

## Utkinton and Cotebrook Neighbourhood Plan - Publicity Stage comments

Comment ID/ Consultee	Comments on neighbourhood plan
<p>NP037-1</p> <p>Natural England</p>	<p>Thank you for your consultation on the above dated 12 October 2020.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this neighbourhood plan.</p>
<p>NP037-2</p> <p>Tiverton &amp; Tilstone Fearnall Parish Council</p>	<p>My comments refer in particular to the section on Public Transport.</p> <ol style="list-style-type: none"> <li>1. On Page 33 there is a reference to the Community Bus Service that runs between Utkinton and Cheshire Oaks. Whilst factually correct this twice weekly service was a replacement for Bus No. 83 when funding for this service was withdrawn by Cheshire East. Whilst providing a service to Utkinton the primary beneficiaries of this service were residents in Tiverton, Bunbury, Peckforton as well as the villages down Huxley Lane. The primary destination was Chester City Centre. The Community Bus Service connects Utkinton, Tarporley, Tiverton, Huxley, Chester City Centre, Countess of Chester Hospital and Cheshire Oaks.</li> <li>2. On page 35 it says that Tiverton is in Tarporly Ward. This is not correct, Tiverton is in Tattenhall Ward. It is correct that we did take part in discussions with the villages in Tarporley Ward about alternative arrangements for public transport in the area, but we were not invited to take part in the Ward wide survey discussed on page 34.</li> <li>3. On page 35 it is also says that the withdrawal of the no. 83 service caused problems for Tiverton residents. It did, but the funding of the twice weekly Community Bus Service to Chester alleviated those problems.</li> <li>4. In summary Tiverton is supportive of improving the existing public transport infrastructure in the area. However if proposals are being considered that effect the Community Bus Service in particular, then we believe we should be consulted and be part of the discussion.</li> </ol> <p>Ray Mould Chairman, Tiverton &amp; Tilstone Fearnall Parish Council</p>
<p>NP037-3</p> <p>Cadw</p>	<p>The application area and the 3km buffer around it are entirely within England.</p> <p>Therefore there no designated historic assets are affected.</p> <p>We have no comments to make.</p>

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NP037-4  Office for Nuclear Regulation	<p>Thank you for the below email dated 12<sup>th</sup> October 2020.</p> <p>Please note that ONR's land use planning processes published at <a href="http://www.onr.org.uk/land-use-planning.htm">http://www.onr.org.uk/land-use-planning.htm</a> may apply to some of the developments within the Utkinton and Cotebrook Neighbourhood Development Plan. In order for ONR to have no objections to such developments we will require:</p> <ul style="list-style-type: none"> <li>• confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and</li> <li>• that the developments do not pose an external hazard to the site.</li> </ul> <p>Also please see the attached email which includes details of <a href="#">a letter sent to all local authority planning departments</a> regarding forthcoming changes ONR is to make to our consultation zones.</p>
NP037-5  Cheshire rine Subsidence Compensation Board	<p>Having reviewed the documents, there are no sections which are relevant to ground instability due to brine and as such, we have no comments to make.</p>
NP037-6  The Coal Authority	<p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>
NP037-7  Fisher German LLP (representing Mr A Hassall)	<p>We have prepared a representation on behalf of a client in response to the ongoing Utkinton and Cotebrook Neighbourhood Plan Reg 16 consultation. <a href="#">The representation is attached</a> and relates to the land at Quarrybank / John Street. If you have any questions, please do not hesitate to get in touch. Look forward to hearing from you.</p>

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<p>NP037-8</p> <p>Avison Young (representing National Grid)</p>	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p><b>About National Grid</b></p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p><b>Proposed development sites crossed or in close proximity to National Grid assets:</b></p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></li> </ul> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p><b>Distribution Networks</b></p> <p>Information regarding the electricity distribution network is available at the website below:</p> <p><a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Information regarding the gas distribution network is available by contacting:</p>

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	<p>plantprotection@cadentgas.com</p> <p><b>Further Advice</b></p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included.</p> <p>If you require any further information in respect of this letter, then please contact us.</p> <p><b>Guidance on development near National Grid assets</b></p> <p>National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p> <p><u>Electricity assets</u></p> <p>Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p> <p>National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <a href="https://www.nationalgridet.com/document/130626/download">https://www.nationalgridet.com/document/130626/download</a></p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: <a href="http://www.nationalgridet.com/network-and-assets/working-near-our-assets">www.nationalgridet.com/network-and-assets/working-near-our-assets</a></p> <p><u>Gas assets</u></p>

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	<p>High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.</p> <p>National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.</p> <p>National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: <a href="http://www.nationalgridgas.com/land-and-assets/working-near-our-assets">www.nationalgridgas.com/land-and-assets/working-near-our-assets</a></p> <p><u><a href="#">How to contact National Grid</a></u></p> <p>If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:</p> <ul style="list-style-type: none"><li>• National Grid's Plant Protection team: <a href="mailto:plantprotection@nationalgrid.com">plantprotection@nationalgrid.com</a></li></ul> <p>Cadent Plant Protection Team</p> <p>Block 1</p> <p>Brick Kiln Street</p> <p>Hinckley</p> <p>LE10 0NA</p> <p>0800 688 588</p> <p>or visit the website: <a href="https://www.beforeyoudig.cadentgas.com/login.aspx">https://www.beforeyoudig.cadentgas.com/login.aspx</a></p>

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<p>NP037-9</p> <p>The Mersey Forest</p>	<p>The villages of Utkinton and Cotebrook are located within The Mersey Forest. The Mersey Forest is a community forest established in 1991 with the vision to “get more from trees” to help make Merseyside and North Cheshire one of the best places in the country to live.</p> <p>The Forest works with partners, communities and landowners across rural and urban areas, to plant trees and woodlands, improve their management and complement other habitats. This will increase woodland cover to 20% of the area. It will revitalise a woodland culture, and bring economic and social benefits through the transformed environment.</p> <p>The Mersey Forest Plan is a long term and strategic guide to the work of the Forest and its partners. It is recognised in the <b>National Planning Policy Framework</b> as a <b>material consideration</b> in preparing development plans and deciding planning applications:</p> <p><a href="http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf">http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf</a></p> <p>It is recommended that the Neighbourhood Plan makes reference to the Mersey Forest Plan and makes consideration of these following policies:</p> <p><b>C1. Urban areas, settlements and employment sites:</b> Plant individual trees, groups of trees and small woodlands on appropriate and available urban areas, settlements and employment sites, such as school playing fields, open spaces, streets, highway verges, in the grounds of large institutions, derelict land, and development sites. This may be particularly important in Chester. Target planting to meet identified green infrastructure needs.</p> <p><b>C2. Settlement buffers:</b> Plant trees and woodlands around settlements to provide a buffer with the surrounding landscape, but maintaining important and valued views.</p> <p><b>C15. Delamere Forest, Sandy Woods, and Sandstone Ridge:</b> Expand the well-wooded landscape around Delamere Forest, along the Sandstone Ridge and long distance trail, and on steeper slopes. It is inappropriate to plant on the sandstone escarpment ridge line. Extend and plant medium to large woodlands from Oakmere to Little Budworth. Take into account internationally significant meres and mosses in the area, along with other non-woodland habitats. Maintain and restore hedgerows, hedgerow trees, and orchards, and create heathland and meadows, including following quarry restoration. Retain water bodies.</p> <p><b>C19. Rolling farmland from Tarporley to Winsford:</b> Create small copses and restore and plant hedgerows and hedgerow trees. Do not restrict long distance views to Lowland Plain, Weaver Valley, Peak District and the Peckforton Hills.</p> <p>The Mersey Forest Plan is referenced in Cheshire West &amp; Chester Council <b>Local Plan Part II</b> in Policy 16 ‘Green infrastructure, biodiversity and geodiversity’.</p>

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	<p><b>Policy 7 Landscape</b></p> <p>The retention of trees, hedgerows and other natural features should always be the preferred option and where loss has been unavoidable the replacement provision must be of an equivalent or a greater amount to that which is lost.</p> <p>The Mersey Forest Plan is referenced in Cheshire West &amp; Chester Council Local Plan Part II in Policy 16 'Green infrastructure, biodiversity and geodiversity'. Please see the chapter in the Mersey Forest Plan On Tree Planting &amp; Design: <a href="https://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf#page=24">https://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf#page=24</a></p> <p>The Mersey Forest Team can assist with advising on tree planting scheme designs and delivery.</p> <p><b>Climate Change</b></p> <p>The effects of climate change on any level has not been addressed within the plan.</p> <p>Trees and woodlands provide a range of services that help mitigate and, in particular, help us adapt to projected climate change, such as providing urban cooling, carbon storage, flood alleviation and water management, helping wildlife adapt, low carbon fuels and products, sustainable travel routes, and outdoor recreation opportunities. Part One of the Local Plan policies ENV4 and ENV3 set out the Council's approach to protecting and enhancing biodiversity, geodiversity and green infrastructure.</p> <p>Since May 2019 Cheshire West &amp; Chester Council has declared a <b>climate emergency</b>. The borough has set an ambitious target to be carbon neutral by 2045, with tree planting increasingly being promoted as a mechanism for dealing with the expected increases in temperature likely to occur in the future through climate change. The opportunities for large scale tree planting in the appropriate manner (as detailed above in the Mersey Forest Plan) should be included.</p> <p>Trees can significantly contribute to improving and ameliorating the worst impacts of climate change. For example, trees and woodlands can help to reduce flood risk and are increasingly being used as part of integrated catchment scale flood risk reduction strategies. Trees and woodlands play a role in helping to manage water flow, particularly on flood plains, by slowing down the movement of water to water courses and increasing the percolation of water into the ground, which then either slows down water movement or, whilst below field capacity, store the water.</p> <p>The Mersey Forest Team can provide support and advice to landowners wishing to create and manage woodlands.</p>
NP037-10	Thank you for consulting Historic England on the submission draft of Utkinton & Cotebrook's Neighbourhood Plan.

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Historic England	<p>Having reviewed the submission we do not wish to comment and consider that the planning and conservation staff at Cheshire West &amp; Chester Council are best placed to assist. If you have not already done so, we recommend that you also liaise with the staff who host the Cheshire Historic Environment Record (HER, formerly SMR).</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England and is available on our website at: <a href="http://www.historicengland.org.uk/advice/planning/improve-your-neighbourhood/">www.historicengland.org.uk/advice/planning/improve-your-neighbourhood/</a></p> <p>Thank you once again for the opportunity to comment.</p>
NP037-11  Cheshire West and Chester Council	Please see <a href="#">attached response</a> .
NP037-12 Homes England	<p>I would firstly like to thank you for the opportunity to comment on Utkinton and Cotebrook Neighbourhood Development Plan.</p> <p>Homes England is the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.</p> <p>Homes England does not wish to make any representations on the Utkinton and Cotebrook Neighbourhood Development Plan consultation. We will however continue to engage with you as appropriate.</p>
NP037-13  RPS	Please see <a href="#">attached response</a> .
NP037-14 Canal & River Trust	Thank you for your consultation on the Utkinton and Cotebrook Neighbourhood Plan. The Canal & River Trust do not own or manage any waterways within the area covered by the Plan, as such we have no comments to make.
NP037-15	Willington Parish Council have no comments on the above plan.

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Willington Parish Council	
NP037-16  United Utilities	<p>I write with reference to the following Neighbourhood Plan consultation that has come to our attention. We understand that we have missed the deadline for comments, however I hope that you can still take them into consideration.</p> <p><b><u>Utkinton and Cotebrook Neighbourhood Plan - Publicity stage</u></b></p> <p>It is important that we highlight that as the water and sewerage company for Cheshire West and Chester Council, we have statutory obligations which include:</p> <ul style="list-style-type: none"> <li>• The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and</li> <li>• A domestic supply duty in respect of public water supply.</li> </ul> <p>United Utilities seeks to work with Utkinton and Cotebrook Parish Council and Cheshire West and Chester Council to ensure all surface water from new development is drained in the most sustainable manner, in line with the surface water hierarchy (see specific comments for more detail).</p> <p>We wish to highlight our <b><u>free pre-application service</u></b> for applicants to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:</p> <p>Developer Services - Wastewater</p> <p>Tel: 03456 723 723</p> <p>Email: <a href="mailto:WastewaterDeveloperServices@uuplc.co.uk">WastewaterDeveloperServices@uuplc.co.uk</a></p> <p>Website: <a href="http://www.unitedutilities.com/builder-developer-planning.aspx">http://www.unitedutilities.com/builder-developer-planning.aspx</a></p> <p>Developer Services – Water</p> <p>Tel: 0345 072 6067</p> <p>Email: <a href="mailto:DeveloperServicesWater@uuplc.co.uk">DeveloperServicesWater@uuplc.co.uk</a></p>

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	<p>Website: <a href="http://www.unitedutilities.com/newwatersupply.aspx">http://www.unitedutilities.com/newwatersupply.aspx</a></p> <p><b><u>Specific Comments</u></b></p> <p>United Utilities recommends an additional policy within the Neighbourhood Plan with respect to Surface Water Management. We suggest the following text is added:</p> <p><i>In line with paragraph 80 of the National Planning Practice Guidance on Flood risk and coastal change, surface water should be discharged in the following order of priority:</i></p> <ol style="list-style-type: none"><li><i>1. An adequate soakaway or some other form of infiltration system.</i></li><li><i>2. An attenuated discharge to surface water body.</i></li><li><i>3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.</i></li><li><i>4. An attenuated discharge to public combined sewer.</i></li></ol> <p><i>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.</i></p> <p><i>Where appropriate, development should incorporate SUDS which avoids all non-permeable surfaces, or delivers a water management system which minimises surface water run-off and ensures that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.</i></p> <p><b><u>Summary</u></b></p> <p>Moving forward, we request that Utkinton and Cotebrook Parish Council continue to consult with United Utilities on all future planning documents. We are keen to continue working in partnership to ensure that all new growth can be delivered sustainably.</p> <p>In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.</p>