

Appendix D Utkinton and Cotebrook Parish Council:

Draft Community Benefit List for Developers and Land Owners

This document is compiled to cater for the unlikely eventuality of large scale development in Utkinton or Cotebrook. In it Utkinton and Cotebrook Parish Council has identified a number of items that could be considered under 'Section 106' and which are relevant and appropriate to the well being and future security in a small rural hamlet (Utkinton) and a village (Cotebrook).

This list is in no particular order and is not exhaustive. Should an item, or issue, become apparent with regard to a particular planning application it can be considered for inclusion in our request.

Further it should be noted that this list does not represent acceptance of a specific development rather, it is a simple list of benefits that would make 'quality of life' better for all residents of the parish

Leisure Facilities

- That any developer looks to provide recreational facilities for children of all ages – to include, but not limited to: playground equipment and a playing field (football, cricket and other ball sports).
- Provision of family seating areas within 'public amenity' areas such as the playground above.
- Leisure facilities for an, increasingly, elderly population perhaps a bowls green. But somewhere for the community to congregate and enjoy the views
- Contributions to the refurbishment of the floor and heating in Utkinton Village Hall and refurbishment of Cotebrook Village Hall
- Lighting and boarding for the existing multi-sport court behind the Utkinton Village Hall

Highways, Traffic and Parking

- Provision of incremental bus services between Utkinton and Cotebrook to Tarporley at the beginning and close of business hours to facilitate connections with local scheduled transport (to Crewe and Chester)
- Provision of a paved footpath and crossing point between the junction of Northgate/John Street and the entrance to Rose Farm Shop.
- Footpaths between the hamlet of Utkinton to Tarporley combined with a cycle way
- Improved signage on all roads aimed at reducing overall speeds – possibly to 20 mph throughout the built areas of the village
- Provision of pavements and refurbishment of existing including dropped kerbs and tactile surfaces

Village and Community Infrastructure

- Provision of better footpaths to the primary school, in particular improvements to 'Northgate Steps' to allow pedestrian access.
- Planting schemes for verges – bulbs and seasonal perennials
- Improvements to the existing Broadband connections to ensure that the existing services do not deteriorate because of increases to housing stock
- To ensure that mobile communications signals are improved and do not deteriorate

NB: It should be noted that some of the items and initiatives listed are not within the gift of the Parish Council and their inclusion in this list does not imply that any agreement exists with the owning body or individuals – amongst whom are Cheshire West and Chester Council.