

BLACON NEIGHBOURHOOD ALLIANCE  
The Designated Neighbourhood Forum for Blacon

# CONSULTATION STATEMENT FOR THE BLACON COMMUNITY NEIGHBOURHOOD PLAN 2025-2040 & NEIGHBOURHOOD DEVELOPMENT ORDER

SUBMISSION VERSION: OCTOBER 2025

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# 1. INTRODUCTION & PURPOSE

1.1 A Consultation Statement for a Neighbourhood Plan and a Neighbourhood Development Order is a formal document required by the Neighbourhood Planning (General) Regulations 2012, specifically Regulations 15 and 22 respectively. It outlines how the community and stakeholders have been involved in the development of the proposals. Given the inter-related nature of those proposals, and the coincidence of their engagement processes, it has been easier to produce a single Statement.

1.2 This Statement has been prepared by the Blacon Neighbourhood Alliance (BNA), as the qualifying body, to accompany the submission of both the Blacon Community Neighbourhood Plan (BCNP) and the Blacon Community Neighbourhood Development Order (BCNDO) to the local planning authority, Cheshire West and Chester Council (CWaC) for their examination. It sets out how the BNA has consulted with the local community, stakeholders, and statutory bodies during the preparation of the draft BCNP and BCNDO, and how feedback has informed and shaped the final proposals.

1.3 As Blacon is an unparished area, the BNA applied to be formally designated as a Neighbourhood Forum under the Neighbourhood Planning (General) Regulations. The designation was approved by Cheshire West and Chester Council on 22 August 2023, enabling the BNA to lead the neighbourhood planning process for a five-year period.

1.4 Per the Regulations, the document includes:

- A record of early engagement activity
- Details of the statutory consultations
- A summary of the representations received
- An explanation of how those comments have been taken into account

# 2. CONSULTATION OBJECTIVES

2.1 The primary aim of the consultation was to ensure that the views, insights, and concerns of Blacon's residents, community groups, businesses, and key stakeholders were actively sought and meaningfully considered. The BNA agreed to delegate the day to day management of the projects to a Working Group of at least six of its members willing and able to volunteer the time to meet each month over the two year period. It also appointed independent professional planning support from consultants ONH Planning for Good Ltd, which included advice on stakeholder engagement through the informal and formal processes. ONH has supported over 200 neighbourhood plan and development order projects since 2012.

2.2 The Working Group designed the consultation process to reach a broad cross-section of the community and ensure that local voices played a central role in shaping both the BCNP and the BCNDO.

2.3 Inclusive engagement was a core principle of the consultation process. The Group implemented a range of accessible engagement methods including online surveys, youth-focused outreach, in-person events, direct mailings, and social media campaigns. This ensured participation from all age groups, backgrounds, and communities across Blaon, including families, older residents, disabled residents, and those who may not usually take part in planning consultations.

2.4 A further key objective was to build understanding and support for the draft proposals by clearly communicating the purpose, benefits, and community-led nature of the emerging and final proposals. Through early engagement and formal consultation, residents were encouraged to provide feedback, help shape the vision, and become active partners in delivering positive change—ultimately leading towards a community referendum that reflects shared priorities and aspirations.

### 3. SUMMARY OF EARLY ENGAGEMENT ACTIVITIES

3.1 The BNA undertook an extensive programme of early, informal consultation between November 2023 and October 2024. The aim was to gather wide-ranging community input to inform the development of the BCNP and BCNDO. Key activity highlights included:

#### November 2023

- Blaon Young People's Survey launched
  - 290 pupils (Years 4–6) across five primary schools in Blaon participated
  - 168 young people aged 11–18 responded, the majority of the young people were from Blaon High School

#### June 2024

- 10 June: Community-wide online survey launched (Appendices I)
- 11 June: Jane Makin from Cheshire West and Chester Council updated the Blaon Ward Councillors on the 'Community Engagement Strategy Timeline'
- 17 June: BNPWG informed Key Stakeholders (via email/letter) about the Neighbourhood Plan, how they can get involved and invitation to a meeting on Monday 8<sup>th</sup> July.
- 18 June: BNPWG updated BNA Members about the Neighbourhood Plan, how they can get involved
- 18 June: BNPWG updated local business about the Neighbourhood Plan and how they can get involved and invitation to a meeting on Monday 8<sup>th</sup> July
- 1 July: Leaflets delivered to households (Appendices II)
- 1 July: Posters displayed in community buildings, local shops, and schools (Appendices III)

- 6 July: BNA hosted a stall at the Blacon Festival. 92 attendees completed the survey at the event. Media coverage included the Chester Standard [Link: [Chester: Community group survey to shape Neighbourhood Plan | Chester and District Standard](#)] and Dee 106.3 Radio [Link: [Blacon Residents Urged to Participate in Crucial Community Planning Survey - Chester's Dee Radio](#)]
- 20 July: BNA hosted a stall at the Blacon Youth FC 60th Anniversary event, 44 residents completed paper copies of the survey

3.2 Two major public-facing engagement events were held in July 2024:

#### 8 July: Stakeholder Workshop

- Held at The Parade Enterprise Centre
- Presentation by John Heselwood from Cheshire Community Action
- Presentation produced by BNPWG and John Haselwood
- Attended by 23 stakeholders representing local services, businesses, and voluntary organisations
- 21 evaluation forms completed

#### 9 July: Community Information Event

- Held at Dee Point Primary School
- Presentation by John Haselwood from Cheshire Community Action
- Presentation produced by BNPWG and John Haselwood
- Attended by 22 residents, with 11 feedback forms returned
- Event video viewed over 5,300 times on social media

3.3 Both events provided valuable feedback, enabled attendees to shape early proposals, and helped validate local needs and aspirations BNPWG also carried out a range of communications during the early engagement phase to maximise awareness and participation:

- Letters were distributed to parents and carers of pupils attending all five Blacon primary schools, encouraging them to support their children in completing the youth survey
- A follow-up letter was sent to all key stakeholders, representing local services, businesses, and voluntary organisations, who attended the Stakeholder Meeting on 8 July, thanking them for their participation and encouraging further feedback, survey promotion, and suggestions for potential community hub sites.
- Regular updates and reminders were posted throughout the early engagement phase on the Blacon Neighbourhood Plan Facebook page, which was also cross-promoted on the Blacon Neighbourhood Alliance Facebook page. Posts highlighted the importance of community involvement, promoted the online survey, encouraged attendance at events like the Blacon Festival and Community Information Evening, and provided accessible links to the draft pre-submission documents. This social media engagement played a key role in raising awareness and encouraging residents to help shape the future of Blacon.



# Timeline

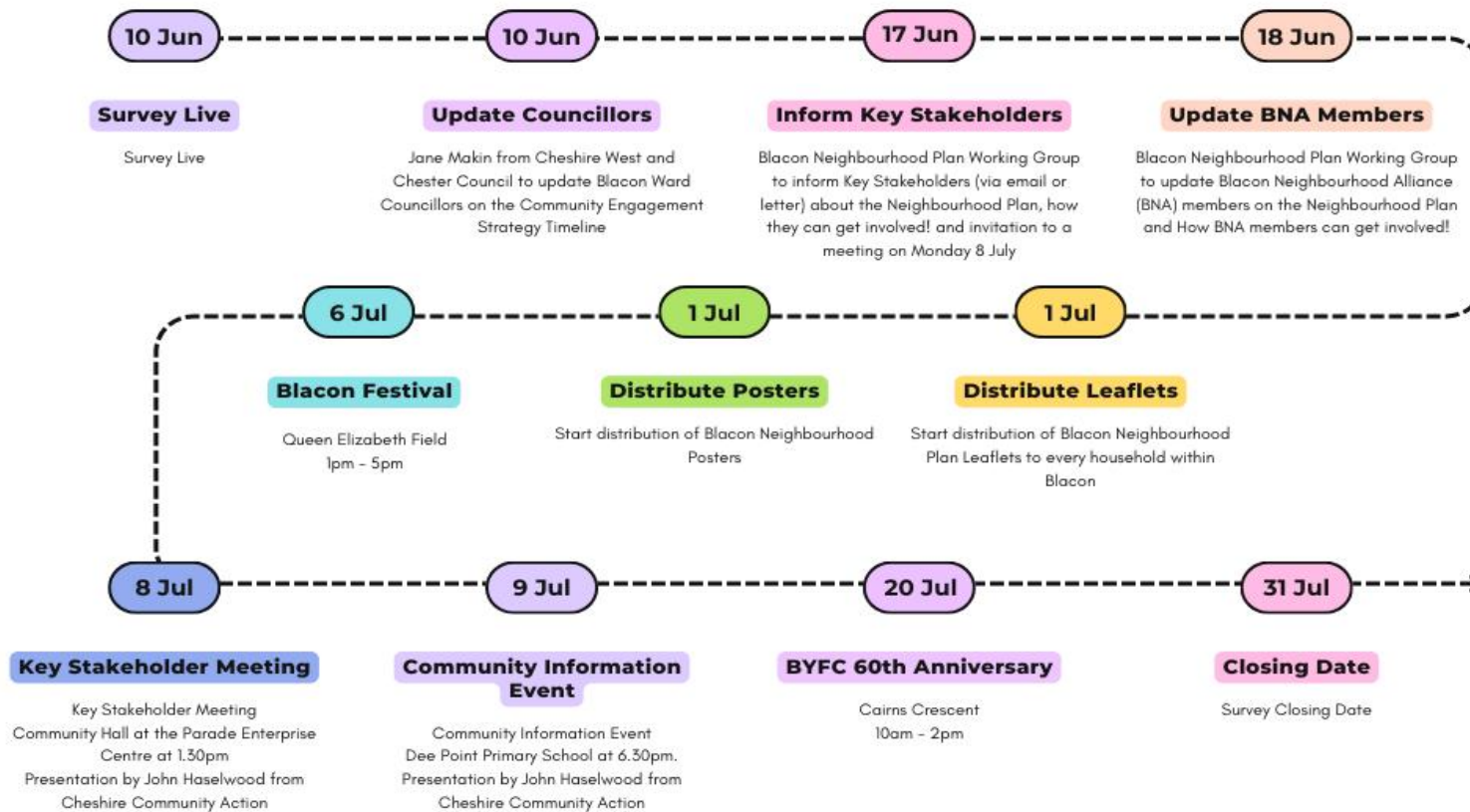


Figure 1: Engagement Timeline

3.4 Over 600 individuals completed the community-wide survey, which ran from 10 June to 31 July 2024. The survey was promoted online (via SurveyMonkey and QR codes) and offline (at events and via paper copies). In October 2024, Cheshire Community Action produced a Blacon Community Engagement Report based on survey results and event feedback (Appendices IV).

3.5 The community highlighted the following as top priorities:

- Development of a new Community Hub and Indoor Sports Facility
- Protection and enhancement of green spaces, local shops, and existing community facilities
- Improved youth provision and accessible venues for intergenerational use
- Desire for the new hub to include:
  - Accessible spaces (including SEND provision)
  - Indoor sports facilities (e.g. gym, boxing, roller skating, basketball)
  - Multipurpose rooms for education, wellbeing, arts, and events
  - Features like baby changing, disabled access, café/bar, Wi-Fi, and car parking

3.6 The main concerns were the need for clear future management and maintenance arrangements; avoiding duplication of existing services; and ensuring the hub is financially sustainable and well-located. This feedback informed the refinement of Policy BLACON1 (Sports & Community Hub) and underpins the BCNDO proposal.

## 4. STATUTORY CONSULTATION

4.1 The statutory pre-submission consultation for the BCNP and BCNDO ran concurrently for the minimum six week period from Monday 17th March to Monday 5th May 2025. Due to an error in notifying some statutory consultees the period was extended to 22<sup>nd</sup> July 2025 to provide them with that same minimum period.

4.2 To ensure full and fair engagement in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), a number of methods were used to publicise the draft documents and invite feedback.

### Website Publication

4.3 The full draft BCNP and BCNDO, including supporting documents, were made available on the dedicated website: [www.blaconplan.co.uk](http://www.blaconplan.co.uk). The site included:

- The draft Plan and Order documents
- Policies Map and proposed development site layout
- Background to the NDO and NP process
- Details of how to respond and where to access paper copies
- FAQs and contact information

#### Posters and Site Notices [Appendices V]

4.4 A formal site notice was displayed near the proposed development site at Cairns Crescent and at key public locations across Blacon. The notice summarised the development proposed in the BCNDO, provided viewing locations and response methods, and explained the consultation deadline.

#### Letters to Residents [Appendices VI]

4.5 Letters were hand-delivered to households living near and around the Cairns Crescent site. The letter summarised the proposed Sports & Community Hub, explained the purpose of the BCNDO, and directed residents to the consultation website or hard copy locations to give their views.

#### Letters to Community Facilities

4.6 A tailored letter was sent to managers of local community facilities included in Policy BLACON2 of the draft Neighbourhood Plan. The letter informed them that their facility was listed for protection and improvement, and encouraged direct feedback on this policy and any proposed amendments.

#### Social media campaigns (e.g., Facebook, local press) [Appendix VII: 24 March 2025]

4.7 A targeted social media campaign ran throughout the consultation period using the Blacon Neighbourhood Plan Facebook page. The post explained:

- The draft proposal for the Sports & Community Hub at Cairns Crescent
- What a Neighbourhood Development Order is and how it gives power to the community through a local referendum
- How and where residents could access the plans
- The importance of having their say before submission to Cheshire West and Chester Council

4.8 Sample social media post included:

*"The Blacon Neighbourhood Alliance has drafted the Blacon Community Neighbourhood Development Order to grant planning permission for an exciting new Sports & Community Hub at Cairns Crescent! [...] Unlike a standard planning application, an NDO is approved by YOU – the residents – through a local referendum. Your voice matters! View the full draft at [www.blaconplan.co.uk](http://www.blaconplan.co.uk) and have your say by 5 May 2025."*

4.9 This ensured that residents and stakeholders were informed, empowered, and invited to take part in the statutory consultation process for both the BCNP and BCNDO.



#### Letters to statutory consultees and landowners

4.10 As part of the statutory consultation process, targeted correspondence was sent to key stakeholders with legal or operational interest in the Cairns Crescent site.

4.11 A formal letter was issued to Blacon Youth Football Club, who lease the Cairns Crescent Sports Ground from Avenue Services. The letter acknowledged their prior engagement with the project and invited them to submit a written response to confirm their support for the proposed Sports and Community Hub, as well as provide any additional feedback on the draft BCNP and BCNDO.

4.12 A supporting email was sent to Avenue Services, as the registered landowners of the Cairns Crescent site. The email outlined the details of the draft proposals and formally invited their comments as part of the consultation. Given Avenue Services' strategic role in community asset management, their input was requested to help shape the final submission of the Plan and Order.

4.13 In addition, householders adjoining the NDO site were notified by letter and posters were placed on nearby lampposts (as an equivalent to a consultation notice for a planning application). The households were: 30-78 Western Avenue, 2-16 Melbourne Gardens, 2-46 Cairns Crescent and 9-21A Highfield Road.

#### Locations where hard copies were available

4.14 To ensure accessibility for all residents, hard copies of the draft Blacon Community Neighbourhood Plan and Blacon Community Neighbourhood Development Order were made available for public viewing at two key community locations in Blacon:

- Blacon Library, The Parade Enterprise Centre, 14 The Parade, Blacon, Chester, CH1 5HN – available during standard library opening hours: Monday to Friday 9am – 5pm and Saturday 9.30am – 1pm.
- Waggon & Horses Public House, Western Avenue, Blacon, Chester, CH1 5PR – accessible to the public during normal business hours, seven days a week from 11am to 12.30am.

Posters and staff at each location helped direct residents to the consultation documents and encouraged participation. These venues were selected for their central location and familiarity to the local community.

#### Summary of materials provided (e.g. draft plan/order, site maps, FAQs)

4.15 To ensure transparency and encourage informed feedback, a comprehensive set of consultation materials was made available to residents, stakeholders, and statutory consultees. These included the full Pre-Submission Draft of the Blacon Community Neighbourhood Plan (March 2025), the Draft Blacon Community Neighbourhood Development Order (March 2025), and a Policies Map illustrating the designated sites and policy boundaries relevant to the NP and NDO proposals.

4.16 The materials outlined key development objectives, planning policies (BLACON1–4), site-specific details for the proposed Sports and Community Hub at Cairns Crescent, and protections for valued community facilities, green spaces, and local centres. Supporting documents such as a set of Frequently Asked Questions (FAQs), site notices, and guidance on how to submit representations were also provided to facilitate participation in the consultation process.

#### List of Statutory Consultees

4.17 BNA was provided with a list of the statutory consultees by CWaC. All were emailed on 10<sup>th</sup> June 2025 by the BNA Secretary and a follow up email was sent on 15<sup>th</sup> July 2025.

- Natural England
- Vodafone and O2
- United Utilities
- Cheshire Racial Equality Council
- Jodrell Bank Observatory
- Cadw
- Network Rail
- Office for Nuclear Regulation
- The Mining Remediation Authority
- Cheshire Brine Subsidence Compensation Board
- NHS England
- Environment Agency
- Natural Resources Wales
- Historic England
- NHS Property Services
- National Grid plc
- Fisher German
- EE
- Three
- Health & Safety Executive
- Sport England
- Cheshire Police Constabulary
- Severn Trent Water
- Cheshire Gardens Trust
- National Highways
- Welsh Water
- Defence Infrastructure Organisation
- Fisher German LLP
- Marine Management Organisation
- The Mersey Forest
- Avison Young (representing National Gas Transmission)
- Environment Agency
- Cheshire West & Chester Council

- Upton by Chester Parish Council
- Saughall & Shotwick Park Parish Council
- Mollington Civil Parish Council
- Flintshire County Council
- Sealand Community Council
- National Air Traffic Control
- Avenue Services

## 5. CONSULTATION REVIEW & RESPONSE

5.1 We received 72 responses from the local community and responses from the following statutory and other consultees (see Appendix VIII):

- CWaC
- Cheshire Community Action
- Sport England
- Historic England
- Avenue Services Ltd (significant land interest in the Area)
- Blacon Youth Football Club (land interest at Cairns Crescent)
- Waggon & Horses Football Club
- Blacon Boxing Club
- Blacon High School
- Natural England
- Untied Utilities
- The Mining Remediation Authority
- Welsh Water
- National Gas Transmission
- Blacon Community Trust

5.2 The most detailed response was from CWaC and a summary note was prepared for a review by the Working Group (see Appendix IX). It raised a number of technical points on each policy advising of corrections and clarifications needed. In general, it appeared supportive if those clarifications could be made, though as a land interest in the Cairns Crescent site it also requires a number of non-planning matters to be addressed by BNA/BCT in due course.

5.3 Sport England objected to Policy BLACON1 and therefore to the NDO on the grounds that the draft proposal did not meet its exception tests (notably the fifth test) to justify the loss of a playing field. In sharp contrast, the local sports clubs all provided strong support to the draft Policy BLACON1 proposals, as did Cheshire Community Action and almost all the local community comments. Avenue Services provided initial support for the idea but would require further, primarily non-planning related, information before endorsing the project at the next stage.

5.4 As a result of these comments, the Working Group agreed to make modifications, most notably:

- A series of clarifications and additional supporting information for Policy BLACON1 and the NDO to better explain the rationale for the proposal and why an NDO (rather than a planning application) is being used to implement the policy
- The rewording of Policy BLACON2 and Policy BLACON4 to improve their clarity and operation alongside other development plan policies
- The addition of the Non-Developable land at Cairns Crescent to the list of Local Green Spaces in Policy BLACON4
- The focusing of Policy BLACON3 on identifying only the Western Avenue cluster of shops and services as a new Local Retail Centre (by deleting The Parade from the policy as it is already identified in the Local Plan) with some policy rewording to improve its clarity

5.5 The Sports & Community Hub proposals of Policy BLACON1 and the NDO have not surprisingly been the predominant issues of the project. Throughout the statutory consultation period, and since it ended, the Working Group has therefore continued to engage with CWaC and important local stakeholders, notably the football clubs at Cairns Crescent and Blacon High School.

5.6 Given the concerns raised by CWaC and Sport England, the Group has also looked again to engage with other local sports clubs and Active Cheshire, a charity in the county which aims at 'to engage, educate, enable, inspire and influence the local community as well as a wide range of organisations, stakeholders and partners locally, nationally and even globally to become active'.

5.7 The Group was surprised to receive the criticism from Sport England in particular, as neither the community, nor the football clubs which would be most affected by the proposals, perceive the outcome of the Hub and sports pitch re—positioning to be anything other than a very positive outcome. They all accept that there will be the loss of a mini football pitch but consider the new Hub and higher quality main pitches to more than make up for that loss. In addition, the School has committed to increasing the number of publicly accessible sports pitches on its site. There are also improvements to be made to bring unkempt pitches back to life elsewhere in Blacon. Both factors were not able to be taken into account by the February 2025 update to CWaC's Playing Pitch Strategy.

5.8 As a result, the BNA is convinced its proposals will make a very significant improvement to the affordability, accessibility and availability of local sports in Blacon, in a way that only a genuine, community-led initiative could achieve.

# APPENDIX I

## SURVEY



# In the BLACON NEIGHBOURHOOD PLAN SURVEY 2024

Dear Residents and Businesses of Blacon,

**Please give a few minutes of your time today to influence future planning decisions in Blacon by responding to this survey. The questions have been created by local residents volunteering for the Blacon Neighbourhood Plan working group, and is based on feedback from local residents at public meeting and through community surveys.**

**About Blacon Neighbourhood Alliance Neighbourhood Forum:** Blacon Neighbourhood Alliance Neighbourhood Forum (“the Forum”) is the community group designated by Cheshire West & Chester Council (CWaC) planning authority on 22nd August 2023 as the ‘qualifying body’ for the Blacon Neighbourhood Plan. The Forum has formed the Blacon Neighbourhood Plan working group to manage the project on a day to day basis.

**What is a Neighbourhood Plan?** A Neighbourhood Plan is a legal planning document that guides future development up to 2030. It will allow the community to help direct the extent, type, location and design of future development as well as setting out what needs to be protected. It is community led – we, the community, research it, write it and vote to accept it.

If adopted, after a local referendum, Cheshire West & Chester Council will use the Neighbourhood Plan, along with its Borough-wide Local Plan, and the National Planning Policy to determine planning applications for Blacon Neighbourhood Area. The policies must focus on land use issues i.e. how land is used, what will be permitted to be built and what will be protected. Therefore, it cannot address non-land use planning issues such as: speeding, highways, bus timetables, accessing health appointments and litter on streets. However, these are still important issues that can be addressed via your local Ward Councilors.

The Blacon Neighbourhood Plan working group has commissioned Cheshire Community Action (a local charity with expertise in supporting communities to influence development) to carry out the survey independently – paid for with a government grant.

## **How could a neighbourhood plan help improve Blacon?**

**Protect and enhance green spaces:** A Neighbourhood Plan will increase protection of green spaces across Blacon as well giving us the power to add new areas of protection. This will ensure the most important spaces are not lost to development so they can continue to be enjoyed by the community by designating them as Local Green Space.

**Protect local shops and services:** The Parade and Western Avenue shops are important areas for local day-to-day shopping. Although there are limitations on what a Neighbourhood Plan can do to protect the two local centres, The Forum is keen to encourage their owners and tenants to continue to invest in them.

**Protect existing community facilities:** Although the Forum has identified a need for a new Community Hub / Centre and Indoor Sports Facility. It knows that the community has access to a number of buildings in Blacon for social purposes, like the schools, churches and sports buildings. A Neighbourhood Plan can prevent them being unnecessarily lost to other uses and not replaced.

**Gain planning permission for a new Community Hub and new Indoor Sports Facility:** The group has identified a need for a ‘Community Hub / Centre’ and a new ‘Indoor Sports Facility’ and is in the early stages of exploring the use of a Neighbourhood Development Order or Community Right to Build Order, which are mechanisms (similar to a neighbourhood plan) that the community can use to gain planning permission for

developments. But to do this it must be community led and supported at a referendum vote by local residents.

**Where could a potential new Community Hub / Centre and Indoor Sports Facility be located?** The Forum has identified three parcels of land to explore with the community, the landowners and others in its assessment of the following potential site options:

- Using part of the existing sports facility and old garages on **Cairns Crescent and retaining the football pitches**
- Using part of the land on the **Melbourne Road frontage of Blacon High School** (where the old school buildings used to be)
- Using some of the open **land off Kipling Road** to be designated for future educational needs

**We need your help!** It is vital that the Blacon Neighbourhood Plan reflects the views of residents and businesses within Blacon and covers those issues which are most important to you. It is crucial that as many people as possible contribute to this process.



**How can you help!** You can respond online by typing the below email address into your internet browser:

[www.surveymonkey.com/r/BlaconSurvey](https://www.surveymonkey.com/r/BlaconSurvey)

**Or scan the QR code** using your smart phone camera to complete the survey on your phone.

**All responses will be kept confidential. All data will only be used anonymously for the purpose of informing the Neighbourhood Plan Policies.**

**The deadline for responses is: 31<sup>st</sup> July 2024**

**How can I get involved?** The Forum is looking for residents, business owners and members of community groups to join the Blacon Neighbourhood Plan working group. If you would like to be involved in the Blacon Neighbourhood Plan working group, please leave your name and email address or phone number below:

Name:.....

Email Address:.....

*By giving your details you will be giving consent to store your information electronically and securely by the Forum. We will only store this data for the purposes of correspondence relating to the Blacon Neighbourhood Plan. Consent can be easily withdrawn by emailing [blaconneighbourhoodplan@gmail.com](mailto:blaconneighbourhoodplan@gmail.com)*

Thank you for your time.

Blacon Neighbourhood Plan working group



## Please fill in a short survey to share your views...

1. Which of the following do you think is the highest priority for Blacon: Please rank each one on a scale of 1 to 5 in order of priority (1= highest priority, 5 least).

	1	2	3	4	5
A new Community Hub / Centre for Blacon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A new Indoor Sports Facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting green spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting local shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting existing community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. On a scale of 1 to 5 how likely are you to support: Remember, 1 is highly likely, 5 is unlikely.

	1	2	3	4	5
Development of a new Community Hub / Centre at Blacon High School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development of a new Indoor Sports Facility at Cairns Crescent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The designation of land at Kipling Road for educational use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A neighbourhood plan for the protection of green spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A neighbourhood plan to protection of existing community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A neighbourhood plan for the protection of local shops and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If are unlikely to support to any of the above, please give your reasons why .....

.....

### A new Community Hub / Centre and Indoor Sport Facility

3. If a new Community Hub / Centre and Indoor Sport Facility were to be developed in Blacon, there are several elements that might be considered. In your opinion, rank in order of importance, each of the below elements. 1 is most important, 5 least important

	Community Hub					Indoor Sports Facility				
	1	2	3	4	5	1	2	3	4	5
Near a bus route / stop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Good footpaths and cycle routes to the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lots of car parking spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Away from resident's houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near to resident's houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near to schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near to shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near to football pitches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A well-lit area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other considerations for the location of a potential new community hub / centre and indoor sports facility:



4. If a new Community Hub / Centre and Indoor Sports Facility were to be developed, rank on a scale of 1 to 5 how important you feel each element would be to the two proposed hubs. Remember, 1 is highest, 5 is lowest.

	Community Hub					Indoor Sports Facility				
	1	2	3	4	5	1	2	3	4	5
Kitchen facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gymnasium facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boxing facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gym facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roller skating facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports facilities (e.g. basketball/netball)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dancing and entertainment facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baby changing facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disabled WC facilities and access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Big car park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green Room for stage act preparation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bar/Café area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth club facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Storage facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meeting room facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snooker / pool / table tennis facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to free Wi-Fi	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any other suggestions .....

5. If a new Community Hub / Centre and Indoor Sports Facility were to be developed in Blacon, which of the following do you think would be the highest priorities of the activities / services provided? Please rank each activity on a scale of 1 to 5 in order of priority (1= highest priority, 5 least).

	Community Hub					Indoor Sports Facility				
	1	2	3	4	5	1	2	3	4	5
Activities for children and young people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for older people 65+	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for adults aged 22 – 39	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for adults aged 40 – 65	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult education classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fitness classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health and wellbeing advice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cooking classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts and crafts classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Performing arts activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for both parents and preschool children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any other suggestions .....

6. If a new Community Hub / Centre and Indoor Sports Facility were to be development with a range of facilities and events, how often do you think you would use it?

	Community Hub	Indoor Sports Facility
More than once a week	<input type="radio"/>	<input type="radio"/>
Weekly	<input type="radio"/>	<input type="radio"/>
fortnightly	<input type="radio"/>	<input type="radio"/>
Monthly	<input type="radio"/>	<input type="radio"/>
Less often	<input type="radio"/>	<input type="radio"/>
Not at all	<input type="radio"/>	<input type="radio"/>

7. If you think you would use a Community Hub / Centre and Indoor Sports Facility what kind of activity would you be likely to use it for?

	Community Hub		Indoor Sports Facility	
	Yes	No	Yes	No
Personal hire / private parties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Events (e.g. jumble sale)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment / Shows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other .....

### **Protecting local shops and services**

8. How important do you think The Parade and Western Avenue shops are to meeting local needs?

	Parade Shops	Western Avenue Shops
Very Important	<input type="radio"/>	<input type="radio"/>
Somewhat Important	<input type="radio"/>	<input type="radio"/>
Not Important	<input type="radio"/>	<input type="radio"/>
No Opinion	<input type="radio"/>	<input type="radio"/>

9. On a scale of 1 to 5 how often do you use the following types of businesses located in Blacon?

	1 always	2 often	3 sometimes	4 rarely	5 never
Local Pub	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenience shops (e.g. Spar, Heron Foods)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Specialist food shops (e.g. butchers, greengrocers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal care (e.g. hairdressers, barber shop)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pharmacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Post Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Charity Shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Takeaways / Fast Food	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bookmakers (e.g. Cook Bookmakers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pet Shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Café (e.g. Chatwins, Lesleys Bistro)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Solicitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Estate Agents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doctors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dentist	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

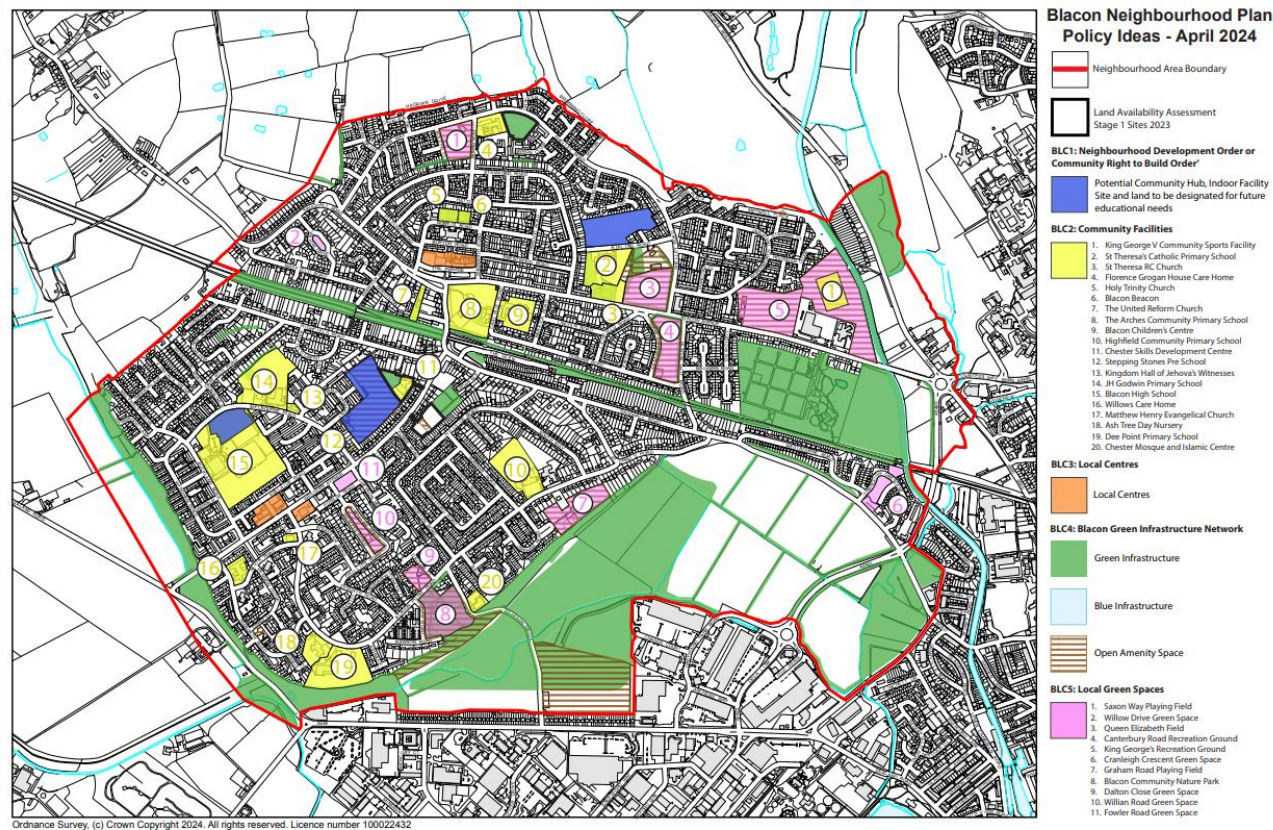
10. Please list up to three types of commercial businesses / shops / services that you would like to see more of in Blacon?

1. ....
2. ....
3. ....

11. Please list up to three types of commercial businesses / shops / services that you would like to see less of in Blacon?

1. ....
2. ....
3. ....

Protecting green spaces and existing community facilities



12. Would you support potential designation of the following sites as ‘Local Green Spaces’? Please tick the boxes below. Potential sites to be designated as Local Green Space:

	Yes	Not Sure	No
Saxon Way Playing Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Willow Drive Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Queen Elizabeth Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Canterbury Road Recreation Ground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
King George's Recreation Ground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cranleigh Crescent Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grahm Road Playing Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Blacon Community Nature Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dalton Close Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Willow Road Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fowler Road Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**13.** If you ticked yes to any of the above, please say why you would you like to see the local green space protected?

.....

.....

**14.** Which, if any, community buildings and / or facilities do you think should be protected in Blacon?

.....

.....

## **About You**

The questions in this section will help us clarify that we have a broad response to the survey from a diverse range of people from across the community.

**15.** Your age? Please select one option only.

- |                |                       |               |                       |
|----------------|-----------------------|---------------|-----------------------|
| Under 16 years | <input type="radio"/> | 55 – 64 years | <input type="radio"/> |
| 17 – 24 years  | <input type="radio"/> | 65 – 74 years | <input type="radio"/> |
| 25 – 34 years  | <input type="radio"/> | 75 – 84 years | <input type="radio"/> |
| 35 – 44 years  | <input type="radio"/> | Over 85       | <input type="radio"/> |
| 45 – 54 years  | <input type="radio"/> |               |                       |

**16.** Your Post Code:.....

**17.** Do you live, work and / or volunteer in Blacon? Please select any options that apply.

- I live in Blacon ☐
- I work in Blacon ☐
- I volunteer in Blacon ☐

**18. Your gender? Please select one option only.**

- |                   |                       |
|-------------------|-----------------------|
| Man               | <input type="radio"/> |
| Woman             | <input type="radio"/> |
| Non-binary        | <input type="radio"/> |
| Prefer not to say | <input type="radio"/> |

**19. Do you have a disability or limiting long term illness (i.e. lasting longer than 12 months)?**

- |                   |                       |
|-------------------|-----------------------|
| Yes               | <input type="radio"/> |
| No                | <input type="radio"/> |
| Prefer not to say | <input type="radio"/> |

**20. Your ethnicity? Please select one option only.**

- |  |                       |
|--|-----------------------|
| Asian or Asian British                     | <input type="radio"/> |
| White                                      | <input type="radio"/> |
| Black, Black British, Caribbean or African | <input type="radio"/> |
| Mixed or multiple ethnic groups            | <input type="radio"/> |
| Prefer not to say                          | <input type="radio"/> |
| Other ethnic group: .....                  |                       |

### **Next steps**

Blacon Neighbourhood Plan Working Group will:

- Analyse the information from this survey and gather any other evidence required to support planning policies
- Create a draft Neighbourhood Plan
- Ask you for comments on the draft Plan
- Submit the final Plan to Cheshire West & Chester Council and an independent examiner for approval
- Cheshire West & Chester Council to carry out a referendum of local residents on whether to support the Neighbourhood Plan.
- If local residents vote to approve the Plan all subsequent planning decisions in Blacon must abide by the policies in the Blacon Neighbourhood Plan.

**Thank you for taking the time to complete the survey**

**The deadline for responses is: 31<sup>st</sup> July 2024**

## APPENDIX II

### LEAFLET





## In the **Blacon** **Neighbourhood Plan**

A **Neighbourhood Plan** is a legal planning document that influences planning decisions on **what gets built** where, and what needs to be **protected**. It is **community led** – hence the community researches it, writes it and votes to accept it.

### HOW COULD A NEIGHBOURHOOD PLAN HELP IMPROVE BLACON?

- Protect and enhance green spaces
- Protect local shops and services
- Protect existing community facilities
- Gain planning permission for a new Community Hub and new Indoor Sport Facility

**WE NEED YOUR HELP!** It is vital that the Neighbourhood Plan reflects the views and issues which are most important to you!



**HOW CAN YOU HELP!** Complete the online survey by **31<sup>st</sup> July 2024**

[www.surveymonkey.com/r/BlaconSurvey](https://www.surveymonkey.com/r/BlaconSurvey)

And join us for one of our community information events

- ✓ Blacon Festival at Queen Elizabeth Field on Saturday 6<sup>th</sup> July from 1pm to 5pm
- ✓ Dee Point Primary School on Tuesday 9<sup>th</sup> July at 6.30pm |
- ✓ BYFC 60<sup>th</sup> Anniversary at Cairns Crescent on Saturday 20<sup>th</sup> July from 10am – 2pm



**About Blacon Neighbourhood Alliance Neighbourhood Forum:** Blacon Neighbourhood Alliance Neighbourhood Forum ("the Forum") is the community group designated by Cheshire West & Chester Council (CWaC) planning authority on 22nd August 2023 as the 'qualifying body' for the Blacon Neighbourhood Plan.

### How could a neighbourhood plan help improve Blacon?

- **Protect and enhance green spaces:** A Neighbourhood Plan will increase protection of green spaces across Blacon as well giving us the power to add new areas of protection. This will ensure the most important spaces are not lost to development so they can continue to be enjoyed by the community by designating them as Local Green Space.
- **Protect local shops and services:** The Parade and Western Avenue shops are important areas for local day-to-day shopping. Although there are limitations on what a Neighbourhood Plan can do to protect the two local centres, the Forum is keen to encourage their owners and tenants to continue to invest in them.
- **Protect existing community facilities:** The Forum knows that the community has access to a number of buildings in Blacon for social purposes, like the schools, churches and sports buildings. A Neighbourhood Plan can prevent them being unnecessarily lost to other uses and not replaced.
- **Gain planning permission for a new Community Hub and new Indoor Sports Facility:** The Forum has identified a need for a 'Community Hub / Centre' and a new 'Indoor Sports Facility' and is in the early stages of exploring the use of a Neighbourhood Development Order or Community Right to Build Order, which are mechanisms (similar to a neighbourhood plan) that the community can use to gain planning permission for developments. But to do this it must be community led and supported at a referendum vote by local residents

## APPENDIX III

### POSTER





# In the Blacon Neighbourhood Plan

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## HOW COULD A NEIGHBOURHOOD PLAN HELP IMPROVE BLACON?

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## APPENDIX IV

### COMMUNITY ENGAGEMENT REPORT

(INC. COMMUNITY ENGAGEMENT EVENT FEEDBACK)

# Blacon Neighbourhood Plan

## Community Engagement Report

This report was produced by Cheshire Community Action, and commissioned by Blacon Neighbourhood Alliance - Neighbourhood Forum

**FINAL VERSION – SEPTEMBER 2024**



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## 1.0 EXECUTIVE SUMMARY

The Blacon Neighbourhood Plan Community Engagement Report provides a comprehensive analysis of the survey results from community members in the Blacon area. The survey was intended to inform key policy areas for the Blacon Neighbourhood Plan, and proposals for new community facilities, including a Community Hub and Indoor Sports Facility. The summary below highlights the key themes and priorities from each section of the report.

### Survey Overview

The Blacon Neighbourhood Plan survey was conducted to gather input from residents and people who work and / or volunteer in Blacon. The survey aimed to collect views on local planning priorities, community facilities, the types of services desired in the area and the green spaces that should be protected. A total of 611 surveys were completed, representing 9% of households in the neighbourhood. The survey's results will inform policies and proposals for a new Community Hub and Indoor Sports Facility, along with other planning considerations.

### Key Priorities for Local Planning

Respondents prioritised the development of a new Community Hub and an Indoor Sports Facility, with strong support for both community infrastructure projects. Protecting existing community facilities, such as local shops and green spaces, was also important but ranked lower than the development of new infrastructure. This indicates that while residents value the preservation of current assets, they are more focused on enhancing local facilities to meet future needs.

### Support for New Developments

There was robust support for new developments, particularly the Community Hub and Indoor Sports Facility. Respondents showed moderate support for protecting green spaces and local shops, although these were not as highly prioritised as the new developments. Concerns about the accessibility and management of these new facilities were common among those who expressed reservations. Some respondents emphasised the need for independent operation of new facilities, separate from schools, to ensure wider community access.

### Site Considerations for New Facilities

When choosing sites for the Community Hub and Indoor Sports Facility, safety and accessibility were the highest priorities. Features such as good lighting, proximity to bus routes, and well-maintained footpaths and cycle routes were considered essential. Additionally, parking was important, although access by foot or public transport was seen as preferable. Proximity to homes, shops, and schools was less important, with the community more focused on the functionality and safety of these facilities.

### Community Hub Facility Requirements

The top priorities for the Community Hub include accessibility features such as disabled WC facilities, babychanging areas, and access to free Wi-Fi. A strong focus was placed on youth facilities, kitchen facilities, and spaces for community activities, with moderate interest in recreational spaces like snooker and pool areas. Social spaces, such as a café or bar, were also highlighted as important, although features related to entertainment, like a stage for performances, ranked lower.

### Indoor Sports Facility Requirements

For the Indoor Sports Facility, accessibility and sports infrastructure were top priorities, with disabled WC facilities, boxing facilities, and gymnasium space receiving strong support. The community also emphasised the need for team sports amenities and social spaces, though entertainment-related features, such as a stage or performance area, were less important. A high demand for sports and fitness classes underscores the facility's potential role in promoting physical activity in the community.

## **Potential Uses of New Facilities**

Both the Community Hub and Indoor Sports Facility are expected to serve a wide range of purposes. Youth-focused activities ranked as the highest priority for both spaces, with a particular emphasis on fitness and sports classes. There is also strong support for more senior-focused activities to ensure any facilities meet the needs of all generations. The Community Hub is envisioned as a versatile space for community events, entertainment, and clubs, while the Indoor Sports Facility is expected to primarily serve sports-related activities. There is also significant interest in using both facilities for personal hire, such as private parties.

## **Local Retail and Business Offer**

Respondents stressed the importance of local retail areas, particularly The Parade and Western Avenue shops, which were considered vital for meeting local needs. There is a demand for more diverse businesses in Blacon, with calls for additional healthcare services, particularly an NHS dentist. Conversely, many respondents expressed a desire to see fewer takeaways, charity shops, and betting shops, suggesting that the community seeks more variety and healthier options in the local business offer.

## **Local Green Spaces**

Protecting local green spaces is a key concern for many respondents, especially in terms of providing recreational areas for children and preserving wildlife habitats. The majority supported the designation of several local areas as Local Green Space, with Blacon Community Nature Park receiving the strongest support. Respondents also highlighted the importance of these spaces for mental and physical well-being, community gatherings, and environmental conservation.

## **Community Buildings and Facilities to Protect**

The Adventure Playground ('The Venny') and Cairns Crescent were frequently mentioned as critical community facilities that should be maintained and potentially expanded. Other notable facilities include the local library, churches, and sports facilities. Many respondents called for increased investment in these spaces to ensure they continue to meet the needs of residents, particularly children and the elderly.

## **Conclusion**

The survey results clearly indicate a strong desire for new community facilities in Blacon, particularly a Community Hub and Indoor Sports Facility. Residents are also keen to protect existing green spaces and community buildings while seeking improvements in local retail offerings. Overall, the community's focus is on creating accessible, safe, and versatile spaces that cater to a wide range of age groups and activities, ensuring a balanced approach to development and preservation in Blacon's future.

## 2.0 INTRODUCTION

Cheshire Community Action (CCA) was commissioned by Blacon Neighbourhood Forum to carry out community engagement activities during the summer of 2024 to collect views on planning issues from local people to inform neighbourhood plan policies and the potential development of a new Community Centre / Hub and an Indoor Sports facility within the Blacon Neighbourhood Area. The survey was aimed at residents, people who work and / or volunteer in the area.

The Neighbourhood Forum arranged engagement events for local stakeholders and residents to help promote the survey and stimulate a discussion about its proposed policy priorities for the neighbourhood plan.

The results of all the above engagement activity is summarised in this report to help inform the neighbourhood plan policies and the development of proposals for a new Community Hub and an Indoor Sports Facility.

Cheshire Community Action is a local charity based in Cheshire that has analysed the survey data independently. All personal information that has been received as part of the survey has been treated as confidential in line with General Data Protection Rules.

## 3.0 METHODOLOGY

### Blacon Neighbourhood Plan Survey 2024

The leaflet shown in **Appendix A** on page 32 of this report was delivered to all residents in the Blacon Neighbourhood Area via local volunteers organised by the Neighbourhood Forum, and was open for responses for one month during July 2024. Residents could access the survey online via a link or QR code. The survey questions are shown in **Appendix B** on pages 33 – 40.

### Community Events

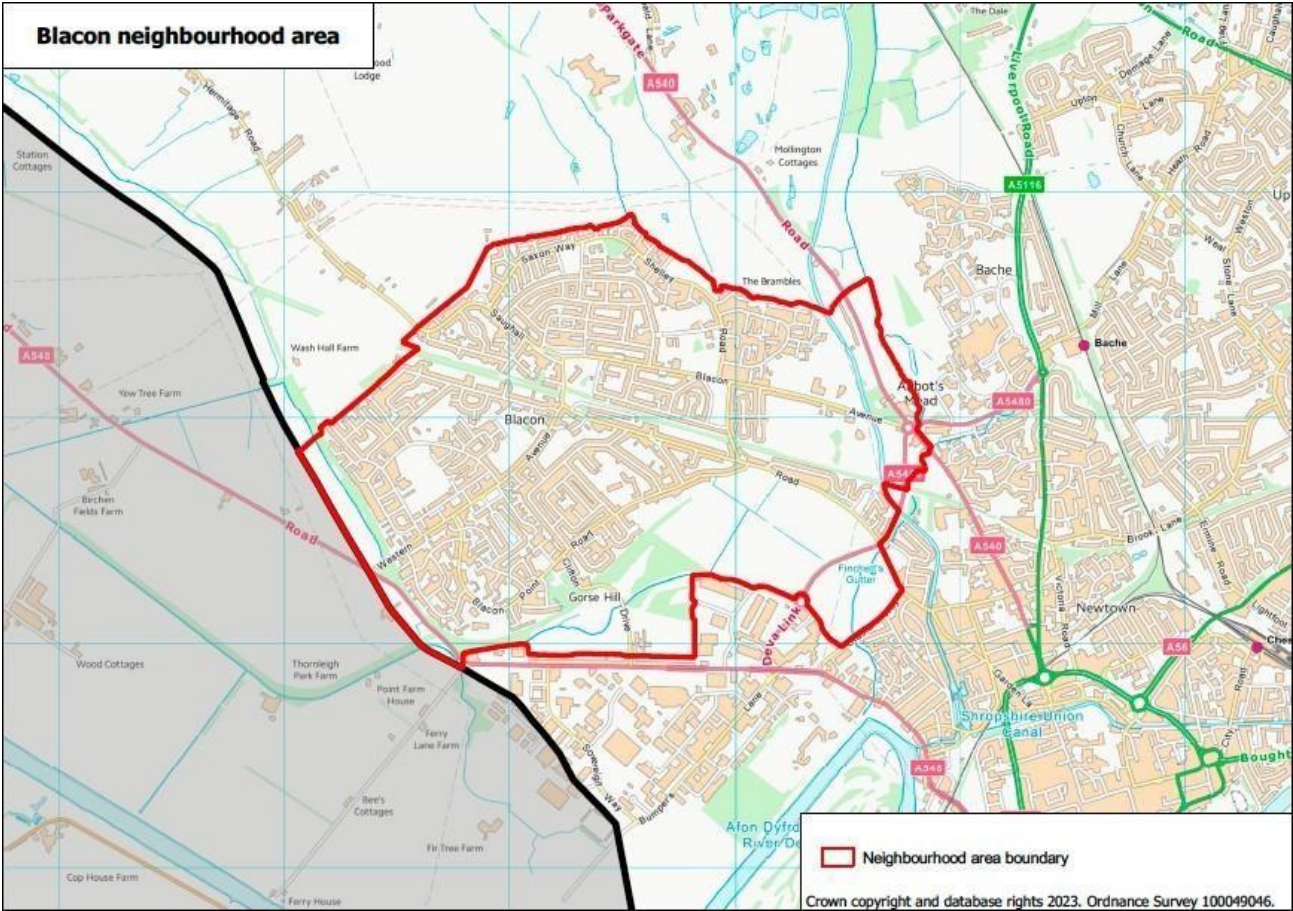
The survey was promoted at a range of events including:

- Blacon Festival - Saturday 6th July;
- Key stakeholder meeting - Monday 8th July in the Community Hall at the Parade Enterprise Centre;
- Community meeting at Dee Point Primary School on Tuesday 9<sup>th</sup> July;
- Blacon Youth Football Club 60<sup>th</sup> Anniversary on Saturday 20<sup>th</sup> July; □ Via the [Blacon Neighbourhood Plan Facebook page](#) and; □ [Local press release](#).

Feedback from these events is shown in **Appendix C** on page 41.

Opportunities were also provided for people without internet access to fill in the survey face to face via meetings with specific groups and local organisations and their members / service users. Data entry of paper copies into the online survey collector (to add them to the online survey responses) was completed by the Forum Secretary.

4.0 STUDY AREA (Blacon Neighbourhood Area Map)<sup>1</sup>



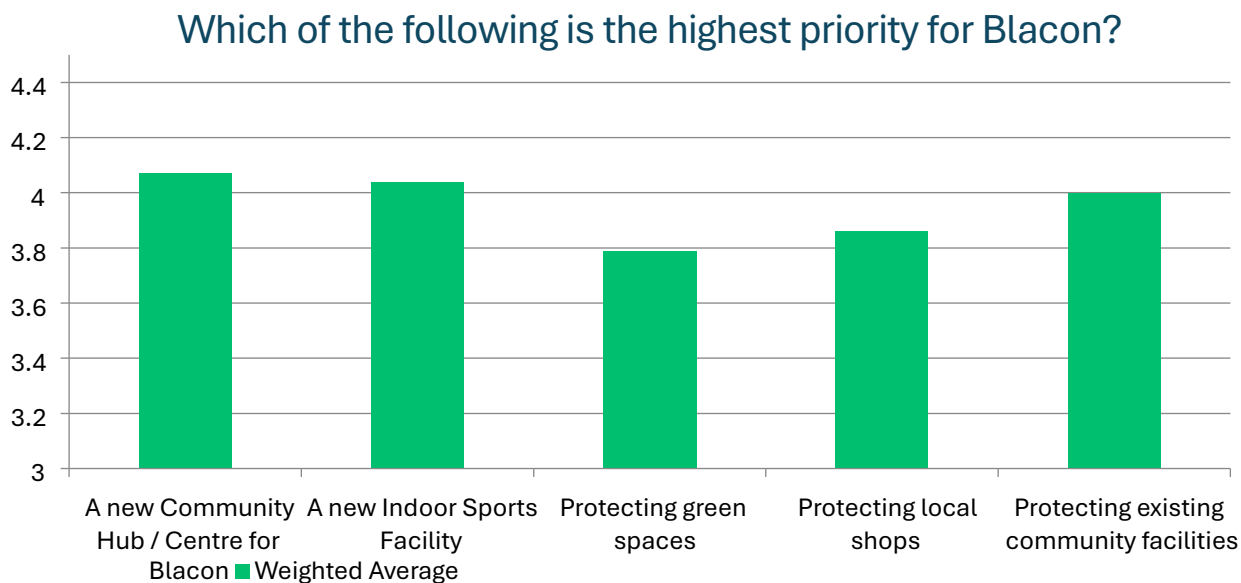
<sup>1</sup> Map source: CWaC Planning Portal



## 5.0 BLACON NEIGHBOURHOOD PLAN SURVEY RESULTS

### 5.1 Local planning priorities

The chart below shows how respondents prioritise potential policy areas for the Blacon Neighbourhood Plan including a new Community Hub, and a new Indoor Sports Facility for Blacon. Each bar represents a different option, and the height of the bars indicates the level of priority given to each option based on the responses. The options were based on the priorities communicated by local residents in earlier engagement and surveys.



#### Key Insights:

- A **new Community Hub/Centre** for Blacon has the highest weighted average, suggesting it is the **top priority** among the respondents, and indicates strong support.
- A **new Indoor Sports Facility** is the **second highest priority**, with a weighted average close to that of the community hub/centre.
- **Protecting existing community facilities** ranks **third**, also with a fairly high weighted average, but slightly lower than the top two, showing it is an important issue for many respondents.
- **Protecting local shops** comes in next with a slightly lower score.
- **Protecting green spaces** is the lowest-ranked priority among the options presented, indicating that fewer respondents see it as a top priority compared to the other items.

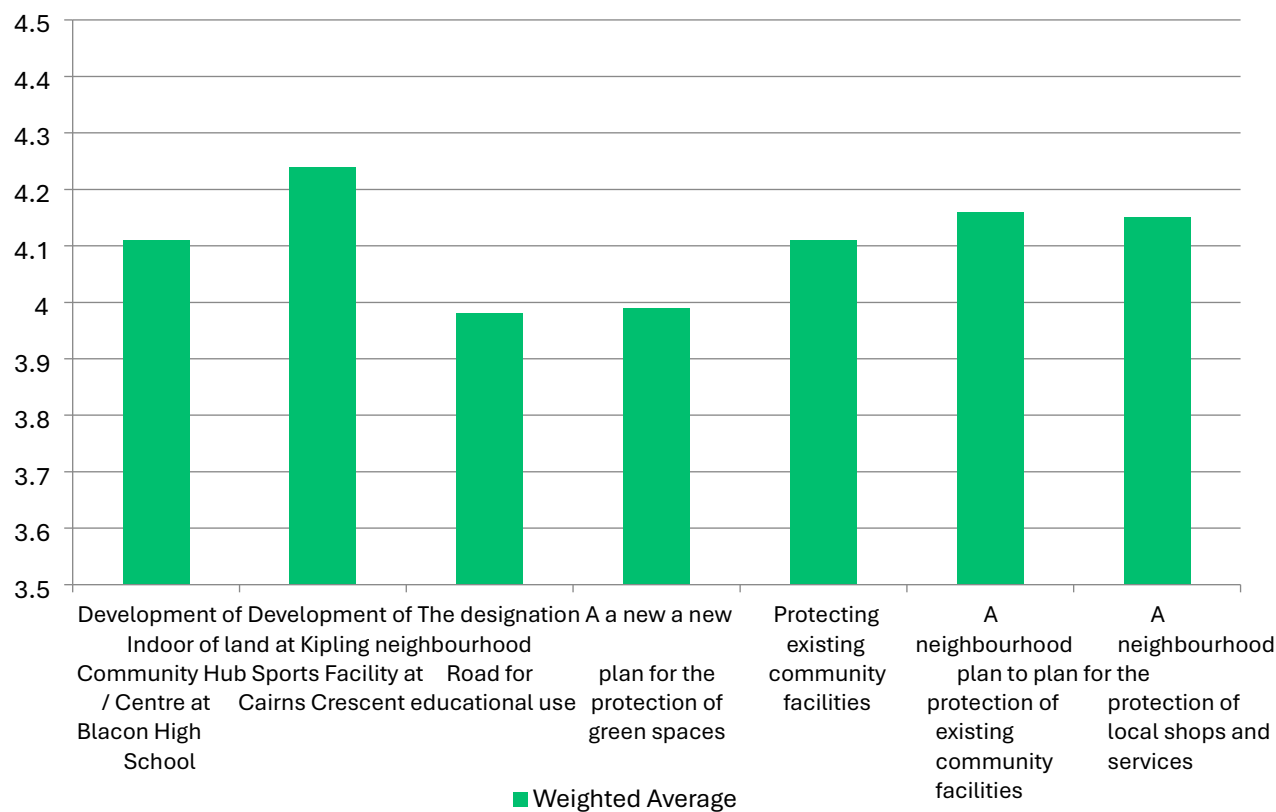
#### Interpretation:

- The respondents **prioritise new infrastructure** (a community hub and sports facility) over protecting existing resources (shops and green spaces).
- The community seems to **value development and new facilities more than preservation**, according to the weighted averages in the survey.

## 5.2 Support for potential planning policies and new developments

This chart shows how likely people are to support various options, with each bar representing a different option and the height of the bars showing the weighted average level of support.

How likely people are to support the following options:



### Key Insights:

- **Development projects (specifically the new indoor sports facility and community hub)** are highly supported, indicating a community desire for new infrastructure and recreational amenities.
- **Protecting existing community assets** (both facilities and local shops) also ranks highly, showing that the community values the preservation of current resources while simultaneously supporting development.
- **Land designation for educational use and green space protection** receive the least support, suggesting that these are seen as less critical needs at the moment.

### Interpretation:

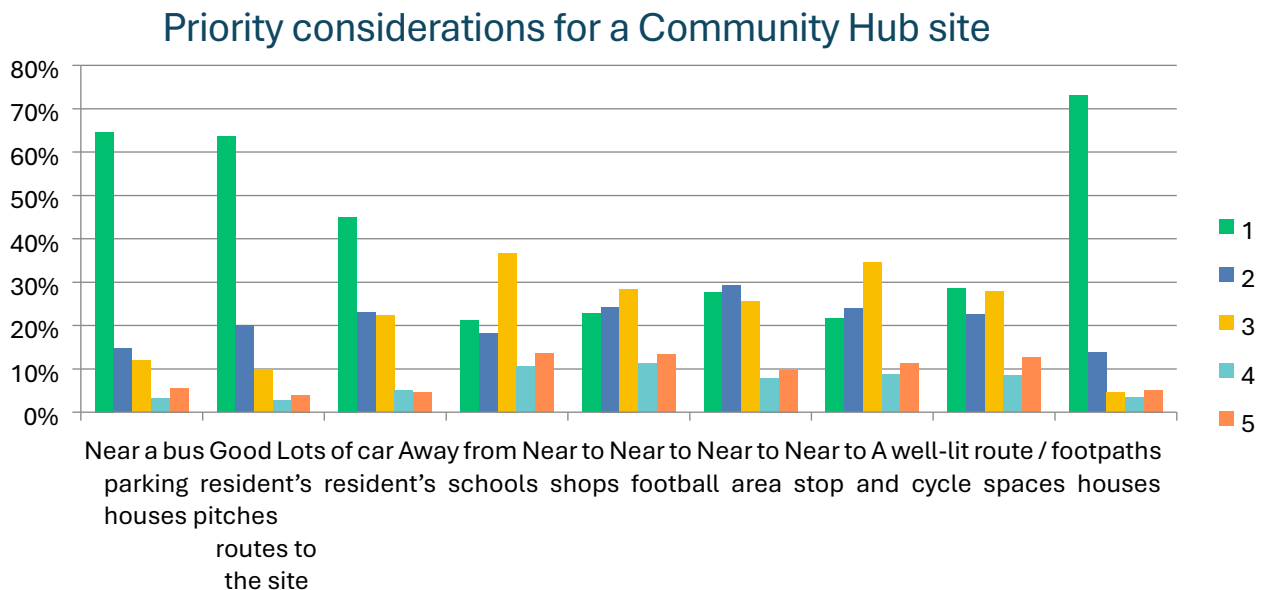
- The community seems to **value a mix of development and preservation**, with a stronger inclination toward **new infrastructure** (like the indoor sports facility) and **protecting local businesses**.
- There is a **lower emphasis on educational land designation and green space protection** at this time, which may reflect current priorities that focus more on community development and support.

### Summary of comments from respondents that are unlikely to support proposals:

Much of the feedback centres on the **need for more accessible and thoughtfully planned facilities**. Many respondents express concerns about the management of existing facilities, anti-social behaviour, and the potential overdevelopment of certain areas. There is also a consistent theme of ensuring that new facilities, particularly a community hub, are run independently from schools and **accessible to all community members**.

## 5.3 Site considerations for a Community Hub site

The chart below outlines the **priority considerations** for the location of a **Community Hub site** based on various factors. Each factor is ranked on a scale of 1 to 5, with 1 representing the highest priority and 5 the lowest. The coloured bars represent the percentage of respondents who selected each priority ranking for each factor.



### Key Insights:

#### Top Priorities:

- **A well-lit area** and **near a bus route/stop** are the most important considerations for respondents ranking these factors as their top priority.
- **Good footpaths and cycle routes to the site** is also a significant consideration, with respondents ranking this as a high priority.
- **Lots of car parking spaces** is another high-priority factor, though not as strong as the top three, with around 45% of respondents marking it as their top consideration.

#### Lower Priorities:

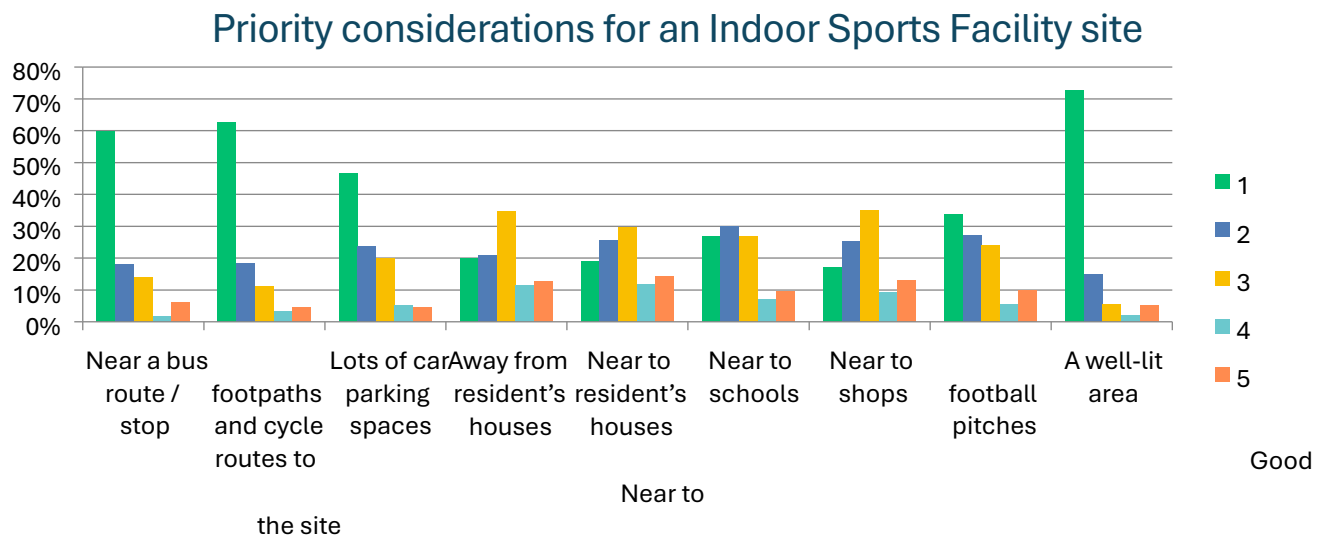
- **Near to schools**, **near to shops**, and **near to football pitches** were generally ranked as lower priorities compared to the others. However, they still show a moderate level of importance, with many respondents ranking these factors as either a 2 or a 3.
- On balance respondents **favoured the facility to be near resident's houses** rather than Away from homes, indicating slightly more preference for accessibility, than there were concerns about noise and disruption.

### Interpretation:

- The most critical considerations for a **Community Hub site** revolve around **accessibility** and **safety**, as indicated by the high priority placed on being **well-lit**, **close to public transportation (bus routes)**, and having **good footpaths and cycle routes**.
- **Parking availability** is also important, though not as crucial as the top factors. This suggests that while accessibility by foot, bike, or public transport is preferred, parking spaces are still needed for those who might drive to the hub.
- Factors such as proximity to **residents' houses**, **schools**, and **shops** are generally seen as secondary considerations.

## 5.4 Site considerations for an Indoor Sports Facility site

The chart below presents the **priority considerations** for selecting a site for an **Indoor Sports Facility**. Respondents have ranked various factors from 1 to 5, where 1 represents the highest priority and 5 the lowest. Each bar represents the percentage of respondents who gave a particular ranking to each factor.



### Key Insights:

#### Top Priorities:

- **A well-lit area** stands out as the most important factor, with respondents ranking it as their top priority. This suggests that safety and visibility are of paramount concern when selecting the location for an indoor sports facility.
- **Good footpaths and cycle routes to the site** is also highly prioritised, with respondents ranking it as their top priority. This indicates a strong desire for easy accessibility by walking and cycling.
- **Near a bus route/stop** is another crucial factor, with respondents ranking this as one of the most important considerations. It shows that ease of access by public transport is a key priority.
- **Lots of car parking spaces** is also of high importance, but a lower priority than lighting, footpaths, cycleways proximity to a bus route.

#### Lower Priorities:

- **Near to schools, Near to shops, and Near to football pitches** received moderate rankings, indicating that these factors are somewhat important but not the most critical considerations for most respondents.
- **Away from resident's houses and Near to resident's houses** both received a significant percentage of low-priority rankings. This suggests that proximity to homes is not a primary concern for most respondents.

#### Interpretation:

- **Safety** (well-lit areas) and **accessibility** (public transport, footpaths, cycle routes) are the highest priorities when choosing a site for the indoor sports facility. This reflects a community focus on ensuring that the facility is both **easy to reach** and **safe to use**, particularly at night.
- **Parking** is moderately important, likely because some respondents will drive, though the higher emphasis on public transport, walking, and cycling suggests that a significant portion of the community prefers these modes of transport.
- **Proximity to residential areas, schools, or shops is not a major concern, indicating that the community is more focused on the site's functionality and accessibility than its closeness to other infrastructure.**

## **Summary of the comments regarding other considerations for the location of a potential new community hub/centre and indoor sports facility**

### **Other Suggested Locations:**

- 'The Venny' was proposed several times.
- Camp End of Blacon was highlighted as needing more facilities.
- Shelley Road Field and Kipling Road Field were also suggested as potential sites.

### **Key Features & Considerations:**

- Showers, a swimming pool, and a social relaxation area were some suggestions for the sports facility.
- Disabled access and security (CCTV, extended hours) were emphasised as priorities.
- The facility should cater to all ages and be within walking distance for children.
- Avoid proximity to homes due to concerns about noise and disruption.

### **Additional Concerns:**

- Wildlife protection during construction.
- No alcohol sales at the facilities to avoid contributing to existing alcohol-related issues in Blacon.
- The facility should not be built on greenbelt land.

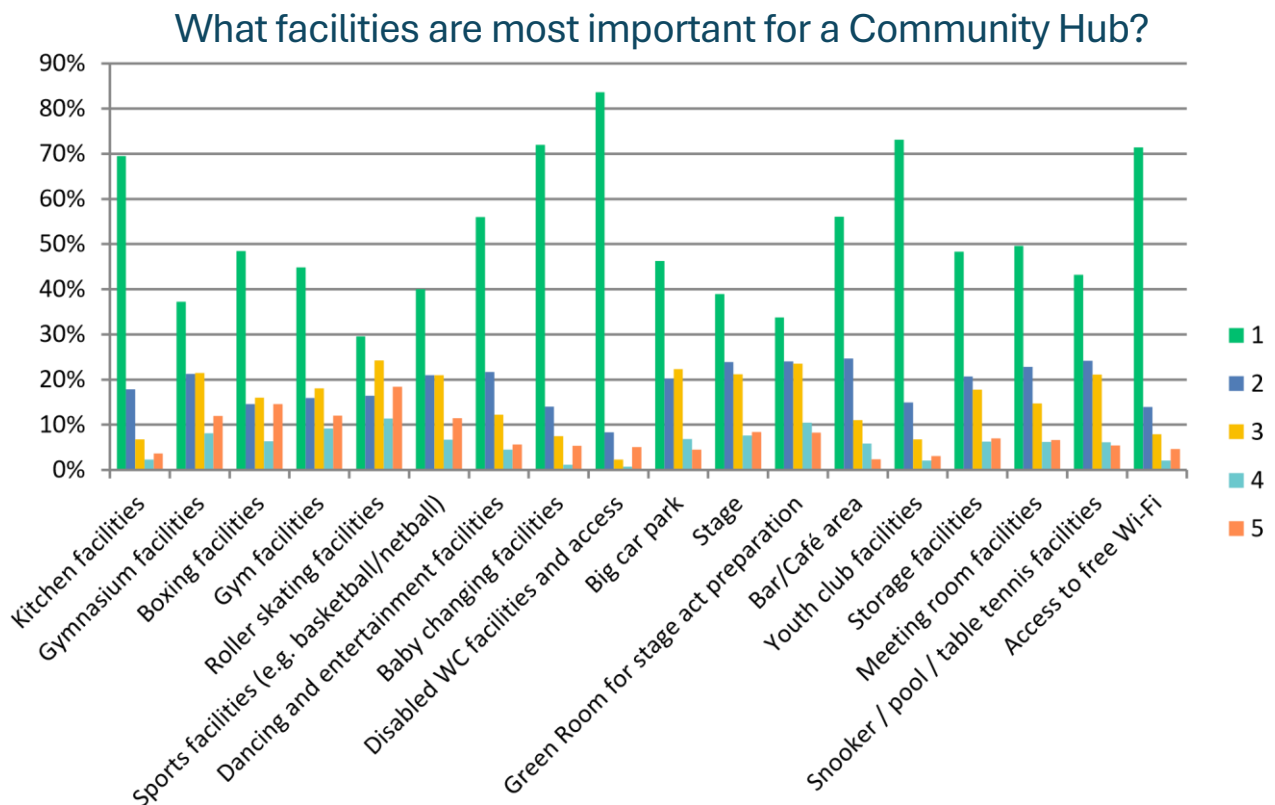
### **Opposition:**

- One respondent was against the development of any new facilities.

## 5.5 Requirements of a new Community Hub

The chart below illustrates the priority ranking for various facilities deemed important for the **Community Hub**. Each facility is ranked on a scale from 1 to 5, where 1 represents the highest priority and 5 the lowest.

The coloured bars indicate the percentage of respondents who assigned each priority level to each facility.



### Key insights

#### Top-Ranked (1) Facilities:

- **Disabled WC facilities and access:** 84% of respondents ranked this as the highest priority, emphasizing the importance of accessibility.
- **Youth club facilities:** 73% of respondents ranked this feature highly, showing the importance of dedicated spaces for youth engagement.
- **Baby changing facilities:** 72% of respondents rated this as most important, indicating a need for familyfriendly amenities.
- **Access to free Wi-Fi:** 71% of respondents prioritised this as a key feature for the hub.
- **Kitchen facilities:** 70% of respondents rated kitchen facilities as a top priority, underscoring the need for communal cooking and dining areas.

#### Moderately Important (Ranked 2-3):

- **Big car park:** 46% rated it as top priority, with an additional 20% ranking it as the second most important, and 22% ranking it third, indicating the significance of accessible parking.
- **Bar/Café area:** 56% of respondents rated it as top priority, while 25% ranked it second, showing a strong interest in having social spaces within the hub.
- **Gymnasium facilities:** 37% of respondents gave it top importance, while 21% rated it second and 21% rated it third, showing mixed but notable interest.
- **Meeting room facilities:** 50% ranked this as highly important, with around 23% ranking it second. **Sports facilities (basketball/netball):** 40% rated this as top priority, with 21% ranking it second, suggesting solid support for organized sports.

#### Lower-Ranked Facilities:

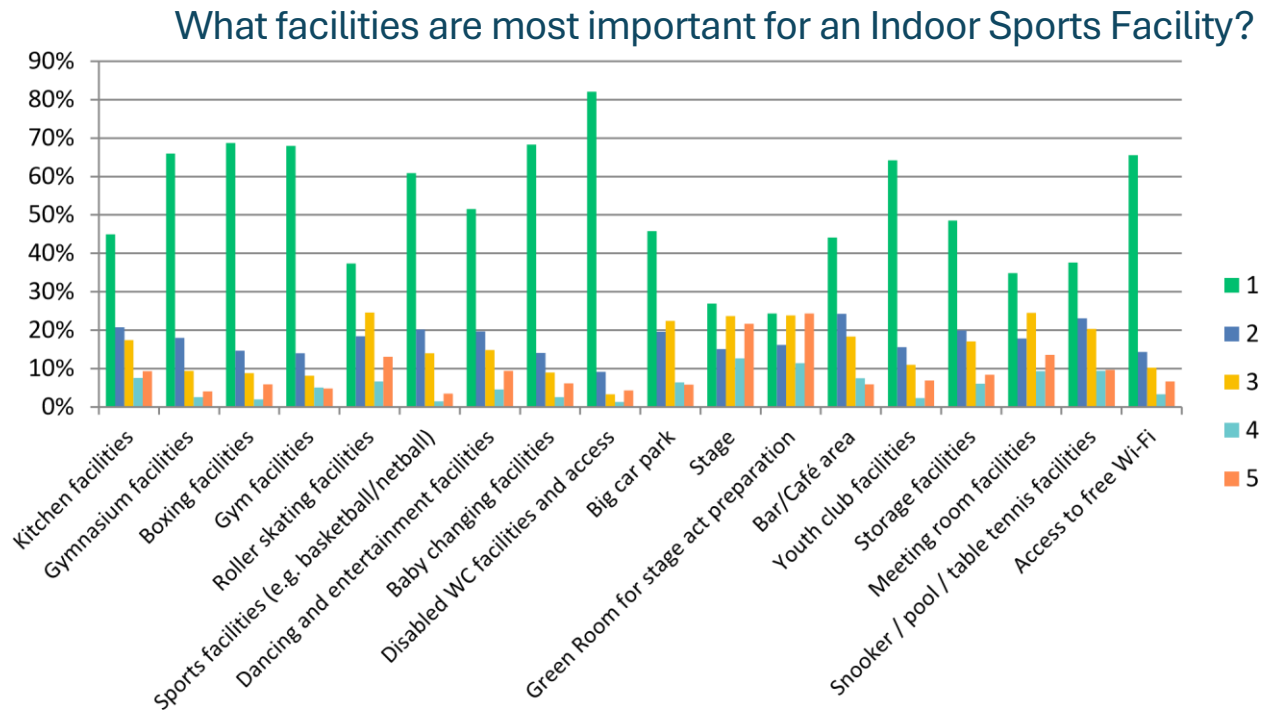
- **Roller skating facilities:** 30% rated it as a top priority, with a relatively high number (18%) rating it as the least important.
- **Stage and Green Room for stage act preparation:** Around 39% rated the stage as important, but this was one of the lower-ranked features overall. The Green Room was similarly lower-ranked, with 34% prioritizing it.
- **Snooker/pool/table tennis facilities:** 43% rated this as important, but a significant portion (around 5%) saw it as less critical.

**Interpretation:**

- **Accessibility features**, such as **disabled WC facilities**, **baby changing areas**, and **Wi-Fi**, are viewed as essential.
- **Youth engagement spaces** (youth club) and **kitchen areas** are highly valued, alongside **parking** and **social spaces** like the **Bar/Café** area.
- **Entertainment and recreation** features like **snooker/pool**, **roller skating**, and **stage facilities** are seen as less critical.

## 5.6 Requirements of a new Indoor Sports Facility

The chart below outlines the priority rankings for various facilities that are considered important for an **Indoor Sports Facility**, with rankings from 1 to 5 (where 1 is the highest priority and 5 is the lowest). Each bar represents the percentage of respondents who ranked the facility at each level.



### Key Insights:

#### Top-Ranked (1) Facilities:

- **Disabled WC facilities and access:** 82% of respondents rated this as the highest priority, highlighting the importance of accessibility.
- **Boxing facilities:** 69% of respondents ranked this as most important, showing strong demand for this facility.
- **Gym facilities:** 68% and **gymnasium facilities:** 66% were also top priorities, reflecting a significant focus on fitness and sports infrastructure.
- **Sports facilities (e.g., basketball/netball):** 61% rated this as highly important, showing interest in team sports.
- **Youth club facilities:** 64% of respondents prioritised this feature, indicating a need for dedicated youth activity spaces.
- **Access to free Wi-Fi:** 66% rated this as a top priority, showing the importance of internet connectivity within the facility.

#### Moderately Important (Ranked 2-3):

- **Big car park:** 46% ranked it as most important, with 20% rating it second, and 22% rating it third, showing a need for parking but not as critical as sports and accessibility features.
- **Bar/Café area:** 44% rated this as top priority, while 24% ranked it second, indicating demand for social spaces within the facility.
- **Dancing and entertainment facilities:** 52% ranked this highly, with an additional 20% giving it a secondary ranking, suggesting a balance between recreation and performance spaces.
- **Storage facilities:** 49% rated this feature as most important, indicating a need for adequate storage for equipment and supplies.



#### Lower-Ranked (Ranked 4-5) Facilities:

- **Stage and Green Room for stage act preparation:** 27% rated the stage as important, but a substantial portion rated it lower, indicating that entertainment-related infrastructure is less critical for an indoor sports facility.
- **Snooker/pool/table tennis facilities:** 38% rated this as important, but a considerable portion ranked it lower in priority, suggesting that while these recreational features are valued, they are not essential.
- **Meeting room facilities:** 35% ranked it highly, but it received lower rankings overall, indicating it's useful but not a top priority.

#### Interpretation:

- **Core sports infrastructure** such as **boxing, gymnasium, and team sports facilities** are seen as the most important features of an indoor sports facility.
- **Accessibility** is critical, as indicated by the high importance of **disabled WC facilities**.
- **Social and recreational spaces** like the **Bar/Café area** and **youth club facilities** are important but secondary to core sports facilities.
- **Stage and entertainment-related features** are less prioritised, reflecting the community's focus on sports and physical activities rather than performance spaces.

### Summary of the suggestions for facilities in a new Community Hub and Indoor Sports Facility based on the feedback provided:

#### High-Priority Suggestions:

- **Boxing gym:** There is strong demand for a dedicated boxing gym, as many are looking to participate in this sport.
- **Swimming pool:** 3 respondents emphasised the need for an indoor swimming pool and hydrotherapy pool, especially with proper disabled access and changing facilities.
- **Mental health and SEN facilities:** Requests for facilities that support children's mental health, provide tutoring for struggling children, and offer safe spaces for **SEN (Special Educational Needs)** children.
- **Outdoor areas:** Suggestions for outdoor sports areas, cricket pitches, and green spaces for growing plants.
- **Inclusive access:** The importance of making the facility accessible to people of all abilities, with specialised changing rooms for those with serious disabilities.

#### Additional Suggestions:

- **Community focus:** A hub that includes a kitchen and bar, away from residents, to host events like discos, bingo, and sports events, with transportation (mini-buses and vans) to support the community.
- **Policing and safety:** There is a suggestion for a policing policy to ensure the area is supervised and safe.
- **Support staff:** A recommendation for support staff to manage the facilities.
- **Cricket and gymnastics:** Requests for sports like gymnastics and cricket to be included.
- **Video games area:** A space for video games was mentioned as a potential facility.

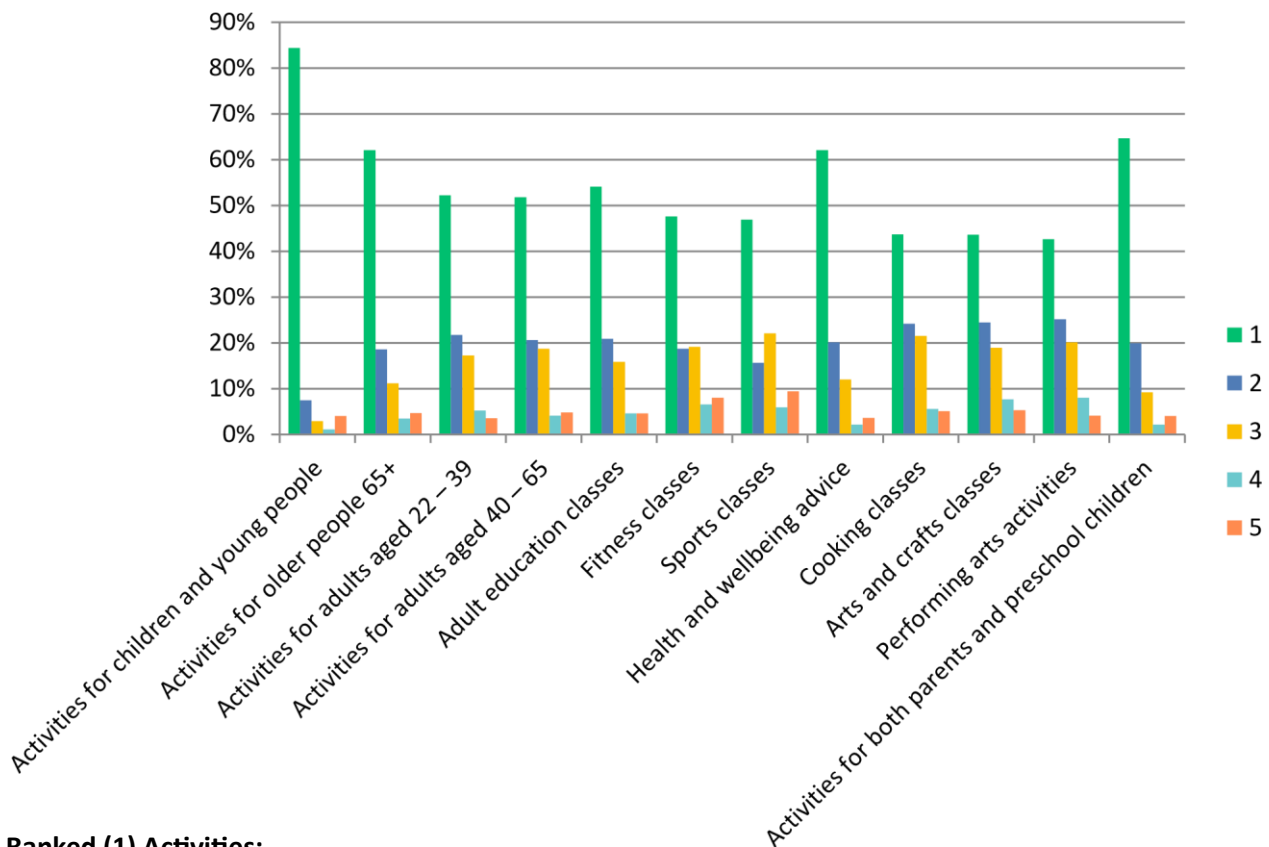
#### Other Considerations:

- **Events and social spaces:** A request to include flexible space for events and social gatherings, including **dance studios** and facilities that attract and retain young women / girls by providing a **safe space for females** to use equally to male members.
- **Transport:** Mini-buses for children who live outside the area and may need assistance in accessing the hub.

## 5.7 Potential uses of a new Community Hub

The chart below shows the priority rankings for various **activities and services** that could be offered in a new **Community Hub / Centre** in Blacon. Respondents ranked the importance of each service on a scale of 1 to 5 (1 = highest priority, 5 = lowest priority).

Priority Activities / Services for a Community Hub



### Top-Ranked (1) Activities:

- **Activities for children and young people:** 84% of respondents rated this as the highest priority, showing strong demand for youth-focused activities.
- **Activities for older people (65+):** 62% ranked this as most important, indicating significant support for services catering to seniors.
- **Health and wellbeing advice:** 62% of respondents prioritised this, reflecting the community's need for health-related resources.
- **Activities for parents and preschool children:** 65% of respondents rated this as a top priority, indicating a need for early childhood engagement programs.
- **Adult education classes:** 54% rated this as a top priority, reflecting the value placed on learning and development opportunities for adults.
- **Activities for adults aged 22 – 39 and Activities for adults aged 40 – 65:** Both received over 50% support as top priorities, showing a balanced interest in activities for adults across age groups.

### Moderately Important (Ranked 2-3):

- **Fitness classes:** 47% of respondents rated this as highly important, with another 19% ranking it second and 19% ranking it third. This indicates strong but not overwhelming demand for fitness activities.
- **Sports classes:** 47% of respondents ranked this as highly important, but 22% gave it a moderate ranking (third), indicating solid support but not the highest priority.
- **Cooking classes:** 4% rated this as a top priority, while an additional 24% ranked it second, suggesting interest in practical life skills.
- **Arts and crafts classes:** 44% ranked this highly, and 24% gave it a secondary ranking, indicating moderate but steady interest.

- **Performing arts activities:** 43% rated this as most important, with 25% ranking it second, showing some interest but not as much as core educational or fitness activities.

#### **Lower-Ranked (Ranked 4-5) Activities:**

- **Sports classes:** While 47% rated it as a top priority, nearly 9% gave it a low-priority ranking, suggesting mixed opinions on its importance.
- **Performing arts:** 8% of respondents ranked performing arts activities as a low priority, indicating that while it has some demand, it is not a critical service.
- **Fitness classes:** 8% ranked fitness classes as low priority, indicating some ambivalence towards physical activity offerings.
- **Arts and crafts** and **Cooking classes:** Each received moderate lower-priority rankings, reflecting varied interest in these recreational activities.

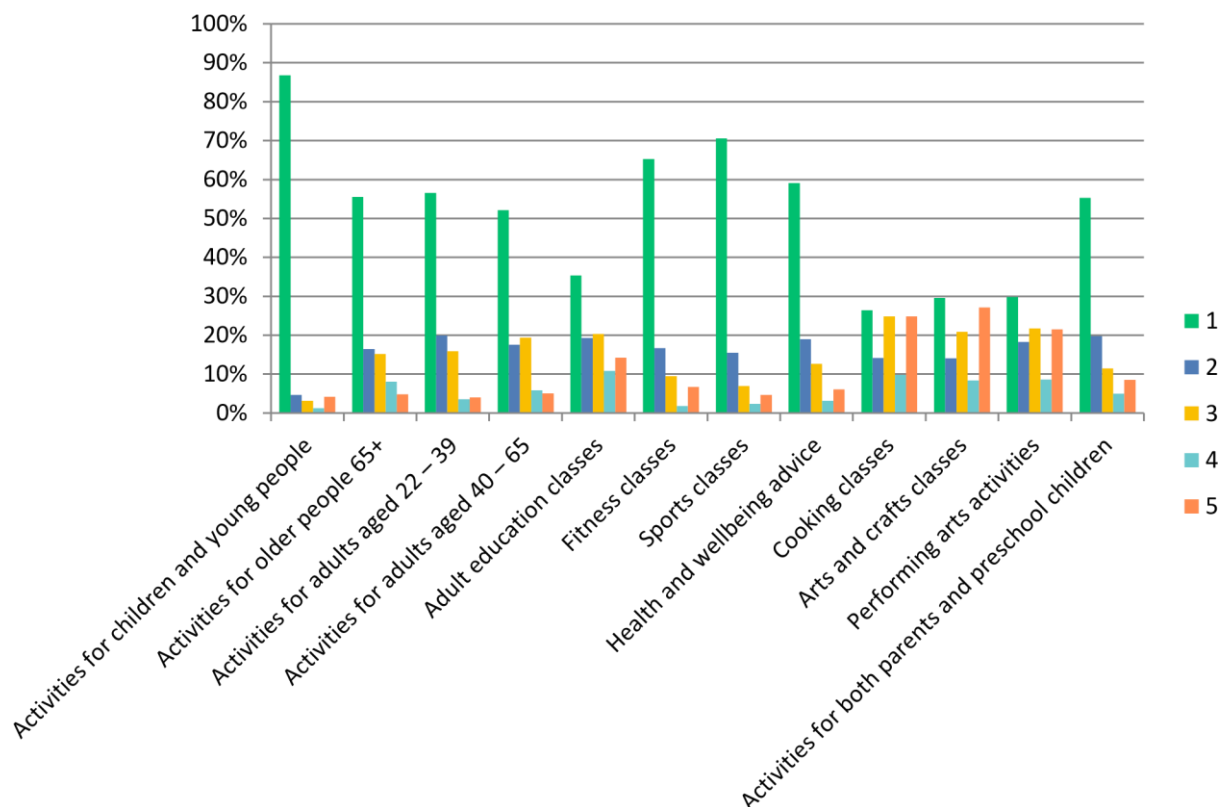
#### **Interpretation:**

- **Youth and senior services** are the clear top priorities for the community, along with **health and wellbeing advice** and **activities for parents with preschool children**.
- There is solid support for **fitness and sports classes**, though these rank below core services like youth activities and health resources.
- **Adult education** and **arts-related activities** have moderate demand but are not as highly prioritised as other services.

## 5.8 Potential uses of a new Indoor Sports Facility

The chart below shows the priority rankings for various **activities and services** in a proposed **Indoor Sports Facility** in Blacon, with respondents ranking the importance of each service on a scale from 1 to 5 (1 = highest priority, 5 = lowest priority).

### Priority Activities / Services for an Indoor Sports Facility



#### Top-Ranked (1) Activities:

- **Activities for children and young people:** 87% of respondents rated this as the highest priority, showing a strong emphasis on youth-focused services.
- **Sports classes:** 71% of respondents ranked this as most important, reflecting a clear priority for organized sports activities.
- **Fitness classes:** 65% rated this as a top priority, indicating a strong interest in fitness-related activities.
- **Activities for adults aged 22 – 39:** 57% of respondents prioritised this age group, suggesting significant demand for adult engagement in this demographic.
- **Health and wellbeing advice:** 59% of respondents rated this highly, showing the importance of providing resources to improve overall health.

#### Moderately Important (Ranked 2-3):

- **Activities for older people (65+):** 56% ranked this as most important, with 16% giving it second priority, showing strong support for senior-focused activities.
- **Activities for adults aged 40 – 65:** 52% ranked this as top priority, with an additional 18% ranking it second and 19% giving it third priority. This indicates balanced interest in adult services for this age group.

- **Activities for both parents and preschool children:** 55% rated this highly, with another 20% ranking it second, showing solid demand for family-oriented services.
- **Adult education classes:** 35% rated this as top priority, while 19% gave it second and 20% ranked it third. This suggests interest in continuing education, though it is not as critical as fitness or sports.

#### **Lower-Ranked (Ranked 4-5) Activities:**

- **Cooking classes:** Only 26% ranked this as top priority, with 25% ranking it third and 25% giving it a low priority. This indicates that cooking is of lower importance for an indoor sports facility.
- **Arts and crafts classes:** 30% rated this as important, but 27% ranked it as low priority, indicating that while some support exists, it's not a primary concern for the facility.
- **Performing arts activities:** 30% rated this highly, but 22% ranked it as a low priority, reflecting mixed opinions on the value of performing arts within a sports facility.

#### **Interpretation:**

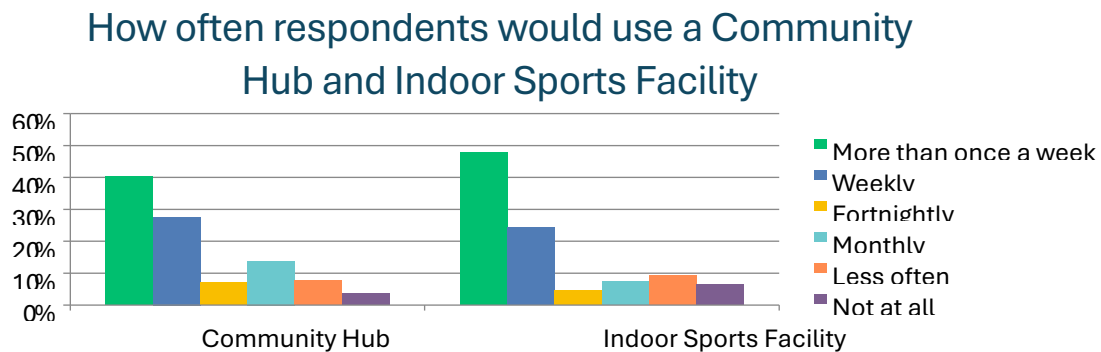
- **Youth activities and sports classes** are the most important services for the indoor sports facility, with **fitness classes** also ranking highly.
- **Health and wellbeing advice**, along with **adult education** and **activities for various age groups**, are moderately important but not as critical as youth and fitness-focused services.
- **Recreational activities** like **arts and crafts**, **cooking**, and **performing arts** are seen as lower priorities, likely due to the facility's focus on sports and physical activity.

### **Summary of additional suggestions for uses of both a new community hub and indoor sports facility:**

The community has a wide range of needs, from **physical activities** like boxing and cricket to **supportive services** for vulnerable groups, including SEND individuals and young parents. The hub should be a **diverse and inclusive space**, prioritizing **youth engagement**, **elderly support**, and **community-focused events**.

## 5.9 Potential demand / frequency of use for new community facilities

The chart below shows how often respondents anticipate using a new **Community Hub** and **Indoor Sports Facility**, assuming they include a range of facilities and events. The data is broken down by frequency of use (more than once a week, weekly, etc.).



### Key Insights:

#### Community Hub:

- **More than once a week:** 40% (184 respondents) indicated they would use the community hub more than once a week, showing strong interest in frequent usage.
- **Weekly:** 28% (126 respondents) said they would use it weekly, bringing the total for at least weekly use to **68%**.
- **Fortnightly:** 7% (32 respondents) indicated they would use it fortnightly.
- **Monthly:** 14% (63 respondents) would use the hub monthly.
- **Less often:** 8% (35 respondents) would use it less frequently.
- **Not at all:** Only 4% (17 respondents) said they wouldn't use it at all, reflecting overall interest in the hub.

#### Indoor Sports Facility:

- **More than once a week:** 48% (213 respondents) indicated they would use the indoor sports facility more than once a week, a slightly higher interest compared to the community hub.
- **Weekly:** 24% (109 respondents) said they would use it weekly, bringing the total for at least weekly use to **72%**.
- **Fortnightly:** 5% (21 respondents) would use the sports facility fortnightly.
- **Monthly:** 7% (33 respondents) indicated monthly usage.
- **Less often:** 9% (41 respondents) said they would use the sports facility less often.
- **Not at all:** 7% (29 respondents) said they wouldn't use the sports facility at all, slightly higher than the community hub.

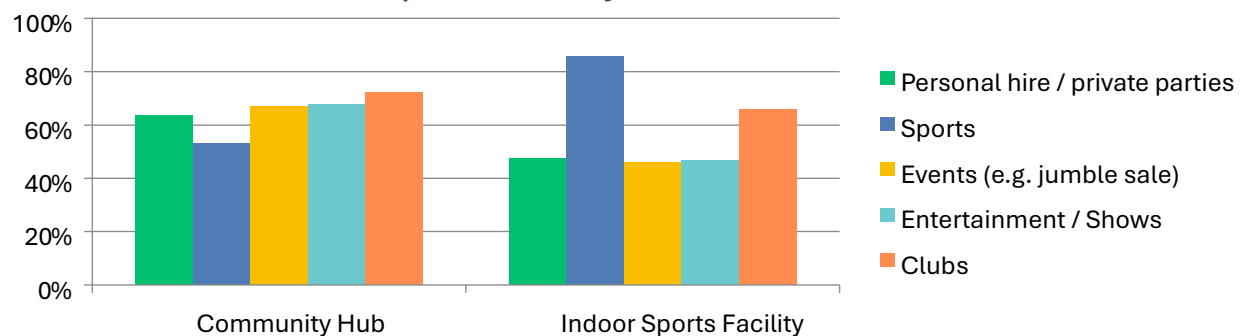
#### Interpretation:

- **Frequent usage:** Both the **Community Hub** and **Indoor Sports Facility** have a high anticipated usage rate, with the majority of respondents (68% for the Hub, 72% for the Sports Facility) expecting to use these spaces at least weekly.
- **Higher interest in the sports facility:** A slightly higher percentage of respondents expect to use the indoor sports facility more than once a week compared to the community hub.
- **Low disinterest:** Only a small percentage of respondents (4% for the Hub and 7% for the Sports Facility) indicated that they would not use the facilities at all, suggesting strong overall demand for these community spaces.

## 5.10 Types of use for new community facilities

The chart below shows how respondents expect to use a **Community Hub** and **Indoor Sports Facility** across different activities. The activities include **personal hire/private parties**, **sports**, **events**, **entertainment/shows**, and **clubs**.

### How respondents would use a Community Hub / Centre and Indoor Sports Facility



#### Key Insights:

##### Community Hub:

- **Personal hire/private parties:** 64% of respondents (280 people) indicated they would use the hub for personal events, such as private parties or gatherings.
- **Sports:** 53% (233 people) would use the community hub for sports-related activities, indicating some interest in sports, though not as high as for the sports facility.
- **Events (e.g., jumble sales):** 67% (295 people) expressed interest in using the hub for community events.
- **Entertainment/shows:** 68% (298 people) would use the hub for entertainment or shows, showing strong interest in cultural or recreational activities.
- **Clubs:** 72% (318 people) indicated they would use the community hub for club activities, the highest percentage for the hub.

##### Indoor Sports Facility:

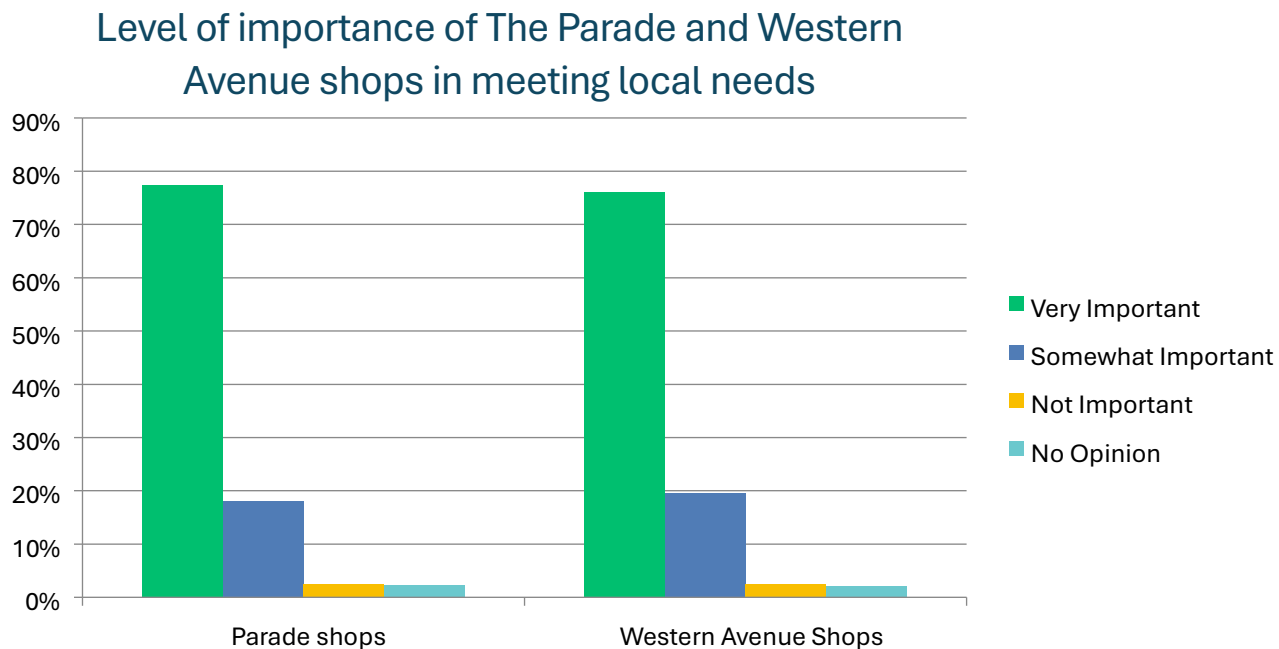
- **Personal hire/private parties:** 47% (196 people) expressed interest in using the sports facility for personal events, a lower percentage compared to the community hub, reflecting the more specialised nature of the sports facility.
- **Sports:** 86% (354 people) expect to use the sports facility primarily for sports, the highest percentage for this facility, underscoring its core function.
- **Events (e.g., jumble sales):** 46% (190 people) indicated they would attend or host events at the sports facility, though this is much lower than for the community hub.
- **Entertainment/shows:** 47% (193 people) would use the sports facility for entertainment or shows, suggesting some interest in using the space for cultural events, though lower than the community hub.
- **Clubs:** 66% (272 people) would use the sports facility for club activities, showing it can still serve a communal purpose beyond sports.

#### Interpretation:

- **Community Hub:** The hub is seen as a versatile space with high demand for **clubs**, **entertainment**, and **community events**.
- **Indoor Sports Facility:** The **primary use** is for **sports**, with 86% of respondents expressing interest in using it for this purpose. Other uses, such as **clubs** and **entertainment**, are secondary but still significant.

## 5.11 Importance of local retail areas

the chart below shows how important respondents consider The Parade and Western Avenue shops in meeting local needs.



### Key Insights:

#### Parade Shops:

- **Very important:** 77% (352 respondents) rated the Parade shops as **very important** to meeting local needs, making it a critical service area.
- **Somewhat important:** 18% (82 respondents) considered them **somewhat important**, showing broad support for the shops.
- **Not important:** Only 2% (11 respondents) considered the Parade shops **not important**.
- **No opinion:** 2% (10 respondents) had no opinion, indicating that the vast majority of respondents see the Parade shops as valuable.

#### Western Avenue Shops:

- **Very important:** 76% (336 respondents) rated the Western Avenue shops as **very important**, showing that these shops are almost as critical as the Parade shops for meeting local needs.
- **Somewhat important:** 19% (86 respondents) considered them **somewhat important**.
- **Not Important:** Similar to the Parade shops, only 2% (11 respondents) rated them as **not important**.
- **No Opinion:** 2% (9 respondents) had no opinion on the Western Avenue shops.

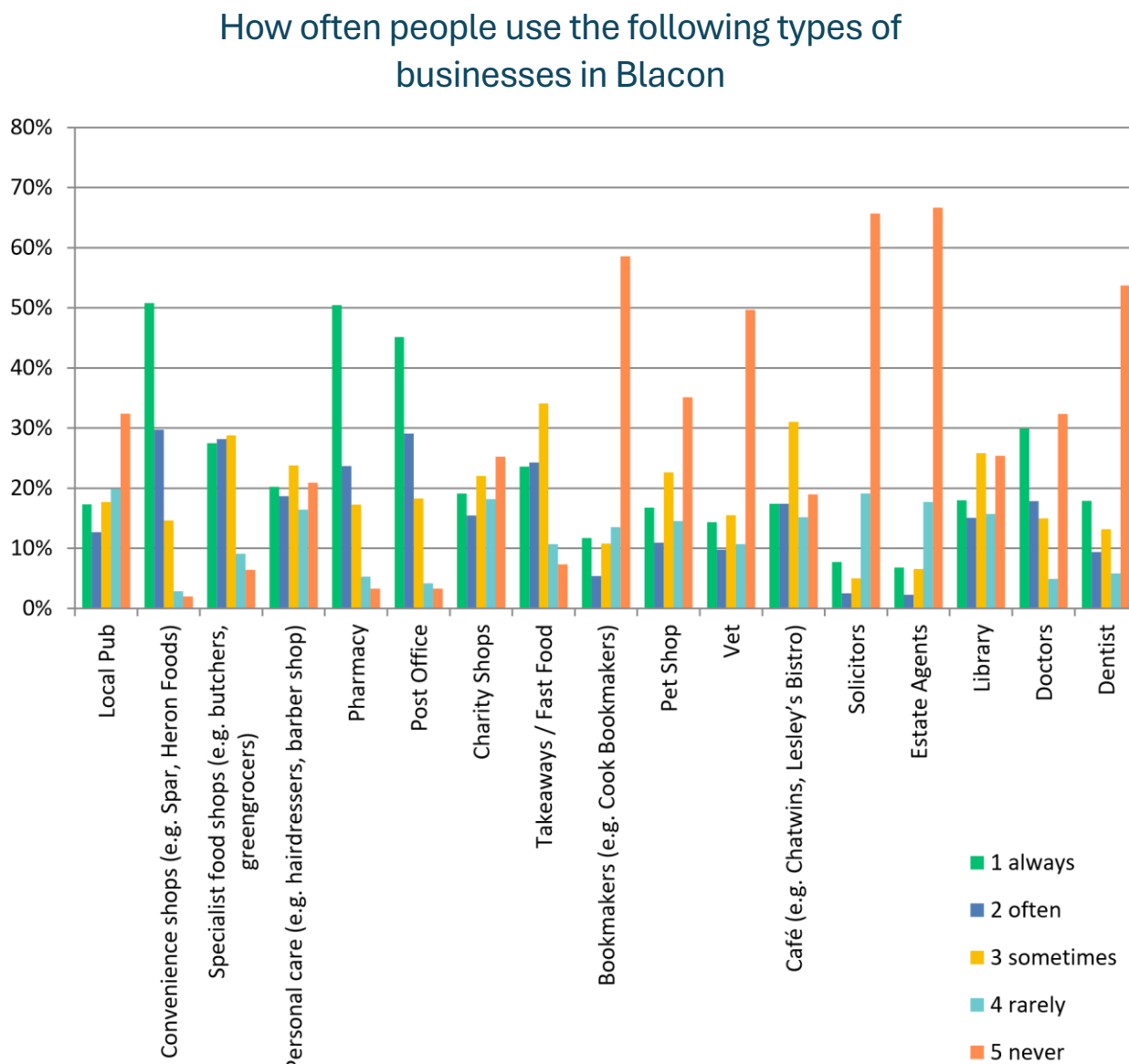
#### Interpretation:

- Both the **Parade** and **Western Avenue** shops are viewed as **very important** by the majority of respondents in meeting local needs, with over three-quarters of respondents rating them as crucial.
- Only a small minority of respondents see either set of shops as **not important**, indicating strong community reliance on these local shops.



## 5.12 Frequency of use of local businesses

The chart below illustrates how frequently respondents use various types of businesses located in Blacon, ranked on a scale from 1 (always) to 5 (never).

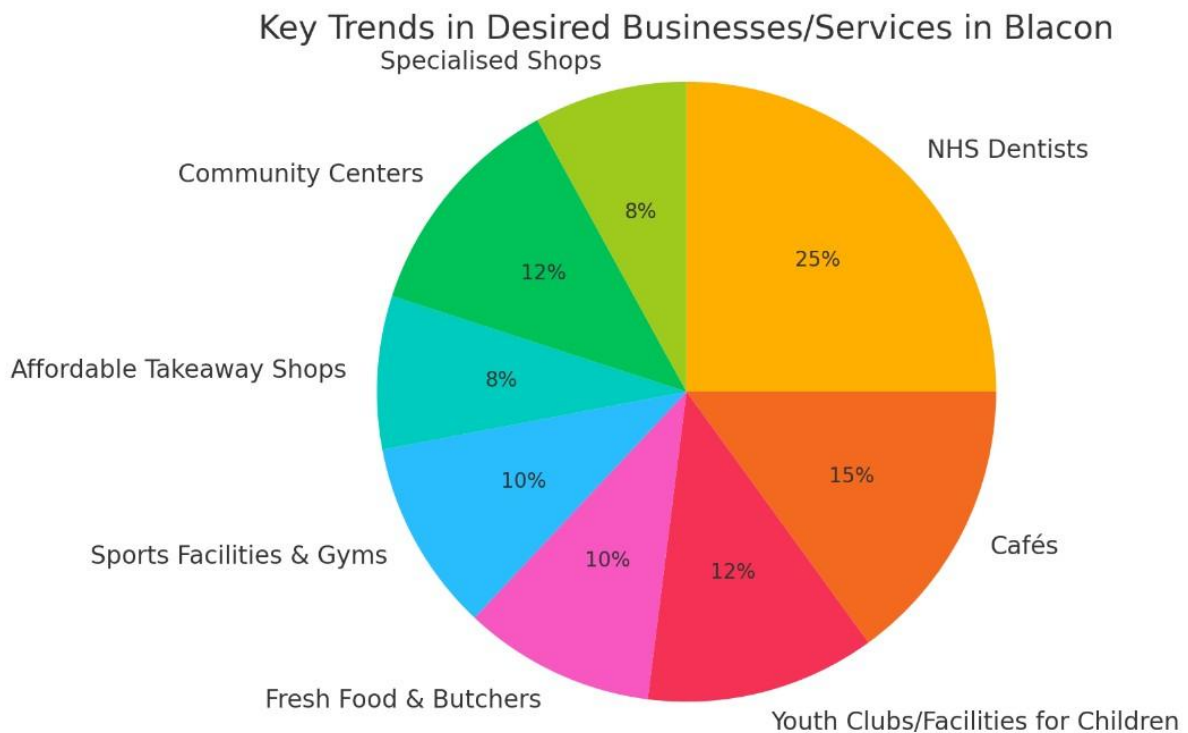


### Key Insights:

- **Convenience shops, pharmacies, and post offices** are essential, with the majority of respondents using them frequently.
- **Specialist food shops, personal care, and takeaways** are moderately used, but not as universally as core services.
- **Bookmakers, solicitors, estate agents, and vets** have low usage, reflecting specific and occasional needs.

## 5.13 Desired businesses and services in Blacon

The chart below represents responses from participants listing up to three types of commercial businesses, shops, or services they would like to see more of in Blacon.

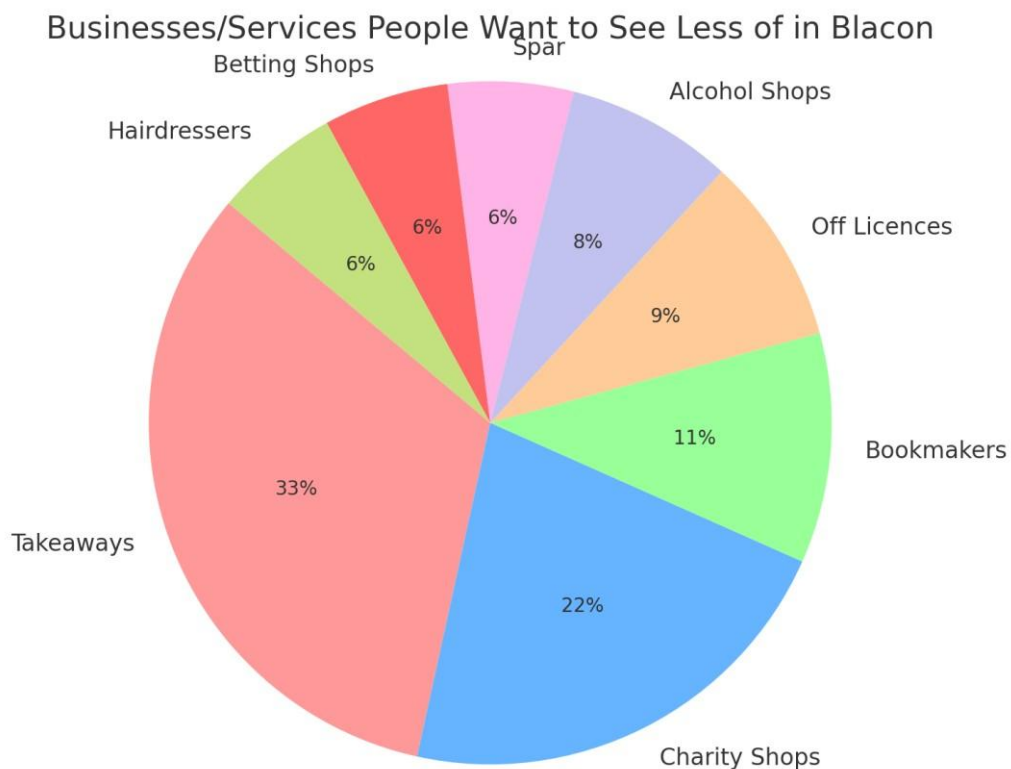


### Key Insights:

- The **NHS dentist** stands out as a critical missing service that Blacon residents strongly desire.
- There is demand for more **community-based facilities**, especially for **children, young adults, and sports**.
- **Affordable and accessible cafés, fresh food options, and community centres** seem to be focal points for further development.

## 5.14 Businesses and services people want to see less of in Blacon

The pie chart below shows the key trends in businesses/services that people in Blacon would like to see less of.



### Key insights:

The key types of businesses that people would like to see less of in Blacon, along with their percentages:

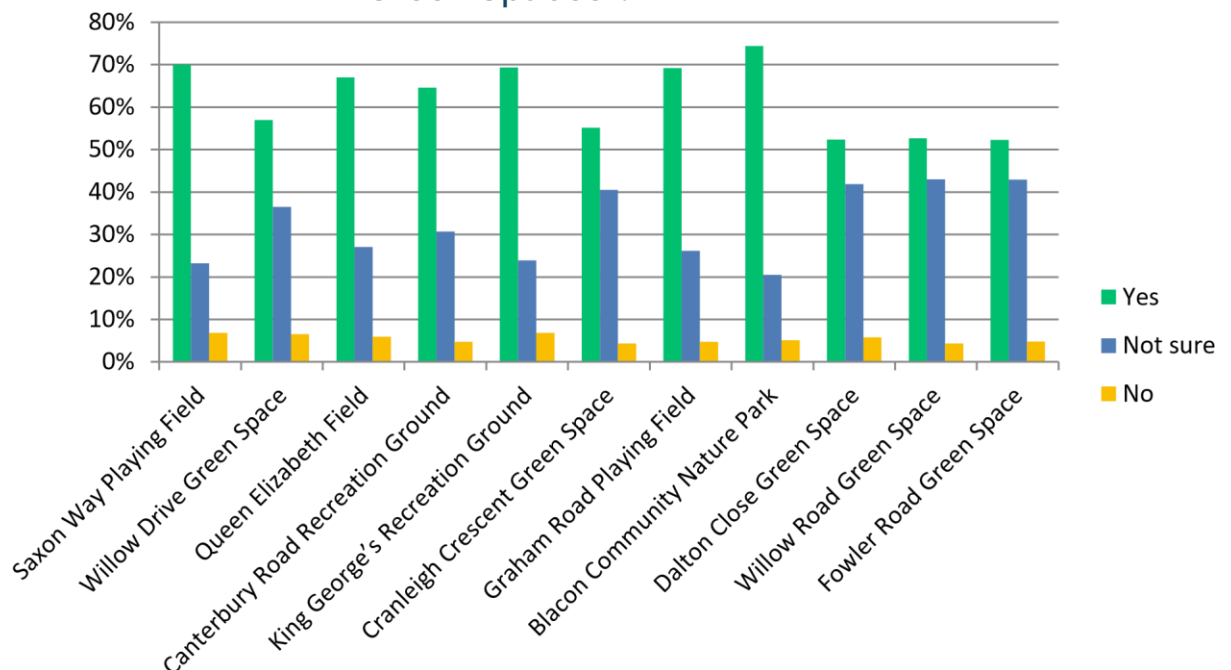
- **Takeaways:** 33%
- **Charity Shops:** 22%
- **Bookmakers:** 11%
- **Off Licences:** 9%
- **Alcohol Shops:** 8%
- **Spar:** 6%
- **Betting Shops:** 6%
- **Hairdressers:** 6%

This indicates a general desire for more variety and fewer businesses focused on gambling, fast food, and alcohol.

## 5.15 Levels of support for potential designation of Local Green Spaces

A map of the neighbourhood area was presented to survey respondents to ask their views on designating sites as Local Green Space to ensure their protection. The table outlines public support for the potential designation of various sites in Blacon as 'Local Green Spaces.'

### Public support for potential designation of the following sites as 'Local Green Spaces'?



#### Key Insights:

- All proposed sites had a **majority of support** for their designation as Local Green Space.
- **Blacon Community Nature Park** has the strongest support for local green space designation.
- **Saxon Way Playing Field**, **King George's Recreation Ground**, and **Graham Road Playing Field** also have strong support.
- **Cranleigh Crescent Green Space**, **Willow Road Green Space**, **Dalton Close Green Space**, and **Fowler Road Green Space** have relatively lower support, with a large proportion of respondents unsure about their designation.

#### Summary of the reasons why people would like to see the green spaces in Blacon protected:

- **For Children and Recreation:** Many responses emphasise the need for children to have places to play, run, and engage in outdoor activities. These green spaces are seen as essential for both young children and teenagers for sports and physical activity.
- **Preserving Wildlife and Nature:** A significant number of people believe that these green spaces are crucial for the preservation of local wildlife, offering habitats for birds, animals, and plants. This is seen as important for biodiversity and environmental conservation.
- **Mental and Physical Health:** Respondents frequently mention the importance of green spaces for the mental and physical well-being of residents. These areas provide places for walking, relaxation, and exercise, which are seen as vital for community health.

- **Community and Social Interaction:** Green spaces are also valued as places for community gatherings, outdoor events, and spaces for people to meet, socialize, and enjoy outdoor activities together.
- **Prevent Overdevelopment:** There is a concern about overdevelopment and the fear of losing these green spaces to housing or commercial projects. Many believe that green spaces need to be protected to maintain a balance between nature and urban development.
- **Environmental Importance:** Green spaces are seen as crucial for the environment, offering natural spaces within urban areas that improve air quality, reduce urban heat, and provide areas for water drainage, which can help prevent flooding.
- **Green Space Scarcity:** Some responses highlight the scarcity of green spaces in Blacon and the importance of preserving the few remaining areas for future generations.
- **Cultural and Historic Value:** Several people mention that certain green spaces have been used by the community for many years and hold cultural and historic significance, which should be preserved for future generations.

These responses emphasise the importance of protecting green spaces for a wide range of social, environmental, and health-related reasons, and suggest that the community views them as essential assets that should be preserved.

## 5.16 Community buildings and facilities that should be protected

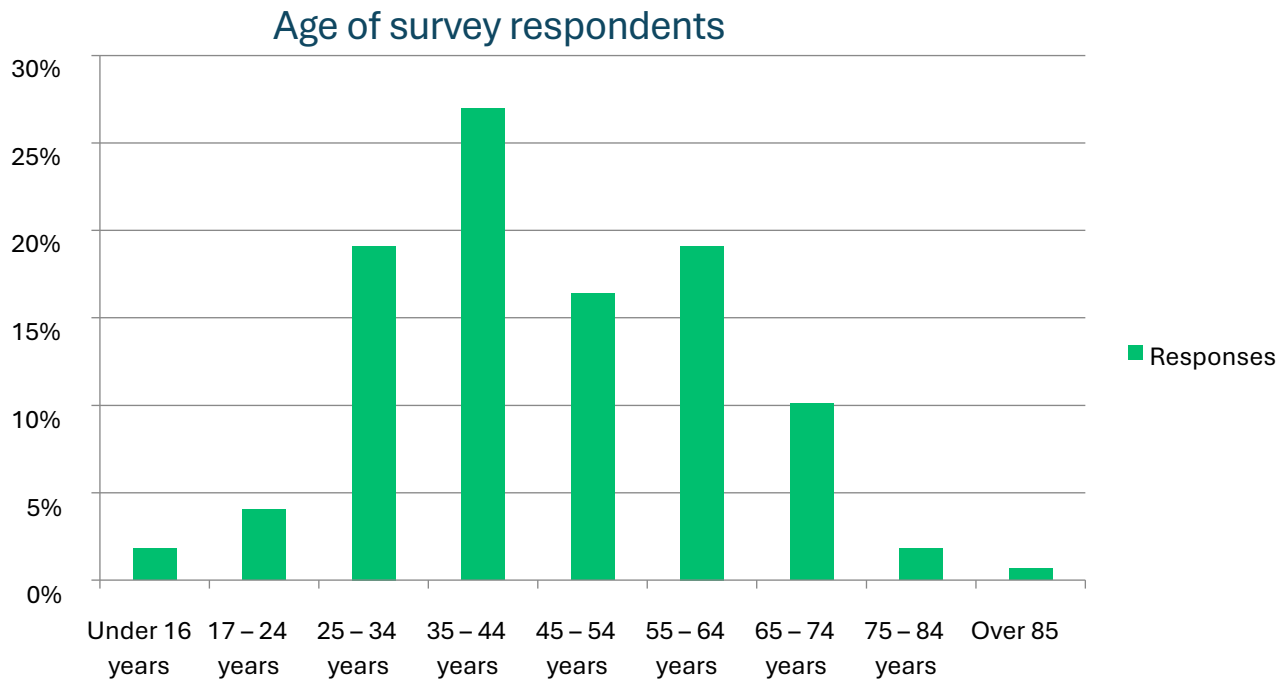
Based on **survey comments**, the key community buildings and facilities in Blacon that should be protected, according to the responses, include:

- **Adventure Playground 'The Venny':** This is repeatedly mentioned as a critical facility that needs to be maintained and potentially expanded, with several respondents indicating it serves as an important place for children, community activities and sports.
- **Cairns Crescent:** Cairns Crescent is another location highlighted for its importance in community activities, with calls for investment and protection of the facilities there.
- **Blacon High and Sports Facilities:** The sports facilities at Blacon High, alongside other sports hubs and football pitches, are considered important for youth and community activities.
- **Parks and Green Spaces:** Numerous responses advocate for the protection of all parks, playing fields (King George's, Saxon Way), and nature parks in the area to maintain spaces for outdoor activities, nature, and children's play.
- **Libraries:** The library is frequently mentioned as an essential community resource for residents, particularly for the elderly and families. It is seen as a key cultural and educational hub.
- **Churches and Church Halls:** Churches like Holy Trinity Church, their associated halls, and other church buildings are recognised as important community spaces.
- **Blacon Beacon:** Another location identified for community importance, especially for well-being services and community events.

These facilities are valued for their contributions to children's activities, community events, access to sports, and as gathering spaces for residents across different age groups. Many responses stress the need for investment in existing buildings and the preservation of green spaces to ensure the community continues to have access to essential services and recreational opportunities.

## 6.0 SURVEY RESPONDENT PROFILE

The chart below shows the age distribution of respondents who participated in the survey.

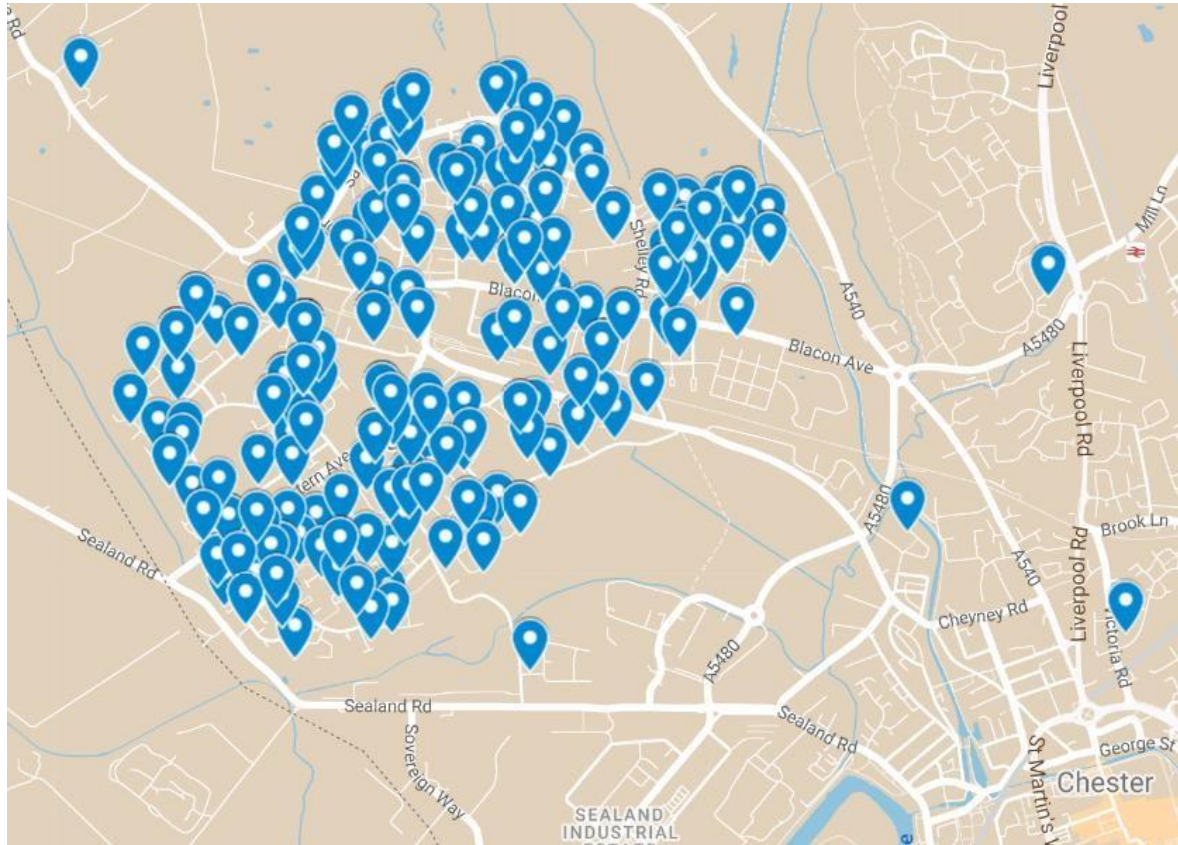


### Summary:

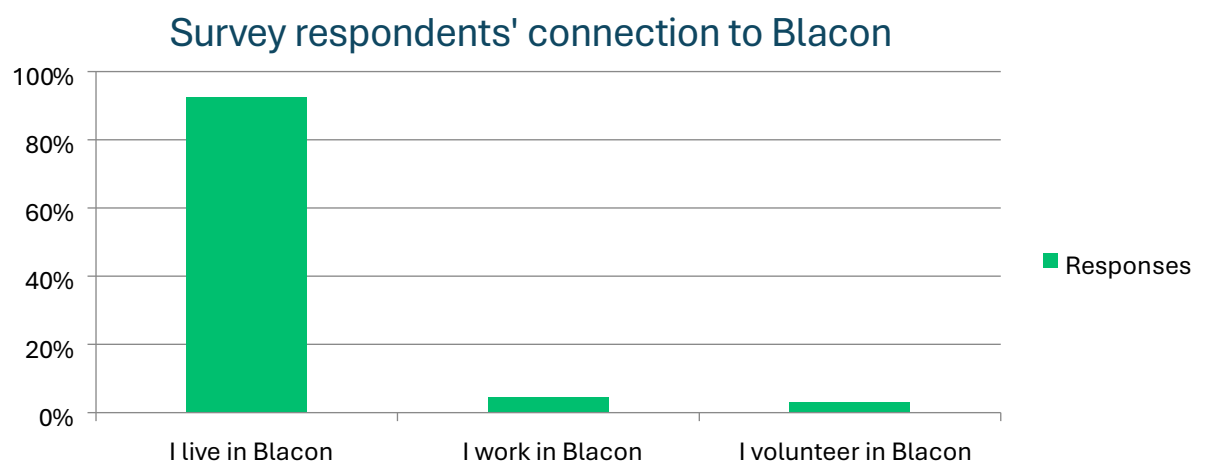
- **Largest Group:** The largest group of respondents falls within the 35–44 years age range, accounting for **27%** (120 responses).
- **Second Largest Groups:** Both the 25–34 years and 55–64 years age groups represent **19%** of respondents, with **85 responses each**.
- **45–54 years:** This group makes up **16%** (73 responses) of the total.
- **65–74 years and 75–84 years:** Combined, these groups account for **12%** of the respondents. Specifically, **10%** are between 65–74 years (45 responses), while **2%** are between 75–84 years (8 responses).
- **Under 16 and 17–24 years:** These two categories combined represent **6%** of the respondents. **2%** (8 responses) are under 16, and **4%** (18 responses) are in the 17–24 years age group.
- **Over 85 years:** This group represents **1%** (3 responses).

## Post code locations of survey respondents

The map below shows the distribution of survey respondents by post code location



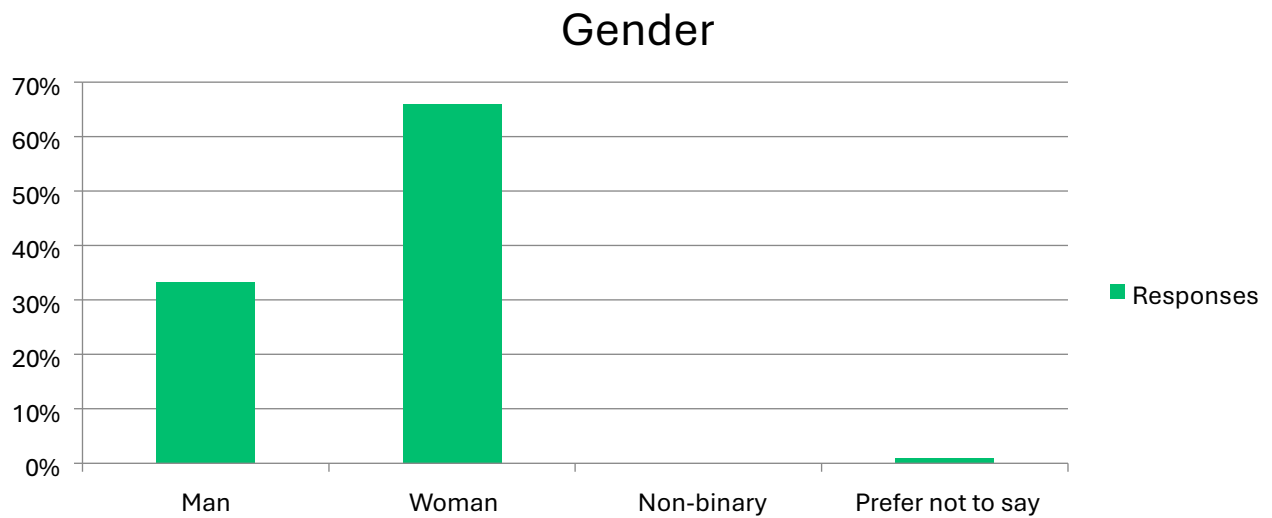
The chart below illustrates the distribution of respondents based on their connection to Blaenau.



### Summary:

- **Living in Blaenau:** The vast majority of respondents, **93%** (407 responses)
- **Work in Blaenau:** Only **5%** (20 responses)
- **Volunteer in Blaenau:** **3%** (13 responses)

The chart below shows the gender distribution of respondents:

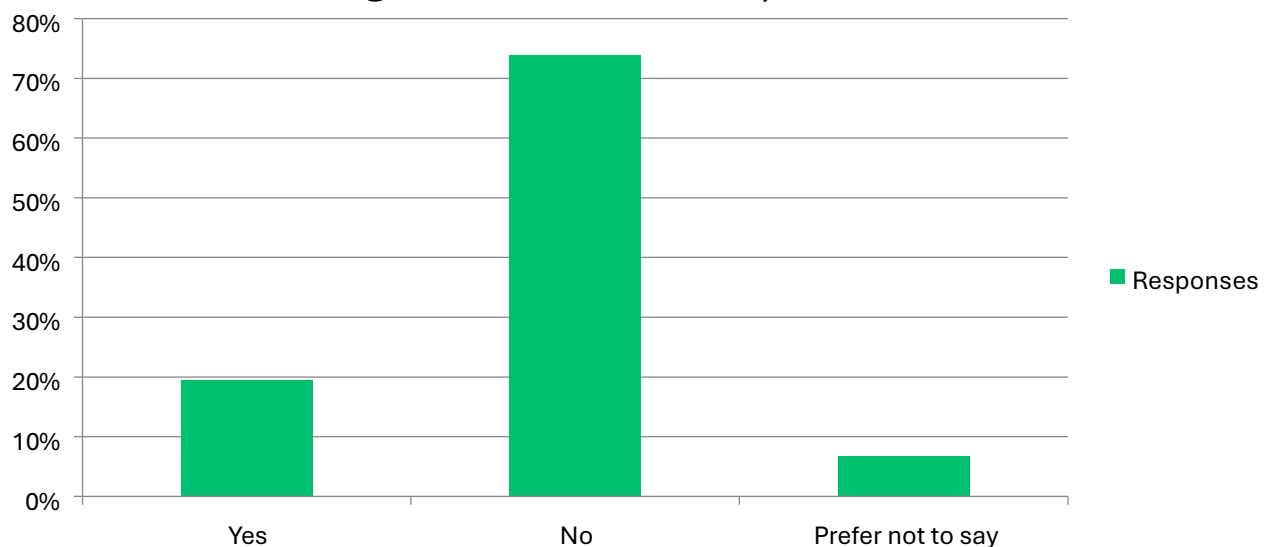


**Summary:**

- **Man: 33%** (148 respondents)
- **Woman: 66%** (294 respondents)
- **Non-binary: 0%** (0 respondents)
- **Prefer not to say: 1%** (4 respondents)

This chart below presents the responses to whether participants have a disability or a limiting long-term illness (lasting longer than 12 months).

### Respondents who have a disability or limiting long term illness (i.e. lasting longer than 12 months)



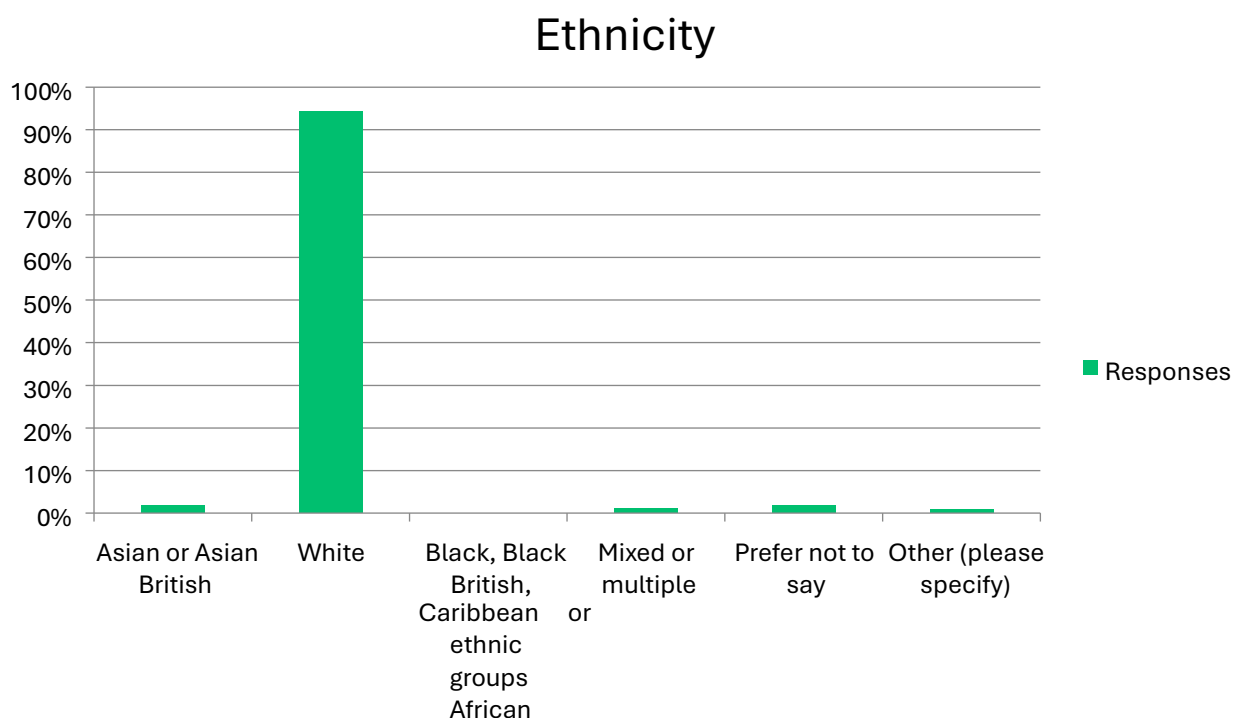
**Summary:**

- **Yes: 19%** (87 respondents) indicated they have a disability or limiting long-term illness.
- **No: 74%** (330 respondents) stated they do not have a disability or limiting long-term illness.



- **Prefer not to say: 7%** (30 respondents) chose not to disclose this information.

This table presents the responses to the question of ethnicity:



#### Summary:

- **Asian or Asian British:** 2% (8 respondents)
- **White:** 94% (417 respondents)
- **Black, Black British, Caribbean or African:** 0% (0 respondents)
- **Mixed or multiple ethnic groups:** 1% (5 respondents)
- **Prefer not to say:** 2% (8 respondents)
- **Other (please specify):** 1% (4 responses in the table below)

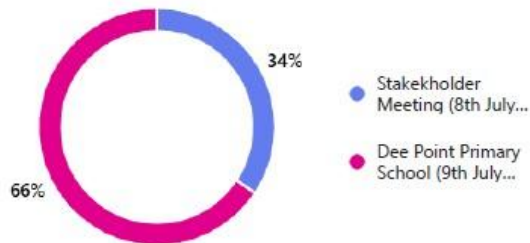
White Scottish
English
Blended family
White British

## 7.0 THANKS

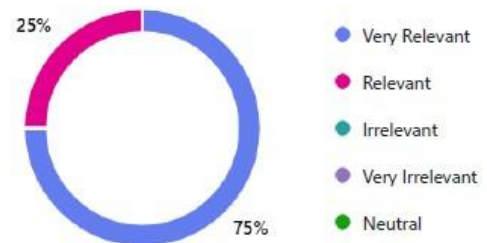
Cheshire Community Action would like to thank Blacon Neighbourhood Alliance - Neighbourhood Forum for commissioning the survey, and the Cheshire West & Chester Council Locality Team for its support in developing the questions. We would also like to thank all the residents, local organisations, stakeholders and volunteers who took the time to fill in the questionnaire and attend the engagement events.

## APPENDIX A: COMMUNITY ENGAGEMENT EVENT FEEDBACK

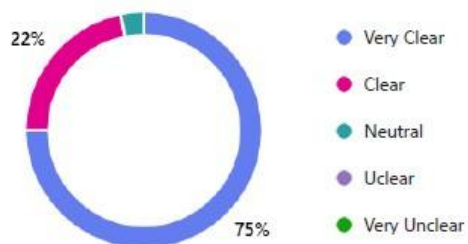
1. Which event did you attend?



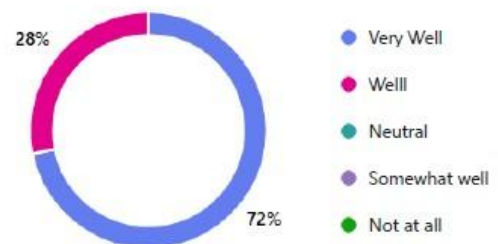
2. How relevant was the information presented to your interests and needs?



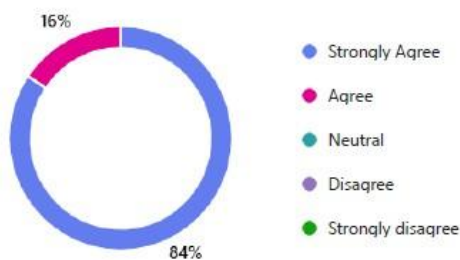
3. How clear and understandable was the information presented?



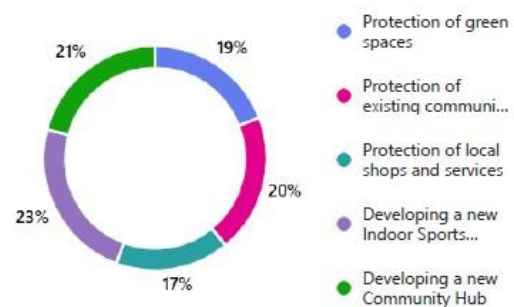
4. How well do you feel you understand the purpose and goals of the Blaenau Neighbourhood Plan after attending the event?



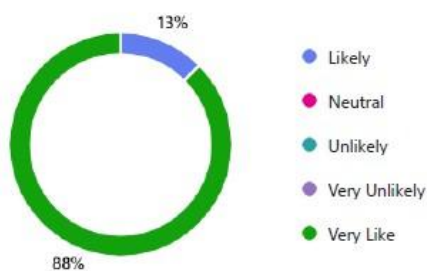
5. Do you feel the Neighbourhood Plan will benefit the community?



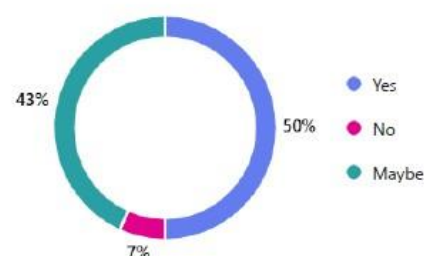
6. Which aspects of the Neighbourhood Plan do you find most important?



7. How likely are you to support the initiatives proposed in the Neighbourhood Plan?



8. Would you be interested in participating in future events or working groups related to the Blaenau Neighbourhood Plan?





This report was produced by Cheshire Community Action, the leading community support organisation in Cheshire. Web: [www.cheshireaction.org.uk](http://www.cheshireaction.org.uk)  
Registered Charity: 1074676 Company Number: 3555199  
Registered in England and Wales – Registered Office: Queens House Annexe, Queens Road, Chester, CH1 3BQ

## Appendix V

### NEIGHBOURHOOD DEVELOPMENT ORDER SITE NOTICE (REGULATION 21)

## SITE NOTICE

### BLACON COMMUNITY NEIGHBOURHOOD DEVELOPMENT ORDER

Dear Sir/Madam,

**Draft Blacon Community Neighbourhood Development Order:  
Sports & Community Hub, Cairns Crescent Sport Ground**

The Blacon Neighbourhood Alliance has prepared a draft Blacon Community Neighbourhood Development Order for land at the Sports Ground off Cairns Crescent.

It proposes to grant outline planning permission for:

**The erection of a single storey Sports & Community Hub facility (primarily a Class E(d) use with an ancillary F2 use) of up to 3,000 sq.m. floorspace with ancillary works, demolition of existing buildings and structures, retention and repositioning of the sports pitches, the provision of car and cycle parking, the reprovision of a new children's play area, with vehicle, cycling and pedestrian access as existing.**

This Blacon Community Neighbourhood Development Order is at the draft stage and has been published for consultation alongside the draft Blacon Community Neighbourhood Plan. Policy BLACON1 of the Blacon Community Neighbourhood Plan makes the Sports & Community Hub proposal that the Blacon Community Neighbourhood Development Order is intended to grant permission for.

The draft Blacon Community Neighbourhood Development Order, and draft Blacon Community Neighbourhood Plan, can be viewed at [www.blaconplan.co.uk](http://www.blaconplan.co.uk) and paper copies can be viewed at:

- Blacon Library, The Parade Enterprise Centre, 14 The Parade, Blacon, Chester, CH1 5HN (opening times: Monday to Friday 9am – 5pm and Saturday 9.30am – 1pm)
- Waggon & Horses, Western Avenue, Blacon, Chester, CH1 5PR (opening times: Every day 11am – 12.30am)

Please send any comments you have on the Blacon Community Neighbourhood Development Order and/or Blacon Community Neighbourhood Plan to [secretary@blaconneighbourhoodalliance.co.uk](mailto:secretary@blaconneighbourhoodalliance.co.uk) or by post to Blacon Neighbourhood Alliance, c/o 33 Ashfield Crescent, Blacon, Chester CH1 5AU by **Monday 5<sup>th</sup> May 2025**. Any comments made after that deadline may not be considered.

We look forward to hearing your views.

Yours sincerely,

Chair,  
Blacon Neighbourhood Alliance

## Appendix VI

### NEIGHBOURHOOD DEVELOPMENT ORDER LETTER TO RESIDENTS SURROUNDING CARINS CRESCENT SITE (REGULATION 21)

30 – 78 Western Avenue  
2 – 16 Melbourne Road  
2 – 46 Cairns Crescent  
9 – 21A Highfield Road

Dear Sir/Madam,

**Draft Blacon Community Neighbourhood Development Order:  
Sports & Community Hub, Cairns Crescent Sport Ground**

The Blacon Neighbourhood Alliance has prepared a draft Blacon Community Neighbourhood Development Order to grant planning permission for:

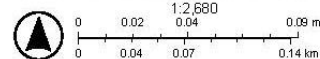
The erection of a single storey Sports & Community Hub facility (primarily a Class E(d) use with an ancillary F2 use) of up to 3,000 sq.m. floorspace with ancillary works, demolition of existing buildings and structures, retention and repositioning of the sports pitches, the provision of car and cycle parking, the reprovision of a new children's play area, with vehicle, cycling and pedestrian access as existing.

The land comprises the Sports Ground off Cairns Crescent in Blacon:



3/4/2025

— NDO Site Boundary



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A Neighbourhood Development Order is like a planning application in that it grants planning permission for the proposed development and use of the land. But the process of making an Neighbourhood Development Order is very different as they are intended to be prepared by local community organisations for proposals to benefit the local area. To that end, an Neighbourhood Development Order is approved by a vote at a local referendum of voters, not by the planning committee.

This Blacon Community Neighbourhood Development Order is at the draft stage and has been published for consultation alongside the draft Blacon Community Neighbourhood Plan. Policy BLACON1 of the plan makes the Sports & Community Hub proposal that the Blacon Community Neighbourhood Development Order is intended to grant permission for.

Importantly, the Neighbourhood Development Order is more like an outline planning application in that it covers the issues in principle but not in detail. As with any other application, the Neighbourhood Development Order will be approved subject to conditions that require all of those details to be submitted to the local planning authority (Cheshire West and Chester) before a scheme can start on site.

The Blacon Neighbourhood Alliance has undertaken all of the local community engagement on the proposals so far and has published the draft plan and Blacon Community Neighbourhood Development Order. However, it expects the newly formed Blacon Community Trust to take the Neighbourhood Development Order forward by preparing the detailed proposals once the Blacon Community Neighbourhood Development Order is approved and funding has been secured.

The draft Blacon Community Neighbourhood Development Order, and draft Blacon Community Neighbourhood Plan, can be viewed at [www.blaconplan.co.uk](http://www.blaconplan.co.uk) and paper copies can be viewed at:

- Blacon Library, The Parade Enterprise Centre, 14 The Parade, Blacon, Chester, CH1 5HN (opening times: Monday to Friday 9am – 5pm and Saturday 9.30am – 1pm)
- Waggon & Horses, Western Avenue, Blacon, Chester, CH1 5PR (opening times: Every day 11am – 12.30am)

Please send any comments you have on the Blacon Community Neighbourhood Development Order and/or Blacon Community Neighbourhood Plan to [secretary@blaconneighbourhoodalliance.co.uk](mailto:secretary@blaconneighbourhoodalliance.co.uk) or by post to Blacon Neighbourhood Alliance, c/o 33 Ashfield Crescent, Blacon, Chester CH1 5AU by **Monday 5<sup>th</sup> May 2025**. Any comments made after that deadline may not be considered.

We look forward to hearing your views.

Yours sincerely,

Chair,  
Blacon Neighbourhood Alliance



## APPENDIX VII

### EVIDENCE OF PUBLICITY

### **BNP and BNA Social Media Posts**

Send regular updates and reminders throughout the early engagement phase on the Blacon Neighbourhood Plan Facebook page, cross-promote on the Blacon Neighbourhood Alliance Facebook page. Posts to highlight the importance of community involvement, promote the online survey, encourage attendance at events like the Blacon Festival and Community Information Evening.

Blacon Neighbourhood Plan Facebook Page

[\[https://www.facebook.com/profile.php?id=61558665167022\]](https://www.facebook.com/profile.php?id=61558665167022)

Blacon Neighbourhood Alliance Facebook Page

[\[https://www.facebook.com/groups/504874241760571\]](https://www.facebook.com/groups/504874241760571)

### **29<sup>th</sup> April 2024**

Blacon Neighbourhood Alliance Neighbourhood Forum has formed the Blacon Neighbourhood Plan Working Group to manage the project on a day to day basis. How can I get involved?

Blacon Neighbourhood Alliance Neighbourhood Forum is looking for residents, business owners and members of community groups to join the Blacon Neighbourhood Plan Working Group.

If you would like to be involved in the Blacon Neighbourhood Plan Working Group, please email your name and email address or phone number to [blaconneighbourhoodplan@gmail.com](mailto:blaconneighbourhoodplan@gmail.com)

By giving your details you will be giving consent to store your information electronically and securely by Blacon Neighbourhood Alliance Neighbourhood Forum. We will only store this data for the purposes of correspondence relating to the Blacon Neighbourhood Plan. Consent can be easily withdrawn by emailing [blaconneighbourhoodplan@gmail.com](mailto:blaconneighbourhoodplan@gmail.com)

### **29 April 2024**

What is a Neighbourhood Plan?

A Neighbourhood Plan is a legal planning document that guides future development up to 2030. It will allow the community to help direct the extent, type, location and design of future development as well as setting out what needs to be protected. It is community led – we, the community, research it, write it and vote to accept it.

If adopted, after a local referendum, Cheshire West & Chester Council will use the Neighbourhood Plan, along with its Borough-wide Local Plan, and the National Planning Policy to determine planning applications for Blacon Neighbourhood Area. The policies must focus on land use issues i.e. how land is used, what will be permitted to be built and what will be protected. Therefore, it cannot address non-land use planning issues such as: speeding, highways, bus timetables, accessing health appointments and litter

on streets. However, these are still important issues that can be addressed via your local Ward Councillors.

The Blacon Neighbourhood Plan Working Group has commissioned Cheshire Community Action (a local charity with expertise in supporting communities to influence development) to carry out the survey independently – paid for with a government grant.

### **17 June 2024**

Help Shape the Future of Blacon!

We're excited to announce the launch of the Blacon Neighbourhood Plan! This is a community-led initiative that will influence future planning decisions in Blacon, from protecting our green spaces and local shops to developing new community facilities.

Why is this important?

- Protect and enhance green spaces
- Preserve local shops and services
- Safeguard existing community facilities
- Gain planning permission for a new Community Hub and Indoor Sports Facility

We Need Your Input! Your views and priorities are crucial. Participate by completing our online survey, [www.surveymonkey.com/r/BlaconSurvey](https://www.surveymonkey.com/r/BlaconSurvey) by 31st July 2024.

Together, we can create a Neighbourhood Plan that truly reflects the needs and aspirations of our community. Let's make Blacon an even better place to live!

About Blacon Neighbourhood Alliance: Designated by Cheshire West & Chester Council, our Forum is your voice in this vital planning process.

### **22 June 2024**

Why Your Input in the Blacon Neighbourhood Plan Survey Matters!

Have you completed the Blacon Neighbourhood Plan survey yet? If not, here are a few important reasons why your input is crucial:

1. **Protect and Enhance Green Spaces:** Love our local parks and green areas? Completing the survey helps ensure these spaces are preserved and enhanced for future generations.
2. **Preserve Local Shops and Services:** Support the local businesses you love by sharing your thoughts on how we can keep them thriving in Blacon.
3. **Develop New Community Facilities:** Want to see a new Community Hub or Indoor Sports Facility? Your input can make these dreams a reality.
4. **Make Your Voice Heard:** This is your chance to directly influence the future of Blacon.

Every opinion counts and helps create a plan that truly reflects our community's needs and aspirations.

Take the Survey Now: [www.surveymonkey.com/r/BlaconSurvey](http://www.surveymonkey.com/r/BlaconSurvey)

Survey Deadline: 31st July 2024

Let's work together to make Blacon an even better place to live, work, and play. Thank you for your participation!

### **23 June 2024**

We need your input! Here is the timeline for our community consultation for the Blacon Neighbourhood Plan:

- Survey Open Until 31st July: Share your thoughts and help shape the future of Blacon! <http://www.surveymonkey.com/r/BlaconSurvey>
- From Monday 1st July: Look out for posters around the community and leaflets distributed to households
- Blacon Festival: Saturday 6th July at Queen Elizabeth Field
- Community Information Event: Tuesday 9th July at 6.30pm at Dee Point Primary School
- Blacon Youth Football Club 60th Anniversary: Saturday 20th July at Cairns Crescent

Your participation is crucial! Join us at these events to ensure the Neighbourhood Plan reflects the views and issues which are most important to you

### **4 July 2024**

We'll be at the Blacon Festival this Saturday, 6th July, at Queen Elizabeth Field from 1pm to 5pm. Come by our stall to learn more about the Blacon Neighbourhood Plan and how it can shape the future of our community.

Why Stop By?

- Get information about the Neighbourhood Plan
- Share your thoughts and ideas
- Complete our survey on-site and have your say

Your input is crucial in creating a Plan that reflects our community's needs and aspirations. We can't wait to hear from you!

Take the Survey Now: <http://www.surveymonkey.com/r/BlaconSurvey>

### **6 July 2024**

Join Us at the Blacon Festival Today!

The Blacon Festival is happening TODAY at the Queen Elizabeth Field from 1 PM to 5 PM. Don't miss out on the fun and the chance to have your say!

Visit our Stall:

- Learn more about the Neighbourhood Plan
- Share your thoughts and ideas
- Ask questions and get answers from the team
- Complete our survey on-site

Your input is crucial in creating a Plan that reflects our community's needs and aspirations. We can't wait to hear from you!

Take the Survey Now: [www.surveymonkey.com/r/BlaconSurvey](https://www.surveymonkey.com/r/BlaconSurvey)

See you at the Festival!

### **6 July 2024**

Didn't get a chance to visit us at the Blacon Festival? No worries! You can still learn all about the Blacon Neighbourhood Plan and share your thoughts.

Join us at the Community Information Event  
on Tuesday, 9th July  
at 6:30 PM  
at Dee Point Primary School

Why Attend?

- Get information about the Neighbourhood Plan
- Share your ideas and feedback
- Ask questions and get answers from the team
- Complete our survey on-site and have your say

Your input is essential in creating a Plan that reflects our community's needs and aspirations. We can't wait to hear from you!

Take the Survey Now: [www.surveymonkey.com/r/BlaconSurvey](https://www.surveymonkey.com/r/BlaconSurvey)

See you on Tuesday!

### **12 July 2024**

 We're excited to share that the Blacon Neighbourhood Plan is getting some great coverage!

Chester Standard: Check out the article on our community survey and how you can help shape the future of Blacon!

👉 <https://www.chesterstandard.co.uk/.../24443364.chester.../#>

Dee 106.3: Read the full coverage urging Blacon residents to participate in crucial the community planning survey!

👉 <https://www.dee1063.com/.../blacon-residents-urged-to.../>

Your input is essential in creating a Plan that reflects our community's needs and aspirations. We can't wait to hear from you!

Take the Survey Now: [www.surveymonkey.com/r/BlaconSurvey](http://www.surveymonkey.com/r/BlaconSurvey)

### **1 August 2024**

🌟 Thank You for Your Input! Survey Deadline Extended! 🌟

A huge thank you to everyone who has already completed the Blacon Neighbourhood Plan survey. Your feedback is invaluable in shaping the future of our community. For those who haven't had the chance to complete the survey yet, good news! The deadline has been extended, so there's still time to make your voice heard.

#### ◆ Why Participate?

- Protect and Enhance Green Spaces 🌳
- Preserve Local Shops and Services 🏪
- Develop New Community Facilities 🏢

Take the Survey Now: [www.surveymonkey.com/r/BlaconSurvey](http://www.surveymonkey.com/r/BlaconSurvey)

Don't miss this opportunity to contribute to the Blacon Neighbourhood Plan. Your input is crucial to ensuring our community thrives!

Let's work together to create a Blacon that benefits us all! 🏡

### **24 March 2025**

The Blacon Neighbourhood Alliance has drafted the Blacon Community Neighbourhood Development Order to grant planning permission for an exciting new Sports & Community Hub at Cairns Crescent!

#### What's Proposed?

- A single-storey Sports & Community Hub (up to 3,000 sq.m. of space)
- Demolition of existing buildings & site improvements
- Retained & repositioned sports pitches
- New children's play area
- Car & cycle parking
- Maintained vehicle, cycling & pedestrian access

What is a Neighbourhood Development Order (NDO)?

Unlike a standard planning application, an NDO is approved by YOU – the residents – through a local referendum, ensuring the community has a direct say in its future. Your Voice Matters!

The draft Blacon Community Neighbourhood Development Order and draft Blacon Community Neighbourhood Plan are now open for consultation. Blacon Neighbourhood Alliance needs your feedback before they can be submitted to Cheshire West and Chester Council.

You can view the draft Blacon Community Neighbourhood Plan & draft Blacon Community Neighbourhood Development Order by visiting the website:

[www.blaconplan.co.uk](http://www.blaconplan.co.uk)

How to Give Your Feedback:

- Email: [secretary@blaconneighbourhoodalliance.co.uk](mailto:secretary@blaconneighbourhoodalliance.co.uk)

Deadline for Comments: Monday, 5th May 2025

**Brian Mcmanus**  
Admin · Top contributor · 24 March · 🌐

The Blacon Neighbourhood Alliance has drafted the Blacon Community Neighbourhood Development Order to grant planning permission for an exciting new Sports & Community Hub at Cairns Crescent!

**What's Proposed?**

- A single-storey Sports & Community Hub (up to 3,000 sq.m. of space)
- Demolition of existing buildings & site improvements
- Retained & repositioned sports pitches
- New children's play area
- Car & cycle parking
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The Blacon Community Neighbourhood Plan (BCNP) is published for statutory consultation un...

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**Blacon Neighbourhood Plan**  
24 March · 🌐

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## APPENDIX VIII

### LOCAL COMMUNITY RESPONSES AND RESPONSES FROM STATUTORY AND OTHER CONSULTEES



## Full list of Statutory Consultees, Summary of Response and How the Response has been taken into Account

Organisation	Date Consultation email sent	Date Consultation Response Received	Summary of Response	How the response has been taken into account
Cheshire West & Chester Council	24/03/2025	02/05/2025	See Appendix IX	
Sport England	10/06/2025	30/09/2025	<p>Sport England (SE) responded as a statutory consultee, focusing on the impact of the proposed Blacon Indoor Sports &amp; Community Hub on existing playing field provision at Cairns Crescent.</p> <p>SE noted that the proposals fall within their statutory remit under Paragraph 104 of the National Planning Policy Framework (NPPF) and Sport England's Playing Fields Policy, which presumes against development on playing fields unless one of the five exceptions applies. SE acknowledged that the most relevant exception was "Exception 5", where the new sports provision would deliver benefits sufficient to outweigh any loss or prejudice to existing playing field use.</p> <p>However, SE maintained a holding objection pending further information and assurance, requesting:</p>	<p>The BNPWG carefully reviewed Sport England's feedback and made several changes to the BCNDO and supporting documentation in direct response. Key amendments include:</p> <ul style="list-style-type: none"> <li>• Condition 17 of the NDO now requires a Community Use Agreement, based on Sport England's model template, covering both indoor and outdoor facilities, ensuring that affordability, inclusion, and local club priority are safeguarded.</li> <li>• Condition 13 specifies that pitch layout, dimensions, and construction must conform to Sport England's Natural Turf for Sport Guidance and the FA's Guide to Pitch and Goalpost Dimensions, with a drainage scheme to be approved by a qualified sports turf consultant.</li> <li>• The Basic Conditions Statement (§2.5 and §4.32) has been updated to reference how the proposals comply with NPPF §104 and Sport England Exception 5, confirming that no overall reduction in sports capacity will occur and that the relocated adult and youth pitches will meet the same or improved standards.</li> </ul>

			<ul style="list-style-type: none"> <li>• Evidence that replacement or equivalent facilities (particularly the mini pitch) would be provided,</li> <li>• Confirmation that pitch realignment and drainage would be designed to meet appropriate technical standards,</li> <li>• The establishment of a Community Use Agreement (CUA) to secure affordable, inclusive access for local clubs (including Blacon Youth FC and Waggon &amp; Horses FC), and</li> <li>• Clarification on flooring type and sports specifications within the proposed indoor sports hall.</li> </ul>	<ul style="list-style-type: none"> <li>• A commitment has been made for the Indoor Hub to include a multi-use sports hall capable of accommodating 5-a-side football and other indoor sports, providing a qualitative improvement over the former mini-pitch.</li> <li>• Engagement continues with Active Cheshire and local football clubs to help mitigate concerns and ensure the scheme aligns with local sports development priorities.</li> </ul> <p>Further, the BNPWG have included Sport England's suggested planning conditions in the NDO and will continue dialogue with SE and the Football Foundation before examination.</p>
Natural England	10/06/2025	21/07/2025	<p>Natural England have confirmed that the proposals do not raise any significant concerns regarding protected sites, species, or habitats. Their response advised that the plans should continue to promote biodiversity enhancement, sustainable design, and the protection of local green infrastructure in line with national planning policy.</p> <p>Natural England recommended:</p> <ul style="list-style-type: none"> <li>• Maintaining and enhancing green spaces and ecological networks across Blacon.</li> <li>• Incorporating sustainable drainage systems (SuDS) and green infrastructure within new developments.</li> </ul>	<p>The Working Group has taken Natural England's feedback into consideration by:</p> <ul style="list-style-type: none"> <li>• Strengthening references in both the BNP and BNDO to biodiversity net gain, habitat connectivity, and the integration of green infrastructure.</li> <li>• Ensuring Design Feasibility Report emphasise sustainable and environmentally sensitive design, including potential for landscaping, tree planting, and SuDS.</li> <li>• Committing to explore opportunities for biodiversity enhancements as part of the next stage of design development, working with the Liverpool John Moores University Architecture students and local stakeholders to ensure environmental considerations are embedded from the outset.</li> </ul> <p>This approach aligns with Natural England's guidance and national sustainability objectives while supporting Blacon's long-term vision for a greener, healthier, and more resilient community.</p>

			<ul style="list-style-type: none"> <li>Encouraging opportunities for habitat creation and community access to nature.</li> </ul>	
United Utilities	10/06/2025	22/07/2025	<p>United Utilities provided standard advisory comments. They did not raise any objections to the proposals. Their response emphasised the importance of:</p> <ul style="list-style-type: none"> <li>Ensuring that future development proposals take account of existing United Utilities' assets, including water mains and sewers.</li> <li>Maintaining unrestricted access for maintenance and repair.</li> <li>Incorporating sustainable drainage systems (SuDS) to manage surface water on-site.</li> <li>Engaging with United Utilities at an early stage in the detailed design process to ensure compliance with infrastructure requirements.</li> </ul>	<p>The Working Group have noted and accepted United Utilities' advice. The BNDO allows for detailed design and engineering matters to be addressed at the discharge of conditions stage. The design and business planning stages will include:</p> <ul style="list-style-type: none"> <li>A drainage strategy incorporating SuDS principles.</li> <li>Early consultation with United Utilities to confirm asset locations and protection zones.</li> <li>Ensuring that no development will compromise existing infrastructure or impede maintenance access.</li> </ul> <p>These considerations will be embedded into the next phase of design development, ensuring full alignment with United Utilities' requirements and national planning guidance on sustainable water management.</p>
Welsh Water	10/06/2025	23/07/2025	<p>Welsh Water confirmed that they have no objection to the BNP or the BNDO. Their response acknowledged that the proposed development site lies within the Welsh Water operational area and that the company had reviewed the proposals in relation to existing water and wastewater infrastructure.</p> <p>They advised that, should any future detailed development proposals progress, developers should liaise directly with Welsh Water at an early stage to discuss:</p>	<p>The Working Group acknowledges Welsh Water's advice and has reflected these recommendations in the Basic Conditions Statement under the sections relating to sustainable design and infrastructure. The next design phase will incorporate SuDS principles and early engagement with utility providers, including Welsh Water, to ensure that the proposed Indoor Sports &amp; Community Hub and any associated facilities are fully aligned with local infrastructure capacity.</p> <p>These measures demonstrate the Working Group's commitment to sustainable, compliant, and environmentally responsible design in accordance with statutory consultation feedback.</p>

			<ul style="list-style-type: none"> <li>• Connection requirements for water and wastewater services;</li> <li>• The capacity of the existing network to accommodate new demand; and</li> <li>• Any potential need for infrastructure reinforcement or protection of existing assets.</li> </ul> <p>Welsh Water also emphasised the importance of sustainable surface water management, recommending that surface water runoff be managed on site via sustainable drainage systems (SuDS), with any connections to the public sewerage network considered as a last resort.</p>	
The Mining Remediation Authority	10/06/2025	16/07/2025	Confirmed the proposed BNP and BNDO fall outside the defined coalfield area, and therefore no recorded or probable coal mining risks are associated with the sites covered by the proposals. As a result, the Coal Authority confirmed that it had no specific comments or objections to make on the BNP or BNDO.	The Working Group welcomed the confirmation that there are no coal mining legacy risks within the designated neighbourhood area. This response provides reassurance that no further investigation or remediation measures are required in relation to historical mining activity. The information has been noted within the evidence base and supports the conclusion that ground stability does not represent a constraint to the delivery of the proposed Indoor Sports & Community Hub or other development identified in the BNP and BNDO.
Avison Young (representing National Gas Transmission)	10/06/2025	14/07/2025	Avison Young, representing National Gas Transmission, confirmed that the proposed BCNP and BCNDO do not affect any of National Gas Transmission's operational assets or infrastructure in the area. Their response stated that there are no high-pressure gas pipelines or other critical installations within or near the proposed	The confirmation from National Gas Transmission has been noted, and no further action is required. The BNPWG has recorded this response in the consultation log to demonstrate that relevant statutory infrastructure providers were consulted and that there are no identified risks or constraints relating to gas transmission infrastructure. This provides assurance that the proposals in the BCNP and BCNDO are

			development boundary that would raise safety or operational concerns.	compatible with existing utility infrastructure and meet national planning consultation requirements.
National Highways	10/06/2025			
Vodafone and O2	10/06/2025			
Cheshire Racial Equality Council	10/06/2025			
Jodrell Bank Observatory	10/06/2025			
Cadw	10/06/2025			
Network Rail	10/06/2025			
Office for Nuclear Regulation	10/06/2025			
Cheshire Brine Subsidence Compensation Board	10/06/2025			
NHS England	10/06/2025			
Environment Agency	10/06/2025			
Natural Resources Wales	10/06/2025			
Historic England	10/06/2025			
NHS Property Services	10/06/2025			
National Grid plc	10/06/2025			
Fisher German	10/06/2025			
EE	10/06/2025			
Three	10/06/2025			
Health & Safety Executive	10/06/2025			
Cheshire Police Constabulary	10/06/2025			
Severn Trent Water	10/06/2025			
Cheshire Gardens Trust	10/06/2025			
Defence Infrastructure Organisation	10/06/2025			
Fisher German LLP	10/06/2025			

Marine Management Organisation	10/06/2025			
The Mersey Forest	10/06/2025			
Environment Agency	10/06/2025			

## Full list of Other Consultees, Summary of Response and How the Response has been taken into Account

Cheshire Community Action	24/03/2025	29/04/2025	<p>As the organisation commissioned to deliver the 2024 Community Engagement Report, CCA expressed full support for the BCNP and BCNDO, confirming that the proposals directly reflect the priorities identified through their consultation work with residents.</p> <p>CCA highlighted the following key points of support:</p> <ul style="list-style-type: none"> <li>• Strong community demand</li> <li>• Appropriate location</li> <li>• Inclusive and flexible design</li> <li>• Community-led operation</li> <li>• Alignment with wider community goals</li> <li>• Support for all policies (BLACON1–4)</li> </ul> <p>CCA concluded that the BCNP and BCNDO represent “a groundbreaking example of community-led planning for the Borough,” urging Cheshire West and Chester Council to proceed to examination and adoption.</p>	<p>The strong endorsement from CCA has been fully acknowledged and reflected. Their feedback has reinforced the evidence base for:</p> <ul style="list-style-type: none"> <li>• The Community-Led Governance Model, ensuring the facility will be operated by the Blacon Community Trust (BCT) as a non-profit body safeguarding affordability and inclusion.</li> <li>• The selection of Cairns Crescent as the preferred site, based on CCA’s consultation data confirming community support, accessibility, and existing sports use.</li> <li>• The design and use parameters in the NDO, which align with community expectations for multi-use, accessible facilities.</li> <li>• The continued emphasis on inclusivity, sustainability, and protection of existing assets in line with CCA’s recommendations.</li> <li>• The integration of community engagement findings from CCA’s 2024 report throughout the revised Basic Conditions Statements and Consultation Statement.</li> </ul> <p>No modifications were required to address objections, as CCA’s submission was wholly supportive.</p>
Waggon and Horses Football Club	24/03/2025	31/05/2025	<p>Expressed a strong endorsement of both the BCNP and BCNDO. The Club described the proposed Indoor Sports &amp; Community Hub at Cairns Crescent as a much-needed development that will benefit local</p>	<p>The strong has been recognised and directly informs the continued development of the proposals. Their endorsement has been reflected in:</p> <ul style="list-style-type: none"> <li>• Strengthening the Community Access and Management Framework, ensuring that local clubs</li> </ul>

			<p>residents, community organisations, and grassroots sport across Blacon.</p> <p>The Club highlighted that:</p> <ul style="list-style-type: none"> <li>• The existing outdoor facilities at Cairns Crescent and surrounding areas require significant improvement to meet the growing needs of local teams.</li> <li>• The proposed Hub would provide essential indoor training and meeting spaces, supporting year-round participation, especially during winter months.</li> <li>• The facility would help to retain young players in the area, reducing the need for teams to travel outside Blacon for training and matches.</li> <li>• They welcomed the community-led approach, and confirmed their willingness to work in partnership to maximise community access.</li> </ul> <p>The Club also noted their ongoing commitment to maintaining the pitches they currently use in partnership with Blacon Youth Football Club, ensuring that grassroots provision remains strong across Blacon.</p>	<p>are prioritised users under the proposed Community Use Agreement.</p> <ul style="list-style-type: none"> <li>• Reinforcing the importance of year-round, inclusive access to indoor and outdoor sports facilities in Blacon</li> <li>• Ensuring that local football clubs are represented in the ongoing Design Feasibility Working Group, working alongside Liverpool John Moores University students to refine the facility layout.</li> </ul>
Blacon High School	24/03/2025	23/05/2025	<p>The school fully supports the proposals set out in the BCNP and the BCNDO. The school expressed its agreement with the decision not to locate the proposed Indoor Sports &amp; Community Hub on the school site, recognising that this approach is appropriate given the site constraints and</p>	<p>Blacon High School's endorsement has reinforced confidence in the Cairns Crescent site as the preferred and most suitable location for the new Indoor Sports &amp; Community Hub. Their feedback confirmed that relocating the hub away from the school grounds avoids potential operational and space conflicts, ensuring that</p>



			<p>the lapsed planning permission for earlier schemes.</p> <p>The response also reaffirmed the school's commitment to continuing its partnership with local sports and community organisations to improve opportunities for young people in Blacon.</p>	<p>both the school and the community benefit from dedicated, well-managed facilities.</p> <p>The school's continued collaboration has also supported the mitigation approach to address the loss of the 7v7 pitch at Cairns Crescent through re-provision at the Blacon High School site, as outlined in the Supporting Statement to Sport England. This reinforces the alignment between educational and community sports priorities within Blacon.</p> <p>Blacon High School remains an important stakeholder and delivery partner, helping to ensure the Blacon Neighbourhood Plan's objectives for inclusive, accessible, and sustainable community sports provision are achieved.</p>
Blacon Boxing	24/03/2025	03/06/2025	<p>Expressed full support BCNP and BCNDO, particularly the proposal for a new Sports and Community Hub at Cairns Crescent. The Club highlighted the lack of suitable facilities in Blacon, noting that they currently operate from Deva Boxing in Saltney, over 5 miles away, which creates accessibility challenges for many members. They emphasised that a local boxing gym within the proposed hub would:</p> <ul style="list-style-type: none"> <li>• Greatly improve access and participation, particularly for young people and families without transport.</li> <li>• Enable the club to relocate operations back into Blacon, supporting local sustainability.</li> <li>• Offer mental and physical wellbeing benefits, fostering discipline,</li> </ul>	<p>The club's input reinforced the community-led rationale behind Policy BLACON1 and the BCNDO, helping to justify the inclusion of an indoor multi-sport area and a dedicated boxing space in the hub's design feasibility work.</p> <p>In response, the BNPWG has continued to:</p> <ul style="list-style-type: none"> <li>• Work with Liverpool John Moores University (LJMU) on the design feasibility to ensure flexible indoor space for sports such as boxing and fitness training.</li> <li>• Highlight the social inclusion and wellbeing benefits of the hub</li> </ul> <p>The club's support has strengthened the case for the hub as a multi-sport, inclusive, and accessible community asset, directly contributing to the refinement and justification of the final NDO proposal.</p>

			<p>confidence, and positive behaviour in young people.</p> <ul style="list-style-type: none"> <li>• Allow the Club to financially contribute to the running of a community-led facility, strengthening local partnerships.</li> </ul>	
Blacon Youth Football Club	24/03/2025	28/05/2025	<p>As the leaseholder of the Cairns Crescent site, expressed strong support for both the BCNP and BCNDO. The Club welcomed the proposal for a new Indoor Sports &amp; Community Hub, describing it as a long-overdue investment in local sports and community infrastructure.</p> <p>BYFC highlighted that the development will deliver modern changing facilities, indoor and outdoor football provision for all seasons, and enhanced community spaces, including a new play area and multi-use indoor facilities such as a boxing gym and community rooms.</p> <p>The Club also confirmed that The Waggon and Horses FC has now joined BYFC, reintroducing senior football to the club and expanding opportunities for players of all ages. They emphasised that the hub will foster inclusion, wellbeing, and pride in the community.</p>	<p>BYFC feedback has directly informed several aspects of the BCNP and BCNDO, including:</p> <ul style="list-style-type: none"> <li>• Ensuring the proposed design includes high-quality changing rooms and flexible indoor sports spaces.</li> <li>• Supporting the inclusion of equitable access and affordable hire policies within Blacon Community Trust's proposed Community Use Agreement (CUA).</li> <li>• Reflecting the club's priorities for sustainable, year-round pitch access and inclusive community programming.</li> <li>• Acknowledging the merger with The Waggon and Horses FC as a positive development that strengthens community-based football in Blacon.</li> </ul> <p>BYFC's response reinforced community consensus that the Indoor Sports &amp; Community Hub represents a once-in-a-generation opportunity to enhance local sports participation, wellbeing, and social cohesion, and their ongoing collaboration has been integral to shaping the project's delivery plan.</p>
Blacon Community Trust	10/06/2025	20/07/2025	<p>Expressed full support for the BCNP and its overarching vision for community-led regeneration. The Trust praised the plan's inclusive approach, alignment with community priorities, and emphasis on wellbeing, sustainability, and equity.</p>	<p>BCT's feedback has been instrumental in reinforcing the governance and delivery framework of the BCNP and the BCNDO. The Trust has now been formally established as the community organisation that will own and manage the future Indoor Sports &amp; Community Hub.</p>

			<p>BCT strongly endorsed the plan's focus on:</p> <ul style="list-style-type: none"> <li>• Protecting green spaces as vital for physical and mental health.</li> <li>• Delivering affordable and accessible housing to meet local needs.</li> <li>• Developing community hubs and local services, particularly the proposed Indoor Sports &amp; Community Hub at Cairns Crescent, as a means to strengthen community cohesion and local opportunity.</li> <li>• Collaborative governance, noting its commitment to being an active partner in delivering the plan's objectives.</li> </ul>	<p>As a result of BCT's engagement:</p> <ul style="list-style-type: none"> <li>• A Community Use Agreement (CUA) has been proposed by BCT to ensure transparent, inclusive, and affordable access to the hub for all community users.</li> <li>• BCT's Income Sustainability Plan has been referenced to demonstrate long-term financial resilience and community ownership.</li> </ul> <p>BCT's continued partnership provides the foundation for the plan's sustainability, ensuring that decision-making remains transparent, locally accountable, and rooted in community needs.</p>
Avenue Services	10/06/2025	23/05/2023	<p>Avenue Services, as the landowner of the Cairns Crescent site, responded positively in principle to the BCNP and BCNDO. Their response confirmed that the organisation had no objections to the proposed Indoor Sports &amp; Community Hub, subject to resident support and Cheshire West and Chester Council (CWaC) approval. They requested further information regarding funding sources, building scale, and future management arrangements, recognising that the project was still at an early feasibility stage. Avenue Services also expressed interest in seeing how community feedback and concerns had been addressed through the consultation process.</p> <p>Due to timing and internal circumstances, Avenue Services' Board did not issue a</p>	<p>The BNPWG has continued to work closely with Avenue Services following the consultation, recognising their central role as site owner and key delivery partner. In response to their feedback:</p> <ul style="list-style-type: none"> <li>• A Design Feasibility Study has since been commissioned with Liverpool John Moores University to address questions about building size, scale, and layout.</li> <li>• The Blacon Community Trust has been formally established to act as the managing body for the hub, providing the governance structure Avenue Services requested clarity on.</li> <li>• A Community Use Agreement (CUA) is being developed to ensure transparency in access, pricing, and management of the hub.</li> <li>• The Working Group has shared all consultation results, including resident feedback and mitigation measures, to keep Avenue Services informed of community sentiment and next steps.</li> </ul>

			formal written statement before the consultation closed, but ongoing correspondence reaffirmed their intention to remain engaged as a key stakeholder in the project.	Ongoing collaboration between Avenue Services, the BNPWG, and other partners (including Active Cheshire and CWaC) ensures that the project remains aligned with both resident priorities and landowner requirements.
Holy Trinity Church	24/03/2025	27/03/2025	<p>Holy Trinity Church, submitted a detailed response raising several concerns about Policy BLACON2: Community Facilities in the draft BCNP.</p> <p>The response highlighted:</p> <ul style="list-style-type: none"> <li>• Inaccuracies in the listing of community facilities, noting that the plan had confused premises with the organisations that use them. For example, Blacon Beacon (officially “Pantry for Blacon CIO”) operates from Trinity Hall, which is owned by the Church and Diocese of Chester, rather than being a standalone community facility.</li> <li>• Omissions in the list of local community facilities, including Lauren Court Care Home, St Theresa’s Social Club, and the Parade Enterprise Centre (which includes community rooms, the library, and Elms Medical Centre).</li> <li>• Concerns that the policy wording was too restrictive, as it could unintentionally prevent beneficial changes of use (e.g., if a care home or nursery closed and was repurposed for another community use).</li> </ul>	The BNPWG has acknowledged and addressed the points raised by Holy Trinity Church.

			<ul style="list-style-type: none"> <li>A call for greater accuracy and flexibility in how community facilities are described and protected in the Plan.</li> </ul>	
Cheshire Archaeology Planning Advisory Service	24/03/2025	02/05/2025	<p>The Cheshire Archaeology Planning Advisory Service (APAS) noted that the draft Blacon Neighbourhood Plan did not include any policies or references relating to the historic environment.</p> <p>They acknowledged that it is entirely appropriate for the authors of the Plan to determine which themes to include and that the omission may have been a deliberate choice. However, they suggested that if the BNPWG wished to include this area in more detail, the Cheshire Historic Environment Record (HER) could provide valuable information on known archaeological and historical features within Blacon.</p> <p>These include:</p> <ul style="list-style-type: none"> <li>The Second World War camp site;</li> <li>The site of Blacon Hall;</li> <li>Several historic boundaries; and</li> <li>A possible late prehistoric or Roman enclosure.</li> </ul> <p>APAS also provided reference materials outlining best practices for addressing the historic environment within Neighbourhood Plans, should the BNPWG wish to explore this further in future revisions.</p>	<p>The BNPWG welcomed the comments from APAS and acknowledged the importance of the area's historic context. While the focus of the current Plan remains on addressing pressing local priorities, particularly green spaces, and community infrastructure, the feedback has been incorporated as follows:</p> <ul style="list-style-type: none"> <li>The Working Group has committed to consulting the Cheshire Historic Environment Record during any future revisions or related planning work to ensure that significant heritage assets are considered in development proposals, particularly around Cairns Crescent and Blacon Hall areas.</li> <li>The APAS guidance document has been retained for use in future stages of neighbourhood planning, particularly when developing detailed design guidance or heritage-led regeneration initiatives.</li> </ul> <p>This approach ensures that Blacon's heritage is recognised and preserved without detracting from the Plan's central focus on social and community-led development.</p>
Upton by Chester Parish Council	10/06/2025			
Saughall & Shotwick Park Parish Council	10/06/2025			

Mollington Civil Parish Council	10/06/2025			
Flintshire County Council	10/06/2025			
Sealand Community Council	10/06/2025			
National Air Traffic Control	10/06/2025			
King George V Community Sports Facility	24/03/2025			
St Theresa's Catholic Primary School	24/03/2025			
St Theresa's RC Church	24/03/2025			
Blacon Beacon	24/03/2025			
The United Reform Church	24/03/2025			
The Arches Community Primary School	24/03/2025			
Highfield Community Primary School	24/03/2025			
JH Godwin Primary School and Stepping Stones Pre-School	24/03/2025			
Blacon High School	24/03/2025			
Matthew Henry Evangelical Church	24/03/2025			
Ash Tree Day Nursery	24/03/2025			
Dee Point Primary School	24/03/2025			

# Summary of Postive Responses from Local Community

67 of the 72 responses received from the local community expressed clear and enthusiastic support for the Blacon Community Neighbourhood Plan and Blacon Community Neighbourhood Development Order. The majority of residents, local clubs, and community representatives welcomed the proposals, particularly the Indoor Sports & Community Hub at Cairns Crescent, recognising it as a once-in-a-generation opportunity to improve local facilities, strengthen community pride, and provide inclusive opportunities for residents of all ages.

The following section summarises the key themes that emerged from these responses, supported by direct quotations from local residents and stakeholders.

## 1. Strong Community Support

Residents consistently described the Indoor Sports & Community Hub as a long-overdue investment in Blacon's people and potential.

"This would be such an asset to all local clubs and the people of our community, now and for future generations to come."

"Blacon has needed something like this for years — it will finally give us a proper place to come together."

"It's fantastic to see something positive happening for Blacon instead of things being taken away."

"This plan will make a huge difference. The community deserves this."

## 2. Opportunities for Young People

The most frequently mentioned benefit was for Blacon's youth, who respondents said urgently need safe, positive spaces to play sport, learn, and socialise.

"The children of Blacon need somewhere they can meet up and enjoy themselves instead of being bored and having nowhere to go."

"It will keep young people busy, fit, and focused, not hanging around the streets."

"A new facility like this gives young people hope and something to look forward to."

"It's a great opportunity for kids to get involved in sport and away from trouble."

## 3. Health, Wellbeing, and Inclusion

Respondents highlighted the project's potential to support mental and physical wellbeing across all age groups, while promoting inclusivity and accessibility.

"It will be a real lifeline — offering opportunities for social connection, emotional well-being, and community belonging."

"This space will be good for everyone — young, old, disabled, lonely, and those struggling with their health."

"The focus on affordability and accessibility is especially important. It's clear this is being designed for everyone."

"Having a place to meet, move, and connect will make a huge difference to people's mental health."

## **4. Community Pride and Regeneration**

Many respondents saw the project as a symbol of local pride and a catalyst for regeneration in Blacon.

“This plan looks amazing — just what Blacon needs and deserves.”

“This project will bring back pride to our area.”

“For too long Blacon has been left behind — this shows that people here care about our future.”

“This isn’t just a building — it’s a chance to change lives and bring hope to Blacon.”

## **5. Safety and Social Impact**

A recurring theme was the potential for the Indoor Sports & Community Hub to reduce anti-social behaviour and improve community safety.

“This will help keep kids off the streets and give them a safe place to go.”

“It would reduce crime and make the area safer for everyone.”

“This project would stop children hanging around with nothing to do — it’s a brilliant idea.”

“It’s about time something positive was done for the younger generation.”

## **6. Cross-Generational Benefits**

Respondents valued that the facility would serve all ages — not just sports players, but families, older residents, and community groups.

“It’s about creating a vibrant space where people of all ages and backgrounds can come together.”

“It would be great for older people too — a place for everyone to connect and take part.”

“It’s a space for the whole community, not just one group. That’s what makes it so special.”

“My family have lived here for generations — this would mean a lot to us.”

## **7. Support from Local Clubs and Organisations**

Several sports clubs, local groups, and community organisations expressed formal support for the BCNP and BCNDO, recognising their role in securing long-term investment.

“As a Blacon Youth Coach and Minister of Blacon Hope Church, I fully support the redevelopment — it will have an impact for years to come.”

“Our teams desperately need better facilities — this project would transform grassroots sport in Blacon.”

“It’s good to see the community being listened to. The Hub would benefit so many clubs and families.”

“We’ll support this all the way — it’s for the next generation.”

## **8. Honouring Blacon’s Heritage and Local Heroes**

Some respondents mentioned the opportunity for the Indoor Sports & Community Hub to celebrate Blacon’s identity and honour local sporting figures.



“It would be nice to have memorials or tributes to Blacon’s local legends inside the new building.”

“This project would mean so much to those who have dedicated their lives to the community.”

“We’ve lost some amazing people in Blacon — this would be a lasting legacy for them.”

## **Conclusion**

The consultation responses clearly demonstrate widespread community support for the BCNP and BCNDO. Residents, sports clubs, and organisations view the proposed Indoor Sports & Community Hub as a transformational project that will strengthen Blacon’s identity, improve health and wellbeing, and deliver lasting benefits for future generations.

“Blacon needs this. One place that’s the heart of the community — something positive for everyone.”

“This project is about pride, inclusion, and opportunity. It’s what Blacon has been waiting for.”

# Summary of Concerns from Local Community

A small number of respondents raised concerns about specific aspects of the proposals. These comments focused primarily on the potential scale and design of the proposed Indoor Sports & Community Hub, parking and traffic implications, environmental impact, and the level of consultation and communication.

The Working Group has carefully considered each of these concerns and, where appropriate, has provided clarification or taken steps to address them within the revised documents. The following section summarises the key issues raised and outlines how they have been taken into account.

## 1. Concerns about Scale and Visual Impact of the Building

Several responses expressed strong objections to the size and visual dominance of the proposed building on Cairns Crescent, describing it as out of scale for the surrounding residential area.

“The size of this building belongs on an industrial estate and not slapped on a green space being used as a football ground.”

“This is a matter of serious impact to us, the neighbours — not residents living on the other side of Blacon.”

Residents highlighted concerns that the design would be “overbearing and intrusive”, and one respondent submitted a photograph to illustrate the scale relative to nearby homes.

## 2. Concern about Consultation and Communication

There was a sense of frustration among nearby residents about not being notified earlier or being adequately consulted before the proposal was shared publicly.

“I’m very disappointed at the fact we have not been informed up till today with regards to the proposal.”

“Absolutely shocked and feeling betrayed by how this has landed on our doorstep without any informal chats about our thoughts.”

Respondents felt that the consultation should have included earlier engagement and direct discussions with immediate neighbours.

## 3. Concern about Residential Amenity — Privacy, Noise, and Light Pollution

Residents living adjacent to Cairns Crescent expressed concern about the potential impact on privacy, noise, and lighting from the proposed hub and repositioned pitches.

“The privacy that we are entitled to should remain — are there to be any windows overlooking us?”

“What time will it run until at night?”

“Are the new repositioned pitches at Cairns going to be floodlit? My home backs onto the field and I’m worried about late night noise and light pollution.”

These concerns relate to the operational aspects of the hub, such as hours of use, lighting, and site layout.

#### **4. Concern about Property Values and Parking Impacts**

Some respondents also referenced the potential effect on property values and parking pressures due to increased visitor traffic.

“As a neighbouring property I need to have a clear understanding of the potential risk that could affect the valuation of my property.”

“I own a garage off Cairns Crescent and have had issues with inconsiderate parking... I couldn’t get my vehicle down on many occasions.”

### **Response to Community Concerns**

The Working Group has taken all concerns raised by residents seriously, and each issue has been carefully. These concerns have directly informed revisions to the BCNDO and have shaped the approach to community engagement and design development moving forward.

#### **1. Scale and Visual Impact of the Building**

The concept drawings included in the BCNDO are indicative only and are not formal submission plans. In response to residents’ concerns about the potential scale and visual prominence of the proposed building, the Working Group is now working in partnership with Architecture Master’s students from Liverpool John Moores University (LJMU) to produce refined feasibility drawings. These drawings will demonstrate how the building can accommodate all proposed uses within an appropriate footprint and height, ensuring it sits comfortably within its residential surroundings.

A local resident whose home backs onto the site, and who expressed concerns regarding the building’s size and appearance, has been invited to join the Working Group’s Design Team. This will ensure that residents’ perspectives are directly represented in the design process. The design exercise will also explore materials, landscaping, and layout options to minimise visual impact and enhance the overall setting.

#### **2. Consultation and Communication**

The Working Group recognises the importance of open and transparent communication with local residents. During the Regulation 14 consultation, letters and leaflets were hand-delivered to properties surrounding Cairns Crescent (Appendices II and VI). In addition, members of the Working Group hosted a public engagement stall at the Blacon Youth FC 60th Anniversary event, at Cairns Crescent on 20 July, where 44 residents completed paper surveys and shared feedback.

Going forward, the Working Group has strengthened its community engagement by establishing a Design Feasibility Group, which includes local residents, stakeholders, and partner organisations. This approach will ensure that residents’ views continue to shape the evolution of the Indoor Sports & Community Hub.

### **3. Residential Amenity — Privacy, Noise, and Light**

Concerns regarding privacy, lighting, and noise have been carefully noted. The Working Group has clarified within the BCNDO that the Concept Building Layout is indicative only, and future design work will include detailed assessment of boundary treatments, lighting direction, and noise management. The group is committed to ensuring that operational hours are appropriate for a community facility within a residential area. These matters will be addressed in future design iterations and through planning conditions in consultation with residents and statutory bodies.

### **4. Property Values and Parking Impacts**

Parking and access arrangements have been reviewed as part of the overall feasibility work. The BCNDO retains existing access points and ensures adequate on-site parking provision to reduce on-street pressure. The future operational plan will also include a parking management strategy for peak times and events.

While property valuations fall outside the scope of planning policy, the Working Group is confident that a well-designed, well-managed, and community-led hub will strengthen the local environment, enhance recreational opportunities, and improve the overall quality of life for Blacon residents, outcomes that can positively influence neighbourhood value over time.

## APPENDIX IX

### SUMMARY OF COMBINED CHESHIRE WEST AND CHESTER COUNCIL RESPONSE

# Summary of the Combined Cheshire West and Chester Council Response

## Overview

- The Council acknowledges the considerable effort made in preparing the BCNP and BCNDO and finds the draft generally positively prepared and aligned with the National Planning Policy Framework (NPPF) and the Local Plan.
- However, several points have been raised to improve clarity, conformity with the strategic policies, and practical implementation.

## Key Comments on the Neighbourhood Plan (BCNP)

Issue/Policy Area	Comments/Recommendations
Paragraph 1.2	Reference to electoral wards is incorrect (only one ward exists).
Policy BLACON 1	Ambiguity regarding "primarily" (indoor vs. outdoor sports). Also, concerns about space allocation, canteen/café provision, sustainable construction standards, and non-planning matters (e.g. operation by a community-led organisation).
Flood Risk (Para 3.8 - 3.9)	Suggests rephrasing regarding amenity harm. Flood risk sequential and exception tests not clearly addressed.
Policy BLACON 2	Unclear wording regarding "harm to community facilities." Recommends listing facilities and referring to Local Plan policy DM39.
Policy BLACON 3	Unclear policy wording about active ground floor frontages and allowed uses.
Policy BLACON 4	Should refer to "inappropriate development" in Local Green Spaces; requires robust evidence of designation.

## Key Comments on the Neighbourhood Development Order (BCNDO)

Issue/Theme	Comments/Recommendations
Use Class Definitions	Clarification needed for indoor (Class E(d)) and outdoor (F2) uses.
Additional Information Required	Detailed site plans, car and cycle parking, storage provision, drainage/flood risks, and community engagement.
Proposed Planning Conditions	Extensive list covering appearance, landscaping, drainage, BREEAM assessment, lighting, Travel Plan, playing pitch layout, parking, café use restriction, and community use agreement.
Operational and Management Issues (non-planning)	Queries on governance, access, safeguarding, maintenance, funding, affordability, and conflicts between users.

## Environmental Assessments

1. Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA) and Marine Plan Screening concluded no significant environmental impacts.

## Overall Conclusion

- Supportive but conditional: The Council supports the general direction of the BCNP and BCNDO, but detailed clarifications, revisions, and further evidence are required to ensure:
  - Compliance with local and national policies
  - Clarity and enforceability
  - Community needs and safeguarding issues are adequately addressed

<b>SUMMARY OF PROPOSED MAIN MODIFICATIONS</b>
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### Neighbourhood Plan

#### BLACON1

- Primary indoor sports use defined by core hours, not floorspace, and specifically includes football
- Explain uses only apply to building
- Specify definition of community-led development in NPPF glossary
- Carry out sequential test in Basic Conditions Statement

#### BLACON2

- Align with DM39

#### BLACON3

- Tidy up wording

#### BLACON4

- Add 'inappropriate'
- Add more detail to justification of proposed LGSs

### NDO

- Change 'ancillary' to secondary and specify F2(b)
- Canteen is shown
- Add more on use of existing buildings
- Explain the nature of the NDO
- Explain more about building uses
- Explain no ecology survey but conditioned