

Cheshire West and Chester Council

Delegated report

Date: 2 February 2024

Neighbourhood application area: Christleton and Littleton

Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012

Date application first publicised: 14 December 2023

Area name: Christleton and Littleton

Applicant name: Christleton Parish Council

Ward: Christleton and Huntington

Ward Member: Councillor Stuart Parker MBE and Councillor Mark Williams

Case officer: Charlotte Aspinall

Recommendation:

1 Introduction

- 1.1 This delegated report relates to the assessment of the application for the designation of the Christleton and Littleton Neighbourhood Area.
- 1.2 The application for the designation of Christleton and Littleton Neighbourhood was publicised on 14 December 2023 for a seven week period. The application was made under Regulation 5 of The Neighbourhood Planning (General) Regulations 2012. It complied with the requirements of the regulations as it included: a map identifying the area to which the area application relates; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Plan Area; and a statement that the organisation making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

2 Area description

- 2.1 The proposed Christleton and Littleton Neighbourhood Area is the area covered by Christleton Parish Council and Littleton Parish Council and the area will align with both parish boundaries.

2.2 The two parishes are located to the east of the city of Chester. Christleton is bounded on three sides by the A41, A51 and A55 trunk roads and separated from neighbouring villages by farmland. The Shropshire Union Canal runs through the parish. Littleton Parish is located to the north of the village of Christleton and is dissected by the A51. Both parishes are in the Green Belt (STRAT9 of the Local Plan (Part One) Strategic Policies) and Christleton is identified as a Local Service Centre (policy STRAT8 of the Local Plan (Part One) and policy R1 of the Local Plan (Part Two) Land Allocations and Detailed Policies).

2.3 A map of the proposed Christleton and Littleton Neighbourhood Area is attached to this report.

3 Publicity

3.1 The application was publicised by public notice in the Chester Standard newspaper on Thursday 14 December 2023.

3.2 Details of the application were also published on the Council's website from Thursday 14 December 2023 to Thursday 1 February 2024.

3.3 A copy of the notice advertising the application was placed in Chester library at the Storyhouse and in the mobile library. The Parish Councils also placed the notices on noticeboards located in the Parish and in the village store.

3.4 Local Councillors were informed of the application and consultation with a response required by Thursday 1 February 2024. Members were advised to contact the Case Officer directly if they had any questions or concerns. No issues or concerns were raised.

3.5 The seven week publicity period ran from Thursday 14 December 2023 to Thursday 1 February 2024.

3.6 The neighbouring parish councils of Great Boughton, Guilden Sutton, Hargrave and Huxley, Huntington, Rowton, Tarvin and Waverton were notified of the application by email on 14 December 2023.

3.7 The publicity arrangements complied with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012.

3.8 The following internal consultees were notified:

- Public Rights of Way Officer
- Localities
- Housing
- Regulatory Services

- Regeneration
- Environmental Commissioning
- Planning and Placemaking
- Education
- Emergency Planning Team
- Economic Development
- Property
- Highways
- Transport
- Environmental Protection
- Public Health
- Climate Change Team
- Legal

3.9 The Council received eight external representations from the Environment Agency, Coal Authority, Cheshire Constabulary, Active Travel England, Natural England, Historic England, the Canal and River Trust and United Utilities. No specific comments have been made on the Neighbourhood Area application, however the consultees have taken the opportunity to provide advice to the Neighbourhood Plan group in relation to how the Neighbourhood Plan might address issues related to their policy areas including active travel, crime prevention, flood risk and water management, the natural environment, waterways and water infrastructure.

4 Issues and assessment

4.1 The main issues in determining this application are:

- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap).
- Confirmation that the applicant is a 'relevant body' to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5 of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
- Assessment of whether the extent of the Neighbourhood Area is appropriate.

4.2 This proposed application has been made by Christleton Parish Council. The proposed Neighbourhood Area includes the Parish of Littleton and matches the boundary of both Christleton Parish Council and Littleton Parish areas.

4.3 Christleton Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5 of the 2012 Regulations. Littleton Parish Council have

provided formal agreement for Christleton Parish Council to act on their behalf.

4.4 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Christleton and Littleton Parish Councils.

4.5 It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Plan.

5 Conclusion

5.1 The application for the Christleton and Littleton Neighbourhood Area complied with the requirements of the regulations. The application was publicised in accordance with the regulations and although a total of eight representations were received, all had no comment to make.

5.2 The Christleton and Littleton Neighbourhood Area is considered appropriate because:

- There have been no Neighbourhood Area applications already made covering all or part of this area (this is the only Neighbourhood Area in this location and it does not overlap with another Neighbourhood Area).
- Christleton Parish Council is the relevant body to undertake Neighbourhood Planning and Littleton Parish Council have provided formal agreement for Christleton Parish Council to act on their behalf.
- The Neighbourhood Plan Area follows the boundary of the area covered by Christleton Parish Council and Littleton Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.

6 Decision

6.1 That the Christleton and Littleton Neighbourhood Area is approved and is formally designated.

6.2 The reasons for this decision are that the Christleton and Littleton Neighbourhood Development Plan Area is considered appropriate because:

- There have been no Neighbourhood Area applications already made covering all or part of this area (this is the only Neighbourhood Area in this location and it does not overlap with another Neighbourhood Area).
- Christleton Parish Council is the relevant body to undertake Neighbourhood Planning and Littleton Parish Council have provided formal agreement for Christleton Parish Council to act on their behalf.
- The Neighbourhood Plan Area follows the boundary of the area covered by Christleton Parish Council and Littleton Parish Council and

it is appropriate for development in this area to be guided by a Neighbourhood Plan.

- 6.3 The Head of Planning and Placemaking hereby exercise their delegated authority to agree the area application.
- 6.4 A copy of this note will be sent to Christleton and Littleton Parish Councils and relevant local Councillors.
- 6.5 In accordance with Regulation 7 of the 2012 Regulations, as soon as possible after the date of the decision the Council will publish the following on its website:
 - a) Name of the area
 - b) Name of body who applied
 - c) Decision and reasons
 - d) Details of where the decision can be inspected
 - e) Map of Neighbourhood Plan Area

7 Attachments

- 7.1 Copy of application form and map of Christleton and Littleton Neighbourhood Area.



Signed

Rob Charnley
Head of Planning and Placemaking

Date **2 February 2024**

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 (as amended)

Neighbourhood Planning (General) Regulations 2012

Please note that the information provided on this application form may be published on the Authority's website.

If completing by hand, please use block capitals and black ink.

1) Applicant contact details

(representative from Parish Council or Neighbourhood Forum)

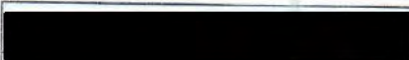
Title and full name

CLLR JOHN BECKITT

Address and postcode



Email address



Cheshire West and Chester Council

2) Relevant body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations (i.e. a Parish Council or Neighbourhood Forum).

(please select one answer)

Yes ☒ No ☐

Name of Parish Council or Neighbourhood Forum

CHRISTLETON PARISH COUNCIL

If a Neighbourhood Forum, has this been designated yet?

(please select one answer)

Yes ☐

No - but application submitted ☐

No - application not yet submitted ☒

3) Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known.

CHRISTLETON & LITTLETON

4) Extent of the area

Please indicate below and attach an OS plan showing the intended extent of the area.

(please select one answer)

Area not covered by a Parish ☐

Whole Parish boundary area ☐

Part of one Parish ☐

Includes more than one Parish (please complete section 6 below) ☒

A map showing the area to which the application relates has been attached. ☒

5) Intention of the Neighbourhood Area

Please indicate which of the following you intend to undertake with your Neighbourhood Area.

(please select all that apply)

- Neighbourhood Development Plan ☒
- Neighbourhood Development Order ☐
- Community Right to Build ☐

6) Additional Parish details (if applicable)

Please complete this section if the proposed Neighbourhood Area includes more than one Parish.

Please provide details of the additional area covered and the name(s) of the relevant Parish/Parishes.

WHOLE OF LITTLETON PARISH

If the neighbourhood area includes the whole or any part of the area of another Parish council, the lead Parish council is authorised to act in relation to the neighbourhood area only if the other Parish council(s) have given their consent.

Please provide the name and signature of a representative from each relevant Parish council to confirm that the Parish council have provided formal agreement and are happy for you to act on their behalf.

CLLR JOHN BECKITT - CHRISTLETON PARISH COUCIL

SIGN:

CLLR ROB EVANS - LITTLETON PARISH COUNCIL

SIGN:

Cheshire West and Chester Council

For all applications

Please describe below why you consider that the extent of the neighbourhood area is appropriate.

If possible, please provide a copy of the minutes of the Parish Council meeting(s) at which it was agreed that the whole/part of the Parish council area could be included in the Neighbourhood Area and that the applicant Parish Council were authorised to act as the lead authority on Neighbourhood Planning work.

Christleton & Littleton Parish boundaries define a distinct community within two parish areas that share characteristics and land use planning issues that can be jointly addressed.

7) Declaration

I hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name

JOHN BECKITT

Signature

[REDACTED]

Date

Dec 18 2022

Christleton and Littleton neighbourhood area

