



LAND AT RABY PARK ROAD **NESTON**

Development Framework
P25-1943_201D

Prepared by Pegasus Group on behalf of Redrow Homes Ltd.



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NESTON

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AUGUST 2025 | 201D

Prepared by Pegasus Group on behalf of **Redrow Homes Ltd**
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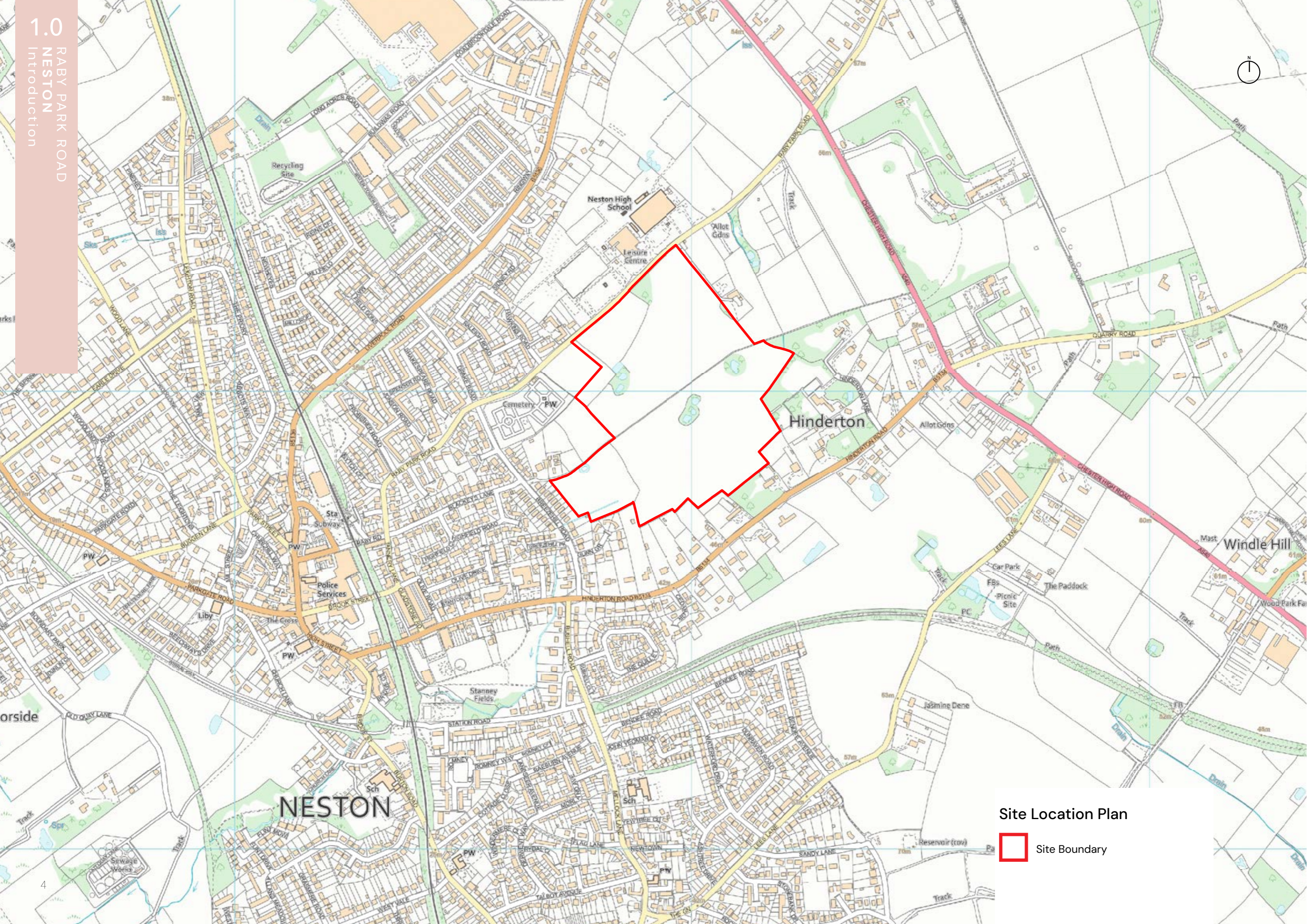
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Contents

1.0	Introduction	5
2.0	Site Context	7
3.0	The Case for Site's Allocation	19
4.0	The Vision and Illustrative Masterplan	25
5.0	Deliverability and Benefits	29
6.0	Summary	33



Site Location Plan

 Site Boundary

1.0 Introduction

This Development Framework Document has been prepared by Pegasus Group, Asteer Planning and other members of the project team on behalf of Redrow Homes Ltd (“Redrow”) to demonstrate the suitability of land at Raby Park Road, Neston (“the site”) for residential development and to set out a compelling case to remove the site from the Green Belt and to allocate it as a residential development site in the emerging Cheshire West and Chester (“CWaC”) Local Plan.

Redrow fully supports the draft NEPO4 (Neston East – south of Raby Park Road) allocation identified in CWaC’s Issues and Options (Regulation 18) Consultation and Neston’s identification as a ‘market town’ within the proposed settlement hierarchy. This Development Framework Document should be read in conjunction with the strategic representations that have been prepared by Redrow and submitted in response to the emerging Local Plan Regulation 18 consultation.

Redrow previously submitted representations relating to this site to the Council’s ‘Call for Sites’ consultation in 2024 and the ‘Local Plan Conversation’ in 2021. Redrow remains strongly of the view that a new Local Plan must be prepared in CWaC in order to meet the Borough’s development needs, which are substantial.

At the Council’s Cabinet on 10th January 2024, the decision was taken to prepare a new Local Plan under the new national system for plan-making. However, following the election of the new Government and the delay to the implementation of the new plan-making system, the Council’s Cabinet (at its meeting on 15th January 2025) decided to update the Local Plan in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and, thus, the current plan-making system, with the option to switch to the new plan-making system should it prove necessary and expedient to do so.

Redrow supports the Council’s decision to progress with a new Local Plan, which will update and replace all policies in the current Local Plan (Part One) and Local Plan (Part Two) to create a single Local Plan document. This is particularly important in light of the Government having published a significantly updated National Planning Policy Framework (“NPPF”) and the updated the method for estimating housing need. The new standard method

has resulted in a substantial increase in CWaC’s Local Housing Need (“LHN”) figure from 532 dwellings per annum (“dpa”) to 1,928 dpa (262.41% increase) based on the latest calculations. Furthermore, according to CWaC’s Housing Land Monitor Summary Report 2025, the Council has a five-year housing land supply position of 1.89 years.

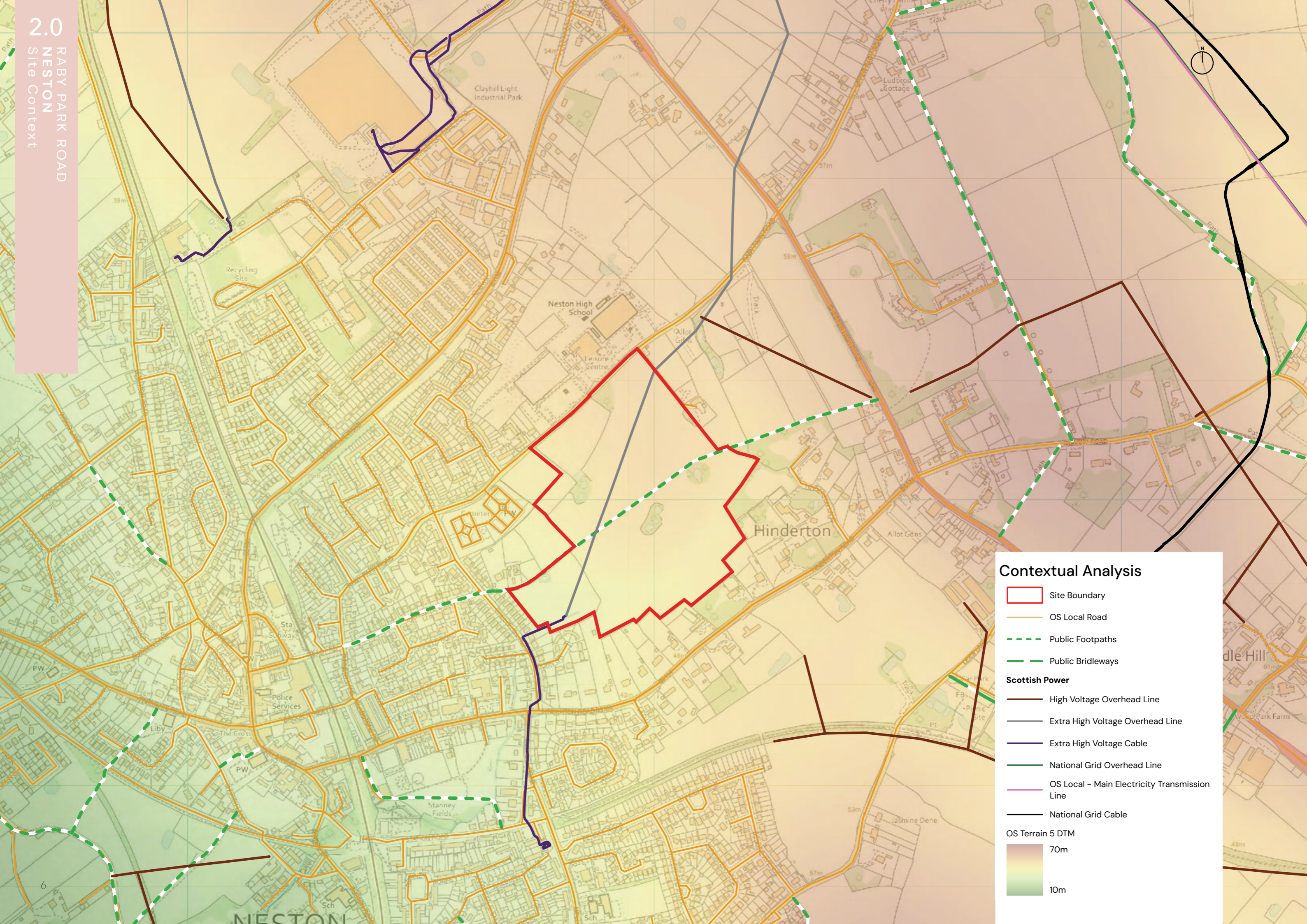
Redrow has a long-standing presence in CWaC, having delivered over 2,600 homes in the Borough since 2010, over 27.5% of which have been affordable dwellings across 10 sites. Redrow is now actively promoting additional sites for housing development, including land at Raby Park Road, Neston, and is fully committed to redeveloping these sites to provide much needed market and affordable housing.

An experienced team of technical consultants has been appointed to assess this site’s suitability for development, considering a range of environmental, physical and planning policy considerations. This document provides a summary of the site’s context in terms of the surrounding topography, natural environment, historic environment and local planning policy, including the site’s current designation as Green Belt. It goes on to demonstrate that the site is highly accessible and sustainably located, and that the site is available and deliverable.

Land at Raby Park Road would make a positive contribution to meeting the Council’s development requirements. Furthermore, the site does not make a significant contribution to the five purposes of the Green Belt, therefore, representing a suitable candidate for Green Belt release. Moreover, exceptional circumstances exist for Green Belt release as part of the emerging Local Plan owing to: a lack of available and deliverable urban land; chronic affordable housing needs; and, the Borough’s substantial development needs. Consequently, the site represents a suitable, available and deliverable housing development opportunity.

Should any further information be required by the Council, Redrow and the appointed design and technical team would be happy to address any queries or requests. Redrow is fully committed to undertaking further detailed design and technical work to support the delivery of the site through both a prospective planning application and the emerging Local Plan process.

¹ 2024 affordability ratios and stock data.



Contextual Analysis

- Site Boundary
- OS Local Road
- Public Footpaths
- Public Bridleways
- Scottish Power**
- High Voltage Overhead Line
- Extra High Voltage Overhead Line
- Extra High Voltage Cable
- National Grid Overhead Line
- OS Local - Main Electricity Transmission Line
- National Grid Cable
- OS Terrain 5 DTM**
- 70m
- 10m

2.0 Site Context

The site is sustainably located adjacent to the settlement boundary of Neston and represents an exceptional opportunity to deliver a high-quality residential development which responds to the site's characteristics and respects the character of the surrounding area. The environmental and technical assessment work that has been undertaken demonstrates that the site is wholly deliverable and has underpinned the Illustrative Masterplan presented in this Development Framework Document.

2.1 Topography & Physical Surroundings

The site extends to circa. 18 hectares and comprises agricultural land which gently slopes from east to west with internal hedgerows that divide the site into smaller fields as well as a number of large trees.

The site is bound by Raby Park Road to the north, beyond which is Neston High School and its associated facilities, and Brio Leisure Neston Recreation Centre. To the east of the site is an existing strong landscape framework, in addition to farm buildings, residential development, allotments and agricultural land. The site is bound to the south by the rear gardens of residential properties along the B5134 Hinderton Road. Adjacent to the west of the site is agricultural land, further residential development and a cemetery, beyond which is Breezehill Road. The site is bisected from west to east by a Public Right of Way ("PRoW") (Reference: FP14).

The site is not constrained by its physical surroundings for the following reasons:

- The site's topography gently slopes from east to west and is very suitable for residential development;
- Land to the immediate west and south comprises residential development with a school to the north, and as such this is an infill parcel that represents a wholly logical extension to the existing settlement boundary of Neston and has clear defensible boundaries; and,
- Raby Park Road is located along the north-western boundary of the site and provides a link between the A540 Chester High Road/Upper Raby Road 4-arm priority crossroads to the north-east and the Raby Road/Tannery Lane/Blackleys Lane Road 4-arm priority crossroads to the south-west.



View into the site

2.2 Natural Environment

Land at Raby Park Road is largely unconstrained in environmental terms, as it:

- Is located entirely within Flood Zone 1 (lowest probability of flood risk);
- Is not subject to any statutory environmental designations, such as Sites of Special Scientific Interest (“SSSIs”) (Dee Estuary is a SSSI around 1.6km west of the site) or Special Conservation Areas (“SCAs”);
- Contains no protected trees on site (albeit there are some adjacent to the site’s boundaries); and,
- Is classed as ‘urban land’ on Natural England’s high-level, regional agricultural land mapping.

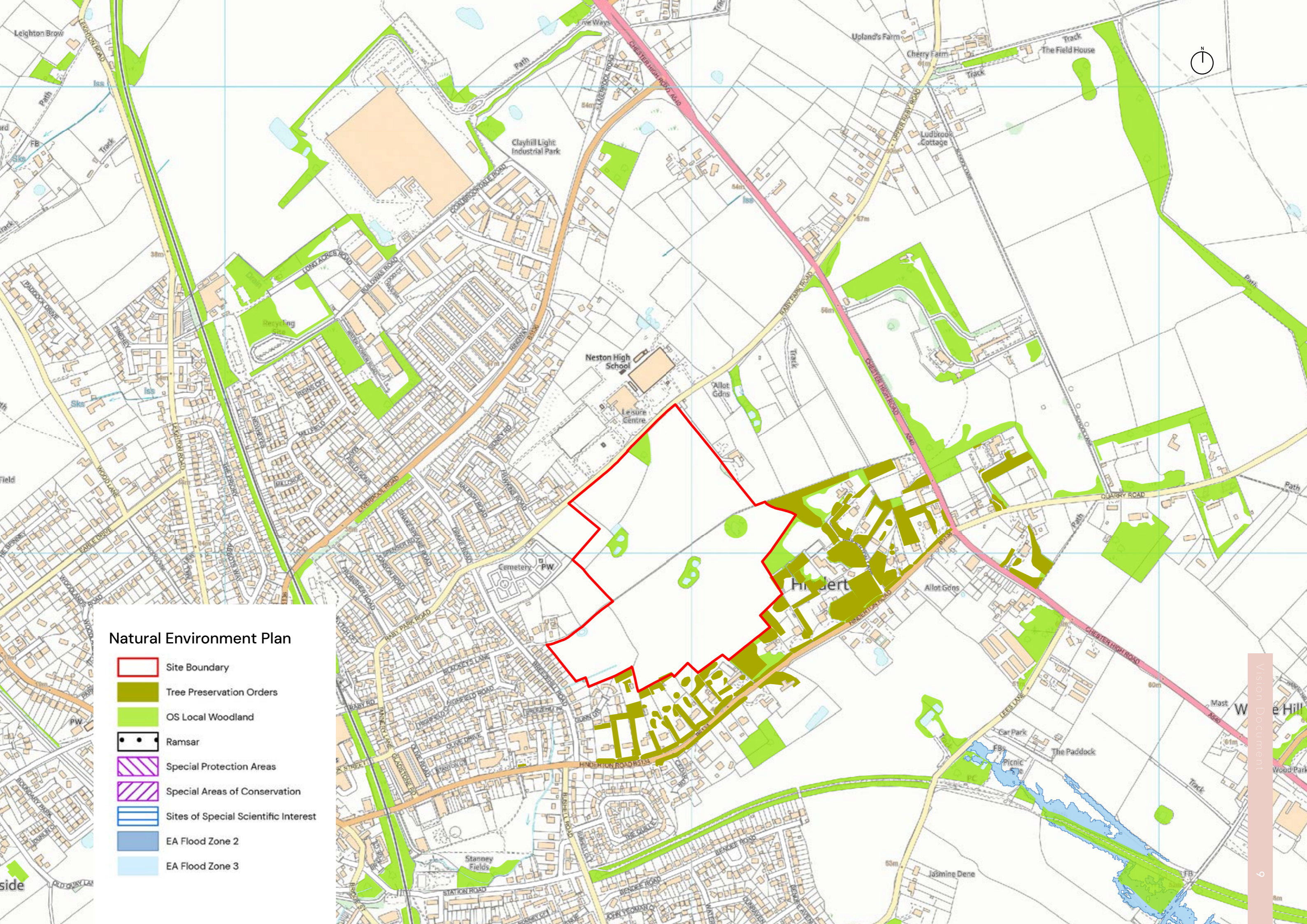
A preliminary ecological appraisal has been prepared, which concludes that the fields within the site have limited botanical or habitat value. In terms of other surveys, there is:

- No evidence of badger activity found on or around the site;
- No evidence of or connectivity for otter;
- No evidence of or connectivity for water vole;
- No evidence of Invasive Non-Native plant species (“INNS”) on the site; and,
- No evidence of reptiles or amphibians found on the site.

Furthermore, the site is unlikely to be of high value for invertebrates. Additionally, the fields on site do not appear to have any significant farmland bird value and there is no evidence of winter foraging from waders and waterfowl associated with the Dee Estuary SPA (“Special Protection Area”).

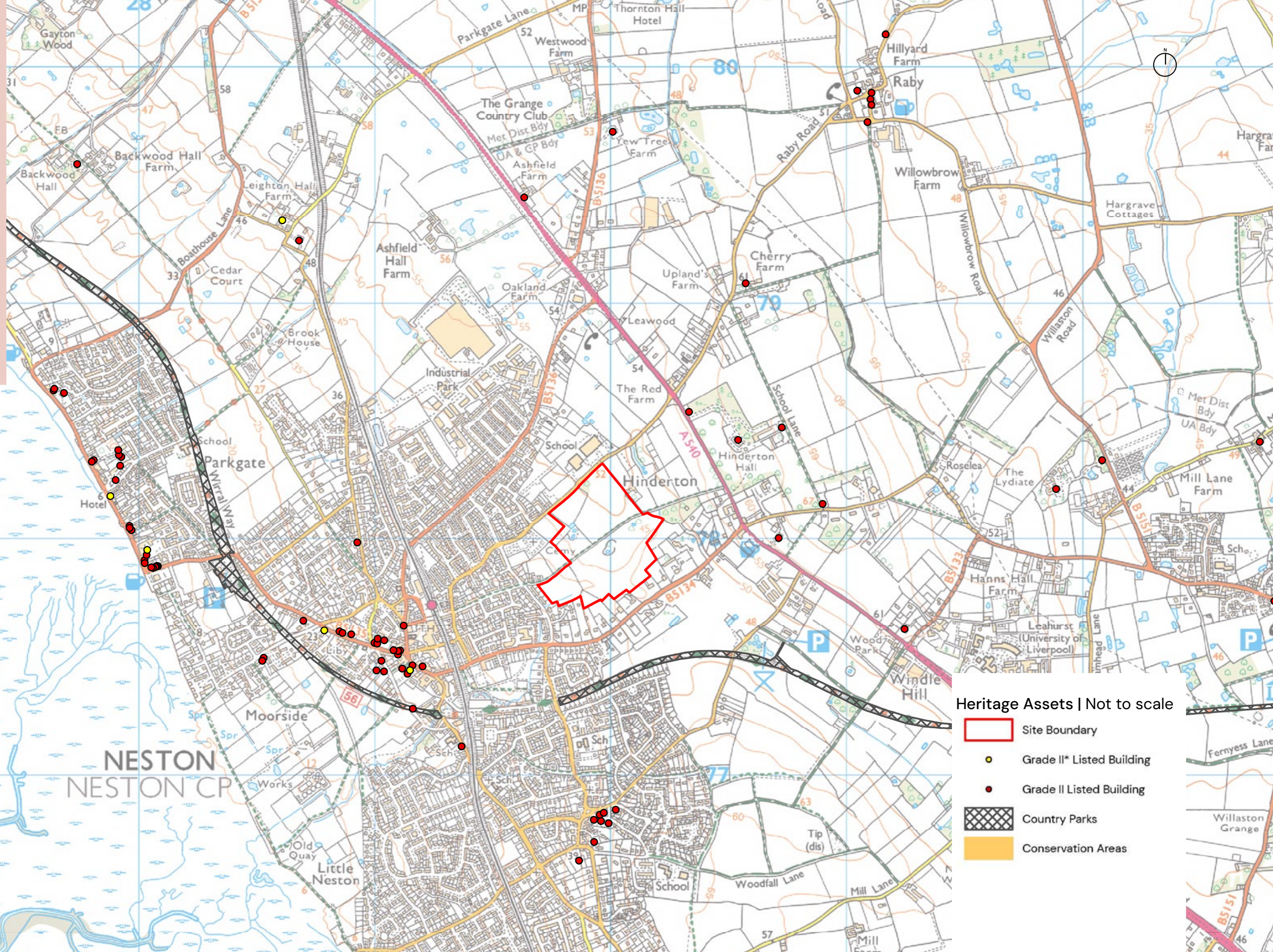
The initial ecology report identifies a key wildlife corridor in the centre of the site which is proposed for retention as part of the development proposals. It also recommends that boundary features and hedgerows are retained where possible and an area of potential wet woodland in the northern part of the site, which have all been incorporated within the Masterplan. The initial ecology report has also identified trees for retention which will be considered at the detailed design stage. The initial biodiversity metric calculations show that through a combination of habitat retention, enhancement, and creation, the site can deliver at least 10% biodiversity net gain required under current legislation. To conclude, the development of this site for residential development is entirely acceptable from an ecological perspective.

In short, there are no natural environmental constraints in the area that would preclude the development of the site for housing.





Natural Environment Plan

-  Site Boundary
-  Tree Preservation Orders
-  OS Local Woodland
-  Ramsar
-  Special Protection Areas
-  Special Areas of Conservation
-  Sites of Special Scientific Interest
-  EA Flood Zone 2
-  EA Flood Zone 3



Heritage Assets | Not to scale

-  Site Boundary
-  Grade II* Listed Building
-  Grade II Listed Building
-  Country Parks
-  Conservation Areas

2.3 Historic Environment

The site is unconstrained when considering the historic environment and associated assets for the following reasons:

- There are no Grade I, II* or II listed buildings within the site or in close proximity to it;
- There are no Conservation Areas within the site boundary or immediately adjacent to it. Neston Conservation Area is located to the west of the site, circa. 596m from the western site boundary;
- There are no locally designated heritage assets on the site or within close proximity;
- There are no Registered Parks & Gardens within the site or within close proximity; and,
- There are no Scheduled Ancient Monuments within the site or within close proximity.

In short, there are no heritage constraints in the area that would preclude the development of this site for housing.





2.4 Landscape Analysis

Introduction

The site is located on the eastern edge of Neston, Wirral, immediately south of Neston High School and Neston Recreation Centre. The site and the immediate context is shown on the Landscape Framework plan (page 15). The following section provides an initial overview in landscape and visual terms of the site and its surroundings in relation to the proposed development of the site for housing.

Local Landscape Character

The site falls within National Character Area 59, Wirral. At a local level the site falls within landscape character type 6 Enclosed Farmland, and landscape character area (LCA), 6a – Willaston, of the Cheshire West and Chester Landscape Strategy (2016).

Some of the key landscape characteristics of relevance to the site are listed below:

- “Close proximity to a number of settlements and other urban influences including main roads and industrial areas, has a significant effect on the character of some areas...
- Fields are mostly bounded by a strong, intact, hedgerow system, with hedgerow trees prominent in some areas but less so in others. Where these are accompanied by blocks of woodland, copses and wooded linear screening belts there is a strongly verdant character, such as on the edge of settlement and around manor houses and industrial areas;
- Sandstone walls and metal ‘Cheshire Railings’ are also boundary features in some areas...
- A range of building materials throughout the area, but typically brick (in a range of colours and textures) with occasional red sandstone vernacular domestic buildings and boundaries; impressive examples of traditional black and white timber framed buildings;
- Landscape scale, enclosure and views are dependent on location; from small scale enclosure where views are limited by hedgerows, trees and woodland, to larger scale open views from elevated vantage points such as north of Neston with expansive views westward across the Dee estuary towards North Wales and the Clwydian Hills”.

Under the ‘Perceptual/Visual’ section, the assessment states, “the presence of woodland and hedgerow trees means there is some potential for mitigating visual impact without the mitigation measures in themselves having an adverse effect on the character of the landscape”.

The overall Landscape Management Strategy for LCA 6a: Willaston “should be to conserve the traditional historic field pattern of small to medium scale semi-regular fields bounded by hedgerows and trees, and enhance woodland cover to reduce the influence of urban intrusions on the landscape”.

The Council’s Landscape Strategy assessment provides built development guidelines. Those of relevance are listed below:

- “Soften built edges and aim to integrate large intrusive structures into the landscape using native planting, and ensure proposals are accompanied by enhancement of existing hedgerows, trees and woodland in the vicinity of the site to ensure the landscape structure around any new facility is maintained / improved”.

Character of the Site

The site comprises both arable fields and pasture. There is a strong existing vegetation pattern that provides a good level of visual enclosure. The southern, eastern and northern boundaries are generally defined by mature trees. There are several field ponds that are surrounded by mature trees, as well as part of the footpath running through the centre of the site. Properties along Breezehill Road have an urbanising influence over western parts of the site, and there is also built form to the north, east and south of the site.

Landscape Designations

The site is designated Green Belt and countryside (CWaC Local Plan Policy STRAT 9). There are no other designations of landscape importance present on the site at a local, national or international level.

Visual

The Site Context and Viewpoint Locations plan illustrates the location of key views taken during a site visit in August 2021.

The site is well contained, in particular by existing mature vegetation and built form. The site rises gradually from the western boundary in a north-easterly direction. Existing residential buildings on Breezehill Road (west of the site) are bungalows, affording glimpsed views of the western area of the site from Breezehill Road. Views of the site from the properties on Breezehill Road and Gunn Grove and their rear gardens are expected, however, the extent of which depends on boundary and garden vegetation (see Viewpoint 01).

There are no views of the site from Hinderton Road (south of the site). Large residential properties line this road on the northern side, backing on to the site. It is expected that views of the development from these properties and their curtilages will be limited, as aerial photography shows mature trees along and within the garden boundaries. The majority of these trees are protected by Tree Preservation Orders (“TPOs”).

It is unlikely that there will be any views from Chester High Road due to the presence of intervening vegetation.

The northern site boundary adjoins Raby Park Road. Generally this road is lined with mature trees and hedgerows which limit views in the direction of the site. There are some locations where there are gaps in hedgerows, for example at field gates (see Viewpoint 02), where glimpses towards the proposed site are possible. Mature vegetation, particularly along the northern boundary will help to mitigate potential views from these locations.

To the north-east, beyond the site boundary, views of the site are well screened by the mature trees along the north-eastern field boundary and along subsequent field boundaries on the approach to the footpaths end at Chester High Road. The footpath also continues from Breezehill Road in a south-westerly direction towards Neston town centre. Here the path passes through a suburban area where views of the site are restricted by built form.

Hinderton Hall is located to the north east on the opposite side of Chester High Road. There is no visual relationship between the site and the hall or grounds of Hinderton Hall. The Wirral Way, Wirral Country Park and National Cycle Route 56 run within close proximity to the south of the site, there is no visual relationship between the site and these recreational facilities.



Site Context and Viewpoint Locations | Not to scale

Opportunities and Constraints

The following recommendations inform the Landscape Framework plan shown and have been informed by a review of relevant policies of the CWaC Local Plan, Neston Neighbourhood Plan, CWaC Landscape Strategy and assessment work undertaken on site

Opportunities

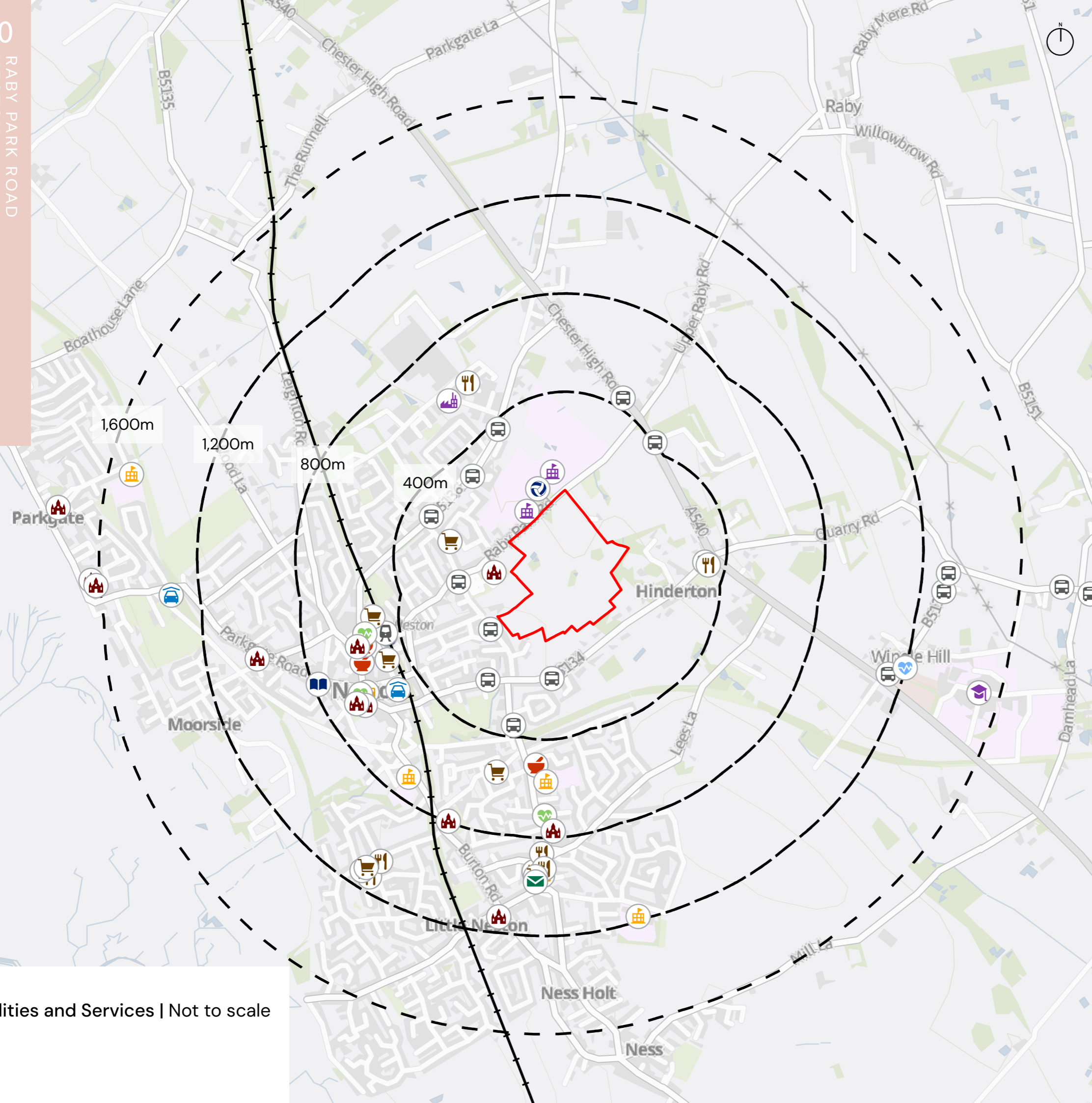
- The site is well contained visually.
- Views towards the site from the surrounding landscape are limited due to the nature of surrounding built form and the high number of mature trees within the site, along the site boundaries, along other field boundaries, roads, and trees associated with private gardens.
- Mature vegetation provides a strong landscape framework within which development areas can be set.
- The central footpath is lined with mature trees, this could be retained and enhanced forming a central green spine through the development that incorporates existing tree groups in the vicinity in line with CWaC Local Plan Policies ENV2 and ENV3.
- Retain boundary vegetation where possible and incorporate into green buffers/corridors.

Constraints

- Existing properties that back onto the site from Breezehill Road and Gunn Grove are open to the site in some cases, there are also glimpsed views of the site from Breezehill Road.
- Views westwards from Breezehill Road are limited due to existing residential properties screening views.



Landscape Framework | Not to scale



KEY

-  Site Boundary
-  Buffers
- Community Facilities**
-  Library
-  Place Of Worship
-  Post Office
-  Primary Education
-  Secondary Education
-  Sports And Leisure Centre
-  Medical Care Accommodation
-  GP Surgeries
-  Pharmacy
-  ATM / Bank
-  Bus Stop
-  Business / Industrial
-  Cafe / Takeaway / Pub
-  Parking
-  Railway Station
-  Retail
-  University of Liverpool Campus

Facilities and Services | Not to scale

2.5 Highways and Accessibility

The site is within 700m of the centre of Neston where there is a wide range of services and facilities for employment, shopping and leisure opportunities. This is equivalent to just an 8–9 minutes' walk time. Furthermore, there are frequent bus services to provide links to the wider area and a railway station providing for regional and national journeys. The centre of Neston can be easily reached on foot using the existing footway and footpath network, and opportunities exist for enhancement.

More local to the site there are bus services available within 300m of the western site access on Breezehill Road, and further bus stops on Hinderton Road, that can be conveniently reached via the existing public right of way linking the site to Breezehill Road.

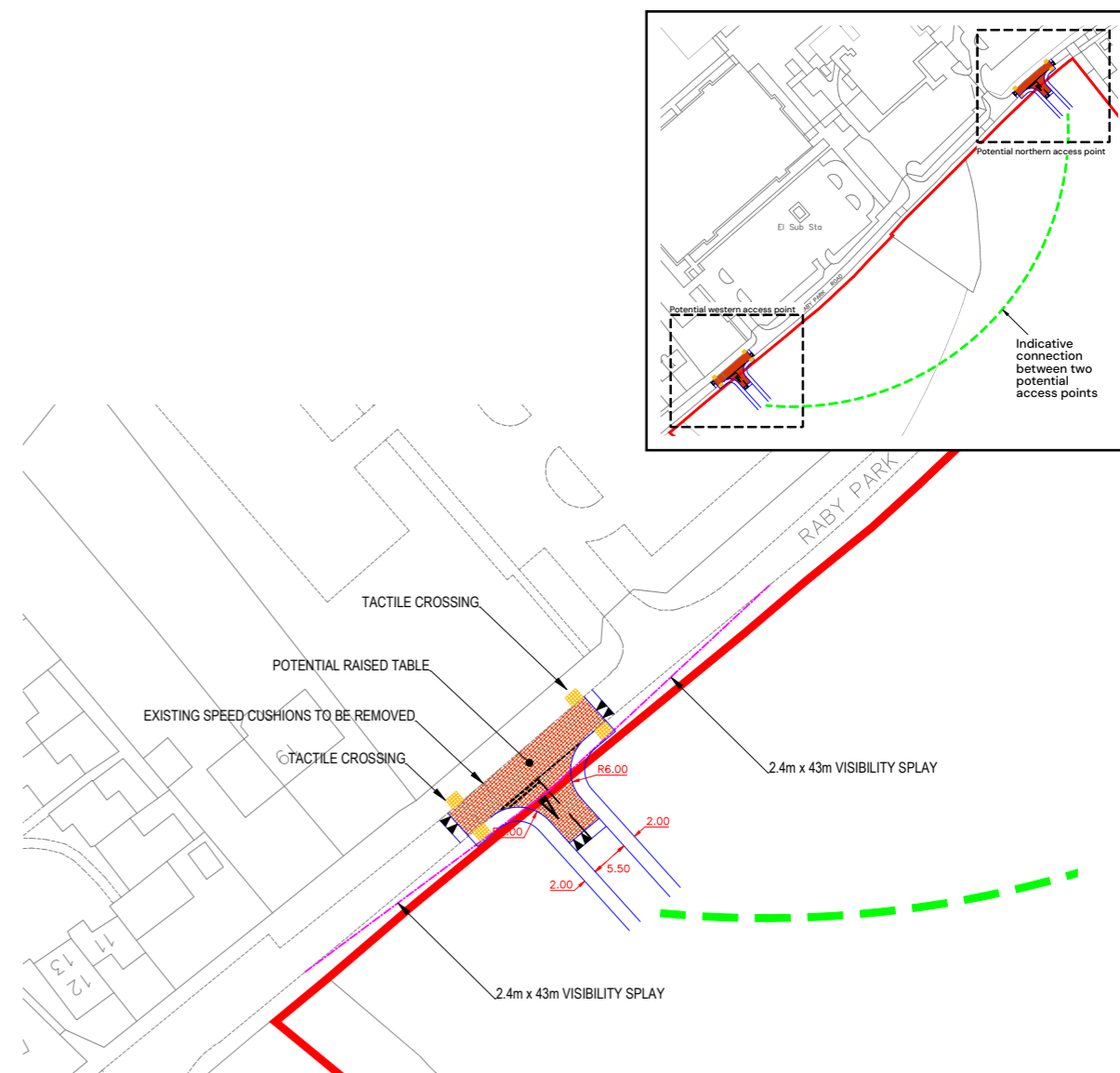
There is the opportunity for PRoW ref. 'Ellesmere Port and Neston FP14', which runs east-west through the centre of the site, to be retained and upgraded for the benefit of both pedestrians and cyclists in order to maintain the link between the A540 to the north-east and Blackeys Lane to the south-west into Neston town centre, as well as increase the internal pedestrian permeability of the site.

The site is extremely well located in relation to Neston High School; being directly opposite. Studies have suggested that some 30% of vehicle movements in the morning peak hour are related to taking children to school. In this instance, there are unlikely to be any vehicle trips between the school and the residential development, presenting an ideal opportunity to reduce vehicle movements on the highway network.

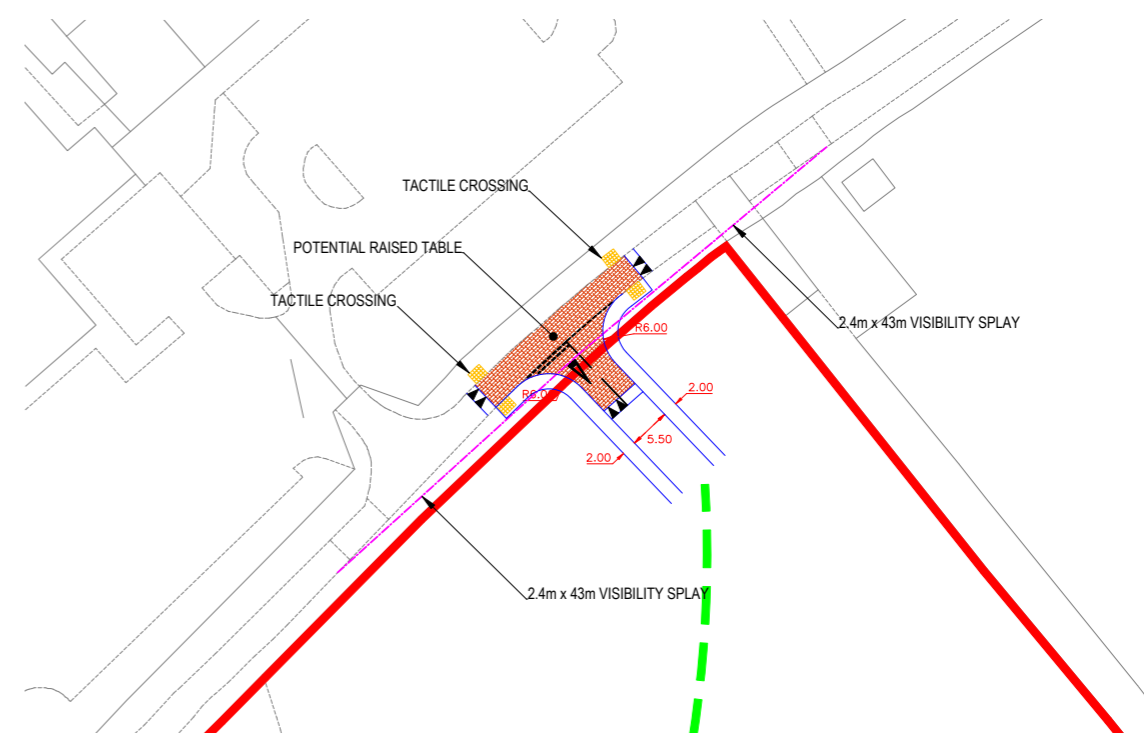
It is anticipated that vehicular access to the proposed development would be provided via two priority accesses along Raby Park Road, located approximately 280m apart. The principle of having an access towards each end of the frontage is that there would be a connecting road within the site, effectively running parallel to Raby Park Road. This would allow all development related traffic to avoid the need to pass along the school frontage.

Car and cycle parking would be provided in accordance with CWaC's parking standards.

Therefore, the site is accessible by sustainable transport modes and would result in the creation of a sustainable pattern of development. Furthermore, the redevelopment of the site for housing is deliverable from a highways perspective. Consequently, the proposed development accords with paragraphs 110 and 115 of the NPPF (2024).



Potential access arrangements for western access point



Potential access arrangements for northern access point



3.0 The Case For The Site's Allocation

The allocation and redevelopment of the site for housing would make a significant positive contribution towards the Borough's clear need for both market and affordable homes. Exceptional circumstances exist to amend the Green Belt boundary, as detailed below and further justified within the representations by Redrow, which have been submitted alongside this Development Framework Document. Furthermore, the redevelopment of the site for housing would not be "inappropriate" development having regard to paragraph 155 of the NPPF and would not undermine the purposes of the Green Belt in CWaC. Redrow fully supports the draft NEPO4 (Neston East – south of Raby Park Road) allocation identified in CWaC's Issues and Options (Regulation 18) Consultation.

3.1 Exceptional Circumstances for Amending the Green Belt Boundary

The new standard method has resulted in a substantial increase in CWaC's LHN figure from 532 dpa to 1,928 dpa (262.41% increase) based on the latest calculations ; this is also a considerable increase when compared to the current Local Plan requirement of 1,100 dpa.

The Council cannot demonstrate a five-year housing land supply. The latest housing land supply position for CWaC is 1.89 years, as detailed further in the representations prepared by Pegasus and submitted alongside this Development Framework Document. Consequently, it is important that the future housing needs of CWaC are grounded in the new standard method to ensure that the new Local Plan is robust.

Paragraph 148 of the NPPF (2024) is clear that, where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. A site-specific Green Belt assessment is provided below. It is concluded that the site does not contribute strongly to any of the Green Belt purposes, and that the redevelopment of the site for housing would not be inappropriate development in the Green Belt having regard to paragraph 155 of the NPPF (2024).

² 2024 affordability ratios and stock data.

3.2 Green Belt Assessment

Approximately 41% of the Borough is designated Green Belt with Chester, Ellesmere Port and Northwich either enclosed or partially defined by the Green Belt. This results in the Borough being very constrained in terms of future growth outside existing settlement boundaries, particularly in the northern areas of the Borough where there is strong market demand for housing growth but significant Green Belt constraints. There is, therefore, a need to release some sites from the Green Belt to meet development requirements, including housing needs.

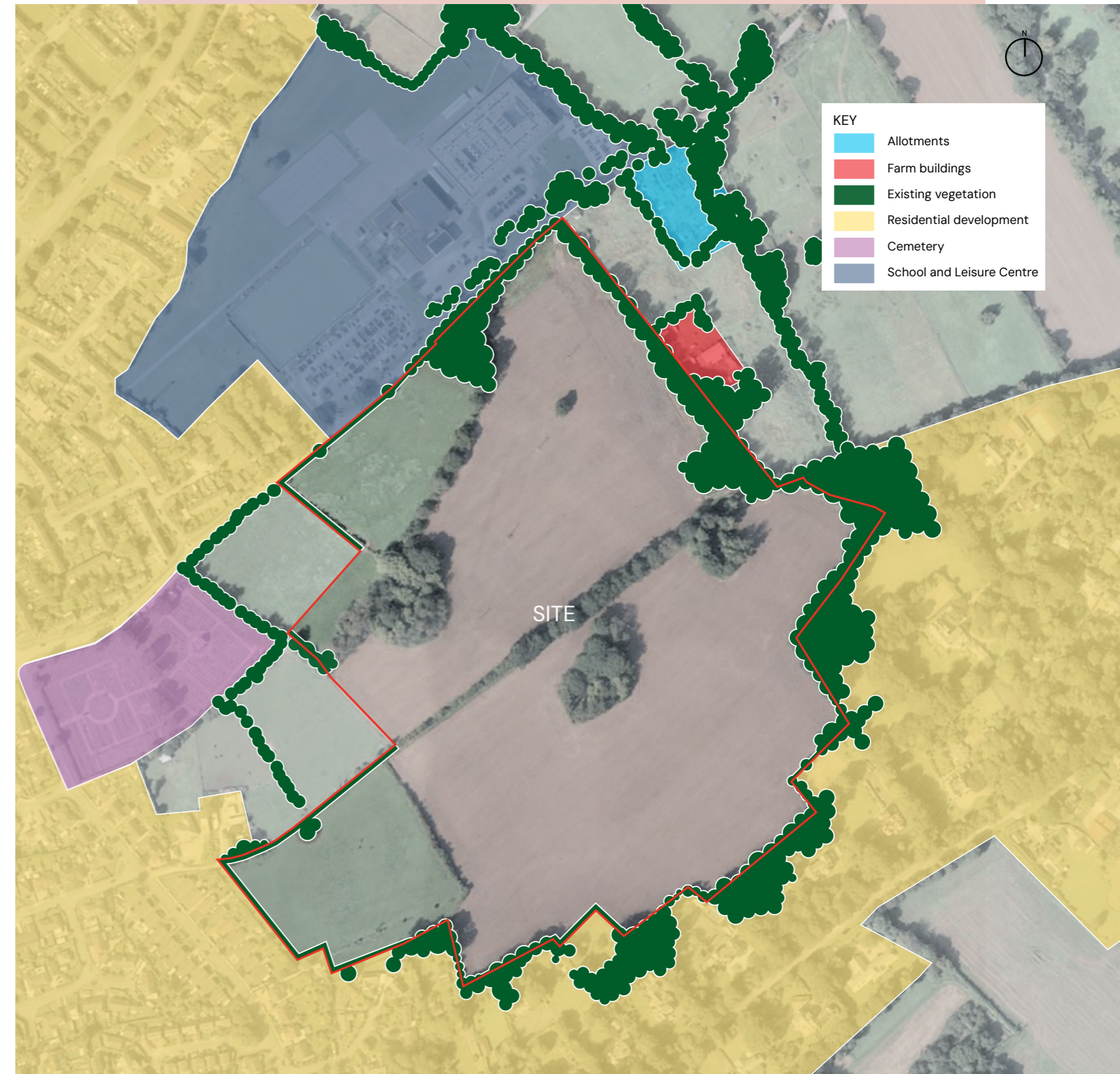
The Raby Park Road site is currently designated as Green Belt land and sits directly adjacent to the defined settlement edge of Neston. Release of the site for development would require the redefinition of the Green Belt boundary but this can be done in a manner that would not undermine or threaten the purposes of the Green Belt in CWaC or in this location.

An assessment of the site against the five purposes of the Green Belt has been undertaken below. Each purpose, as per paragraph 143 of the NPPF (2024), is considered in turn.

Purpose A – To check the unrestricted sprawl of large built-up areas

The site would form a logical extension to the eastern extent of Neston and its development would not represent unrestricted sprawl.

The site benefits from strong and defensible boundaries which help to enclose the site, including a strong existing landscape framework and built form. Residential properties and a cemetery are located to the west of the site, Raby Park Road bounds the site to the north, beyond which is a school and leisure centre, farm buildings and allotments are situated to the east of the site, and residential development bounds the site to the south. Therefore, the site is subject to urbanising influences and has physical features in reasonable proximity that would restrict and contain development. Furthermore, Redrow intends to further strengthen the existing landscape buffer along the eastern site boundary as part of any prospective redevelopment of the site for housing. Therefore, the site is subject to urbanising influences and has physical features in reasonable proximity that would restrict and contain development (as shown on the Boundary Containment Plan)



Boundary Containment | Not to scale

The release of this site from the Green Belt would also present the opportunity to redefine the Green Belt boundary in this area, which is not currently logical or durable due to the poorly defined settlement edge of Neston. As per NPPF paragraph 149, when defining Green Belt boundaries Local Plans should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. The release of this site from the Green Belt, with strong boundaries provided by Raby Park Road, existing dwellings and natural boundaries, provides opportunities to achieve this requirement.

Further to the above, it is important to highlight that NEPO4 – Raby Park Road is the most suitable and appropriate area for growth because:

- The Neston Local Landscape Designation prevents growth in a westerly direction, as well as Neston Marshes/the River Dee;
- It is the most logical infill site with clear defensible boundaries; and,
- Neston South Local Landscape Designation means that there are landscape sensitivities to developing in a southerly direction.

Purpose B – To prevent neighbouring towns merging into one another

The Planning Practice Guidance (“PPG”) on Green Belt makes it clear that this purpose relates to the merging of towns, not villages. The nearest towns to the site are Heswall, which is located circa 3km to the north-west of the site, and Ellesmere Port, which is located approximately 6km to the south-east of the site. The site does not make a contribution to visual separation and redevelopment of the site would not result in built development in any closer proximity to Heswall or Ellesmere Port. Therefore, the site is not important in preventing any neighbouring towns merging into one another and, thus, the release of this site from the Green Belt would not lead to coalescence between Neston and any other settlements.

The nearest settlement to the site is Willaston (circa. 2km to the south-east), which is not a town. However, the proposed development would still not result in the coalescence of Neston and Willaston.

Purpose C – To assist in safeguarding the countryside from encroachment

As detailed above, the site benefits from strong and defensible boundaries which help to enclose the site, including strong existing vegetation cover, a strong landscape framework to the east, and built form.

There is a strong landscape framework, farm buildings and allotments to the east of the site, residential development, to the south, south-east and west, and a school and leisure centre and further housing north of Raby Park Road, resulting in some urban encroachment into the countryside in this location; the site is very much viewed within this urban context. The site benefits from field boundaries and trees to the east which limit long-line views from the A540. Indeed, there are very few views into the site, even from the PRoW which runs through the site due to the mature trees along the field boundary. Therefore, the site does not provide a strong contribution to this purpose of the Green Belt.

Purpose D – To preserve the setting and special character of historic towns

This national Green Belt purpose principally relates to historic towns such as Chester, York, Oxford and Cambridge and is the principal reason why Green Belt has been designated around those towns. It does not directly apply to Neston. Nevertheless, in any case, the site does not have a visual, physical or experiential connection to the historic aspects of the town. Furthermore, the site does not contain any heritage assets and none are located in close enough proximity to be materially impacted by development on the site, meaning the site does not contribute to this purpose even at a local-level of analysis.

Purpose E – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

National planning policy is clear that there is a brownfield first approach to development. Indeed, this is well enshrined in Green Belt policy, with NPPF paragraph 147 making it clear that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, Councils must demonstrate that they have fully examined all other reasonable options (including making as much use as possible of suitable brownfield sites and underutilised land). However, the Borough’s emerging development requirements are substantial and Green Belt constrains growth. Consequently, there is a need to release suitable sites from the Green Belt to ensure development requirements are met, and as part of a strategy which assists and sits alongside brownfield development.

Further to the above, as detailed below, the site comprises ‘Grey Belt’ and, therefore, the development of the site would not detract from any strategy to assist in urban regeneration.

3.3 Assessment Against Paragraph 155 of the NPPF

Paragraph 155 of the NPPF considers the circumstances in which the development of homes, commercial and other development in the Green Belt should not be regarded as “inappropriate”. This includes consideration of whether sites meet the definition of Grey Belt (which is applicable for both plan-making and decision-taking). It states that sites should not be considered “inappropriate” development in the Green Belt where all of the following apply:

- a. “The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a **demonstrable unmet need** for the type of development proposed(56);
- c. The development would be in a **sustainable location**, with particular reference to paragraphs 110 and 115 of this Framework(57); and,
- d. Where applicable the development proposed meets the ‘**Golden Rules**’ requirements set out in paragraphs 156–157”.

An assessment against criteria a) to b) of paragraph 155 of the NPPF is undertaken below:

Criteria a)

There are two parts to criterion a) of paragraph 155 of the NPPF which must be demonstrated:

1. The development would utilise grey belt land; and,
2. The development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

The definition of Grey Belt at Annex 2 (Glossary) of the NPPF is as follows:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

The site is not covered by the areas or assets detailed in Footnote 7 (other than Green Belt) and, as detailed above, the site does not strongly contribute to purposes a), b) or d) in paragraph 143 of the NPPF. Therefore, the site is ‘Grey Belt’. Furthermore, as demonstrated within the site-specific Green Belt assessment, the proposed development would ensure that it would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

Criteria b), c) and d)

Regarding the other criteria of paragraph 155:

- (b) Demonstrable Need – There is an immediate demonstrable need for housing in CWaC, as CWaC do not have a five-year supply of deliverable housing sites (1.89 years). Therefore, there is a demonstrable unmet need for housing.
- (c) Sustainable Location – As detailed within this Development Framework Document, and in the context of paragraphs 110 and 115 of the NPPF, the site is accessible by sustainable modes of transport and the surrounding area benefits from good pedestrian and cycle infrastructure, with a number of amenities available within Neston town centre. Additionally, there are opportunities for travel by public transport, which are within an acceptable walking distance of the site. Therefore, the development would be in a sustainable location.
- (d) Golden Rules – Redrow would ensure that the development meets the ‘Golden Rules’ requirements set out in paragraphs 156 and 157 in terms of affordable housing, necessary improvements to local infrastructure, and the provision of accessible areas of public open space on site.

Therefore, the proposed development would not be “inappropriate” development in the Green Belt having regard to paragraph 155 of the NPPF.





KEY	
	SITE LOCATION
	PROPOSED ACCESS FROM RABY PARK ROAD (TBC)
	PROPOSED RESIDENTIAL DEVELOPMENT 10.61 HA / 26.22 ACRES UP TO 400 DWELLINGS (UP TO 35 DPH)
	PRIMARY MOVEMENT ROUTE A PEDESTRIAN AND CYCLE MOVEMENT ROUTE
	PRIMARY MOVEMENT ROUTE B PEDESTRIAN AND CYCLE MOVEMENT ROUTE
	SECONDARY MOVEMENT ROUTE PEDESTRIAN MOVEMENT ROUTE
	TERTIARY MOVEMENT ROUTE INCLUDING SHARED SURFACES
	PROPOSED PEDESTRIAN/CYCLE MOVEMENT ROUTE
	KEY FOOTPATH
	EXISTING PUBLIC RIGHT OF WAY
	REINFORCEMENT TO EXISTING PUBLIC RIGHT OF WAY
	KEY FOCAL JUNCTION
	PUBLIC OPEN SPACE 8.05 HA / 19.89 ACRES
	EXISTING VEGETATION
	PROPOSED PLANTING
	PROPOSED HEDGEROW PLANTING
	ORNAMENTAL PLANTING
	PROPOSED AREA OF WILDFLOWER PLANTING
	PROPOSED ALLOTMENTS
	PROPOSED LOCATION FOR ALLOTMENT PARKING
	LONG DISTANCE VIEW
	LOCALLY EQUIPPED AREA FOR PLAY
	LOCAL AREA FOR PLAY
	PROPOSED SUSTAINABLE DRAINAGE FEATURE

Illustrative Masterplan | Not to scale

4.0 The Vision And Illustrative Masterplan

The vision is to create a high-quality development that would positively contribute to the Neston area by providing aspirational homes for existing and new residents and affordable homes to those that have found it harder to get a foot on the housing ladder.

The Illustrative Masterplan demonstrates how a sensitively designed, landscape-led development could come forward on the site, which delivers much needed affordable and market housing whilst also respecting the wider Green Belt and providing new publicly accessible open space and biodiversity enhancements.

The illustrative design proposals have been informed by the local context of the site, its surroundings, constraints and opportunities. The key drivers behind the design are:

4.1 Distinctiveness

Creating a new settlement edge to Neston, with respect to the existing urban form and surrounding environment.

Built on the unique qualities of Neston, reflecting its local character and creating a sense of place through contextual analysis of the local context, including landscape, historic environment and building styles and incorporating these elements into the design of the new development.

4.2 Green Infrastructure and Landscape

The proposed landscape strategy focusses on the retention of existing green infrastructure, including existing hedgerows and trees where possible. Areas of public open space will be concentrated on and around these existing landscape features and elements as a series of linked open spaces.

Appropriate set-backs between new built form and the existing Public Right of Way (PRoW) will ensure the protection of the amenity of users of the PRoW and also allow for associated visual connections with the wider landscape to the west to be retained (such as that afforded from higher ground along the PRoW).

A robust landscape buffer along the north-eastern edge of the proposed development will help provide an enduring boundary to the wider Green Belt. Planting across the proposed development will also create creating new opportunities for ecological enhancement.

4.3 Access and Active Travel

Two new points of access along Raby Park Road to the north of the site, with dedicated cycle lanes and pedestrian footpaths connecting to the wider footpath network. Retention and upgrade of the existing Public Right of Way (FP14) which bisects the site as per its current alignment to provide a cycle route within the site.

4.4 Play Facilities

Potential provision of formal play area on site for use of both future residents and the existing local community.

As such, the development could provide up to 400 high quality new homes that are sensitive to the local context, creating a new settlement edge at the eastern extent of Neston.

The development will have a clearly legible hierarchy of streets providing connectivity and access to local facilities, with clear access into the site and good pedestrian linkages to the surrounding area.

The layout and urban form of the scheme will be such that it maximises the potential of the site.







5.0 Deliverability And Benefits

5.1 A Deliverable Site

The NPPF (Annex 2) makes it clear that, to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Available – Redrow has control over the entire site and have an excellent track record of delivering high-quality housing across England, including in CWaC.

Suitable – The site is suitable for residential development as:

- It is within an accessible and sustainable location on the edge of the settlement of Neston;
- It would contribute positively towards meeting the increased LHN in CWaC through the delivery of high-quality market and affordable homes;
- There are no known environmental or technical constraints that would prevent the site coming forward for housing; and,
- It can deliver suitable vehicular access and is well-connected to the strategic road network.

Achievable – Initial technical and environmental assessments have been undertaken by a team of experienced professionals, which demonstrates that the delivery of housing on the site is achievable. The Illustrative Masterplan has been informed by the site's constraints and opportunities and shows how a sensitive, landscape-led residential development could be delivered on the site.

5.2 Benefits

The delivery of the site would provide significant benefits to the Borough and its residents. These include

Social Benefits

The proposed development would:

- Make a positive contribution towards meeting CWaC's clear need for market and affordable housing.
- Provide for a mix of housing that would meet the Borough's identified needs.
- Include private and shared amenity space on-site for the enjoyment of prospective residents and the local community.
- Create a safe and welcoming environment through the incorporation of a high-quality landscape scheme.
- Enable Redrow to continue to deliver high-quality housing within the Borough, building upon its long-standing presence in CWaC, with Redrow having delivered over 2,600 homes in the Borough since 2010, over 27.5% of which have been affordable dwellings across 10 sites.
- Create job opportunities. Over 15% of Redrow's employees are apprentices/graduates/trainees and Redrow is regularly named as a Top 100 Apprenticeship Employer.

Environmental Benefits

The proposed development would:

- Achieve 10% BNG. The mitigation hierarchy would be followed as part of any prospective planning application and habitat would be provided on-site wherever possible.
- Use a range of methods to help to increase the energy efficiency of the proposed dwellings. For example, in all new homes on this development, the heating system would comprise an Air Source Heat Pump with a cylinder. This would greatly reduce CO2 emissions and running costs of the properties on the development when compared with a traditional gas-fired boiler.
- Ensure that all new homes would have access to Electric Vehicle chargers. These would either be attached to the properties or, in instances where this is not feasible, they will be located by the parking bays of the properties.
- Provide cycle storage in accordance with CWaC.
- Be accessible by sustainable modes of transport.

Economic Benefits

Land at Raby Park Road, Neston
Construction of up to 400 dwellings



Construction Benefits

£90.6million

Estimated construction investment over eight-year build programme

174

Direct construction roles and indirect/induced jobs supported during build phase

£103.5million GVA

Economic output contribution from jobs supported by activities at the Site over eight-year build programme (at current prices)



Operational Benefits



449

Economically active and employed residents estimated to live in the new housing

£2.4million

Estimated first occupation expenditure. (Spending to make a house feel like a 'home')

3,715

Businesses in Cheshire West and Chester from retail and accommodation & food services that could benefit from the spend



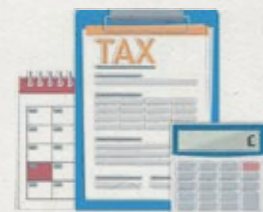
£10.5million

Total annual household expenditure



£1million

Estimated annual increase in Council Tax revenue



£4.6million

Of spend on food & drink, leisure, clothes, household goods etc

£0.4million

Estimated energy cost savings per annum from the Proposed Development compared with older homes



58%

Of employed residents estimated to be working in higher value/higher income occupations

916 tonnes

Less carbon emitted per annum by the dwellings at the Proposed Development compared with older homes



1 The construction cost has been estimated using BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc. It is based on the cost of a typical mixed housing scheme in the north west (Accessed: 11/08/2025).

2 Research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18-months of moving in (available here: https://www.hof.co.uk/documents/7576/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf). This has been uplifted to £6,000 to account for inflation using the Bank of England Deflator calculator.

3 Business Count data is sourced from the ONS UK Business Count 2024.

4 Based on Council Tax for a Band D dwelling in Cheshire West and Chester of £2,392 for 2025/26.

Economic Benefits

The Proposed Development will generate a number of economic benefits, both during the build phase and once the homes are built and occupied. These benefits are outlined below and are also presented in summary form on the supporting infographic.

Construction Benefits:

- Temporary employment: Over the expected eight-year build timeframe, an estimated 174 temporary jobs could be supported per annum. This includes on-site jobs and employment supported in the wider economy via supply chain effects.
- Contribution to economic output: The eight-year build timeframe could generate around £103.5million (current prices) in gross value added, which is a proxy for economic output.

Operational Benefits:

- Attracting economically active people to the area: It is estimated that 449 economically active and employed residents could live in new homes, of which around 58% could be working in higher value occupations.
- Generating additional expenditure: Annual household expenditure from the scheme is estimated to be around £10.5million, of which approximately £4.6million is estimated to be spent on food & drink, leisure etc. This spend could businesses operating in the retail and accommodation & food services sectors in Cheshire West and Chester.
- 'First occupation' spend: Research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 months of moving in. This has been uplifted to £6,000 to account for inflation using the Bank of England Deflator calculator. Applying this to the 400 dwellings gives an estimated £2.4million in first occupation spend.
- Council Tax revenue: Once built and fully occupied, the scheme is estimated to generate approximately £1million on an annual basis in Council Tax Payments, or around £9.6million over ten years at 2025/26 rates.
- Carbon Savings: Once built and fully occupied, the dwellings at the Proposed Development are estimated to emit 916 tonnes less of carbon per annum, relative to older dwellings.
- Energy Cost Savings: Annual energy cost savings from the dwellings are estimated to be around £0.4million, relative to older properties.



6.0 Summary

Redrow is committed to promoting Raby Park Road through a new Local Plan for CWaC for a high-quality development scheme capable of delivering circa. 400 market and affordable homes on the edge of Neston.

Redrow fully supports the draft NEPO4 (Neston East – south of Raby Park Road) allocation identified in CWaC's Issues and Options (Regulation 18) Consultation and Neston's identification as a 'market town' within the proposed settlement hierarchy. This Development Framework Document should be read in conjunction with the strategic representations that have been prepared by Redrow and submitted in response to the emerging Local Plan Regulation 18 consultation.

Due to the Council's identified housing needs and the fact that large swathes of the northern areas of the Borough are constrained by Green Belt (including Neston), there is a need to reconsider Green Belt boundaries to ensure that the housing needs of the Borough are met in a sustainable manner. The site does not make a strong contribution to the purposes of the Green Belt, is not "inappropriate" development in the Green Belt, and should be released from the Green Belt through the emerging Local Plan.

It is a highly sustainable site and has excellent access to existing schools, shops and bus stops which provide direct access to Liverpool City Centre. Neston Railway Station is also in close proximity to the site, which provides rail services across the Wirral, into Wales and across the North West.

The site is also unconstrained in terms of the natural, historic and physical environment and is, therefore, evidently suitable, available and deliverable.

Overall, the site presents an excellent opportunity to create a high-quality residential development that would positively contribute to the area of Neston and assist in meeting CWaC's substantial housing needs. As such, Raby Park Road should be removed from the Green Belt and allocated for residential development in the emerging Local Plan.



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