

Appendix E - Residents statements about Utkinton received via email:

(Note, these are all anonymous but genuine.)

Female: CW6 0JZ:

“Utkinton village has a unique main hub of activity, and that is Rose Farm shop, garden centre and cafe. This facility is used by many people each day both locally and from the wider area. The cafe is a regular stopping off point for cyclists and walkers who enjoy the



lovely views across the Cheshire Plain, as well as shoppers and those using the car wash facility. The building of a small housing estate on the field next to the cafe would mean a very high magnitude of change on a permanent basis. There is a high sensitivity of

receptors regarding the view i.e. it is seen by many every day. The views of brick walls would totally change the level of enjoyment that people currently value when visiting the site. I feel this must be taken into serious consideration during the appeal process.”

Male CW6 0JZ:

“I would suggest that the "open Space" looking north west from Rose Farm Shop and adjacent premises is a key factor of the well-being of the village of Utkinton. The prospect defines the village, gives it an open space and adds to its attractiveness in no small way. The location and height of the proposed development will destroy and demolish this wonderful asset to the village. This "open Space" very much contributes to village life and the health and wellbeing of residents and visitors. It has an uplifting effect on all who see it. The question must be raised; is it really necessary to remove this by allowing building, that will add nothing to the village but only detract from it? It will take away an amenity of the open space. There must be some things that need to be retained and not pushed aside . It should be maintained for the future of the Village of Utkinton and generations to come.”

Female CW6 0LT:

“The field currently is a lovely open green space which is enjoyed by Utkinton residents and visitors alike.

The donkeys and Shetland pony provide enjoyment for young and old alike and give children the opportunity to get close to animals in a safe environment.

The sandstone wall and old hedgerow above it are two features which are unique and would take numerous years to re-establish if at all that was possible. Should the hedge be lost even for a short period, numerous species of animal, insect and bird life would lose their homes and may never return.

This field forms part of the Utkinton and Delamere Area of special country value (ASCV) and as such is a very important open space and any Development must preserve and enhance the landscape the character of an ASCV, or the features for which it has been designated.”

‘Development which would be likely to damage, directly or indirectly, or contribute to the erosion of features for which an ASCV has been designated, will not be permitted.’

Taken from Cheshire West and Chester policies:

- A landscape strategy for Cheshire West and Chester Borough 2015
- Local plan (part 1), STRAT 9 and ENV’

Male CW6 0JZ:

“The character of Utkinton and Cotebrook for me is that it is a landscape of rolling hills, narrow lanes, greenery, woodland and agriculture. It is a pleasant place to come back to and the outlook around the parish, but particularly Utkinton is spectacular – even in the depths of winter.

From Utkinton Hall to Ridge Hill and the heights of the tumulus of High Billinge the views are quite enchanting and are hard to beat in all of Cheshire.

It could be described as ‘sleepy’, but the residents, no matter where they live in the village care about maintaining the environment and landscape around them. The character of properties across the village are diverse and range from the 1600s right through to the 2000s and encompass whitewashed sandstone to redbrick, creating a melange that helps characterise the village we have come to love.”

Female CW6 0LL

Having lived in Utkinton for 35+ years I welcome the peace and quiet after a day working in a city which is crowded, has busy traffic and both noise and air pollution. Utkinton is close enough to Tarporley to benefit from the amenities there but far enough away to remain tranquil. Utkinton has many historic features, is surrounded by fields and has many walking trails including the Sandstone Trail and Primrose Wood. I have a beautiful view across Cheshire, into Chester and the Clwydian Hills, which after a stressful day at work, can have a calming influence.



There's practically no crime here, children can play outside (growing up here I was safe to explore in the fields and woods). I have a variety of wildlife visiting my garden in the evening including hedgehogs and badgers, which I feel in a village larger than Utkinton, I wouldn't experience.

Male CW6 0LN:

"Utkinton is a special place to live because of its rural setting, and natural beauty. We are surrounded by fields, and open space, and it is a lovely place to bring up our young family. The view to the back of our house looks out over the Sandstone Trail, and beyond to the Welsh hills, while the view to the front looks on to a field full of Donkeys! My Daughter and I love going over to the field and feeding them carrots!

The community 'hub' is the farm shop, which is often where we meet our neighbours, and buy our groceries. Aside from that the village doesn't have any amenities, and involves us driving down into Tarporley, which is becoming increasingly difficult to use due to all of the new developments that are being built in Tarporley Village itself, and surrounding areas. Houses being built on this land would completely ruin what is idyllic setting, and turn what is a serene village into what would feel like a housing estate, and there simply isn't the facilities locally to support more residents (Doctors, Dentists, bus routes, shops etc). It would be a travesty if this field was ruined forever by the developers just so they can make a quick profit- leaving Utkinton much the worse for it, and significantly impacting on the residents' lives. It is difficult to describe the impact unless you know the village, so I implore the decision makers to listen to the overwhelming resistance to the plans (for the past 5 years), to reject this proposal once more.

I would like my children to grow up in Utkinton, and specifically chose the house because of its rural setting, if this development went ahead, we would look to move from the home we love, such is the strength of feeling we have about the impact of such a development."

Couple CW6 0JZ

"One of the many delights of living in Utkinton, a village 400ft above the Cheshire plain, is the fact that most residents enjoy unique rural views in most directions.

We do not have a picturesque church or a pub, but we have numerous ponds and walks. But we DO have Rose Farm Shop, flower shop and café. This is a calm, tranquil and attractive meeting place for locals, many of whom call daily.

Northgate Field, adjoining the shop is a much valued open space which contributes to the daily life of villagers and visitors alike. The views in all directions from this elevated area are unique and irreplaceable. They are noted upon and enjoyed by all throughout the year. Who will take the enormous responsibility of allowing buildings to cover this field and, thus, have a detrimental effect on so many people – FOR EVER!
Please do not allow developers to desecrate our ONLY OPEN SPACE.

Collated by Utkinton and Cotebrook Parish Council
12 September 2018