

## **Cheshire West and Chester Council**

### **Making of Dunham on the Hill and Hapsford Neighbourhood Plan**

**Decision Statement published pursuant to Schedule 38A (9) of the Planning Compulsory Purchase Act (as amended by the Localism Act) and Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended)**

#### **Dunham on the Hill and Hapsford Neighbourhood Plan**

- 1.1 Work on the Dunham on the Hill and Hapsford Neighbourhood Plan began in 2021, led by the Neighbourhood Plan Working Group. Preparation of the Neighbourhood Plan has involved extensive community consultation throughout, with support provided by Cheshire West and Chester Council.
- 1.2 The Neighbourhood Area was designated in January 2022.
- 1.3 The Plan includes a detailed vision and objectives for Dunham on the Hill and Hapsford and policies relating to topic areas which include Local Green Spaces and open space, wildlife and biodiversity, design and special character, heritage, housing development, community facilities, drainage and flooding and renewable energy. The Plan is also supported by a Neighbourhood Area Design Appraisal and Code.
- 1.4 The draft Neighbourhood Plan and its supporting documents were formally submitted to Cheshire West and Chester Council in February 2025. Following a six-week period of publicity, an examiner was appointed with the agreement of the qualifying body (Dunham on the Hill and Hapsford Parish Council). The plan was then subject to examination and the independent examiner's report was published on 14 May 2025. The report concluded that, subject to a number of modifications, the plan met the required 'basic conditions' and could proceed to referendum.
- 1.5 On 9 June 2025, the Council's Cabinet Member agreed to accept the examiner's recommendations and confirmed that the plan should proceed to referendum.
- 1.6 At the referendum held on 28 August 2025, voters were asked to say 'yes' or 'no' to the prescribed question:

"Do you want Cheshire West and Chester Council to use the Neighbourhood Plan for Dunham on the Hill and Hapsford to help decide planning applications in the neighbourhood area?"
- 1.7 85% of those who voted said 'yes' to the plan. The outcome was as follows:

Response	Votes
Yes	81
No	14
Turnout	19%

## **Making of the Plan**

- 2.1 Preparation of the Dunham on the Hill and Hapsford Neighbourhood Plan has now progressed through the prescribed stages set out in the regulations with a positive outcome at both independent examination and referendum. The plan now forms part of the statutory development plan for the area. The Neighbourhood Plan Working Group and the Parish Council are to be congratulated on a significant achievement in reaching this stage, which would not have been possible without their hard work and dedication.
- 2.2 The final stage of the preparation process is for the Council to 'make' the Plan. At the meeting of the Council's Cabinet on 11 October 2017 it was agreed that the decision to make a neighbourhood plan be discharged to the Senior Manager – Head of Planning and Place Making. The full report and minutes can be read at:  
<http://cmttpublic.cheshirewestandchester.gov.uk/ieListDocuments.aspx?Clid=983&MId=5184&Ver=4>

## **Decision**

- 3.1 That the Dunham on the Hill and Hapsford Neighbourhood Plan be formally made.
- 3.2 The reason for this decision is that the Dunham on the Hill and Hapsford Neighbourhood Plan has progressed through the prescribed stages set out in the regulations with a positive outcome at both independent examination and referendum. The Council is now required to make the plan and no reasons exist as to why this should not happen. The making of the Dunham on the Hill and Hapsford Neighbourhood Plan would not breach or would otherwise be incompatible with any retained EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).
- 3.3 The Head of Planning and Place Making hereby exercises their delegated authority to make the plan.
- 3.4 A copy of this note will be sent to Dunham on the Hill and Hapsford Parish Council and anyone who asked to be notified of the decision. The note will also be sent to the Cabinet Member for Homes and Planning and the local ward councillors.

3.5 In accordance with Regulation 19 of the 2012 Regulations, the Council has published the following on its website at:

[www.cheshirewestandchester.gov.uk/neighbourhoodplanning](http://www.cheshirewestandchester.gov.uk/neighbourhoodplanning)

- This statement which sets out the decision to make the plan and reasons for it;
- Details of where the decision document can be inspected.

3.6 The final version of the plan and associated documents have also been published on the website.

3.7 The decision statement and Neighbourhood Plan documents can be viewed at the following location during opening hours:

- Online at local libraries including **Helsby Library**, Lower Robin Hood Lane, Helsby, WA6 0BE (Monday and Friday 9.30am-1pm, 2-5pm; Tuesday and Wednesday 9.30am-1pm, 2-7pm; Saturday 9.30am-1pm)

<https://www.cheshirewestandchester.gov.uk/residents/libraries/find-a-library> for library opening hours and contact information.

A paper copy is also available at:

- **Helsby Library**, Lower Robin Hood Lane, Helsby, WA6 0BE (Monday and Friday 9.30am-1pm, 2-5pm; Tuesday and Wednesday 9.30am-1pm, 2-7pm; Saturday 9.30am-1pm)
- **Chester Library** at Storyhouse, Hunter Street, Chester, CH1 2AR (Monday – Saturday 8.30am-7pm; Sunday 9.30am-6pm; holiday opening hours may vary)

If you would like to view a paper copy of the documents at one of our principal offices, please contact us by telephone on 01244 973887 or email [neighbourhoodplanning@cheshirewestandchester.gov.uk](mailto:neighbourhoodplanning@cheshirewestandchester.gov.uk) The principal offices are (open Monday-Friday 9am-5pm):

- The Portal, Wellington Road, Ellesmere Port, CH65 0BA
- HQ Chester, 58 Nicholas Street, Chester, CH1 2NP
- Wyvern House, The Drummer, Winsford, CW7 1AH

3.8 Further information is also available by contacting;  
[neighbourhoodplanning@cheshirewestandchester.gov.uk](mailto:neighbourhoodplanning@cheshirewestandchester.gov.uk)



**Rob Charnley - Head of Planning and Place Making**

10 September 2025