

# INDEPENDENT EXAMINATION OF THE UTKINTON AND COTEBROOK NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Dianne Jones  
Clerk to Utkinton and Cotebrook Parish Council

Councillor Francis Tunney  
Utkinton and Cotebrook Parish Council

Lyndsay Jennings  
Cheshire West and Chester Council

Examination Ref: 02/AM/UCNP

22 December 2020

Dear Ms Jones, Councillor Tunney and Ms Jennings

## UTKINTON AND COTEBROOK NEIGHBOURHOOD PLAN EXAMINATION

Having carried out my visit to the Utkinton & Cotebrook Neighbourhood Plan (UCNP) Area, I have identified some matters on which clarification from the Utkinton & Cotebrook Parish Council (UCPC) and Cheshire West and Chester Council (CWaCC) would assist me in my examination of the UCNP. May I request the submission of responses to my questions below by **18 January 2021**, although an earlier response would be most welcome.

### 1. Consultation Statement 2020.

#### Questions to UCPC

- a. Please would the UCPC confirm that the Regulation 14 Consultation took place between 17 October and 30 November 2019, and confirm the number of representations received?
- b. One of the representations received was from Cheshire West and Chester Council (CWaCC). Please may I see a copy?

### 2. Policy 4

#### Question to CWaCC

The Regulation 16 representations from CWaCC note that “some land is designated open space in the local plan, strategic policy SOC6.” Please could this be explained/identified? Policy SOC6 does not designate any land, although it considers generally various categories such as open space, sport or recreation facilities.

### 3. Policy 5

#### Question to UCPC

Please could the phrase “must have the need specified” be explained?

#### **4. Policies 9 & 10**

##### **Question to CWaCC**

The CWaCC Regulation 16 representations in relation to both Policies 9 & 10 refer to the CWaCC ecological network. Paragraph 16.9 of the Local Plan Part Two explains the ecological network in greater detail. To what extent, if any, does Figure 18 in the UCNP conflict with the network? Does CWaCC envisage the mapped ecological network replacing the plans produced by the Cheshire Wildlife Trust (CWT), one of which is used as Figure 18 in the UCNP?

#### **5. Policy 11**

##### **Questions to UCPC**

- a. Local Green Spaces (LGS) are designated in Policy 11. The Plan includes a list of six sites in Table 2 and the areas are delineated in Figures 20 - 25. Are the sites in Figures 20 and 21 intended to be LGS and, if so, why are they coloured differently to the other four sites?
- b. The CWaCC Regulation 16 representations refer to two LGS being proposed in the pre-submission version of the Plan. What form of publicity and consultation was made about the four sites which have been added between the Regulation 14 Consultation and the submission of the Plan to CWaCC?
- c. What is the area of the LGS proposed at Land off Quarry Bank?

##### **Question to CWaCC**

- d. The CWaCC Regulation 16 representations query the justification for some of the proposed LGS and their special value to the local community. Which specific sites are those criticisms aimed at?

#### **6. General**

##### **Question to UCPC**

I would also be pleased to receive any comments the UCPC wish to make about any of the representations received on the Submission version of the Plan.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter (and any subsequent response) is placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

*Andy Mead*

Examiner