

‘The Courier’

A Special Edition

(December 2020)

During November the Draft Neighbourhood Plan for our Parish underwent scrutiny by Cheshire West and other interested bodies. In the main their submissions were relatively benign, but amongst them were some that may require review – two are listed below;

• Canal & River Trust	• RPS Consulting Services Ltd
• Homes England	• Cheshire West and Chester Council
• Historic England	• The Mersey Forest
• National Grid plc	• Mr A Hassall c/o Fisher German
• The Coal Authority	• Cheshire Brine Subsidence Compensation Board
• Office for Nuclear Regulation	• Cadw
• Tiverton & Tilstone Fearnall PC	• Natural England
• Willington PC	• United Utilities

- I. Fisher German, a property consultant based in Chester, who has put forward, a submission that includes a proposition to develop the plot

of land bordered by John Street, Quarry Bank and Tirley Lane. This is on behalf of a local farmer (Mr A Hassall) and it broadly followed a plan set out in strategic land studies for Cheshire West related to their Local Plans. It



suggested that *‘based on the sites inclusion in the HELAA 2017 under TAR/0065 Rural Land at Quarry Bank / John Street, Utkinton being deemed a suitable, available, achievable site for approximately 67 dwellings (HEELA pp. 109).’*

- II. Birmingham based planning consultancy (RPS Consulting Services Ltd) have submitted and state that it *‘...has been instructed to submit representations on behalf of our Client to the above Regulation 16 consultation, ahead of the submission and Examination of the Plan. Our Client is a stakeholder with interests within in the Neighbourhood Plan*

area'. Their submission focussed on Cotebrook and it led the Parish Council to believe that they have already 'earmarked' potential sites capable of supporting development. Further, it also suggested that the Draft Plan does not proceed to examination.

We would encourage you to go on the web and enter this link;
http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/utkinton_cotebrook_pub?tab=list

where you can view all of the 16 submissions in full.

We have no wish to alarm or to set 'hares running', but this is our community, and we all deserve to understand what is being suggested by the various consultees in their submissions to CWaC. **The Parish Council** believes these submissions deserve wider scrutiny by you, our residents, and that we need to set out as much detail as we can muster so that we can understand your views on the future of the Parish.

The Draft Neighbourhood Plan was not put in place to stop all development, but to help us manage it – your views were used to create it.

If you would wish to comment on any of the submissions, then the Parish Council would be pleased to receive them.

By email to;

The Parish Clerk at utkintonandcotebrookclerk@gmail.com

In the meantime, we would like to take the opportunity to wish you and your family the very best for Christmas 2020 and for the coming 2021.

