

UTKINTON and COTEBROOK NEIGHBOURHOOD PLAN

VISION AND OBJECTIVES

**More Houses? More Jobs? A Safer Environment?
Better Facilities?**

We have taken the comments made in the first round of consultations and identified seven sections to form the vision of how Utkinton and Cotebrook could develop over the next 10 years

Now it's up to YOU again

We want YOUR thoughts on the objectives we've identified.

Tell us your views and help us shape future policy.

**Your opinions are valuable – it is YOUR COMMUNITY and this is an opportunity to promote
COMMUNITY INITIATIVES ON ENERGY, DEVELOPMENT AND QUALITY OF LIFE ISSUES**

How do YOU want it to develop? It's time for YOU to give your views

If you want more information, or another copy of this form, call Tony Dahill for Utkinton or Marian Atkinson for Cotebrook (see inside for contact details) and they will do their best to help you.

Shaping Future Development for the Parish

About the Neighbourhood Plan

We aim to make Utkinton and Cotebrook an even better place to be, now and for future generations. The Neighbourhood Plan will cover a 10 year period with a review in 5 years. It allows the community to exert more control over where development takes place, to influence the type and quality of that development, and to ensure that the change it brings meets local objectives. The alternative to adopting our own Neighbourhood Plan is to live with inappropriate development pressure; to be forced into a reactive approach responding to each planning application as it is submitted

- Instead of people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live and work.
- Working with the support of our Local Authority – Cheshire West and Chester – our Neighbourhood Plan will be in line with national planning policy.
- Neighbourhood Planning will allow us to determine our future, to say where we think new houses, businesses and shops should go – and what they should look like.
- Local people will – through a local referendum – be able to vote on the Plan and, if approved by a majority, it will be brought into force by the local authority.
- To further strengthen our role, developers will have to respond to the Neighbourhood Plan and consult our local community. This will give all residents of Utkinton and Cotebrook a chance to comment while there is still genuine scope to make changes to proposals.

What Utkinton and Cotebrook will be like in the next 10 years;

- A sustainable, thriving and prosperous community that support a high quality of life for all its residents.
- A distinctive and flourishing settlement that exhibits a distinctive vitality and dynamism.
- Adaptable to climate change and with reduced carbon dependence
- An area with a high quality natural environment and protected wildlife interests.
- Change that will be for the long term benefit of the whole community

Shaping Future Development for the Parish

WHAT YOU SHOULD DO NOW

In this booklet, we have set out the key issues, as identified by a range of local information, which has been collected from the first round of public consultation, under seven headings. Alongside each set of issues, we have drawn up proposals for you to consider and we would like you to respond by **circling** the numbers between 1 and 5. **Number 5** means that you **agree strongly** with our proposals, and **number 1** means that you **disagree strongly**.

When you have done this, please cut out the comments boxes and post them to the Parish Council Clerk in the pre-paid envelope provided. Alternatively, you can drop off the slips at Bramble Bank, John Street Utkinton or into the collection boxes which you will find in the Village Hall and Rose Farm Shop in Utkinton and the Village Hall in Cotebrook.

The booklet will also be available to download from the Utkinton & Cotebrook Parish website: utkintonandcotebrook.com.

The consultation period runs until FRIDAY 16TH NOVEMBER 2018

If you want to add your comments on the proposals, please use the back of the cut out part, or, if there isn't enough space, use a separate sheet of paper and attach the relevant colour coded cut out to it.

You don't have to comment on each issue, but your opinions will be most important in forming the document, which will become the Neighbourhood Plan.

There will be a prize draw for two £25.00 vouchers for Rose Farm Shop into which each comment sheet returned will be entered. You will need to put your name and telephone number on the comment sheet to enter the draw; and we would like to know what age you are, and whether you are male or female, to help us with our analysis. If you don't want to give us this information, you can still return the comment sheets but will not be entered into the prize draw.

If you would like further information, or are unable to drop off the form, contact:

Tony Dahill - 01829 733701/0798 577 3803 (anthony.dahill@btinternet.com) or Marian Atkinson – 01829 760698.

Shaping Future Development for the Parish

HOMES TO MEET THE NEEDS OF LOCAL PEOPLE

<p>Our objective is to enable the provision of a choice of new homes to meet the needs of the community including:</p> <ul style="list-style-type: none"> ▪ People who wish to live in family homes. ▪ First time buyers. ▪ People who wish to rent. ▪ Young families with a restricted income who need a larger property. ▪ Older people and others who wish to downsize. ▪ “Self” or “custom” builders <p>The issues you identified:</p> <ul style="list-style-type: none"> • No major developments in the Parish. • Small scale housing development. • Need for sustainable housing development. • Better mix of housing (size, tenure and price). • Need for affordable homes. 	<p>Our proposals:</p> <ol style="list-style-type: none"> 1. All new housing should help to broaden the range of stock available in the Parish. It should complement and add to the existing stock, broadening choice and extending the opportunity to live in the Parish to a wide range of people. 2. The Neighbourhood Plan will identify sites suitable for housing development. Proposals for new housing should adopt a design, siting and layout approach that complement the current housing stock 3. Proposals for new housing must ensure that the scale and type of housing provided and the rate of construction will enable proportionate growth, will not undermine the character of the Parish and will respect the form and nature of the Area of Special County Value (ASCV). 4. Some development is inevitable but it is important that the scale is supported by the community 	<p>Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:</p> <p>Proposal 1: 5 4 3 2 1</p> <p>Proposal 2: 5 4 3 2 1</p> <p>Proposal 3: 5 4 3 2 1</p> <p>Proposal 4: 5 4 3 2 1</p> <p>Thinking of proposal 4: Please circle the number of houses you would support in a 5 year period</p> <p>0-5 5-10 10-15 15-20 20+</p> <p>Name _____ Age _____</p> <p>Male / Female Tel No: _____</p>
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PROTECTING THE BUILT ENVIRONMENT

It is important that any new development is accommodated in a way that maintains and enhances our built environment and that it improves the quality of life of all current and future residents.

The proposals suggested are designed to ensure that new development respects the existing form and function of the settlements within the Parish

The issues you identified:

- No major developments in the Parish.
- Any development must be phased over a number of years
- Development to favour brownfield sites of infill first.
- New building must reflect the character of the Parish
- Better mix of size, tenure and price of housing

Our proposals:

1. New development should not be prominent in scale, visually dominant or significantly change the character of the settlements. It should reflect the grain, density, quality and materials of the current housing stock.

2. All new development should be of a height, massing and appearance that does not adversely affect key distinctive views into or out of the Parish. Particular attention should be given to views to and from open spaces within the Parish, the ASCV and key landscape features

3 Modern design of a very high standard should be encouraged as long as materials and scale are appropriate to the context of the site

4. All new development should take every opportunity to incorporate features that improve environmental performance thereby reducing carbon emissions.

5. Developers should consider any suitable brownfield sites or infill sites before putting forward plans to build on open countryside.

NB: Utkinton & Cotebrook is not in the Green Belt area

6 New development should be incremental to allow for gradual expansion and evolution of facilities

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being **agree** strongly and 1 being **disagree** strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Proposal 6

5 4 3 2 1

Name _____ Age _____

Male / Female Tel No: _____

BETTER FACILITIES FOR LOCAL PEOPLE

It is vitally important that facilities and activities are maintained and protected wherever possible. The proposals are aimed at ensuring that the current level of services enjoyed in the Parish are retained and that where appropriate new services and facilities can be added in the future.

Facilities include village halls in both Utkinton and Cotebrook, which are regularly used and host many of the clubs, which operate in the Parish, including a very successful pre-school in Cotebrook.

There are tennis courts at the village hall in Utkinton.

The issues you identified:

- Maintain and, wherever possible extend community and social facilities.
- Encourage clubs, societies and other recreational facilities
- Provide better facilities for young people
- Support elderly residents in the community

Our Proposals:

1 Facilities such as the primary school, church and community buildings should be supported and retained

2..It is apparent that any development will have an impact on facilities and developers must be able to explain what that impact will be and how the facilities can be enhanced to meet proposed growth.

3 Engage with the voluntary and community sectors to improve access to services and facilities for members of the community

4 Understand the needs of both young and older people, provide facilities for them, and ensure that their views are heard and needs addressed as far as possible

5 Offer members of the community every opportunity to get involved in the activities of the Parish

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being **agree** strongly and 1 being **disagree** strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Name _____ Age _____

Male / Female Tel No: _____

SUPPORTING THE LOCAL ECONOMY

Utkinton and Cotebrook has a limited number of businesses based in the locality, but there are also a significant amount (25%) of persons running businesses or working from home that contribute to the local economy.

The changing face of agriculture means that although there are still some farms in the Parish the number of people employed in agriculture has fallen significantly, but is still important.

Maintaining a local economy ensures that jobs and enterprise opportunities are available for local people of all ages. It also provides a customer base for the retail businesses.

Local economy is important; the proposals are designed to encourage it to thrive

The issues you identified:

- Improve local employment opportunities
- Provide more jobs for young people
- Support for those working from home

Our Proposals:

1 Support business in the countryside to maintain a thriving economy

2 Applications for new development or change of use of existing premises or buildings for the provision of agricultural, retail, hospitality or commercial employment use will be considered on their merits

3. Applications to extend existing agricultural, retail, commercial, tourism or leisure uses within the Parish will be supported provided that the proposal has no unacceptable impact

4. Work with local businesses to encourage them to offer employment and apprenticeships for local people.

5. Encourage the provision of live / work accommodation

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being **agree** strongly and 1 being **disagree** strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Name _____ Age _____

Male / Female Tel No: _____

TRANSPORT, COMMUNICATION AND INFRASTRUCTURE

Utkinton is served by a number of minor roads. The “main” road through the village leads to Tarporley 1.5 miles to the south-east and Kelsall 1.5 miles to the northwest. However, the road is narrow and there are no footways.

Cotebrook is divided by the very busy A49.

There is street lighting in the built up areas of the Parish but not along the lanes where the national speed limits apply.

There is no bus service in Cotebrook and a minimal Dial-A-Ride service in Utkinton. Broadband in the Parish is good in built up areas but requires improvement in the outlying parts of the Parish.

The issues you identified:

- Need for more footways
- Traffic issues, i.e. speeding
- Availability of public transport
- Need for better Broadband

Our Proposals:

1. All applications for development should identify and demonstrate the additional level of traffic they are likely to generate. They should assess the potential impact of this on pedestrians, cyclists, road safety, parking and congestion within the Parish and include within their proposals measures to mitigate the impact.

Proposals, which are likely to increase the impact of traffic on road users will need to, demonstrate how that traffic will be managed.

2 To explore how to enhance and/or provide new footways, cycleways and bridleways to increase pedestrian connectivity.

3 Investigate ways to improve public transport including engaging with other partners and stakeholders.

4 Work with partners and stakeholders to deliver superfast Broadband to the whole of the Parish including encouraging developers to install fibre connections at the build phase.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being **agree** strongly and 1 being **disagree** strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Name _____ Age _____

Male / Female Tel No: _____

ENCOURAGING AND SUPPORTING LOCAL DISTINCTIVENESS

Local distinctiveness contributes to a sense of place and community and all development proposals will have to fully embrace this concept. Natural features such as small woodlands, in-field trees, hedgerows, ponds, streams, the quarry and the occasional geological outcrop are significant landscape components which distinguish the Parish. Other features such as metal fingerposts, Cheshire railings and sandstones walls also help to give the Parish a sense of place and all the above should be retained. Our proposals are designed to help applicants and developers deliver against our objectives.

The issues you identified:

- Retain the “village feel” and the sense of place.
- Maintain views and vistas across open countryside
- Retain natural and distinctive features.

Our Proposals:

1. To protect our distinctive landscape, applications for development in the parish should include an assessment of their potential impact on woodlands, hedgerows, ponds, streams, verges / ditches and geological features as well as views into and out of the Parish.
- 2 Distinctive features such as iron fingerposts, cheshire railings and sandstone walls must be retained.
- 3 The use of boundary features within any development should respect local tradition, materials and / or species mix
4. The use of Cheshire native species in hedgerows, trees and other soft landscaping will be encouraged.
5. Applications to fell significant trees or hedgerows must be supported by appropriate evidence

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being **agree** strongly and 1 being **disagree** strongly:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

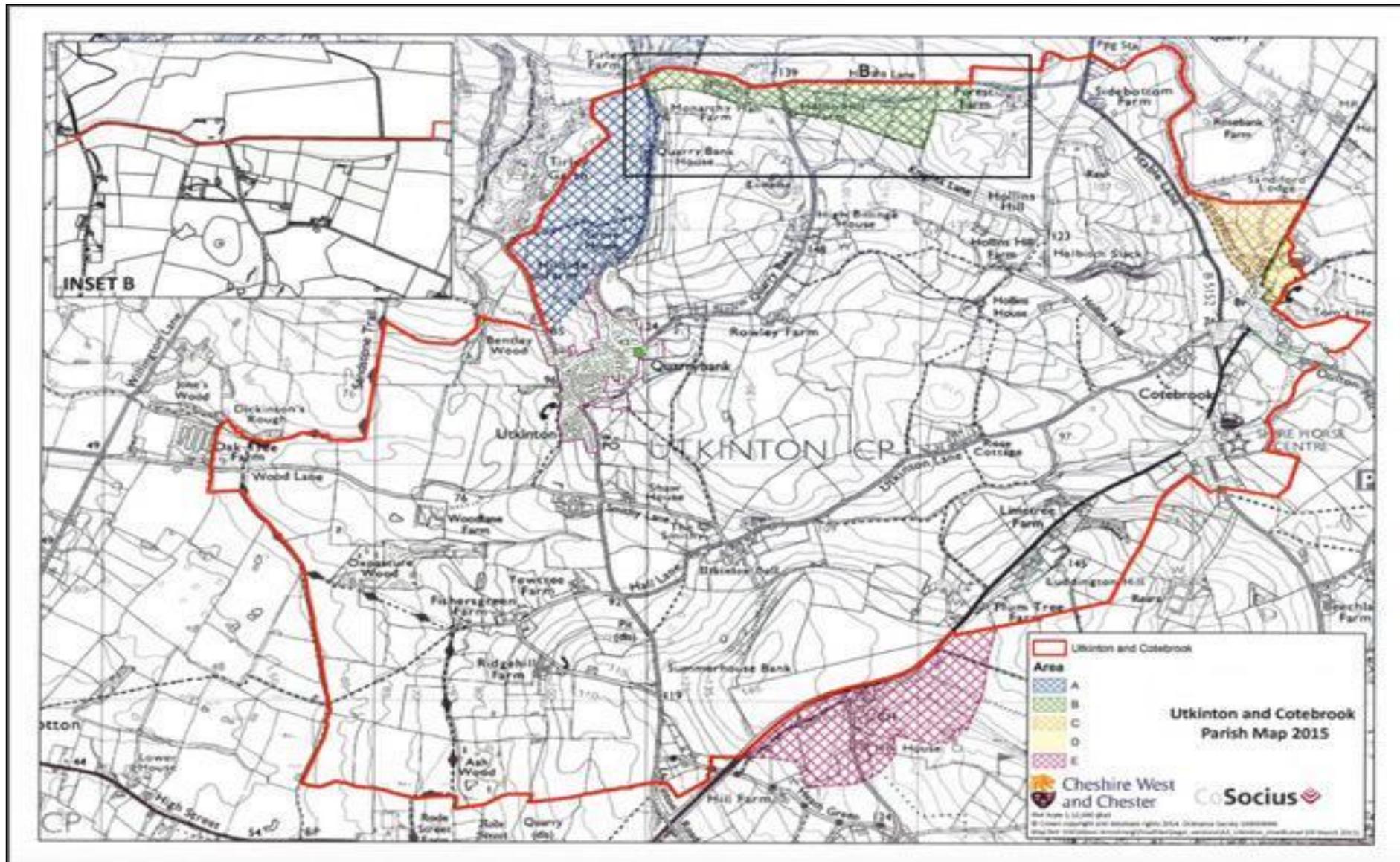
Name _____ Age _____

Male / Female Tel No: _____

PROTECTING LANDSCAPE AND NATURE CONSERVATION INTERESTS

<p>The Parish sits within an Area of Special County Value (ASCV). Our natural environment and the biodiversity that it supports are important. All proposals for development must necessarily comply with European, National and Local (Cheshire West and Chester) policy in respect of its protection and conservation.</p> <p>The proposals are aimed at providing and additional layer of protection and ensuring that development within the Parish is encouraged to mitigate any harmful impact.</p>	<p>Our Proposals:</p> <ol style="list-style-type: none"> 1. All proposals for development in the Parish must not harm or impact on wildlife sites and protected habitats. 2. All applications for development on sites or land in the rural areas of the Parish must demonstrate within their Design and Access Statements how the need to minimise any negative visual or landscape impact will be addressed in the scheme design. 3. Ensure that all development proposals adhere to national government landscape and nature conservation policies 4. Protect and, wherever possible, restore, create and manage other actual and potential wildlife sites in the Parish as indicated in the Cheshire Wildlife Trust report 5. Protect sites of amenity and open space value. 	<p>Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being agree strongly and 1 being disagree strongly:</p> <p>Proposal 1: 5 4 3 2 1</p> <p>Proposal 2: 5 4 3 2 1</p> <p>Proposal 3: 5 4 3 2 1</p> <p>Proposal 4: 5 4 3 2 1</p> <p>Proposal 5: 5 4 3 2 1</p>
<p>The issues you identified:</p> <ul style="list-style-type: none"> • Protect local wildlife sites and habitats • Extending green space and new nature conservation areas wherever possible. • Keeping dogs under control and clearing up along footpaths and open spaces 		<p>Name _____ Age _____</p> <p>Male / Female Tel No: _____</p>

UTKINTON AND COTEBROOK NEIGHBOURHOOD PLAN



Shaping Future Development for the Parish

Data Protection

The information you have provided (personal information such as name, address, email address, phone number, organisation) will be processed and stored to enable us to analyse the responses, contact you, provide information and/or access our facilities and services. Your personal information will **NOT** be shared or provided to any other third party without your consent. The only exception would be when we are required to do so by law enforcement authorities.