, but in these lockdown conditions the libraries and public buildings are closed. People without or unable to use computers cannot access the full plan and related documents</p>	<p>The consultation period for Regulation 14 unfortunately has taken place during Covid-19 pandemic. As the lockdown has been ongoing in various ways for over a year, whilst not ideal, it was decided that the regulation 14</p>

			<p>and the video trailer and summaries do not make a fair representation of the plan. On sustainability, climate change and active transport there are now several community groups in Chester, whom I am sure would welcome consultation. I also appreciate your concern about timing and the possible end of funding for Neighbourhood Plans in 2022, but this does not justify an inadequate plan, which as it stands, is not any better than having no plan. Most of the changes which I and others have proposed can be addressed quite easily. Some are about making policy specific standards and some may be more long term and aspirational. Some may be achieved within the plan term and some may not, but all should be specific and measurable, so that we may know what has been done and what is left to do at later stages or at the end of the plan period. The greater part of the plan, which is currently missing, is ensuring that it has broad based acceptance and robust provision for its support and ongoing management. You report a continuing lack of interest and support from the parish council (PC). You refer even to push backs. I and others had resigned due to obstruction and it seems that this may have continued. You report that there has been little support from the community despite 36 people volunteering to help in the 2015 survey. The PC, residents and stakeholders such as the hospital, zoo, high school and chamber of commerce should be involved in the promotion, review and management of the plan and there should be a relationship with the borough authorities. This too could be resolved quite easily, but it needs willingness and cooperation. Resource issues such as time, money and expertise should also be resolved.</p>	<p>consultation should go ahead. Paper copies have been available for those who required them. The Consultation undertaken can be seen in more detail in the Consultation Statement that accompanies the submitted version of the Neighbourhood Plan. The Regulation 14 consultation has led to a very high level of responses which come from all parts of the parish.</p>
1023	Resident	General comment	<p>I recall my thoughts regarding the 2015 survey, when I wrote the following concluding paragraphs. It appears that many of these issues are still to be resolved. The information together with the survey diagrams and statistics provide a useful indication of what the neighbourhood plan might address,</p>	<p>Noted.</p>

			<p>although the degree of popularity is not necessarily a reason for inclusion in the plan and it may not be possible to please everyone. Other issues may arise and be added as the plan develops and more work may be required regarding demographic and technical changes, which may be expected throughout the plan period. It will be important to remember that the plan can only address spatial policies within the existing legislative framework. The parish may have very limited development resources but it can encourage appropriate development by others and discourage inappropriate development within the plan area. It is obvious from the above issues and comments however that there are a lot of things that the parish council can do to help make a better Upton in 2030. Next Steps Subject to the degree of interest and support offered by the community and the council, further consultation may be continued with interested parties, stakeholders, businesses and organisations. The existing group and new volunteers could be involved in information gathering, identifying a Vision for Upton 2030, aims, objectives, strategies and then policies which could form the basis of the plan. There are professional planners amongst the existing volunteers but an amount of outside expertise may be required for later stages. If there is insufficient support shortly it may be necessary however to abandon the plan and seek other ways of determining and pursuing any planning policies for the area. The neighbourhood plan is probably the best and most effective way of influencing planning policy and making the local environment relevant to the community, which may continue to be involved after its adoption. Without the plan many of these opportunities may be lost as there is likely be a reduction of initiative and interest in pursuing policies separately. RecommendationsThe parish council is therefore recommended to: -</p> <ol style="list-style-type: none"><li>1. Note this report and make it available to the public.</li><li>2. Confirm its support and approval to progress with the preparation of the neighbourhood plan.</li><li>3. Consider the</li></ol>	
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			means by which it may monitor the application, implementation and progress of the plan after its approval and adoption.(From the Issues and Opportunities Survey, Report and Analysis of Results, March 2016).I hope that the PC and stakeholders will rally to produce a satisfactory plan, but regret that due to past experience, I have no confidence in the PC and will not make further commitment unless it makes radical changes.	
1024	Resident	General comment	I was involved in the NDP steering group from 2014 until 2016. The group compiled and produced a detailed community consultation survey that was conducted in December 2015; 217 parishioners contributed. A detailed report of the survey findings, with recommendations, was completed by the steering group in March 2016 and submitted to the Parish Clerk for onward presentation to the Parish Council. The minutes of the NDP meeting 18.7.16. five months later, record the NDP's request for the report to be sent to the Parish Council. Two months later 19.9.16 a further request was mounted.I resigned from the steering group on the 21.11.16. as a result of these obstructions. The survey findings and recommendation completed by the steering group have only just gone online 23.2.21 as a result of my request. Previously this information was buried so deep in the 2021 Consultation statement as to be inaccessible by the public. Curiously, the published Parish Council minutes on their website only go back to 28.11.16.There was no evidence, until 23.2.21, that the 2015 survey report or recommendations were submitted to the Parish Council or indeed ever published. The 2021Draft Plan refers repeatedly to the 2015 community survey as evidence – evidence which has not been easily accessible to the public. On close scrutiny, the Draft 2021 Plan includes references to issues which were not even mentioned in the 2015 survey because they had not come to the fore. For example no opportunity was given to the community to comment on climate change. Assumptions have been made instead of consultations.	Noted.

			<p>Consideration should have been given to updating the 2015 survey rather than grafting fundamentally important issues on later. This gives rise to doubt about the integrity of the evidence base. The 2021 Draft Plan has been selective in the way it has interpreted the data in the 2015 survey. For example regarding renewable energy. In the 2015 survey “fracking” was not mentioned in the questionnaire. Responses to “fracking” and renewable energy are however combined in the Draft Plan S1: Sustainable construction, whereas renewable energy was a separate topic in the 2015 questionnaire. The 2021 Draft Plan takes insufficient account of climate change and the proposed policies are inadequate – instead of a plan that looks towards 2030 and beyond, it’s a plan involving little change, apart from the Parish Council’s proposal to upgrade the Pavilion insulation and heating. This building was only constructed in 2015. I will therefore not be supporting this 2021 Draft Plan as it stands</p>	
1025	Resident	General comment	<p>While recognising that a great deal of work has gone into the draft plan, I have some concerns as there are serious omissions. The first of these is that, to be publishing a plan for the 2020 to 2030 decade in 2021 seems rather late</p>	<p>Noted. The Plan has been in preparation for a number of years. It goes up to 2030 in line with the Cheshire West and Chester Local Plan.</p>
1026	Resident	General comment	<p>The 2021 NDP draft plan does not serve the residents of Upton well. The primary reason is that this 110 page document is not written in a clear and straightforward way which would make it accessible to over 9000 residents from diverse backgrounds and with different levels of education. I have a degree in English literature but I find it difficult to read because of the specialist terminology used in the presentation of the policies and the circumlocutory explanations. I am certain that far too many Upton residents will have struggled to comprehend and evaluate the contents of the draft plan and will have given up. Therefore it is highly likely that it will not have accessed a proportionate number of residents and cannot be acceptable as reflecting an adequate cross section of Upton residents views</p>	<p>Noted. The plan is a document that will be used by planning officers and therefore some specialist terminology has been used. A summary of the Plan and a slide presentation have been available, and members of the steering group have been able to discuss the Plan with anybody who wished to do so. A detailed consultation statement highlighting the consultation undertaken will be submitted with the final draft of the Neighbourhood Plan.</p>

			<p>With regard to the summary of the plan, which should help clarify issues, there are confusing contradictions between the plan and the summary. For example, the summary objective states that the plan can be about cycling links but not about cycle lanes. While the plan states in 10.5 “To encourage the development and improvement of cycling and walking and particularly the provision of safe cycle and pedestrian routes preferably segregated from other vehicular traffic” There is a further contradictory reference on page 58,10.7, in the draft plan, re: cycle lanes The summary In the section What is a Neighbourhood Development plan states that the plan cannot be about public transport provision eg trains and buses. Whereas in the Plan itself policy T1 last paragraph refers to “proposals that promote better integration between different modes of transport including links to local facilities and to the railway station, and/or to improve bus routes, services and passenger facilities will be supported” Clearly there have been slip ups in the compilation of the summary and the contradictions are very confusing and unhelpful.</p> <p>There is a gaping hole in the plan when it comes to teenagers. School children are facing tremendous adjustments to the loss of education and social freedom in the past year. Many teenagers will need all the help they can get and yet there are no proposals contained in the policies to support Upton youth! The existing Upton Youth Club is for sale and at the moment there is an independent proposal for a club based in an Upton Church Hall catering only for pupils at the beginning of secondary schooling ie aged 11. The people of Upton deserve more clarity and consistency and the teenagers of Upton need and deserve more support</p>	
1027	Resident	General comment	<p>I am resident of Upton, and have lived here in the same house since 1992. While I welcome the idea of having a Neighbourhood Plan, I am disappointed by the omissions and the lack of ambition in this version of it, particularly in regard to the “Suggested Actions for the Parish</p>	<p>Noted. It is considered that the Neighbourhood Plan has sustainability at its heart and that the policies and actions are appropriate.</p>

			<p>Council” many of which are vague, passive, do not commit to anything measurable and do not fully reflect the stated Policies or the Vision. In my opinion this indicates a lack of commitment on the part of the Parish Council and calls into question their intentions with respect to actively implementing and managing the Plan.</p> <p>Climate Emergency The most glaring omission is the shortage of references to the need to act on global overheating. The need to do this is urgent and should be “baked in” to every policy and every decision with immediate effect. The Parish Council should be providing leadership to the community in reducing carbon omissions, promoting active travel and rewilding our green spaces. Although moving to “carbon neutral” is mentioned in the Vision, there is little reference to any of this in the Plan and even less in the Suggested Actions for the Parish Council. In addition, there is a worrying reference on p20 to some residents supporting “non-renewable energy generation in Upton” [This was a very unfortunate typo. Ed]. This appears to be anecdotal and unattributed, yet its inclusion seems to suggest support for fossil fuel extraction in Upton. This is contradicted by the very clear preference for renewable energy in the 2016 survey report, which is well documented. This reference should be removed, as there is absolutely no scenario in which the extraction of fossil fuels would be appropriate in a climate emergency.</p>	
1028	Resident	General comment	<p>I appreciate all the work that has gone into drafting the Plan, and there are many parts of it that I take no issue with. I understand the emphasis on securing the historic built environment and protecting green spaces from development as these are necessary and worthy aims. But much more radical actions will be needed in the face of the Climate Emergency – by far the biggest challenge facing us all - and this is not adequately addressed in the Plan as it stands</p>	<p>Noted. It is considered that the Neighbourhood Plan has sustainability at its heart and that the policies and actions are appropriate.</p>
1029	Resident	General comment	<p>I am a resident of Upton, having lived here for over ten years (living in Chester for over 15 years) and I am based at home for my</p>	<p>Noted. It is considered that the Neighbourhood Plan has sustainability at its heart and that</p>

			<p>work. I think the draft Upton Neighbourhood Plan lacks ambition and also is very woolly, lacking specific detail. I personally have very limited experience of local planning matters, but the plan doesn't appear to go any further than the Local Plan?</p>	<p>the policies and actions are appropriate and add local distinctiveness to Local Plan policies.</p>
1030	Resident	General comment	<p>The plan gives reasonable descriptions of Upton at present and historically but is weak in the area of planning for the future which is the main function of a Neighbourhood Plan. The plan makes clear that there is little room for new development and changes in major infrastructure would be difficult, costly and unlikely unless land becomes available at the Dale Barracks, so much of the plan could be described as wishful thinking. The Neighbourhood Plan Policies often sound worthy in intention but are not sufficiently specific and will therefore be difficult to implement and monitor. Similarly, the lists of suggested actions for the Parish council in all areas are couched in very general terms. Each 'Action' should be supported with an actual strategy. It should be broken down into short term initiatives including prioritised goals. Each goal should be specific, measurable and timed and should state exactly what is to be accomplished and how it is to be achieved. Every list of actions for the Parish Council ends with the blanket statement below. Once the NDP is in force, the Parish Council will monitor the implementation of these policies and advise the Local Planning Authority so that enforcement action may be taken against any breaches. It will regularly monitor the effectiveness of these policies in achieving the objectives and review them as necessary. My reaction on reading this is to ask: How often is regularly? What would be the measurement of effective/ ineffective operation? Who will be monitoring? Full council /Sub-committee? Do they have the appropriate expertise? There is little evidence that this plan can be operated effectively.</p>	<p>It is considered that the Neighbourhood Plan has sustainability at its heart and that the policies and actions are appropriate.</p>
1031	Resident	General comment	<p>I have read both the Executive summary and the 110 page main document. The boundary is the existing Parish Council .</p>	<p>Thank you for reading the plan. The Local Plan is not looking for open land for new house building. Policy</p>

			<p>boundary. Other boundaries of other Neighbourhood plans may touch the boundary of the Upton Neighbourhood Plan but this is not in the plan The Upton Plan boundary cuts the Zoo approximately in half but includes the Countess Hospital and the Dale Camp. All these remain in the Green Belt. A suspicion of Local People is that the Neighbourhood Plan is looking for open land for new housebuilding and that developers are pointing out where weaknesses may lie. The language used about The Dale Camp is a good example . It is difficult to know why the Public Rights Of Way PROWS in Upton have not been shown. These are important old public footpaths that should remain so. I forgot to say Heritage assets in Upton are well known by the history members and the neighbourhood is rightly proud of them.</p>	<p>H1 highlights that large-scale housing development (10 or more dwellings or an area of 0.3HA or more) would be supported only on the site of the Dale Barracks, should this become available during the plan period, or in exceptional cases, to meet an identified community need. The possibility of the development of Dale Camp has been established already in the Local Plan, and the Neighbourhood Plan seeks to ensure that should any development go ahead, it will be appropriate and more acceptable to the local community. PROWs are now specifically mentioned in Policy T2. Please see response to comment 575.</p>
1032	Chester Zoo	General comment	<p>The zoo supports the vision and purpose of the plan. We are about to publically launch our Conservation Masterplan, which covers the similar period as the NDP, ours being 2021 to 2030 . There is commonality between the respective plans, particularly regarding sustainability. Our wider strategy for preventing extinction involves measures designed to reduce the global threats to biodiversity presented by climate change and over exploitation of natural resources. Central to this strategy is demonstrating sustainability in all of the zoo’s operations. We have set the following sustainability goals for our zoo site and estate for the ten year period of the plan:</p> <ul style="list-style-type: none"> <li>• Carbon Net Zero by 2030</li> <li>• Zero Waste operation by 2030</li> <li>• Procurement of Deforestation Free Commodities in all our major supply chains</li> </ul> <p>To engage our visitors and members we will establish a set of principles that will guide the redesign of our products and services to ensure they meet our sustainability criteria. By asking ourselves ‘how nature would do it’, we aim to develop new initiatives that will make it possible for every aspect of a zoo visit to be sustainable, and inspire visitors to adapt to more sustainable</p>	<p>Noted, with thanks.</p>

			consumer behaviour beyond their visit in their everyday lives.	
1033	Chester Zoo	The Vision	<p>The Vision 3.0 Vision, the NDP states:</p> <p>‘home to one of the world's premier zoos, which will increasingly develop as a positive influence on the local community and environment;’</p> <p>Suggested alternative wording to better summarise the zoo’s contribution to the NDP vision:</p> <p>‘home to one of the world's leading zoos, which as a conservation and education charity will increasingly develop as a positive influence on the local community and environment;’</p>	<b>Agree – amend the Vision as suggested.</b>
1034	Chester Zoo	5.2	<p>5.2 Greenbelt</p> <p>‘There are three significant developed sites in the green belt:</p> <ul style="list-style-type: none"> <li>· The Countess of Chester Health Park, part of which has been redeveloped for residential purposes</li> <li>· Chester Zoo, a conservation centre and tourist attraction of national importance</li> <li>· The Dale Barracks, an army base whose long-term future is currently uncertain.’ <p>Suggested alternative wording for the second bullet point to better describe the zoo and reflect our charitable aims:</p> <p>‘Chester Zoo, a conservation and education charity and tourist attraction of international importance’</p> </li></ul>	<b>Agree – amend the second bullet point as suggested.</b>
1035	Chester Zoo	7.4	<p>7.4. Local Plan – Relevant Provisions</p> <p>‘Policy SOC6 of the Cheshire West and Chester Local Plan – Part 1 designates the following areas of open space (see map Figure 7.2)’</p> <p>We wish to highlight that parts of the operational zoo, specifically Islands, is part of land designated as Open Space, as is our overnight stay site adjacent to the A41,</p>	<p>The map comes from the Cheshire West and Chester Local Plan, and as such it is not within our remit to amend it. <b>However, we will add the following to the text of 7.4</b></p> <p><b>The land designated as Open Space to the north-east of the A41 on the above map includes areas of Chester Zoo where planning permission for developments has</b></p>

			<p>which received planning permission in November 2019. We suggest that the designation of these areas as open space has been superseded by the granting of this consent and ask that be recognised within the NDP at this stage.</p>	<p><b>subsequently been granted, superseding the Open Space definition.</b></p>
1036	The Mersey Forest	General comment	<p>The Upton-by-Chester and District Parish council of Upton, Bache and Moston are located within The Mersey Forest. The Mersey Forest is a Community Forest established in 1991 with the vision to “get more from trees” to help make Merseyside and North Cheshire one of the best places in the country to live. It delivers on, and can assist with, a number of Nature Based Solutions such as community health and wellbeing, landscape design and green infrastructure for climate adaptation and mitigation.</p> <p>The Mersey Forest Team works with partners, communities and landowners across rural and urban areas, to plant trees and woodlands, improve their management and complement other habitats. It welcomes the opportunity to act as a delivery agent and partner in order to increase woodland cover to up to 30% of the area. The aspiration being to revitalise a woodland culture, and bring economic and social benefits through the transformed environment. There are a number of positive policies within the Neighbourhood Plan that could be strengthened further.</p> <p>The Mersey Forest Plan is a long term and strategic guide to the work of the Forest and its partners. It is recognised in the National Planning Policy Framework as a material consideration in preparing development plans and deciding planning applications: <a href="http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf">http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf</a></p> <p>It is recommended that the Neighbourhood Plan makes reference to the Mersey Forest Plan and makes consideration of these following policies:</p> <p>C1. Urban areas, settlements and employment sites. Plant individual trees, groups of trees and small woodlands on</p>	<p>Thank you for your comments. A new policy on Trees and hedgerows has been included in the Neighbourhood Plan. Please see response to comment 114.</p>

		<p>appropriate and available urban areas, settlements and employment sites, such as school playing fields, open spaces, streets, highway verges, in the grounds of large institutions, derelict land, and development sites. This may be particularly important in Chester. Target planting to meet identified green infrastructure needs.</p> <p>C2. Settlement buffers. Plant trees and woodlands around settlements to provide a buffer with the surrounding landscape, but maintaining important and valued views.</p> <p>C3. Around Chester. This relates to the planting of trees and woodlands around Chester to provide a buffer with the surrounding landscape, whilst maintaining important and valued views. For example, plant trees at the Countess of Chester Country Park and create copses and woodlands in the agricultural land.</p> <p>The Mersey Forest Plan is referenced in Cheshire West &amp; Chester Council Local Plan Part II in Policy 16 'Green infrastructure, biodiversity and geodiversity'.</p> <p>Policy 7 Landscape</p> <p>The retention of trees, hedgerows and other natural features should always be the preferred option and where loss has been unavoidable the replacement provision must be of an equivalent or a greater amount to that which is lost.</p> <p>Please see the chapter in the Mersey Forest Plan On Tree Planting &amp; Design: <a href="https://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf#page=24">https://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf#page=24</a></p> <p>The Mersey Forest Team can assist with advising on tree planting scheme designs and delivery.</p> <p>It is recommended that the Neighbourhood plan considers the following points:</p> <p>Climate Change</p> <p>The Neighbourhood Plan makes references to the climate emergency as declared by the Cheshire West &amp; Chester Council in May 2019. The plan goes to address the challenges of this within the context of housing but should go further to address and mitigate the effects of climate change. Trees and woodlands provide a range of services that help mitigate and, in</p>	
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		<p>particular, help us adapt to projected climate change, such as providing urban cooling, carbon storage, flood alleviation and water management, helping wildlife adapt, low carbon fuels and products, sustainable travel routes, and outdoor recreation opportunities.</p> <p>The borough has set an ambitious target to be carbon neutral by 2045, with tree planting increasingly being promoted as a mechanism for dealing with the expected increases in temperature likely to occur in the future through climate change. Part One of the Local Plan policies ENV4 and ENV3 set out the Council's approach to protecting and enhancing biodiversity, geodiversity and green infrastructure. The opportunities for large scale tree planting in the appropriate manner (as detailed above in the Mersey Forest Plan) should be included. Trees can significantly contribute to improving and ameliorating the worst impacts of climate change. For example, trees and woodlands can help to reduce flood risk and are increasingly being used as part of integrated catchment scale flood risk reduction strategies. Trees and woodlands play a role in helping to manage water flow, particularly Neighbourhood Plan Consultation on flood plains, by slowing down the movement of water to water courses and increasing the percolation of water into the ground, which then either slows down water movement or, whilst below field capacity, store the water. The Mersey Forest Team can provide support and advice to landowners wishing to create and manage woodlands. Developments and the natural environment To support the natural environment through the Neighbourhood Plan. The following aspects should be made a condition of development:</p> <p>Biodiversity net gain is a mandatory requirement for all development in England and ensures developments leave the site with an increase in biodiversity and not worse off. This will improve the natural environment by ensuring a 10% increase in overall biodiversity onsite or near the development site.</p>	
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1037	Cheshire Gardens Trust	General comment	<p>Historic England maintains the Register of Parks and Gardens of Special Historic Interest; these are historic designed landscapes in England and Wales of national importance. We understand there are no Registered Parks and Gardens in the area of the NDP.</p> <p>Unregistered parks and gardens CGT have researched many sites in Cheshire West and Chester. The Cheshire Historic Environment Record holds our research and recording reports and our draft lists are</p>	Noted, with thanks.

			<p>available on Cheshire Gardens Trust website <a href="http://www.cheshire-gardens-trust.org.uk/">www.cheshire-gardens-trust.org.uk/</a> The Conservation Officers are also aware of our research and recording activities.</p> <p>We know of four undesignated historic designed landscapes in this area, namely Bache Hall, Moston Hall, Oakfield (now Chester Zoo) and Plas Newton (the Beeches), with Dickson's Nursery Grounds being of historic interest and Newton Hall lying adjacent to the NP boundary. As well as their intrinsic importance as heritage assets, historic designed landscapes make a significant contribution to local character. The National Planning Policy Framework states that this is a key component that Neighbourhood Plans should conserve and enhance. We support the NP's policy for Protecting and Enhancing Heritage Assets. We are pleased that the Neighbourhood Planning team has identified additional historic designed landscapes, the Cockpit and Upton Lodge Gardens, as having the potential for designation as local heritage assets.</p>	
1038	Historic England	General comment	<p>Throughout the plan we recommend that you use the work "conserve" or "conservation" rather than "preserve" or "preservation" within your policies and explanatory text. Although preserve/preservation appears in heritage legislation, they are not generally used today with conserve/conservation favoured. They signify a more positive approach to managing change in the historic environment - by balancing significance and harm - rather than the prevention of change. "Conservation" is also defined in the NPPF, so brings certainty to your plan.</p>	<b>Agree – the wording of the plan will be amended accordingly as advised.</b>
1039	Historic England	5.3	<p>Scheduled Monuments are an important part of Upton's heritage, so we recommend that they are including within the text introducing 'Upton today'.</p>	<b>Agree – the wording of the plan will be amended as suggested.</b>
1040	Historic England	7.3	<p>7.3. Context - Preservation of Heritage Assets</p> <p>Similarly, we recommend that the text addresses heritage assets in the round, so includes Scheduled Monuments.</p>	<b>Agree – the wording of the plan will be amended as suggested.</b>
1041	Historic England	PC1	<p>We note that the supporting text to policy 'Policy PC1: Protecting and Enhancing Heritage Assets' makes reference to the</p>	Noted, with thanks.

			<p>high concentration of heritage assets in the area around Upton Cross potentially justifying its designation as a Conservation Area.</p> <p>Historic England have an advice note that you may find of use in appraising the area: HE Advice Note 1 - Conservation Area Appraisal, Designation &amp; Management: <a href="https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/">historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/</a></p>	
1042	Historic England	Appendix 1	<p>Appendix 1 - Local List</p> <p>We note that you are developing a Local List as part of the plan process. and suggest that you refer to our guidance on Local Listing (HE Advice Note 7 - Local Heritage Listing), available here: <a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7">historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a></p>	Noted, with thanks.
1043	Historic England	Appendix 8	<p>Appendix 8 - Design Codes</p> <p>The plan is supported by Design Codes. We note that these Codes pre-date the update of Building for Life 12 to Building for a Healthy Life (2020) and MHCLG's current consultation on the National Model Design Code (February 2021), and recommend that the plan and associated design codes are updated to reflect the latest guidance, and are more place specific and graphic in their representation. We also note, for example, that 'Appendix 1 - Local List' identifies Moston Hall, located within the Barrack Hill site (see Area 17 &amp; Section 5), as a Local List candidate. We suggest that historic environment could be key to developing contextual proposals that help achieve the vision of the plan, such as within the Barrack Hill site, and recommend that you explore the historic interest of the plan area further, and how it can positively shape future development.</p>	Noted. However, in order for the Neighbourhood plan to progress, it is not considered appropriate to update the Design Code at this time.

1044	Mill View Primary School	General comment	It is especially reassuring to see that sustainability has been given such a high priority. We would really hope that it remains the top priority through the plan, and that all decisions are made through this lens.	Noted, with thanks.
1045	Defence Infrastructure Organisation	General Comment	<p>Development needs beyond the local and neighbourhood plan period</p> <p>Policy GBC.1 of Cheshire West &amp; Chester Council Local Plan Part 2 recognises Dale Barracks as a previously developed site within the Green Belt and supports the potential for development within a defined area but also limits development to that which has no further impact upon the openness of the Green Belt. As the Parish Council will be aware Local Planning Authorities are required to have 5 years' worth of housing supply at any time to ensure future housing needs are met. Looking beyond both the current local and pre-submission version of the neighbourhood plan periods, further land is likely to be required to meet future housing needs. For the neighbourhood plan area given the current urban spread and lack of brownfield sites this could mean longer term development within the Green Belt and on valuable agricultural land. As acknowledged in the Pre-submission version of the neighbourhood plan Dale Barracks is a sustainable location that includes large areas of open space, possibly more than required to meet the needs of any future residents when assessed against Local Plan policy DM35.</p> <p>There is the potential that some of the land to the north of the playing fields and to the south of the former parkland could be suitable for release from the Green Belt in the longer term and form a natural urban extension to any redevelopment of Dale Barracks. Potential development of this piece of land may be considered a more sustainable option than other Green Belt sites in the area, for example areas of countryside that serve to prevent coalescence and serve an important agricultural need.</p>	The Neighbourhood Plan covers the period up to 2030 in line with the Cheshire West and Chester Local Plan. The removal of sites from the Green Belt is a strategic issue and one which may be considered by Cheshire West and Chester Council when reviewing their Local Plan, or when preparing a new Local Plan, and would necessitate a strategic, borough wide assessment of housing requirements and potential locations for new development throughout the borough. It is not considered necessary nor appropriate for this to be included in the Neighbourhood Plan.

			<p>Clearly this is a longer term consideration for both the Council and local community and would form part of an evidence based assessment under the planning legislation at the time. The wooded area also has ecological value that would need to be considered. However, in the interest of spatial planning to ensure this option is not discounted in the longer term it would be important that the neighbourhood plan and design code does not adopt policies that could potentially sterilise this option and in turn put longer term housing pressure on less suitable areas of land.</p>	
1046	Chester Civic Trust	General comment	<p>Chester Civic Trust welcomes the publication of the plan as its policies will make a strong contribution to the preservation and enhancement of the quality of the local environment in particular its local character and heritage, complementing and strengthening the policies of the CWaC Local Plan. In particular we welcome the inclusion of the list of structures for local listing, the character areas, and the local green spaces. We support the proposal to designate Upton Cross as a conservation area.</p> <p>Technical comments.</p> <p>The published document could be shorter. For example there is no need to repeat the policies of the Local Plan in the text. Appendices could be included only where they are part of the policies of the plan such as the design code.</p> <p>It would be helpful to differentiate parts of the plan that are to be subject to examination and statutory adoption, (policies and justification), from the supporting evidence and proposed actions that are not planning related. Also identify which parts of the text are reasoned justification and justification for the policies and which are background information.</p> <p>There is no need to quote CWaC Local Plan policies in the text as the NP will have to generally conform to these policies. The justification for the NP policies, on sustainable development in particular, will have to explain the reasons why there are any differences in policy, for instance new government guidance or policy such as</p>	<p>Noted, with thanks. Agree that the policies of the Local Plan will be summarised more briefly. Please see response to comment 991. It is felt that the actions for the Parish Council to take are clearly separated from the policies, and that the policies are clearly defined as policies.</p>

			revisions to the NPPF or ministerial statements, or special local circumstances.	
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