

Winsford

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Consultation Statement Neighbourhood Plan

April 2013



Winsford Town Council
Cheshire West and Chester Council
The Weaver Valley Partnership

WINSFORD NEIGHBOURHOOD DEVELOPMENT PLAN

CONSULTATION STATEMENT

April 2013

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**Winsford Neighbourhood Plan Stage 3 Community Consultation Report:
Establishing a Vision and Objectives (April 2012)**

**Winsford Neighbourhood Plan Consultation on Preferred Option Community
Consultation Report (September 2012)**

1. INTRODUCTION

- 1.1 This Consultation Statement summarises the community consultation process that was undertaken in producing the Winsford Neighbourhood Development Plan Consultation Draft November 2012 (referred to in this document as the Neighbourhood Plan) and shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied in producing the Neighbourhood Plan.
- 1.2 Winsford Town Council has been explicit in its aim that the Neighbourhood Plan should be a plan for the town developed by the people of the town. Consequently efforts have been made to involve the local community in a meaningful way at every stage of the plan-making process.
- 1.3 Particular emphasis was placed on “front-loaded” community consultation to engage as wide a range of local people and interested parties as possible right at the start before any proposals were formulated. The purpose of this was to ensure that the views and priorities of the local community could inform the plan from the outset.
- 1.4 In addition the consultation process was designed to ensure that consultation events took place at critical points in the process where decisions needed to be taken; that as wide a range of people as possible could be engaged in the planning process by using a variety of events and communication techniques; and that results of consultation were fed back to local people and available to read (in both hard copy and via electronic media) as soon as possible after the consultation events.
- 1.5 The community consultation was undertaken by Winsford Town Council, with support from Cheshire West and Chester Council, and project managed by the Town Council’s consultants, Tibbalds Planning & Urban Design and Urban Vision Enterprise CIC.
- 1.6 The process followed in producing the Neighbourhood Plan was
 - Stage 1 – Inception Meeting – December 2011
 - Stage 2 – Appraisal Report – Evidence Base and Character Assessment – December 2011 to April 2012
 - Stage 3 – Establishing a Vision and Objectives – February to April 2012
 - Stage 4 – Production of Draft Neighbourhood Plan and Community Testing – April to July 2012
 - Stage 5 – Production of Consultation Draft Plan – August 2012 to November 2013
 - Stage 6 – Pre-Submission Consultation – November 2012 to January 2013
- 1.7 The community consultation programme comprised the following stages:
 - Initial (Stage 3) consultation in March 2012
 - Workshops and focus groups to develop and test options in April – May 2012
 - Preferred option (Stage 4) consultation in July 2012
 - Workshops and focus groups to test policies and proposals in September 2012
 - Pre-submission (Stage 5) consultation from November 2012 to January 2013 as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 1.8 This Consultation Statement provides a summary of each of the above stages, with full details of Stages 3 and 4 provided in supporting documents.
- 1.9 A database of consultees was built up during the process of preparing the Neighbourhood Plan. This began with a list of consultees provided by Winsford Town

Council, which was refined and expanded with contact details of persons and organisations contacted during the programme of consultation which began in March 2012. This database was used throughout the neighbourhood planning process and people were informed of progress and upcoming consultation events via e-mail.

- 1.10 At the outset of the neighbourhood plan process the Town Council was concerned about the poor turn out at previous consultation events. Throughout the process the Town Council made efforts to reach as many people as possible. Although the numbers of people responding to the various consultation activities were still relatively low and less people got involved than the Town Council would have liked, the overall response and the numbers engaged at specific consultation events was an improvement on previous consultations.
- 1.11 However, pressure groups, which had formed to object to development proposals already in the planning system and subject to live planning applications, used the Neighbourhood Plan as a focus for their objections to particular development sites and specific issues.
- 1.12 Nevertheless, overall the consultation programme reached a wide spectrum of Winsford's population and the majority of people supported the idea of a Neighbourhood Plan, welcomed the opportunity for change and were positive about the proposed developments.

2. SUMMARY OF INITIAL (STAGE 3) CONSULTATION

Who was consulted?

- 2.1 The purpose of this first stage of consultation (Stage 3 of the neighbourhood plan process) was to use a variety of techniques, formats and media to engage as broad a range of people from the local community as possible right at the start of the neighbourhood planning process.
- 2.2 At the outset Winsford Town Council provided a list of contacts – representatives of a wide range of organisations active in the town – who were notified of the commencement of the Neighbourhood Plan and given details of the consultation events and how to make comments.

How were they consulted?

- 2.3 The consultation techniques included an emailed newsletter, workshops with key groups, a three-day drop-in centre to engage the general public, questionnaires, postcards from Winsford in 2027, a Twitter account, established print media, a Postcard from Winsford 2027 competition with primary schools, and a questionnaire on the future of Winsford produced and completed by the Winsford Academy.
- 2.4 The drop-in event took place in the covered mall of Winsford Cross Shopping Centre, the main retail centre in the town, on 1-3 March 2012. Information leaflets, a standing exhibition and questionnaires were presented by the consultancy team, town councillors and officers of Cheshire West and Chester Council, and considerable face-to-face dialogue took place with a broad range of people.
- 2.5 A workshop with 8 town councillors took place on 29 February 2012, a workshop with around 18 older people took place on 1 March at the Dingle Recreation Centre, and a workshop with 13 stakeholders took place on 2 March at the Lifestyle Centre.
- 2.6 Around 200 persons took part in the drop-in events and 62 persons completed a detailed questionnaire. Although none of the individual consultation activities could be said to be statistically representative of the population of the whole town (30,700 in 2007), the fact that similar themes, issues and comments emerged from all of the various consultation activities gave the results significance.

What did the consultees say?

- 2.7 The overall conclusions from the consultation process are summarised below, with each list being ordered from the most to the least frequently mentioned subject.
- 2.8 The main things people like about Winsford were that
 - it is well located and accessible to attractive countryside, the Flashes and riverside;
 - there is a good community spirit and friendly people;
 - the main shopping centre, despite its problems, is accessible, under cover, clean, has good value shops and has free car parking nearby;
 - there are a number of good community facilities;
 - the town is well connected to nearby towns and the national transport network.
- 2.9 The main things people did not like about Winsford were that
 - the shopping centre is not attractive to shoppers, it has too many vacant shops, and too few good quality independent shops;
 - there are not enough leisure activities and facilities for all ages;
- 2.10 The main things people thought should be changed or improved were
 - the shopping centre should be improved and made more attractive;

- more community and leisure facilities should be provided;
- public transport systems should be improved;
- the Flashes and the river frontage should be improved and developed sensitively;
- vacant buildings, notably the Civic Hall, should be reused and the old High Street should be enhanced and better connected to the river and shopping centre.

2.11 The main issues and needs people thought that the Neighbourhood Plan should address were

- to improve, develop or redevelop the shopping centre, and provide better shops;
- to protect and make better use of the Flashes and the River Weaver;
- to provide more and better arts, leisure, social and entertainment facilities;
- to improve housing provision;
- to do more to protect and enhance the built and the natural environment;
- to improve public transport and road safety;
- to improve employment opportunities.

2.12 The vision emerging from the workshops and the Greetings from Winsford 2027 postcards was of a town with a much improved shopping centre with better quality shops, excellent restaurants, bars and entertainment facilities, a restored old High Street connected to sensitively designed leisure and retail development at the Flashes and riverside, better recreational facilities for all especially for young people, more affordable housing for young people, improved road safety and public transport, and better employment opportunities.

2.13 Full details of this initial (Stage 3) consultation stage are given in the Winsford Neighbourhood Plan Stage 3 Community Consultation Report: Establishing a Vision and Objectives (April 2012).

How were the issues and concerns responded to?

2.14 From this early intensive consultation a draft vision for Winsford and draft objectives for the Neighbourhood Plan were created and tested at two workshops held with members of the local community from the two sides of the town – one was held in Over on 24 April 2012 attended by 10 local residents, and one held in Wharton on 1 May 2012 attended by 13 local residents. These workshops also explored the spatial options for delivering the quantum of housing and employment development envisaged by the strategic Local Plan in Winsford over the plan period (see 3.2 below).

3. SUMMARY OF CONSULTATION ON PREFERRED OPTION (STAGE 4)

3.1 Stage 4 of the Neighbourhood Plan involved the preparation of draft development proposals for specific sites based on the vision and key themes and aligned to the strategic Local Plan.

3.2 Draft proposals were produced for the Neighbourhood Plan which would achieve growth at the scale envisaged in Cheshire West and Chester Council's Preferred Option for its Core Strategy to meet projected demand over the plan period: an additional 3,150 houses and 20 ha of employment land developed in Winsford by 2030.

Who was consulted?

3.3 The original list of consultees provided by Winsford Town Council was expanded with the contact details of all persons who had provided written feedback to the initial consultation on the Neighbourhood Plan, or who had made direct contact with queries or comments. These persons were given feedback of the results of the initial consultation in an e-newsletter referencing the Winsford Neighbourhood Plan Stage 3 Community Consultation Report. They were also informed directly about the next stage in the consultation process and the opportunities to view and comment on the preferred option.

3.4 General publicity was also given to the wider public in the town, to reach a broader range of people and to engage others who had not yet been involved.

How were they consulted?

3.5 The consultation events were publicised in the Future of Winsford e-Newsletter and the Town Council's website and printed newsletter in early July 2012, and via the local print media.

3.6 A drop-in event and exhibition was held outside the Asda Supermarket in Winsford Cross Shopping Centre on 20 July 2012, in the foyer of Morrisons supermarket at Wharton also on 20 July 2012, and at the Winsford Five Ring Circus 21 July 2012.

3.7 On 25 July 2012 a focus group / workshop was held at the Dingle Recreation Centre in the town centre which was attended by 27 local residents who had responded to invitations publicised in the Future of Winsford e-newsletter, via the Winsford Guardian, or at the drop-in events.

What did the consultees say?

3.8 A total of 130 completed feedback questionnaires were received from these sources. In summary a clear majority (84 persons out of a total of 124 respondents) agreed or strongly agreed with the proposed vision and key themes for the Neighbourhood Plan. 30 persons disagreed or strongly disagreed with the vision and key themes.

3.9 A clear majority (82 persons out of a total of 118 respondents) agreed or strongly agreed with the spatial vision that future development should concentrate on strengthening the heart of the town. 30 persons disagreed or strongly disagreed with the spatial vision.

3.10 A good majority (95 persons out of a total of 129 respondents) agreed or strongly agreed that the River Weaver and the Flash should be developed for leisure, culture and community purposes. 31 persons disagreed or strongly disagreed with this.

3.11 With regard to specific sites a majority (70 persons out of a total of 123 respondents) agreed or strongly agreed that the existing Winsford United football ground should be

redeveloped for housing and the club relocated to a new purpose-built riverside stadium. 25 persons disagreed or strongly disagreed with this proposal.

- 3.12 A majority (80 persons out of a total of 130 respondents) agreed or strongly agreed that the Verdin Fields should be partly developed and the rest laid out as a public park. 26 persons disagreed or strongly disagreed with this proposal.
- 3.13 A good majority (85 persons out of a total of 117 respondents) agreed or strongly agreed that the old post office site and adjoining land should be redeveloped for leisure and housing purposes. 11 persons (9%) disagreed or strongly disagreed with this proposal.
- 3.14 A minority (47 persons out of a total of 125 respondents) agreed or strongly agreed that the land around St Chad's Church should be developed. A majority (57 persons) disagreed or strongly disagreed with this proposal. Objectors were concerned that this is a historic building in a conservation area which has open fields as its historic setting and that development would have a negative effect on this setting.
- 3.15 A majority (84 persons out of a total of 125 respondents) agreed or strongly agreed that a new Station Quarter would benefit Winsford. 22 persons disagreed or strongly disagreed with this proposal. People's concerns focused on the loss of open countryside next to Bottom Flash as a result of the scale of development proposed.
- 3.16 A clear majority (63 persons out of a total of 97 respondents) thought that the land off Chester Road, which was the subject of a current planning application, should be integrated and benefit the wider Neighbourhood Plan. 54 persons thought it should not be included.
- 3.17 A big majority (65 persons out of a total of 74 respondents) agreed that the former high school site in Over should be redeveloped. 9 persons thought it should not be redeveloped.
- 3.18 A good majority (89 persons out of a total of 117 respondents) agreed or strongly agreed that new employment development should be located at the east and west business parks and at locations near the centre of town. 14 persons disagreed or strongly disagreed with this proposal.
- 3.19 A big majority (68 persons out of a total of 77 respondents) agreed or strongly agreed that it is important to transform the image of the town by improving the frontage to the main A54 road. 7 persons (9%) disagreed or strongly disagreed with this proposal.
- 3.20 A final question asked people to suggest buildings or areas of local heritage value which should be protected. Many people mentioned buildings which are already listed or in conservation areas (e.g. St Chad's Church, the Verdin Exchange and the Bruner Guildhall). Several people thought that the old High Street should be preserved and enhanced. Some thought that the salt mines should be developed as a tourist destination. Many people thought that the river and flashes should be protected and enhanced.
- 3.21 Full details of the consultation on the preferred option (Stage 4) are provided in the Winsford Neighbourhood Plan Consultation on Preferred Option Community Consultation Report (September 2012).

How were the issues and concerns raised considered and responded to?

- 3.22 Following this stage of consultation the Neighbourhood Plan was refined to achieve the strategic growth identified for Winsford in the emerging Cheshire West and

Chester Local Plan and to take into account the concerns expressed in respect of certain proposals.

3.23 The following changes were made to the Neighbourhood Plan:

- The majority of sites east of the railway were omitted, because they would be less successful in meeting the vision. They were small sites on the fringe of the existing town and neither very well integrated nor did they benefit the overall vision. The exception are sites that are immediately adjacent to the station as these can help in improving the station environment;
- The scale of development in the proposed Station Quarter was reduced to ensure that a substantial area of public open space alongside the Bottom Flash remains undeveloped, in order to maintain the green character of the area and minimise the impact of the proposed housing.
- The scale of development in the vicinity of St Chad's Church was reduced to provide a greater amount of undeveloped green space and to ensure that the setting of the conservation area is not adversely affected.
- The amount of development on and around the Verdin Playing fields was reduced and a substantial amount of open space retained to accommodate the Town Fair and important community events.

4. PRE-SUBMISSION CONSULTATION (STAGE 5)

4.1 As required by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 this section of the Consultation Statement

- a) provides details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted; and
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Who was consulted?

4.2 The following statutory bodies were consulted on the Neighbourhood Plan:

Adjoining Parish Councils:

- Bostock Parish Council
- Darnhall Parish Council
- Little Budworth Parish Council
- Middlewich Town Council
- Moulton Parish Council
- Stanthorne Parish Meeting
- Whitegate And Marton Parish Council
- Wimboldsley Parish Council
- Davenham Parish Council
- Northwich Town Council

Cheshire West and Chester Council

Weaver Valley Board

Canal and River Trust

Brine Subsidence Compensation Board

English Heritage

Environmental Agency

Highway Agency

The Coal Authority

Natural England

Network Rail

National Grid

United Utilities

GP/Health - Jonathan Griffiths GP / Health

Homes and Communities Agency

Network Rail Infrastructure Limited

4.3 Details of the statutory consultees are given in Appendix A.

4.4 The names of the individuals and non-statutory organisations who were consulted about the Neighbourhood Plan are given in Appendix B. Contact information about individuals has been withheld for data protection reasons.

How were they consulted?

4.5 Statutory consultees were informed of the consultation by email, or by letter where no email addresses were available, on 27 November 2012.

4.6 The formal pre-submission consultation period began on Monday 26 November 2012 and was originally planned to close on Monday 21 January 2013. As a result of

representations from residential streets in the Rilshaw Lane and Ways Green areas that they had not received sufficient notice of the Neighbourhood Plan, the consultation period was extended to Monday 4 February 2013. This resulted in a formal consultation period of 10 weeks in total.

4.7 The residents of Winsford were informed of the consultation on the Consultation Draft of the Winsford Neighbourhood Plan by the following means:

- In advance of the consultation the Town Council's Newsletter *Winsford Voice* was delivered to every household in Winsford in the week commencing 16 November 2012. This publication set out details about the Neighbourhood Plan and the opportunities to view and make comments on it.
- An electronic *Future of Winsford* newsletter was issued by email to all the consultees on the database on 26 November 2012.
- Exhibition boards explaining the Neighbourhood Plan together with reference copies of the Consultation Draft Winsford Neighbourhood Plan, feedback questionnaire and the supporting documents were displayed at Winsford Library and Wharton Library from 26 November 2012 to 4 February 2013. Representatives of the Town Council, Cheshire West and Chester Council and the consultants were available for questions on the 5th December from 10-1pm in the Library and from 2-4pm at Wyvern House.
- The newsletters, feedback questionnaire, display material, Consultation Draft Neighbourhood Plan, and all supporting documents were made available for download on the Winsford Town Council and the Cheshire West and Chester Council websites in the week commencing 19 November 2012.
- A formal press release was issued by Winsford Town Council in the week commencing 5 November 2012. The Town Council's invitation to local residents to comment on the Neighbourhood Plan was reported in the Winsford Guardian in the week commencing 3 December 2012.

4.8 People were able to comment by the following means:

- Post or drop off the feedback questionnaire issued with the Winsford Voice to the Town Council,
- Download the feedback questionnaire from the Town Council website and return it by email,
- Print the feedback questionnaire available online and post it or drop it off to the town council, or
- Attend any of the drop in sessions publicised by the town council and complete the feedback questionnaire on the day.

What did the consultees say?

4.9 A total of 116 completed feedback questionnaires were received by the close of the formal consultation period. The questionnaire comprised three broad questions about the vision for Winsford, themes in the neighbourhood plan, and the view of Winsford's future, and an opportunity to provide detailed comments about specific policies and proposals in the Neighbourhood Plan.

4.10 In analysing the consultation feedback it has to be noted that pressure groups formed to comment on specific issues, such as planning applications for particular development sites, used the Neighbourhood Plan as a focus for their opposition to particular development proposals. As a result the majorities supporting the

Neighbourhood Plan were not as big as they had been at earlier stages in the consultation process.

4.11 The response to the question *Do you think the draft Winsford Neighbourhood Plan will make Winsford the town you would like to see?* was as follows:

- Strongly agree – 13
- Agree – 36
- Neither agree nor disagree – 11
- Disagree – 16
- Strongly disagree – 23

Of 99 responses a majority (49) agreed with the proposed vision in the neighbourhood plan and 39 did not agree with it.

4.12 The response to the question *Do you think the Neighbourhood Plan has the right key theme?* was as follows:

- Strongly agree – 21
- Agree – 37
- Neither agree nor disagree – 12
- Disagree – 11
- Strongly disagree – 18

Of 99 responses a majority (58) agreed that the themes in the neighbourhood plan were right and 29 did not agree.

4.13 The response to the question *Do you think the view of Winsford's future is right for the town?* was as follows:

- Strongly agree – 17
- Agree – 31
- Neither agree nor disagree – 10
- Disagree – 20
- Strongly disagree – 21

Of 99 responses a majority (48) agreed that the view of Winsford's future in the neighbourhood plan was right and 41 did not agree.

4.14 Appendix C provides a numerical summary of the comments received on specific subject areas in the Neighbourhood Plan and Appendix D provides the specific comments and the response made to them. The main issues raised in these comments are summarised below.

- **Process** – There were expressions of concern about the prematurity of the Plan, saying that it should not be progressed in advance of the strategic Local Plan. There were also comments that the Plan had not been publicised in certain areas.
- **Retail and Town Centre** – There were five comments in support of the proposed improvement of the shopping centre. Two comments proposed that retail use be included in the proposals for sites TC10, TC11 and NTC7. Two further comments suggested car parking should be improved.
- **Employment** – Comments were received that there should be a detailed employment plan to expand existing employment, attract new employers, and provide better support facilities.
- **Infrastructure** – Comments were that additional infrastructure will be required to service the additional housing, including leisure, arts and sports facilities.
- **Youth Centre** – There were comments that there should be more youth provision.
- **Housing General** – Concern was expressed that too much housing was proposed especially on the outskirts of town and that brownfield land should be developed first.

- **Open Space / Recreation** – Support was expressed for the proposal to create a circular walkway around the flashes.
- **Sites NTC 1 and NTC 2** – Objections were raised to the proposed distributor road connecting Bradford Road and Grange Lane.
- **Sites STC 2, STC 3 and STC 4** – Objections were raised to housing proposals on the west side of the flashes on the grounds that it would adversely affect the open countryside and local wildlife, and cause traffic congestion on surrounding roads.
- **Station Quarter Sites S1, S2 S3, S4, and S5** – Objections were raised to the development of a new residential quarter around the railway station, on the grounds that it would adversely affect local countryside and local wildlife, block off views of the flashes, and bring large numbers of vehicles in the surrounding area.

How have the issues and concerns been considered and responded to?

Process

- 4.15 In terms of prematurity, Department of Communities and Local Government advice confirms that Neighbourhood Plans can come ahead of Local Plans.
- 4.16 As soon as the Town Council became aware that the Winsford Voice did not appear to have been delivered in particular areas, the respective Town Councillor hand delivered additional copies in those areas and the consultation period was extended by another week.
- 4.17 We reviewed the comments made in response to the Regulation 14 consultation and continued with discussions with key landowners. The following changes were made to the plan:

Retail and Town Centre

- 4.18 The steering group agreed that the opportunity to regenerate the town centre would be weakened if retail were allowed outside the town centre. TC10, TC11 and TC7 are not appropriate locations for retail. The Neighbourhood Plan has been clarified and a town centre boundary has been included.
- 4.19 The Neighbourhood Plan has been amended to require parking strategies that consider the vitality and viability of the town centre.

Employment

- 4.20 The Neighbourhood Plan is a planning policy document. As such it does not provide detail at this stage, but instead sets up policy 'hooks' to secure more detailed plans at a later stage. For example, Policy E5 requires a comprehensively planned approach to the development of the allocated employment areas and sets out key design principles that must be considered. In addition, the employment chapter's objective relating to creating a variety of employment opportunities commits the Town Council to leading initiatives to improve employment. No changes proposed to the Neighbourhood Plan.

Infrastructure

- 4.21 At this point the exact additional demand for social and community facilities is not fully understood. In addition to on-site provisions, the Neighbourhood Plan requires all residential development to make appropriate financial contributions towards off-site community and social facilities. A separate Delivery Strategy supports the Neighbourhood Plan. This will be updated at regular intervals during the lifetime of the Neighbourhood Plan and be used to secure provision of necessary infrastructure, including social and community facilities.

Youth Centre

- 4.22 The Neighbourhood Plan promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the Neighbourhood Plan requires all

residential development to make appropriate financial contributions for off-site community and social facilities. The Neighbourhood Plan has been amended to include a new policy that specifically supports the provision of Youth Facilities.

Housing general

- 4.23 The Neighbourhood Plan's strategy is to focus as much development as possible either (i) within the built area of the town; or (ii) where it can be positively connected to the town's facilities (such as the Station Quarter). However, in order to meet the emerging Local Plan's requirements for new housing (and to reflect some existing planning permissions) some sites on the edge of Winsford have been allocated for development.

Sites NTC1 and NTC 2

- 4.24 The wording in the Neighbourhood Plan has been amended to include an assessment of the impact of a new local road. The word 'distributor' has been removed as this implied a more major road than the Neighbourhood Plan had intended.

Sites STC2, STC3 and STC4

- 4.25 A key aim of the Neighbourhood Plan is to provide public access to the Bottom Flash, thus opening up, as public open space an area that currently provides limited public access. The Neighbourhood Plan does not permit new development immediately adjacent to Bottom Flash, and allocates significant areas as green public open space. All development coming forward on sites are required to protect local ecology, provide habitats and enhance biodiversity. Further background studies, including Ecology Appraisals, Habitat Surveys and mitigations strategies as well as Transport Assessment and Travel Plan have been provided as part of the evidence base for the Neighbourhood Plan.

Station Quarter Sites S1, S2, S3, S4 and S5

- 4.26 The Station Quarter has the potential to bring significant benefits to the town as the whole, particularly providing a public open space adjacent to Bottom Flash and improving access to the Rail Station. In reflection of land ownerships and to ensure better public access to the Flashes the Neighbourhood Plan has been amended to double the amount of public open space adjacent to the Flashes and secure a public footpath / cycle route along its whole length. This, however, also leads to a small increase in development area.

The Neighbourhood Plan has also been amended to protect Rilshaw Lane as a local route with pedestrian/cycle and local access only. Traffic studies (included traffic impact assessment) will be required as part of any planning application for development coming forward.

Additional minor changes

- 4.27 In addition to the above following changes were made to the spatial vision to produce the final plan for the Examination Version of the Neighbourhood Plan:
- The Hebden Green School and the Neuromuscular Centre at Woodford Lodge (O3) have been taken out of the development site;
 - The shading on STC 2 has been corrected to omit properties at the corner of Ways Green;
 - The boundary of S1 has been amended to reflect land ownerships which leads to an allocation of more public open space and increase in development land;
 - The Ford Garage site on Station Road (formerly referred to as W1) has been omitted; and
 - Sites NT4 and TC 6 have been taken out of the Neighbourhood Plan as these are in current use and not available for development.

4.28 As these changes are minor in nature, a further round of appraising the sustainability of the Neighbourhood Plan was not undertaken.

5. CONCLUSION

- 5.1 The programme of community consultation carried out during the production of the Winsford Neighbourhood Development Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community, including people of different ages and diverse social groups, to have an input or make comments on the draft Neighbourhood Plan.
- 5.2 The comments received in response to the consultation draft Neighbourhood Plan have been addressed in so far as they are practicable and compatible with the emerging Cheshire West and Chester Local Plan.
- 5.3 This Consultation Statement and the supporting consultation reports are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

APPENDIX A STATUTORY CONSULTEES

NAME	TITLE	ORGANISATION	ADDRESS
Richard Newton	Strategic Planning Manager (North West and North Wales)	Canal and River Trust	Fearns Wharf, Neptune Street, Leeds LS9 8PB
Alison Truman	Area Planner (North West and North Wales)	Canal and River Trust	Waterside House, Waterside Drive, Wigan WN3 5AZ
Judith Nelson	Regional Planner	English Heritage	Canada House, 2 Chepstow Street, Manchester M1 5FW
Steven Sayce	Planning Liaison Officer	Environment Agency	430 Birchwood Boulevard, Birchwood, Warrington WA3 7WD
Peter Askey	North West RCC	Highways Agency	PO Box 4206, Manchester M60 3ZF
No specific name available	The Director	National Grid Company	North West Area, Howick Cross Lane, Penwortham, Preston PR1 0NS
Jamie Melvin		Natural England	Jamie.Melvin@naturalengland.org.uk
Rachael Bust	Deputy Head of Planning and Local Authority Liaison	The Coal Authority	200 Lichfield Lane, Berryhill, Mansfield NG18 4RG
David Sherratt	Principal Planner	United Utilities	Thirlmere House, Lingley Green, Warrington WA5 3LP
Mr Dutton	Principal Planner	Cheshire East Council	Westfields, Middlewich Road, Sandbach CW11 1HZ
Debbie Fifer	Principal Planning Officer	Cheshire West and Chester Council	The Forum, Chester CH1 2HS
Carol Hunter	Clerk	Bostock Parish Council	Woodend Cottage, Bostock, Middleich CW10 9JG
M. Sherry	Clerk	Darnhall Parish Council	4 Smithy Bank, Darnhall Winsford CW7 4HA
Graham Cookson	Clerk	Little Budworth Parish Council	59 Mere Bank, Davenham, Northwich CW9 8NB
JPA Williams	Clerk	Middlewich Town Council	Victoria Building, Lewin Street, Middlewich CW10 9AT
Phil Sanders	Clerk	Moulton Parish Council	21 Linnet Close, Winsford CW7 3FA
Julie Ellis	Clerk	Whitegate and Marton Parish Council	Holm Lea, Clay Lane, Marton, Winsford CW7 2QE
Phil Sanders Clerk	Clerk	Davenham Parish Council	21 Linnet Close, Winsford CW7 3FA
Will Gibson	Clerk	Northwich Town Council	The Council House, Church Road, Northwich CW9 5PD
Jill Stephenson	Senior Town Planner	Network Rail Infrastructure Limited	jill.steph-enson@netw-orkrail.co-uk
Geoff Hope-Terry	Chair	Weaver Valley Board	hopeterry@btinternet.com
No specific name available		Brine Subsidence Compensation Board	Cheshire Brine Subsidence Compensation Board, Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent ST1 5BD info@cheshirebrine.com
Carol Clarke	Senior Regeneration Manager	Homes and Communities Agency	Homes and Communities Agency Arpley House, 110 Birchwood, Boulevard, Birchwood Warrington, WA3 7QH
Jonathan Griffiths		GP/Health	jonathangriffiths@nhs.net

APPENDIX B

LIST OF INDIVIDUALS AND ORGANISATIONS RECEIVING EMAIL NOTIFICATION OF THE CONSULTATION DRAFT WINSFORD NEIGHBOURHOOD PLAN

Name	Organisation
N Ellis	Amron Bus Co Limited
Andrew Ruddle	Andy's Cabs
Steve Addison	BAM Nuttall Limited
John Salt	Cheshire West and Chester Fire Service
James Lyons	Coach Continental
George Broughton	Countryside & Rights Of Way Office
David Harrison	Henkel
Jim Parker	Ian's Taxis of Winsford
Linda Moulton	J & M Cars
Lindsey Faloon	L & S Taxis
Matthew Lanham	NeuroMuscular Centre
Tony Bostock	Northwich & District Heritage Society
Ian Harty	Richmond Packaging
Richard Ellison	RJE Associates
Phil Johnson	Salt Union
Steve Reece	Salt Union Limited
Ian Tomlinson	Town & District Travel
Lena Dewsbury	Weaver Vale Housing Trust
Carol Hunter	Bostock Parish Council
M Sherry	Darnhall Parish Council
Graham Cookson	Little Budworth Parish Council
Phil Sanders	Moulton Parish Council
Julie Ellis	Whitegate And Marton Parish Council
Phil Sanders	Davenham Parish Council
Will Gibson	Northwich Town Council
	Action For Blind People
Jill Walter	Age Concern Cheshire
Ted Hawker	Arthritis Care
M Melville	BAHA'I FAITH
Jo Garner	Cheshire Asperges Parents Support
David Harvey	Cheshire Carers Centre
Lyn Morgan	Cheshire Centre for Independent Living
Mary Davenport	Cheshire Federation Of Womens Institutes
	Cheshire Gypsy and Travellers Voice
TK Al-Jorani	Cheshire Racial Equality Council
Andrew Holland	Cheshire West & Chester Jehovah's Witnesses
Jackie Lewis	Cheshire West and Chester LINK
Shantele Janes	Cheshire, Halton & Warrington Race & Equality Centre
Mark Thompson	Churches Together in Cheshire
Sandra Wells	Contact Cheshire Support Group

Kirstin McCallum	Deafness Support Network
Steve Staines	Friends, Families and Travellers
C Whitwell	Friends, Families and Travellers
Peter Mercer	National Federation of Gypsy Liaison Groups
Cliff & Janie Codona	National Travellers Action Group
Jane Harding	Target Wellbeing (Age Concern)
	The Lesbian & Gay Foundation
Rachel Francis	UK Association of Gypsy Women
	UK Youth Parliament Central Office
C Pickthall	Vale Royal Disability Services
Rahima Ahmed	West Cheshire Multicultural Women's Group
Jill McQuaid	Winsford Community Action Project (WINCAP)
Margery Hall	Women's Institute
Chris J Hindley	Youth Federation
Colin Keenan	Youth Involvement
A Bower	Hanson Aggregates
A. L. Rudkin	Ineos Compounds Ltd
Peter Downes	INEOS Enterprises Limited
Robin Craig	INEOS Enterprises Ltd
David Marchington	Marchington Stone Ltd
Jessica Morgan	Mineral Planning Group
J Bradshaw	Tarmac Ltd
Peter Wishart	Viridor Waste Management Limited
	Ainscough Strategic Land
	Altside Developments Limited
Scott Ashall	Ashall Property
	Ashbury Homes Ltd
B. H. Talbot	Aston Estate
Ces Jenkins	Barkin Developments Ltd
Michael Trevor Barnston	Barnston Estate
	Beagle Limited
Mike Bell	Bell Developments Ltd
	Bett Homes (NW) Ltd
Ramsay Lamont	Brymau Estates Limited
	Burford Group Ltd
S Ratcliffe	Charter Homes
Robert de Weldon	Church Commissioners
	City Link Holman
Sonja Swift	Commercial Development Projects Ltd
	Commercial Estates Group Ltd
	CTP Ltd
	Dandy, Arden & RNLI
Andrew Taylor	David Wilson Homes
	GB Development Solutions Limited
Paul Smith	George Wimpey Manchester
	Gorton Ltd
	Grange Properties
	H O W Commercial Planning Advisors

	Henderson Globan Investors Ltd
	Holman Properties
	Knowles Development Ltd
	Land Securities
Lingley Estates	Lingley Estates
	Littler and Jalstock
M.P Edmunds	Morris Homes Limited
Jane Miller	Morris Homes Ltd
	Motorite (Northwich) Limited
	Muller Property Holdings Ltd
	Northgate Limited Partnership
Catherine Wood	NPL Estates
	Paycause Limited
	Peel Energy
M Kitcher	Peel Environmental Ltd
Louise Morrissey	Peel Holdings (Land and Property) Limited
	Peel Land & Property and Peel Ports Ltd
Diane Aldcroft	Persimmon Homes NW Ltd
Victoria Murray	Redrow Homes
Robin Buckley	Redrow Homes (North) Ltd
	Simons Group Ltd
	St Modwen Properties
S Talbot	Talbot Estate
Andrew Thorley	Taylor Wimpey UK Limited
	The Cadwaller Family
Jim Yates	The Crown Estate
	Valad Property Group
Richard Chamberlain	Wainhomes (Developments) Ltd
T Pemberton	
R Chesworth	
P. V. Moore Dutton	
J. A. Davies Colley	
A.M.V. Ratcliffe	
A.J. Asser	
L Moore Dutton	
E.N. Rigby	
A. Lewis	
Mrs P. Prowse	
Mr R. Morgan	
	Floating Concepts Limited
David F Stubbs	
John Chadwick	
Susan Rodenhurst	
J Latham	
G Cliff	
Fraser Ramsay	Brunner Mond (UK) Ltd
Richard Newton	Canal & River Trust
Alison Truman	Canal & River Trust

Sam Dutton	Catch 22
Bob Williams	Chamber Of Commerce
Alison Roylance-White	Cheshire Community Action
Caroline Twiggs	Cheshire Community Partners
Andy Williams	Cheshire Constabulary
Mark McLoughlin	Cheshire Constabulary
Katie Lowe	Cheshire Landscape Trust
Genni Butler	Cheshire Local Access Forum
John Salt	Cheshire West and Chester Fire Service
Roy Coppack	Cheshire/North Wales Archaeological Society
Carol Willgoose	Department of Economy and Transport
Judith Nelson	English Heritage North West Region
Stephen Sayce	Environment Agency
Ian Gorton	FCC Environment (UK) Limited
Mike Kelly	Groundwork Cheshire
Greville Kelly	Groundwork Cheshire
Andy Farquhar	Highways Agency
Dave Clark	Highways Agency
Diane Kisiel	Highways Agency
Peter Askey	Highways Agency
M Turner	IWA+Trent+Mersey Canal Society
Sue Lynch	Mid Cheshire Footpath Society
H W Boardman	Mid Cheshire Rail User's Association
Andrew Dixon	Natural England
Karen Gribbin	Natural England
Stephen Hedley	Natural England
Kate Wheeler	Natural England
Clare Warburton	Natural England
Philip Percival	NFU
Cedric Green	North Cheshire Rail Users' Group
Lindsay Armstrong	RNIB North West
Steven Edwards	Scottish Power
Rachael Bust	The Coal Authority
P Nolan	The Mersey Forest
Tom Ferguson	The Mersey Forest
David Sherratt	United Utilities
Andrew Leysens	United Utilities
Sabaa Ajaz	United Utilities
Aiden Manley	Cheshire & Warrington Local Enterprise Partnership
Andrew Holland	Cheshire West & Chester Jehovah's Witnesses
Marie Smallwood	Cheshire West and Chester Council
Bev Wilson	Cheshire West and Chester Council
Mike Dix	Cheshire West and Chester Council
Eleanor Spencer	Cheshire West and Chester Council
Chris Clayton	Cheshire West and Chester Council
Lyn Raynor	Cheshire West and Chester Council
John Healey	Cheshire West and Chester Council

Robin Wilson	Cheshire West and Chester Council
Mike O'Kell	Cheshire West and Chester Council
Graham Garnett	Cheshire West and Chester Council
Ian Tordoff	Cheshire West and Chester Council
Sally Buttifant	Cheshire West and Chester Council
Helen De Lemos	Cheshire West and Chester Council
Sue Begley	Cheshire West and Chester Council
Jill Collens	Cheshire West and Chester Council
Jamie Matthews	Cheshire West and Chester Council
Lyn Collins	Cheshire West and Chester Council
Lisa Conway	Cheshire West and Chester Council
Paul Ince	Cheshire West and Chester Council
Helen Weaver	Cheshire West and Chester Council
Gary Shields	Cheshire West and Chester Council
Catherine Fox	Cheshire West and Chester Council
Jackie Thornhill	Cheshire West and Chester Council
Denise Snelson	Cheshire West and Chester Council
Mike Pender	Anwyl Construction
Charlotte Robinson	Ainscough Strategic Land
Roy Carthy	Your Housing Group (formerly Arena)
Mike Bell	Bell Developments
Simon Artiss	Bellway Homes
Stephen Barlow	Bloor Homes North West
David Tanswell	Bolesworth Estate
Simon Miller	Charles Church
Dave Soothill	Chester and District Housing Trust
Jane Aspinall	Countryside Properties (Northern) Ltd
Phillip Palmer	Countryside Properties (Northern) Ltd
Mike Watson	Dane Housing
Andrew Brash	Dave Wilson Homes
John Coxon	Emery Planning Partnership
Stuart Williamson	Entec
Sue Kilby	Equity Housing
Elaine Ascott	Equity Housing
Nick Marsh	Frank Marshall
Shaun Taylor	GL Hearne
Duncan Gregory	Gladman
Laura Tilston	Gladman
Becky Jam	Grosvenor Estate
Tim Noden	Harrow Estates
Dillon Butters	Henryboot
Katie Dean	Hallam Land Management
James Stevens	Home Builders Federation
Richard Woodford	How Planning
Amy James	How Planning
Jon Suckley	How Planning
Sarah Williams	Indigo Planning
Simon Pemberton	JASP Planning

Ben McDyre	McDyre & Co.
Andrew Thompson	Morris Homes
Jonathon Pickthall	Morris Homes
Paul Andrew	Muir Group Housing
David Thompson	Peel Holdings
Bobby Williams	Persimmon Homes North West
Diane Aldcroft	Persimmon Homes
John Russell	Pochin Developments
Victoria Murray	Redrow Homes
Joe Mattin	RPB Bower Mattin
Justin Paul	J10 Planning
Ryan Watson	Seddon Homes
Andrew Thorley	Taylor Wimpey
Eamonn Keogh	Turley Associates
Stephen Robinson	Wainhomes Developments Limited
Richard Chamberlain	Wain Homes
Goronwy Owen	Watkin Jones Homes
Chris Rowbottom	Weaver Vale Housing Trust
Geoff Davies	Weaver Vale Housing Trust
Nigel Eckersley	Wright-Manley
Frazer Lloyd-Jones	Thomas Jones & Sons
Paul Molloy	
Karl Parkinson-Witte	Richborough Estates

Carol Halpin	WINCAP
Bob Barton	WYF
Damon Horrill	The Hive Live CIC
Peter Kitching	Rotary Club Winsford and Middlewich
Rev Chris Tolley	Churches Together
Pam Rowe	Dingle Recreation Centre
Tony Bostock	Winsford History Society
Steve Jennings	Weaver Vale Housing Trust
Val Godfrey	Winsford Education Partnership
Paul Hancock	Cheshire Fire and Rescue Centre
	Cheshire Police Authority
Katie Durose	Winsford Guardian
Jan Roberts	Mid Cheshire Independent
	Talabout
Geoff Hope-Terry	Weaver Valley Board
David Proudlove	Weaver Valley Board
Alan Warburton	Winsford Town Council
Jeremy Owens	Cheshire West and Chester
Debbie Fifer	Cheshire West and Chester
Mark Allen	Cheshire West and Chester
Jo Comerie	Cheshire West and Chester
Catherine Fox	Cheshire West and Chester

Jamie Matthews	Cheshire West and Chester
Kathryn Jones	Cheshire West and Chester
Ewan McHenry	Cheshire West and Chester
Paul Hickson	
Trish Johnson	
Andy Taylor-Edwards	Winsford Academy
Joanne Williams	Winsford Academy
Sally Ross	V.R Amateur Operatics Society
Andrew Adams	Mid Cheshire Camera Club
	Voluntary Action Vale Royal
Mike Kelly/ Jane Byrne	Winsford 1-5
Jane Hough	Groundwork
Ron Lightfoot	
	Mid Cheshire College, Winsford Campus
Cllr Lynda Jones	Cheshire West and Chester Council
Cllr Tom Blackmore	Cheshire West and Chester Council
Cllr David Armstrong	Cheshire West and Chester Council
Cllr Stephen Burns	Cheshire West and Chester Council
Cllr Pam Booher	Cheshire West and Chester Council
Katja Stille	Tibbalds
Sue Rowlands	Tibbalds
Adrian Otsa	Winsford Academy
Councillor M Baker	Winsford Town Council
Cllr Don Beckett	Winsford Town Council
Councillor Tom Blackmore	Winsford Town Council
Councillor Pam Booher	Winsford Town Council
Councillor Michael Burns	Winsford Town Council
Councillor Stephen Burns	Winsford Town Council
Cllr Brian Clarke	Winsford Town Council
Councillor Jamie Garratt	Winsford Town Council
Cllr Mrs A L Gaskill-Jones	Winsford Town Council
Councillor Paul Jones	Winsford Town Council
Councillor Mike Kennedy	Winsford Town Council
Councillor Sue Langley	Winsford Town Council
Councillor Gina Lewis	Winsford Town Council
Councillor Steve Smith	Winsford Town Council
Paul Molley	Paul Molley Associates (Chartered Surveyors)
Gary Ford	Arley Homes
Ian Dingwall	
LesleyAnn Parry	Cheshire Dance
Carol Smith	St Lukes (Cheshire) Hospice
	Winsford Amateur Boxing Club
Shirley Sadler	Winsford Stroke Club
Fran Miller	Cheshire Young Carers
	Homestart West Cheshire Branch

Dave Bibby	1st Davenham Scouts
Jo Beasley	Beavers
Nick Morgan	Cubs
Vanessa Tobin	
Sharon Price-James	Scouts
	Link Up
	Cheshire Neighbours Credit Union
	Moulton Adventure Group
	Cheshire Centre For Integrated Living
Kay Delamere	Salvation Army (Winsford)
Mrs B Houghton	Winsford MIND
	Citizens Panel/Place survey
Gerard Burgess	London Midland Trains
Nicola Moss	London Midland Trains
Will Gibson	Northwich Parish Council
Gerard Burgess	London Midland Trains
Nicola Moss	London Midland Trains
Will Gibson	Northwich Parish Council
Deina Smith	Residents Workshop-Over-24/4/12
Colin Richardson	Residents Workshop-Over-24/4/12
Alaine Britton	Residents Workshop-Over-24/4/12
Stephen Dobby	Residents Workshop-Over-24/4/12
Gordon and L Campbell	Residents Workshop-Over-24/4/12
Beverley Dean	Residents Workshop-Over-24/4/12
Rev George Crowder	Residents Workshop-Over-24/4/12
Ken Pimblett	Residents Workshop-Over-24/4/12
Paul Hickson	Residents Workshop-Over-24/4/12
Helen McIntosh	Residents Workshop-Wharton-1/5/12
Cathy Kavanagh	Residents Workshop-Wharton-1/5/12
David Pickles	Residents Workshop-Wharton-1/5/12
Tim Hanson	Residents Workshop-Wharton-1/5/12
Kenneth Hanna	Residents Workshop-Wharton-1/5/12
Gordon Campbell	Residents Workshop-Wharton-1/5/12
Derek Johnson	Residents Workshop-Wharton-1/5/12
Norman Benbow	Residents Workshop-Wharton-1/5/12
Brian Wood	Residents Workshop-Wharton-1/5/12
Bob Osborne	Residents Workshop-Wharton-1/5/12
Susi Osborne	Residents Workshop-Wharton-1/5/12
Maria Cook	Residents Workshop-Wharton-1/5/12
Lorraine Macey	Residents Workshop-Wharton-1/5/12
Bob Barton	Focus Group/The Dingle Centre 25/7/12
Carol Halpin	Focus Group/The Dingle Centre 25/7/12
Annmarie Twydell	Focus Group/The Dingle Centre 25/7/12
Jill McQuaid	Focus Group/The Dingle Centre 25/7/12
Robert Osbourne	Focus Group/The Dingle Centre 25/7/12
Alaine Britton	Focus Group/The Dingle Centre 25/7/12

Stephen Dobby	Focus Group/The Dingle Centre 25/7/12
Lorraine Macey	Focus Group/The Dingle Centre 25/7/12
Peter Connor	Focus Group/The Dingle Centre 25/7/12
Sandra Challinor	Focus Group/The Dingle Centre 25/7/12
Ken Pimblett	Focus Group/The Dingle Centre 25/7/12
Paul Kirkham	Focus Group/The Dingle Centre 25/7/12
Dawn Garnett	Focus Group/The Dingle Centre 25/7/12
Charlie Parkinson	Focus Group/The Dingle Centre 25/7/12
Des Worthington	Focus Group/The Dingle Centre 25/7/12
Deina Smith	Focus Group/The Dingle Centre 25/7/12
John Humphreys	Focus Group/The Dingle Centre 25/7/12
Clr Lynda Jones	Focus Group/The Dingle Centre 25/7/12
Clr Sue Langley	Focus Group/The Dingle Centre 25/7/12
Matthew Taylor	Focus Group/The Dingle Centre 25/7/12
Susan Edwards	Focus Group/The Dingle Centre 25/7/12
Robin Wood	Focus Group/The Dingle Centre 25/7/12
David Pickles	Focus Group/The Dingle Centre 25/7/12
John Malam	Focus Group/The Dingle Centre 25/7/12
Ken Hughes	Focus Group/The Dingle Centre 25/7/12
David Taylor	Focus Group/The Dingle Centre 25/7/12

APPENDIX C

WINSFORD NEIGHBOURHOOD PLAN CONSULTATION DRAFT SUMMARY OF CONSULTATION COMMENTS RECEIVED ON SPECIFIC SUBJECTS

NUMERICAL SUMMARY OF COMMENTS RECEIVED BY SUBJECT AREA

- 1 Process - 6
- 2 Retail and Town Centre – 12
- 3 Employment – 3
- 4 Infrastructure – 8
- 5 Youth Centre Proposal – 7
- 6 Transport – 2
- 7 Housing – 19
- 8 Open Space / Recreation – 5
- 9 Sites NCT1 and NCT2 – 11
- 10 Sites SCT2, 3 & 4 – 17
- 11 Sites S1, 2, 3, 4 & 5 – 25
- 12 Site W1 – 1
- 13 Site W5 – 1
- 14 Sites O1 & O2 – 4
- 15 New sites – 3
- 16 General from statutory consultees – 4
- 17 Other – 4

Total comments received = 131 individual comments from 116 respondents

APPENDIX D: CONSULTATION COMMENTS RECEIVED AND RESPONSE MADE	
Consultation period: 26th November 2012 - 21st January 2013 (extended to 4 February 2013)	

Reference	Sub Ref	Page No.	Obj No.	Fig. No	Site No.	COMMENT	HOW COMMENTS WERE CONSIDERED AND RESPONDED TO
PROCESS - Prematurity ahead of Local Plan, Viability Issues, Consultation							
W\CD\0000\	109	-	-	-	O2	Potentially prejudging the role of the emerging Local Plan.	DCLG advice confirms that NP can come ahead of Local Plans.
W\CD\0000\	107	-	-	-	-	OBJECTION to Neighbourhood Plan boundary - should include adjacent site of Darnhall Estate. Prematurity of WNP no up to date Local Plan which they also consider to be unsound as written. Also issues around viability and delivered not fully considered.	Winsford Town Council is the Neighbourhood Plan Forum, and the Town Council's boundary was decided as being the appropriate area. However, in producing the Neighbourhood Plan consideration has been given to land immediately adjacent to the Town Council boundary. Darnhall Estate land does not meet Plan's objectives of locating development where it can support the Town Centre and connect well with the town. It has not therefore been included. In terms of prematurity, DCLG advice confirms that NP can come ahead of Local Plans. As required by the NPPF, viability and deliverability have been considered in developing the Neighbourhood Plan and further information has been included in the supporting documentation
W\CD\0000\	89	-	-	-	-	Residents in areas affected have not received any explanatory correspondence. What actions are to be taken to prevent a recurrence of this? Vast majority of residents would have been unaware of the road show. Took 30 minutes to find actual meeting place concealed insider dis-used shops. Why are there still loopholes that give property developers carte place to build anywhere. Why can developers approach homeowners and businesses when plan is only at consultation stage.	Winsford Voice was issued to all households in Winsford and where the Town Council was made aware that this was not received further hand deliveries of the issue were arranged.
W\CD\0000\	85	-	-	-	-	NP should not be progressed ahead of the Local Plan. SHLAA identified problems with some sites allocated. Timescales for delivery not clear	DCLG advice confirms that NP can come ahead of Local Plans - further information on viability and delivery has been included in the supporting documentation
W\CD\0000\	83	-	-	-	-	NP should not be progressed ahead of the Local Plan. SHLAA identified problems with some sites allocated. Timescales for delivery not clear	DCLG advice confirms that NP can come ahead of Local Plans - further information on viability and delivery has been included in the supporting documentation
W\CD\0000\	81	-	-	-	-	No "leaflet drop" in the vicinity of Ways Green. On page 60 6.3 STC2 in beige, my house seems to have disappeared as part of development along with neighbour. Can you explain?	Winsford Voice was issued to all households in Winsford and where the Town Council was made aware that this was not received further hand deliveries of the issue were arranged. Drafting error on plan on page 60 - to be amended

RETAIL & TOWN							
W\CD\0000\	2	-	-	-	-	Town Centre-: Worst hit in all of Cheshire West by recession. May simply be too big and needs repositioning either in a more vibrant area of Winsford, or in the current empty area near the library which is the worst affected area since losing Civic Hall, Building Society etc.	The NP requires a comprehensively plan for the town centre
W\CD\0000\	3	7	-	-	-	Parking: Would like to see a new car park.	The NP requires development to consider car parking strategies that maintain the vitality and viability of the town centre.
W\CD\0000\	9	-	-	-	-	Retail: support the need for major improvement to there shopping centre - should be a key priority	The NP requires a comprehensively planned for the town centre
W\CD\0000\	12	-	-	-	-	Town Centre: isn't just about shops, lack of landmarks, restaurants and gathering spaces. (comment 3)	restaurants and cafes. The need for landmarks and high quality space in the town centre is required in the NP.
W\CD\0000\	20	-	-	-	-	Parking: a better entrance/exit to the multi-storey car park. (comment 3)	The NP requires development to consider car parking strategies that maintain the vitality and viability of the town centre.
W\CD\0000\	112	8	5	-	S1,S2,S3	Retail - have you considered lowering the rents - shouldn't bring more people into Winsford until you give better shopping/browsing facilities.	The Neighbourhood Plan needs to focus on policies that relate to the 'development and use of land' as set out in the Localism Act. Retail rents are not a planning policy issue, and are not something the public sector can influence.
W\CD\0000\	110	-	-	-	TC10,TC11 NTC7	PROPOSED RETAIL FOOD STORE -revise sites TC10, TC11 and NTC7 to include reference to retail (food and non-food).	The NP focuses retail (food and non-food) in the town centre - TC10, TC11 and TC7 are not appropriate locations for retail

W\CD\0000\	80	-	-	-	-	DUPLICATE OF ABOVE	as above
W\CD\0000\	88	-	-	-	-	If thinking of moving the market how about gazebos in the main Fountain Court area thus attracting people to shops in that area. Why do we need another food shop - need other shops including clothing/	Detailed planning matter that can be addressed at detailed design stage - the NP plan requires environmental improvements to town centre - additional food store is an identified need
W\CD\0000\	63	-	-	-	-	no retail out of town centre	The NP does not allow retail out of town centre with the exception of a local centre in the Station Quarter
W\CD\0000\	56	-	-	-	-	Promote Delamere Street for retail = 43 business premises only 2 vacant - business rates the highest in the town.	Text amended in NP to include Delamere Street.
W\CD\0000\	41	-	-	-	-	Would like a better town centre and bus links to Nantwich.	The NP encourages better public transport within the town and to nearby service centres. No changes proposed to the NP.

EMPLOYMENT							
W\CD\0000\	9	-	-	-	-	<i>Employment: Needs a detailed and imaginative employment plan. Expand existing employers, attract new employers, better transport links, opening of restaurants+leisure facilities+hotels for business visitors and tourists. Detailed proposals for allocated sites.</i>	The NP is a high-level planning policy document. As such it does not provide detail at this stage, but instead sets up policy 'hooks' to secure more detailed plans at a later stage. For example, Policy E5 requires a comprehensively planned approach to the development of the allocated employment areas and sets out key design principles that must be considered. In addition, the employment chapter's objective relating to creating a variety of employment opportunities commits the Town Council to leading initiatives to improve employment. No changes proposed to the NP.
W\CD\0000\	53	-	-	-	-	See 9	See 9 above.
W\CD\0000\	89	-	-	-	-	Uncontrolled proliferation of satellite business parks with low business activity levels. Why wasn't business routed to main Industrial park that already suffers from unoccupied buildings which would have left land available for homes and centralised business infrastructure.	The NP covers development up to 2030 and must make provision for future employment land needs. Although demand may currently be low, it is expected that demand will increase in the future - it is important to plan for this. No changes proposed to the NP.

INFRASTRUCTURE							
W\CD\0000\	9	-	-	-	-	<i>Education: plans for additional employment capacity, sporting facilities (allocated land for playing fields), halt demolition plans for Woodford Lodge and it's excellent sporting facilities.</i>	The NP is supported by, and in line, with Winsford Leisure Needs Study that forms part of its Evidence Base.
W\CD\0000\	9	-	-	-	-	<i>Services: by increasing the amount of houses they'll be more demand for doctors etc.</i>	At this point the exact additional demand for social and community facilities is not fully understood. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions towards off-site community and social facilities. A separate Delivery Strategy supports the NP. This will be updated at regular intervals during the lifetime of the NP and be used to secure provision of necessary infrastructure, including social and community facilities.
W\CD\0000\	53	-	-	-	-	See 9 above	See response above.
W\CD\0000\	94	-	-	-	-	Most important would be more leisure facilities for all age group - cinema, ten pin bowling, decent park, community center, cafe, less charity shops, more individual shops.	The NP promotes more leisure facilities for all sections of the population.
W\CD\0000\	89	-	-	-	STC1-5	What assurances about quality of new homes and functional buildings. Eg Civic Hall replaced by inferior Lifestyle centre, five schools closed over past 10 years but plans for new school to service Rilsahw. Can local I infrastructure , by pass etc support proposed development.	The NP requires high quality development for all new development. Existing social and community uses that may be lost through redevelopment of the site/area are required to be replaced on a like-by-like basis.
W\CD\0000\	70	-	-	-	-	A resource centre for the arts is needed as a hub for development of community projects accessible for all community groups.	The NP promotes more leisure facilities for all sections of the population.
W\CD\0000\	64	12	1,2,3	-	-	Need infrastructure before housing.	Delivery issue - no change to NP. A separate Delivery Strategy supports the NP. This will be updated at regular intervals during the lifetime of the NP and be used to secure provision of necessary infrastructure
W\CD\0000\	54	8	6	-	-	Need leisure facilities - multi media cinema complex.	The NP promotes more leisure facilities for all sections of the population.

YOUTH CENTRE/NEW IMAGES							
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W\CD\0000\	106	-	-	-	-	High priority to be given to youth provision - too many houses. Money should be spent on New Images Youth Centre.	Acknowledged- The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.
W\CD\0000\	105	-	-	-	-	High priority to be given to youth provision - too many houses. Money should be spent on New Images Youth Centre.	Acknowledged - The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.
W\CD\0000\	104	-	-	-	-	Save New Images Youth Centre for the benefits of the community.	The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities. The NP has been amended to include a new policy that specifically supports the provision of Youth Facilities.
W\CD\0000\	103	-	-	-	-	Youth provision needs to be a priority - would like to see a community centre of the Grange Estate. Can't understand why no investment in New Images.	Acknowledged - The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.
W\CD\0000\	102	-	-	-	-	Please include New Images in the Plan as well as all the housing. My children are there most nights and are safe.	Acknowledged - The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.
W\CD\0000\	84	-	-	-	-	Leisure not just about sports centres people in the community asking for youth and community spaces. New Images is a great resource. Community - under the localism act - should be able to take on the running of this building.	Acknowledged - The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.
W\CD\0000\	34	-	-	-	-	Need a community centre in Winsford.	Acknowledged - The NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.

TRANSPORT

W\CD\0000\	20	-	-	-	-	Policy 5.7A: Other options could include:- connecting Winsford to the Manchester/ Chester railway line. Improved rail/bus linkage to get around the difficulty of the location of the railway station. Improve routes around the town e.g. Chester Road to A556 via Marton. (comment 2)	The NP does not provide detailed solutions for improving routes, but instead provides the policy 'hooks' for future more detailed proposals to come forward. These may come forward from the Highway Authority and/or as improvements associated with specific development sites. For example, the development of the Station Quarter could help to provide an improved bus route to the railway station.
W\CD\0000\	21	-	-	-	-	Upgrade High St/Dene Drive/Grange Land junction. Ensure development to north of town keeps open the option for a relief road	Dene Drive junction is currently being upgraded. There is currently no identified need for a relief road. However, Plan ensures that it keeps this option open.

HOUSING GENERAL

W\CD\0000\	11	5,6,7	-	-	-	Houses: Too many houses being built especially on the outskirts of the town, thus removing the countryside surrounding Winsford.	The NP's plan strategy is to focus as much development as possible either (i) within the built area of the town; or (ii) where it can be positively connected to the town's facilities (such as the Station Quarter). However - in order to meet the emerging Local Plan's requirements for new housing (and to reflect some existing planning permissions) - some sites on the edge of Winsford have been allocated for development.
W\CD\0000\	13	72-73	Q1-3	-	01,02,03	Sites 01 - 03: If planning permission has already been given at these sites, what difference will people's opinion make.	The Neighbourhood Plan allocates land for the number of new houses required for Winsford in the emerging CWACC Local Plan. If the areas that already have planning permission are not included in the allocations, we would need to find additional sites to meet the required numbers and the sites with planning permission will come forward as additional 'windfall' sites. The majority of sites allocated for residential development in the NP do not have planning permission - there is therefore an opportunity for local people to express their opinions on the NP's overall approach to allocations.
W\CD\0000\	24	5	-	-	-	Houses: "There will be a wide range of houses and flats"-Houses are needed but we need to retain some of the lush fields to preserve our wildlife for the future.	The NP requires development to be sensitive to its surrounding and allocates areas to be retained as open space.
W\CD\0000\	20	-	-	-	-	Social housing: a plan is needed to reduce social housing. A balance is then needed on low cost, affordable housing. (comment 1)	The NP requires a range of housing in line with Cheshire West Local Plan.
W\CD\0000\	115	-	-	-	-	General concern over housing density and number of houses per acre. Hope they will not be like the houses built opposite the police station which are too close together.	The NP adopts the methodology of the SHLAA and reduces densities in areas with particular sensitivities.
W\CD\0000\	12	-	-	-	-	Missing: any plans to get rid of eyesores e.g. building boarded up at roundabout. (comment 1)	The NP plan encourages sites in prominent locations and of poor quality to be either landscaped or redeveloped - see page35 of the 'Image and Identity' chapter.

W\CD\0000\	12	-	-	-	-	Timescales: more breakdown instead of just "next 15 years". (comment 2)	Too detailed for NP
W\CD\0000\	12	-	-	-	-	Cost: no information about how much it will cost or how the funding will be raised. (comment 4)	A separate Delivery Strategy supports the NP. This will be updated at regular intervals during the lifetime of the NP and be used to secure provision of necessary infrastructure. The Delivery Strategy will include information on costs and funding sources.
W\CD\0000\	18	-	-	-	-	see email: W\CD\0018	
W\CD\0000\	19	-	-	-	-	Funding: How much of the plan will actually happen as it will require a large amount of funding. Will all the costs having to be made by the council and with more costs to come (council tax benefits 2013/14) where is the money going to come from? It may come from charities and fund raising but there will come a point where the general public can only donate no more.	A separate Delivery Strategy supports the NP. This will be updated at regular intervals during the lifetime of the NP and be used to secure provision of necessary infrastructure. The Delivery Strategy will include information on costs and funding sources. A large part of the funding will be sought from developers. This may include contributions to off-site infrastructure. Site-specific policies require on-site provision of social and community facilities, open space and so on from developers.
W\CD\0000\	99	8	-	-	-	New housing should reflect the amount of employment available in the area so Winsford does not become a dormitory.	The amount of housing required in the NP is set by higher level planning policy - that is, the CWACC Local Plan. This is based on research into needs for the Borough as a whole.
W\CD\0000\	98	8	2, 5	-	S1 - S5	Agree some new housing should be built to support industrial growth. Plenty of industrial buildings empty where is the industrial demand for more residents. - feels like forced development to satisfy short term government policy. Shouldn't be building on agricultural land when there is brown field available.	The amount of housing required in the NP is set by higher level planning policy - that is, the CWACC Local Plan. This is based on research into long-term needs for the Borough as a whole. Winsford has insufficient brownfield land to meet the required housing numbers, and so greenfield land must also be used.
W\CD\0000\	78	49	6	-	STC2, S1, W3,	Some sites take little account of practicality at site level and concern for future residents. Housing should not alienate existing residents and drive them out of Winsford. Serious access constraints certain sites.	Some sites do have challenges. These are reflected in the site-specific policies which highlight the need for challenges to be addressed and - in some cases - by a lowering of housing densities to reflect the likely difficulties of development.
W\CD\0000\	76	-	-	-	STC2 & 4	Plans too ambitious, covers too many development areas and will be impossible to achieve in current and likely future climate. No guarantee that infrastructure and leisure amenities will be improved before or even after new housing is built. A new supermarket is not the answer. The plan only refers to Townfields Road/Swanlow Lane junction as needing improving many other areas will be affected by proposals.	A Transport Study is currently underway and further detail will be developed throughout the live of the plan as development comes forward. A separate Delivery Strategy supports the NP. This will be updated at regular intervals during the lifetime of the NP and be used to secure provision of necessary infrastructure. The Town Council is committed to the NP and will support its delivery wherever possible.
W\CD\0000\	63	-	-	-	-	More affordable housing	The NP requires a mix of housing, including affordable, in line with the emerging CWACC Local Plan.
W\CD\0000\	32	-	-	-	-	Objection to building of new housing with nothing to do	In addition to housing the NP promotes more leisure facilities for all sections of the population. In addition to on-site provisions, the NP requires all residential development to make appropriate financial contributions for off-site community and social facilities.
W\CD\0000\	28	6,7,8	-	-	-	Not a sustainable plan - biased towards developing open countryside, no priority to brownfield .	The NP focuses as much development as possible within the existing built area of the town - that is, on brownfield land. However, Winsford has insufficient brownfield land to meet housing numbers set in emerging West Cheshire Local Plan, and so greenfield land is also allocated.
W\CD\0000\	27	-	-	-	-	too much housing, stress on schools, no circular routes, extra traffic	As above
W\CD\0000\	21	-	-	-	-	Incorporate lower density premium housing in Over to address population and housing imbalance and bring more spending power to the town.	The NP allocates a range of land to allow for a mixture of housing. The detail will be developed on a site-by-site basis.

OPEN SPACE/RECREATION							
W\CD\0000\	116	-	-	-	-	On the whole impressed with plan. Would like to see a little more on recreational and open space being added in the surrounding residential areas in general; especially those not in easy walking distance of the town centre and flashes.	Acknowledged
W\CD\0000\	99	8	-	-	-	Newly improved footpaths along the canal are super and well used but not easy for wheelchairs because of the gates. Would be nice to have a similar walk round the flashes perhaps incorporating some new bridleways as Winsford has a high population of horses and access to Whitegate Way is not easy.	One key requirement of the NP is the requirement for public access to the Flashes and new walking / cycling routes around the Bottom Flash.
W\CD\0000\	25	-	-	-	-	Trees & hedgerows: plant more trees and hedgerows to improve bird life. Also there needs to be more environmentally friendly policing to guard trees and hedgerows in this region.	The NP requires development on sensitive greenfield sites south of the town centre and in the Station Quarter to protect the local ecology, provide habitats and enhance biodiversity. This is in addition to higher level planning policies in the emerging CWACC Local Plan and the NPPF relating to ecology and conservation.
W\CD\0000\	39	23	-	4.21	-	Interested in approach to cycle/footpath around the flashes. Involved in stewardship and conservation works around the Flashes border and would welcome any conversation re this.	Acknowledged
W\CD\0000\	31	-	-	-	-	Winsford Flashes - best feature of Winsford make the most of it - a circular walk is a good idea. Finish repairing the path between VR Locks and Hartford Bridge.	Acknowledged

SITE NTC1 NTC2							
W\CD\0000\	100	51	6	6.1	NTC2	OBJECT Proposed distributor road onto Roehurst lane will become a rat run for traffic taking a short cut onto Grange Lane and from Grange and Knights Grange estates. It is already busy with Elmhurst Cae Centre and the Eact and estate at bottom of Roehurst Lane.	The wording in the NP has been amended to include an assessment of the impact of a new local road. The word 'distributor' has been removed as this implied a more major road than the NP had intended.
W\CD\0000\	69	51	-	-	NTC2, 1	Objects to proposal of new local distributor road between Bradford Road and Grange lane via Roehurst Lane. - Will become a rat run. Will partition this part of Winsford from the town centre. Development of sites would see the destruction of an existing natural open green public space and wildlife corridor, vandalism at its worst. It should be retained and sympathetically enhanced by pedestrian and cycle routes and improved play/leisure facilities.	As above - The NP sets out that part of the existing open space will be developed while the remaining land will be enhanced in terms of creating a higher quality open space and natural green corridors. Existing wildlife Corridors have been retained.
W\CD\0000\	58	51	6	6.1	NTC1/2	OBJECTION - development and road link	The wording in the NP has been amended to include an assessment of the impact of a new local road. The word 'distributor' has been removed as this implied a more major road than the NP had intended.
W\CD\0000\	59	51	6	6.1	NTC1/3	OBJECTION - development and road link	As above
W\CD\0000\	44	50	-	-	NTC1	OBJECT to new Road	As above
W\CD\0000\	35	43	5.5	5.8	N TCI	OBJECTION -	As above
W\CD\0000\	36	50	6.1	-	NTC1, NTC2	OBJECTION - will be to the detriment of the town road infrastructure	As above
W\CD\0000\	33	-	-	-	-	OBJECTION - to road and development, smells from sewage	A developer has expressed interest in bringing land forward for development in a location closer to the sewage plant than the allocated sites. The developer provided information that smells are not an issue. Whilst this land has not been allocated the NP has taken the view that - given that this development site did not have a problem with smells - the allocated sites (which are further away from the sewage plant) on the sites further away it would also not be problematic.
W\CD\0000\	32	-	-	-	-	OBJECTION to proposed new road	As above
W\CD\0000\	30	-	-	-	-	Object to Distributor Road.	As above
W\CD\0000\	29	-	-	-	-	Object to Distributor Road	As above

SITE STC2, 3, 4							
W\CD\0000\	96	43	-	-	STC2	OBJECTION Would blight view from the river, must keep the Flashes clear and preserve wonderful countryside for future generations, It is clear that all residents views say that the area around the Flashes should be preserved - clearly do not want development here.	A key aim of the NP is to provide public access to green space around Bottom Flash, thus opening up an area that is currently inaccessible. The NP does not permit new development immediately adjacent to Bottom Flas, and allocates significant areas as green open space. No changes proposed to the NP.
W\CD\0000\	92	60	-	-	STC2	OBJECTION Would remove a major asset that Winsford has to bring in leisure and tourism. The Flashes should be preserved for all Winsford residents and not just those lucky enough to be able to afford one of the proposed houses. Fields are still "sliding" into the Flash and houses will have to be built on concrete rafts making them expensive. Given recent Anwyl and Persimmon estates any further development could be viewed s over development. Area supports many species of wildlife - aware of 2 active badger sets. Do not need another pub in Winsford - if there is trade one of existing pubs would be very quick to provide the amenities. Why make life harder for those businesses already paying rates.	As above
W\CD\0000\	78	49	6	-	STC2,4	STC 2 and 4 require access off Ways Green - one of the o most congested roads in Winsford. Road cannot be widened or improved due to existing properties so how are people actually going to get there? No consideration seems to have been given to this. STC2 would be better as open space.	Further information has been provided as part of the evidence base for this NP, including a Transport Assessment and Travel Plan.
W\CD\0000\	77	-	-	-	-	OBJECTION - Area leading down to the Flashes is the main attractive feature of Winsford and should not be spoiled, should instead be made more accessible to local people with new footpaths and planted with new trees. Already rich in wildlife and could easily be made more so. Need to address the shopping center and employment prospect before any new building projects are considered and never ever in Ways Green/Flashes area.	As above

W\CD\0000\	75	-	-	-	STC2	OBJECTION - detrimental to views and use of river, road impassable at certain times of day, will become health and safety issues	As above
W\CD\0000\	73	-	-	-	-	OBJECTION - detrimental to feel of area and views from river. Any potential cycle route or path would have to pass through housing if it wanted to encompass bottom flash. Would lose identity of a country walk.	As above
W\CD\0000\	45	-	-	-	STC12	OBJECTION and detailed comments	As above
W\CD\0000\	37	-	-	-	-	Concerns re traffic generation,	As above
W\CD\0000\	82	60	6.3	-	STC3	Pleased you have listened to my concerns about potential impact on the green area overlooking the flashes.	Acknowledged
W\CD\0000\	114	-	-	-	STC4	OBJECTION. Impact on value of home; invasion of privacy; impact on quality of life; congestion - impact on emergency vehicles, bin collections; volume of traffic on Gladstone St and safety of son walking to school; increased demand on St Chads school: noise: air quality.	Some of these issues are not planning matters and cannot be addressed in the NP - in relation to traffic see comments above.
W\CD\0000\	95	60, 62	-	-	STC2,STC4	Planned development an utter abomination. Winsford has best assets in the Flashes and surrounding area why build on meadows overlooking the River Weaver. Access to areas is a nightmare. Gladstone St, Ways Green and Queensway all have parking both sides of road and Lower Gladstone St and Ways Green very narrow. Area around Ways Green has diverse wildlife habitat for foxes, badgers, bats rabbits, squirrels, small rodents and birds. Should not build on this AONB when there are other areas around the town that could be built on without impacting on the towns best asset.	As above
W\CD\0000\	113	-	-	-	STC2 & STC4	GENERAL SUPPORT - could increase capacity, should be flexible and not prescriptive. Housing numbers should be treated as a minimum. Note that proportioning of social rented housing in Winsford already high, propose a more balanced mix of house types and tenures to provide a balanced community through the delivery of a higher percentage of inspirational market housing in new schemes and reduction in affordable housing. Suggest site allocation be design and masterplan led . (Detail documents attached)	Acknowledged
W\CD\0000\	82	60	6.3	-	STC4	Worry about amount of traffic that will cause massive problems if not considered carefully. The lower entrance to site STC4 could cause a big increase to traffic on already overcrowded and narrow streets like Gladstone St and Ways Green.	As above
W\CD\0000\	79	-	-	-	STC	OBJECTION - Option A would be a better choice - land adjacent to police headquarters. It would be a crime and embarrassment to permit residential development in Ways green, Cow lane and Stocks Hill area of town. Abundance of wild life, foxes, badgers, rabbits, bats, owl. Arguably the most attractive environmental green area in the town - should be protected. Planners need to see this as an opportunity to highlight and enhance a positive area rather than to destroy it.	As above
W\CD\0000\	76	-	-	-	STC2 & 4	Ways Green - roads not capable of handling likely increase in traffic. Impact of STC1 (just about to begin) should be monitored and used to inform subsequent developments in the area. Proposed development will alter and ruin outlook of flashes/St Chads area etc and be impossible to recreate once changed. Plan confirm these areas are visually sensitive and reference is made to providing/enhancing integrated pedestrian pathways and cycle paths but is anyone likely to use them if all they see if houses. A new riverside pub when there are already 3 others nearby .	As above
W\CD\0000\	57	-	-	-	STC2 & 4	Duplicate of 76	As above
W\CD\0000\	40	-	-	-	-	Give consideration to more detailed requirements for screening and landscaping to inform design brief.	The detail of the development, including screening and landscaping will be developed as part of any application coming forward.

SITES 1,2,3,4,5 S' impact on flashes, traffic, creation of rat run, used for walking /cycling, wildlife etc							
W\CD\0000\	112	8	5	-	S1,S2,S3	OBJECTION. Will block off views of the flashes - do not spoil anymore of Winsford. Houses being planned too large and expensive how do people fund their mortgages.	The NP allocated a large area adjacent to Flashes for public open space make them more accessible for the wider population of Winsford. The NP requires a mix of housing.
W\CD\0000\	111	8	5	-	S1,S2,S3	OBJECTION I do not think this is the right plan for the town. More information should be given to the public.	The NP has been developed with substantial community input and is based on ideas and issues put forward by Winsford residents - refer to the Consultation Statement for further detail.

W\CD\0000\	108	63	-	6.4	S1,S2,S3	CONCERN potential impact to community of increased traffic and building site vehicles using Rilshaw Lane, in excess of 1500 to 2000 vehicles entering and leaving site. If plans successful request consideration be given too existing road not being used as a main highway or for building vehicles or a rat run. Area should be further developed as a beauty/leisure area not housing.	NP has been amended to protect Rilshaw Lane as local route, providing vehicular access to existing properties only along with ped/cycle access. Traffic studies (included traffic impact assessment) will be required as part of any planning application for development coming forward.
W\CD\0000\	101	62, 65	-	-	S1, S2, S3, S4, S5	OBJECTION Current residents enjoy the natural countryside that exists around them and over time has seen the countryside eroded with the building of residential units and increased traffic.	The Station Quarter has the potential to bring significant benefits to the town as the whole, particularly providing a public open space adjacent to Bottom Flash and improving access to the Rail Station.
W\CD\0000\	99	8	-	-	-	Would be sad to build on Rilshaw Lane as currently used as a continuation of the present walks near the flashes and river. Worth preserving as represents Old Winsford at its best and is part of National Cycle Route and could be advertisement for town and leisure amenities.	Rilshaw Lane: As above
W\CD\0000\	98	8	2, 5	-	-	OBJECTION - allied to the flashes and Weaver Valley as a leisure facility and widely used. Rilshaw Lane is an ancient roadway and part of National Cycle Way and picturesque.	Rilshaw Lane: As above
W\CD\0000\	97	8	-	-	-	Land all along the river should be kept clear of housing for Wildlife. Rilshaw lane to be kept as farm land, it is an ancient road, part of historical heritage.	The NP allocates land adjacent to the Flashes as open space. Rilshaw Lane: As above
W\CD\0000\	89	-	-	-	-	OBJECTION - detailed comments. Why haven't alternative options been provided.	This is the last stage in a long consultation process. Options have been considered during the earlier stages, and this is explained in the NP.
W\CD\0000\	86	63,65	-	-	S1,S5	OBJECTION. Access roads to Rilshaw Lane unable to facilitate further vehicular access. Road network between M6 and Winsford of inadequate standard. 650 properties for sale in Winsford no need for further building of scale proposed. No justification for building on green belt land until all existing brownfield plots sold and occupied. No justification for building a another school when empty school premises available. Area is last rural access on that side of river and to lose it would be detrimental to welfare of residents. It is a haven of peace and quiet and to build on it would de-value the whole area in term of wildlife and neighborly spirit. Existing shopping area poor no logical reason why further shops should be built until existing provision is fully occupied.	Rilshaw Lane: As above. Number of new dwellings to be delivered and brownfield / greenfield land: as above. Apart form local shops to provide residents of the Station Quarter new retail has been focused in the town centre
W\CD\0000\	78	49	6	-	-	No thought given to access - Rilshaw Lane is a narrow country lane and cannot cope with in excess of 1000 extra cars.	Rilshaw Lane: As above
W\CD\0000\	74	7, 8	2,5	-	-	OBJECTION - well patronised area, good paths, a historic piece of road, rural and within reach of residential areas and valued as such . Once built on agricultural land is lost forever - too valuable a resource when there are still brownfield sites to develop.	As above, Winsford has a limited amount of brownfield land.
W\CD\0000\	68	64	-	-	S1,S2,S3	OBJECTION - A development of this size and nature would not enhance the town centre improvement plan but create a satellite village out on its own. Density of housing will have high impact on existing services mainly foul water which has to be pumped under the Weaver to the sewage works. Area is adjacent to woodland from where badgers, foxes and pheasants wander to nearby gardens .	Station Quarter will be required to provide appropriate service infrastructure. Not all new development can be located to support the town centre, so we need to look how other locations can deliver to benefits tot he town as a whole. The Station Quarter can deliver public open space adjacent to Bottom Flash and improve access to the Station. Any development coming forward on the Station Quarter sites is required to protect and enhance local habitats.
W\CD\0000\	67	64	-	-	S1,S2,S3	OBJECTION - would ruin the environment of the environment of open countryside enjoyed by generations of local walkers using public rights of way. Detrimental effect on wildlife, badgers, foxes, pheasants etc.	Station Quarter: as above
W\CD\0000\	66	7	-	-	940	Any redevelopment of Rilsahw Lane would be a tragedy for old and new generations of Winsford. Area should be cherished for its beauty and place for peace and escapism. Appreciated by Walkers, cyclists and within minutes is accessible for hundreds of people.	Station Quarter: as above. Rilshaw Lane: As above
W\CD\0000\	65	64	-	-	S1,S2,S3	Objection	As above
W\CD\0000\	62	63-66	Policy 6	6.4	S1,S2,S3, S4,S6	Objection	As above
W\CD\0000\	61	63-65	Policy 5	6.4	S1,S2,S3, S4,S5	Objection	As above
W\CD\0000\	60	-	-	-	-	Objection	As above
W\CD\0000\	51	63	-	6.4	S1,2,3,4	Objection	As above
W\CD\0000\	52	63	-	6.4	S1,2,3,4	Objection	As above

W\CD\0000\	49	63	-	-	S1,2,3,4	Objection	As above
W\CD\0000\	47	63	-	-	6.4	Objection	As above
W\CD\0000\	48	63	-	-	6.4	Objection	As above
W\CD\0000\	42	8	17	-	S1,S2,S3	Objection	As above
W\CD\0000\	43	8	5	-	S1,S2,S3	Objection	As above

SITE W3 <i>object as not viable</i>							
W\CD\0000\	78	49	6	-	-	Not financially viable to build on this land - ground contamination, underground gases and general complexities. The last plans submitted stated that access could not be obtained off Beaulieu Avenue and that they were looking to access off Wellfield, an unadopted road, has this been overlooked or not checked at all?	The site has planning permission and is therefore considered deliverable.

SITE W5 <i>Support from agent</i>							
W\CD\0000\	46	69	-	-	W5	SUPPORT FOR W5	Acknowledged

SITE O1 & O2							
W\CD\0000\	71	45, 72	6	5.8	01,02	OBJECTION - Brownfield sites should be developed first. Housing need can be met without these sites. Also traffic congestion.	Winsford has a limited number of brownfield sites and the NP must meet housing numbers in the emerging Cheshire West Local Plan. These numbers cannot be met on brownfield land alone. Greenfield sites have been carefully selected to support the NP's overall vision.
W\CD\0000\	38	72	-	-	01,02	Brownfield site O3 should be developed before green field (O1 and 2)	As above
W\CD\0000\	109	-	-	-	O2	SUPPORT FOR SITE - available and achievable within 5 years .	Acknowledged
W\CD\0000\	83	-	-	-	O2	Duplicate	Acknowledged

NEW SITES							
W\CD\0000\	107	-	-	-	-	Darnhall Estate - Land at Beech House Farm. Detailed Rep	Acknowledged, the site is not considered to support the NP's Vision for Winsford
W\CD\0000\	93	-	-	-	-	DUPLICATE 107	Acknowledged, the site is not considered to support the NP's Vision for Winsford
W\CD\0000\	85	-	-	-	-	Land West of Bradford Road. 100 dwellings	Acknowledged, the site is not considered to support the NP's Vision for Winsford

GENERAL							
W\CD\0000\	91	-	-	-	-	See letter W\CD\0091	
W\CD\0000\	87	-	-	-	-	See letter W\CD\0087	Acknowledged
W\CD\0000\	55	-	-	-	-	See form: W\CD\0056	Acknowledged - Requirement to consult Network Rail set out in NP
W\CD\0000\	90	-	-	-	-	See letter W\CD\0090	Acknowledged - detailed comments outside the NP scope, land ownership acknowledged

OTHER							
W\CD\0000\	72	-	-	-	-	ANONYMOUS	
W\CD\0000\	50	-	-	-	-	MISSING back page	
W\CD\0000\	22	-	-	-	-	<i>No comments</i>	
W\CD\0000\	26	-	-	-	-	Re Local Plan	not applicable