



# **DRAFT APPENDICES UTKINTON AND COTEBROOK NEIGHBOURHOOD PLAN 2020 - 2030**

## Foreword to Appendices

These appendices serve to form the background to the Formal Draft Neighbourhood Plan for Utkinton and Cotebrook Parish. They seek to provide a platform upon which the Plan can be measured and to enable the reader – whether a resident, developer or planning officer to gain an understanding of what the 700+ residents of the Parish believe makes the two villages of Cotebrook and Utkinton what they are and such a pleasant place to live.

The reader may note minor discrepancies between these appendices and the body of the Draft Neighbourhood Plan – the reasons for this lie in the fact that some of the Appendices were written some years ago and information has come forward in the creation of the Draft that supplants the original. No changes have been made to the original Documents

There are five Appendices:

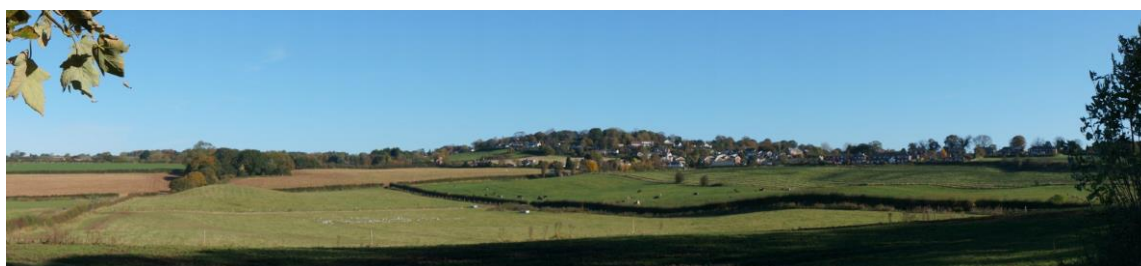
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Each is provided in full with the agreement of the authors and all can be viewed at the Utkinton and Cotebrook Community Website <https://utkintonandcotebrook.com/neighbourhood-plan/neighbourhood-plan-surveys/> (for Housing Needs) and also <https://utkintonandcotebrook.com/the-parish-plan-2013/> (for the Parish Plan.)

# **Appendix A – Utkinton and Cotebrook Parish Plan – 2013**



**A PARISH PLAN FOR THE VILLAGES OF  
UTKINTON  
AND  
COTEBROOK**



Front cover photographs:

Utkinton Hall

St John's Church

View of Cheshire Countryside

## INTRODUCTION

This 'Utkinton and Cotebrook Parish Plan' reflects a shared vision for the locality based on community-wide comments, observations and concerns. Specific Policies are identified, which are aimed at maintaining or improving the quality of life for residents, and these are underpinned by a set of Actions that can be implemented locally. The Action Group will work through them and report regularly on progress but it has to be recognised it would be impossible for a Plan of this nature to cover every last aspect of 21<sup>st</sup> century life in a rural community.

The process that was undertaken to prepare the Plan is described in Appendix A. Whilst it has no statutory authority in terms of Planning Policy the fact that it sets out the views of the people who live in Utkinton and Cotebrook and says what they want for their area makes it a strong voice to which the local authority and potential developers must listen.

Residents accept that there is a need for some change, but the overwhelming view is that it should be minimal. Therefore this is, unashamedly, a Plan that seeks to protect what the Parish has to offer, for the future enjoyment of locals and visitors alike.

*Utkinton & Cotebrook Parish Plan Action Group                      -      November 2013*

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# BRIEF HISTORY OF THE VILLAGES AND DESCRIPTION OF THE PARISH

Both of the villages, Cotebrook and Utkinton, can claim a long history with the latter being cited in an entry in King William's Domesday Book of 1086. Although not specifically mentioning the village, it makes reference to land owned by the Earl of Chester and held by Uviet, his tenant, and it is widely believed that the area in question is now Utkinton. It's been variously named Utkgnton, Hutkynton, Hudekintona and Utkyngton but its current name goes back many hundreds of years. Some historians also believe that John Street formed part of the border between territory held by the Danes and that of the English King Alfred.

Cotebrook has also been in existence for a number of centuries, as evidenced by its two public houses. The 'Fox & Barrel' has been a pub since at least 1770 and possibly dates from 100 years earlier as a property. (Whether the legend that a former landlord allowed a four-legged fugitive from the hunt to hide in his cellar and avoid the hounds is true, or not, is for the reader to decide). Meanwhile the 'Alvanley Arms' is even older, proudly boasting of its origin as a 16th century coaching inn.

However the village name only came into being in 1875 following the building of St John's church. It was derived from the area where sheep were 'coted' (enclosed) prior to being washed in the small stream. Some older records show the spelling as Cote-Brook.

Previously it was known as Utkinton-cum-Rushton, reflecting its location between those 2 places. It is worth recording that the old Rectory for the church was designed by John Douglas, known as Cheshire's 'favourite architect' on account on the numerous fine buildings he produced across the county.

The longevity of the villages gives the parish its distinctive feel with many historic buildings. Chief among them is Utkinton Hall, former home of the Done family. This imposing edifice is still large today but when it was built, in Elizabethan times, it was four times its current size. Other 17th century buildings include; Yew Tree cottage in Eaton Lane, The Bailiff's House, Hall Lane, and Fishers Green Farmhouse together with its former Stables.

The parish is in the very heart of Cheshire, roughly equidistant from the main conurbations of Chester, Nantwich and Northwich. Utkinton is to the west of the parish and Cotebrook the east, and over two thirds of the residents live in the former. The area is, generally, serviced by unclassified country lanes that offer easy walking and extensive views of the surrounding farmland and attractive countryside. This is especially true when viewed from the top of the Sandstone Ridge that bisects the parish. However the modern world makes its presence felt in the shape of the busy A49, the current survivor of the old Coach Road.

As with all long-established settlements there have been various developments over time, but a visitor returning to the parish after 30 years absence would see very little change, apart perhaps from the increased speed of the traffic through the villages.



# PROFILE OF THE PARISH

*“All we can say is we live in a beautiful area and we are very lucky. We appreciate it every day”*

There are 324 properties in the parish with an average occupancy of 2.3 per household. However there is a wide spread of ages with 37% of the population over the retirement age and just 12% under 16. The largest group is the 45 – 64-year olds and the overall average age is 48.

Perhaps unsurprisingly, given the age profile, on average people have lived in the parish for more than 20 years.

For those residents who work, the average distance they have to travel is 28 miles with the vast majority going by car, of which there are just under two per household.

Amenities include:

## In Cotebrook

- ☐ Cotebrook Village Hall
- ☐ Church of St John (linked with Tarporley)
- ☐ Alvanley Arms Public House
- ☐ Fox and Barrel Public House
- ☐ Cotebrook Coffee Shop
- ☐ The Shire Horse Centre

## In Utkinton

- ☐ Utkinton Village Hall and Sports Club
- ☐ St Pauls School, for Primary key stages 1 & 2
- ☐ Rose Farm Shop
- ☐ Rose Farm Garden Shop, Café and Car Wash plus other trades
- ☐ Fortnightly Mobile Library

Both Village Halls are used for a wide range of activities, including the Women’s Institute who meet, monthly, in Utkinton.

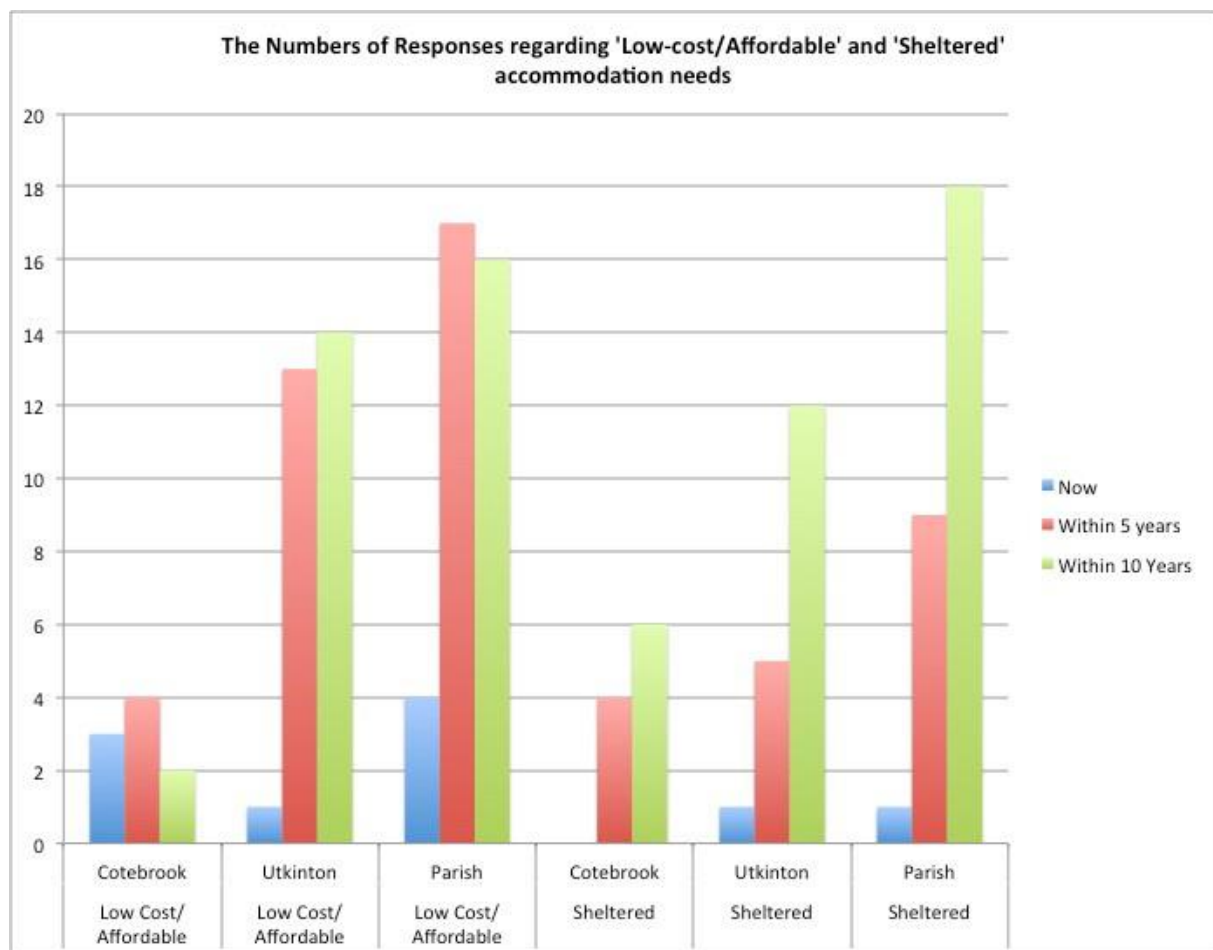
Additionally there are a number of small businesses and a local farming community that also looks after many aspects of the lovely countryside.

Meanwhile in nearby Tarporley there is a full range of local services, although some residents feel that it’s not as easy as it should be to get there!

# HOUSING & DEVELOPMENT

*“We need low cost housing, but on a small scale”*

There are two opposing views on the issue of new housing. First, it is recognised that there will be a demand for affordable, low cost, housing and sheltered accommodation in the future. This view is supported by both the School and the Church and one third of people living in the parish would not object to it. The following requirements have been identified:



This shows that:

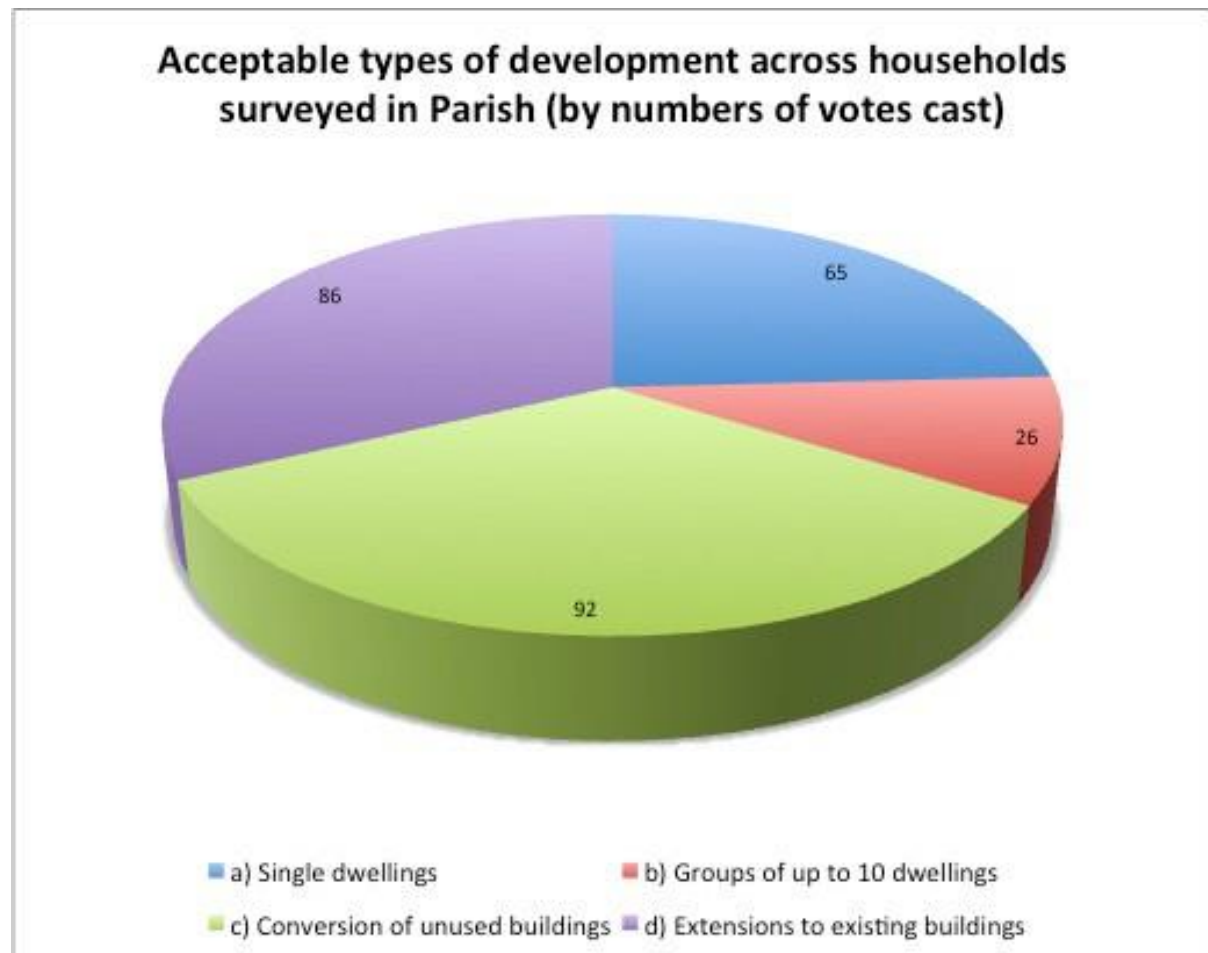
- ☐ 4 people want Affordable and 1 wants Sheltered NOW
- ☐ 17 people want Affordable and 9 want Sheltered IN 5 Yrs
- ☐ 16 people want Affordable and 18 want Sheltered IN 10 Yrs

And whilst this is not based on a full Housing Needs Survey, it gives a helpful view of the future requirements.

Notwithstanding the above, over half of current residents don't want to see any new housing at all, which is the alternative view. They are particularly concerned that the villages would become too big, spoiling their character and losing some of their attractiveness. In addition, people point out that Cotebrook does

not have a school, a local shop or even a post office, and Public Transport links are considered poor in both villages (see also page 9). Taken together, this creates the widely held opinion that additional development would be unsustainable.

If people are pressed to say what type of new housing should be provided, if it cannot be avoided, then single dwellings / extensions or the conversion of existing, unused, buildings would be OK.



The preference for conversions and extensions, rather than new build, needs to be impressed upon planners and potential developers as these are strongly held views. Also, any new homes for affordable, low cost, housing or sheltered accommodation should be small in number and be in keeping with existing style of the Parish.

### **POLICIES FOR THE PARISH :**

- To maintain the character and quality of the Parish, particularly the green environment and open spaces, by keeping new development to a minimum.
- To work with CW&C and others to seek ways to provide the level of affordable, low cost housing and sheltered accommodation genuinely required in the parish and involve fully residents in the process.

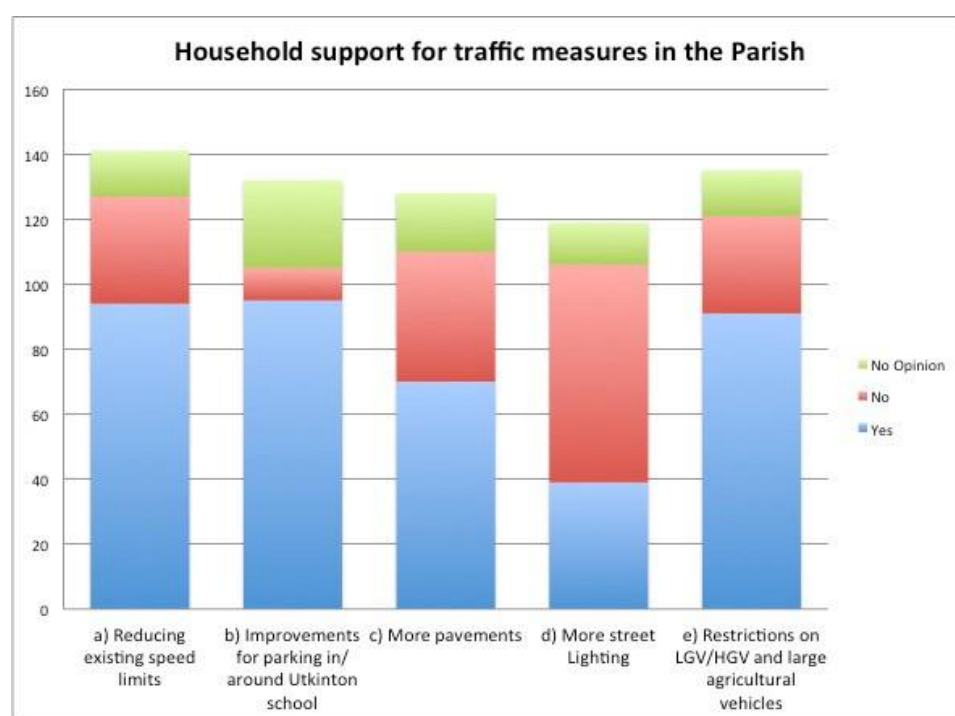
# ROADS AND TRAFFIC

*“Improve Road Maintenance – I know it’s an uphill task”*

Traffic issues in the Parish are no laughing matter. Everywhere, speed levels are increasing and roads are becoming more congested as car ownership and the culture of Home Delivery have grown. It is to be hoped the restrictions to the speed limits along the A49 through Cotebrook may help make it a little less uncomfortable in the fullness of time.

Utkinton may not have a main road, but it suffers from similar problems. The route from Tarporley through the village and out to Willington has, in effect, a 60 mph limit for much of its length, only dropping to 30 mph after the Wood Lane crossroads. Local observation suggests that cars travel at speeds well above those that could be considered safe or considerate.

The key concerns with regards to traffic are shown below



Many residents felt that the issue was not that speed limits needed to be reduced, but rather the existing ones should be properly and vigorously enforced.

The perception of the condition and maintenance of local roads is that 5 out of every 6 people felt that, excluding the A49, roads were 'Bad' or 'Poor'. There was also a feeling amongst some residents that the interests of walkers and cyclists need to have a higher priority.

## POLICIES FOR THE PARISH : -

- To make the Parish a safer place by reducing traffic speed and improving areas where dangerous parking occurs.
- To raise the standard of road maintenance.

# INFRASTRUCTURE AND SERVICES

*“I visited Corsica 7 years ago and the island had 8mbps service for broadband, so I don’t buy the ‘too remote’ argument”*

Generally the utilities (Refuse Collection, Electricity, etc.) are well regarded in the Parish, although the fact that not all homes are on mains gas causes some controversy.

However the issue that gives rise to the largest number of comments is the woefully slow Broadband speed, garnering more discontent than any other topic.

Satisfaction levels are shown below. First, those with high scores:

Refuse Collection	80%	
Electricity	78%	
Gas	74%	(for those who have it . . .)
Street Lighting	67%	
Mobile Library	64%	

A couple were only just above the 50% mark:

Policing	53%
Mobile Phone Reception	51%

And at the bottom of the list came: Broadband

45%

Recognising the age profile of the population it is not surprising to find that a large number of people would like to see bus services to and from Tarporley, Crewe and Chester, especially in the under 20 and over 60 age categories. However, only a handful of people reported that they currently use Public Transport as it is seen to be inadequate.

It’s a different story for footpaths, ponds and greens where an over-whelming number of residents both value AND make frequent use of them, whilst also valuing the hedgerows.

## POLICIES FOR THE PARISH : -

- To bring faster Broadband to the Parish.
- To improve the range of Bus Services in the Parish.

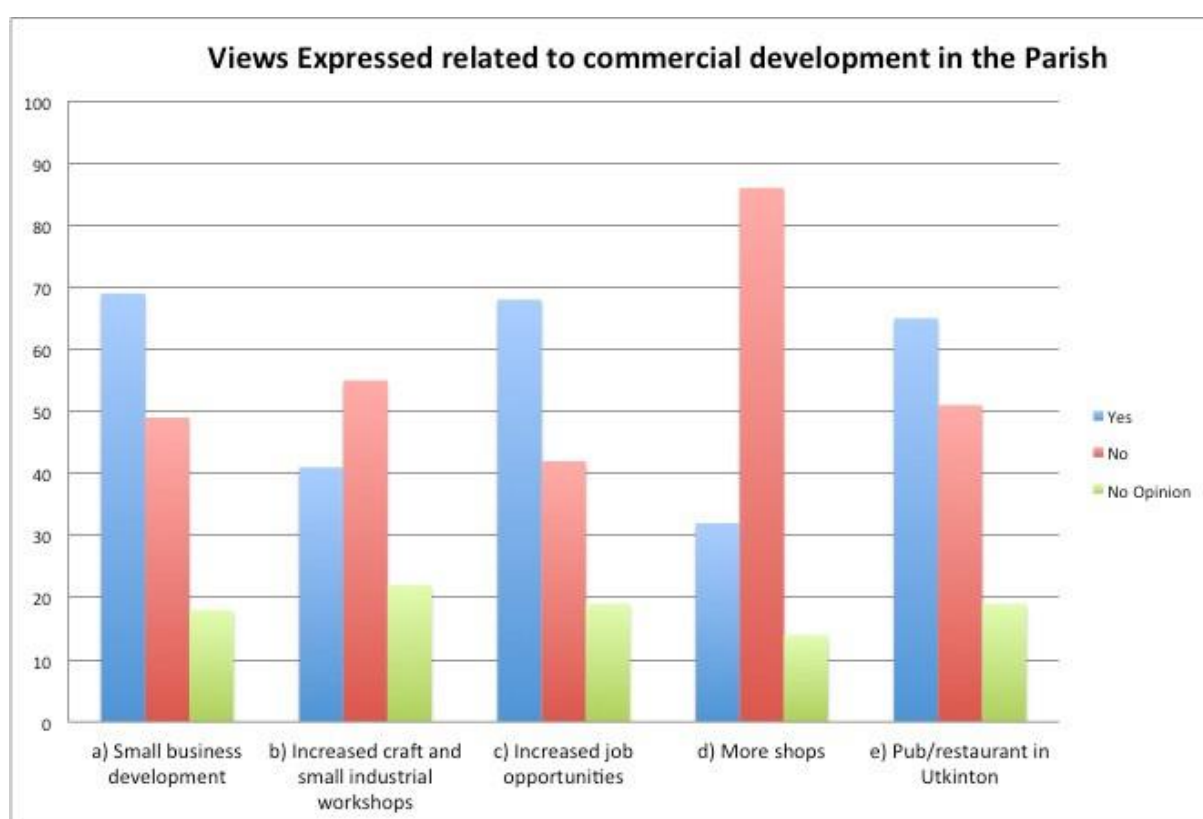
# BUSINESS AND TOURISM

*“Opening a pub/restaurant in Utkinton would cause extra problems with more traffic, noise and light pollution”*

*or*

*“A pub would give the village a heart, something I feel is lacking”*

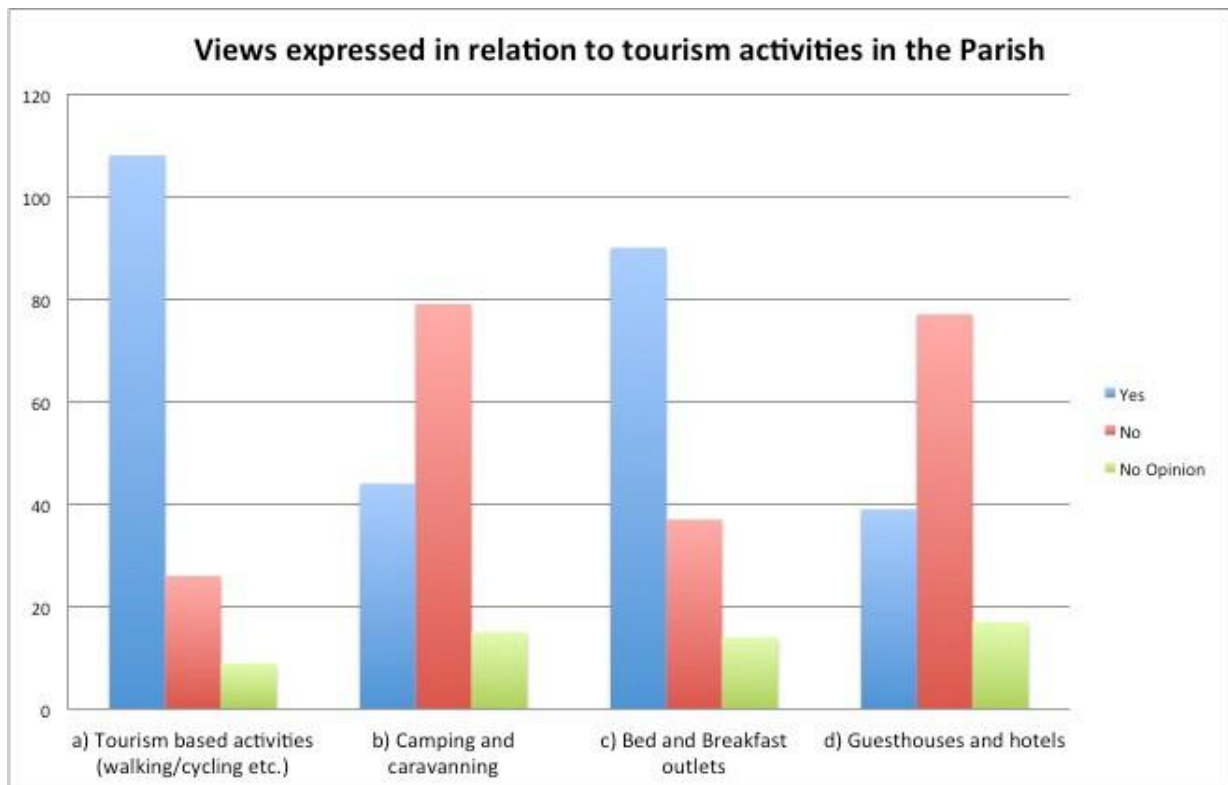
Opinions are strongly divided when it comes to consideration of commercial activities. Residents are very much against having more shops, and craft/small industrial workshops also get a negative response. Although more people are in favour of a Pub/Restaurant in Utkinton than there are against, the difference is quite small. Any such proposal seems likely to be quite controversial.



On the other hand, Small Business Development is seen favourably and quite a big majority would welcome Increased Job Opportunities, although it might be difficult to see what sector they would be in, given the views described above.

One answer to the employment situation could be that there is local support for some additional Bed & Breakfast outlets, which would tie in nicely with a thumbs-up for suitable Tourism based activities (walking, cycling, etc). However it looks as though Bed & Breakfast is only acceptable on a small scale, as there is little support for Guesthouses, or Hotels.

Camping and Caravanning are not too popular either, as the following chart shows:



It may be that the answer is to look to the nearby larger conurbations, such as Tarporley, for job opportunities, but once again that raises the thorny issue of poor local transport.

## **POLICIES FOR THE PARISH : -**

- To encourage activities which bring suitable new job opportunities to the Parish.
- To resist any development that is overly commercial.

# COMMUNITY

*“We like living here”*

When asked if they feel ‘safe’ in the Parish, 96% of residents say “Yes” which is excellent to hear, and those few who don’t seem to be mainly concerned at night. Nevertheless, people would like a more visible and accessible police/community warden presence and believe that Homewatch Schemes would be beneficial.

An issue that draws a lot of support is the need for a children’s playground or recreational area in Utkinton. The Sports Club at the Village Hall does an excellent job in providing some facilities, but cannot cater for all needs. However some residents feel that there are sufficient facilities already and, clearly, the siting of anything additional would need very careful consideration and planning.

There is no shortage of ideas for more community societies and activities and the Jessie Hughes Institute, in Eaton, has rightly been identified as a good example of what can be achieved. However there is the usual problem of finding people who are willing, and also have the time, to take a lead. Interestingly, whilst more than half of those who gave an answer said they were satisfied with the amount and style of information provided within the villages, only 4 out of every 10 households actually answered the question. Effective Communication is a perennial problem in all sections of society, but something that may pay big dividends for the Parish if a good answer to the problem could be found.

The Government is very keen on making policy based on the results of the ‘well-being’ index and if they want to find a contented community they should look no further than this Parish. In answer to the Question “How happy are you living in the Village?” where 5 is ‘very happy’ and 1 is ‘not at all’ the outcome was:

**4.55 (equivalent to 91%)**

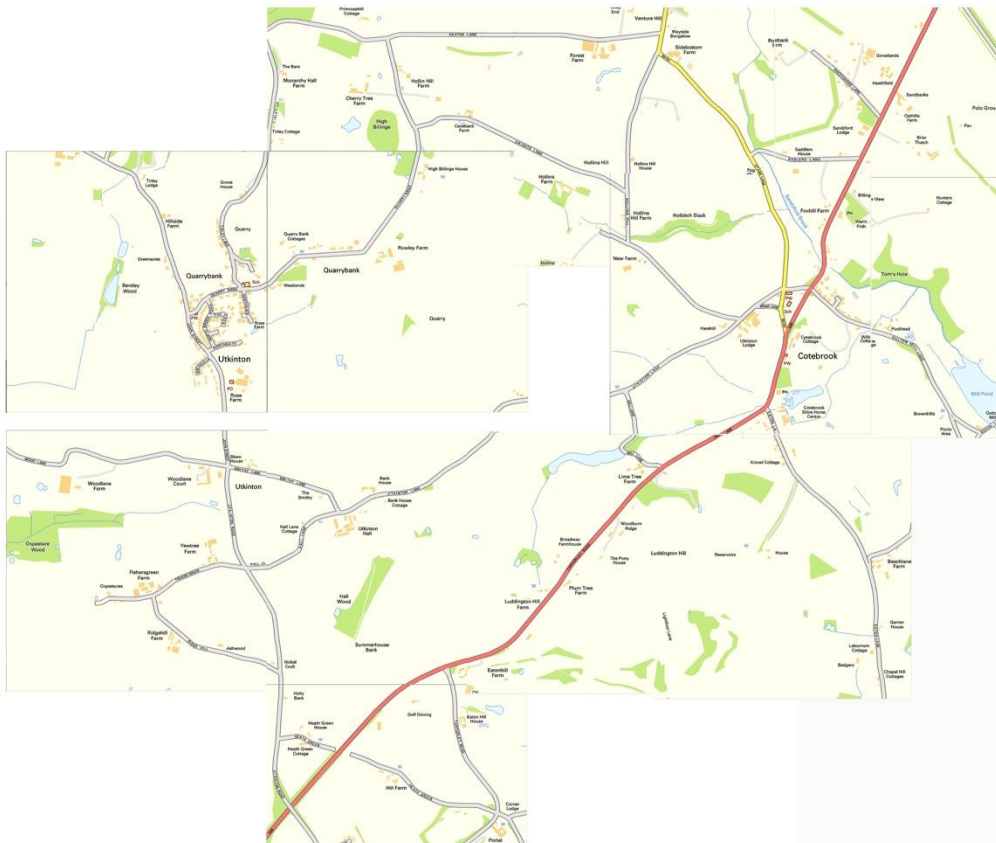
***That’s a resoundingly positive view and the over-riding Vision for this Plan is to keep it that way.***

## **POLICIES FOR THE PARISH : -**

- To develop proposals for a children’s’ playground and recreational facilities for further consideration by residents.
- To find ways of improving communications within the villages and encourage more volunteers to take a lead on Community Activities.



# PARISH MAP



# APPENDICES

## **A) Process Followed to Create the Parish Plan**

The idea for a Parish Plan was launched at the Utkinton Village Fete held at Tirley Garth in summer 2011. That was successfully received and the Action Group followed it up by designing a comprehensive Questionnaire covering all aspects of life in Utkinton and Cotebrook. This was delivered to every one of the 324 households within the Parish Boundary and completed forms were collected in July 2012.

A total of 155 Questionnaires were returned, equating to 48% of the total, which represents a statistically significant proportion of the Parish. The Results and associated comments were analysed in a 'Household Survey 2012 Report and Findings' document, a copy of which can be obtained by contacting the Parish Council or logging on to the Community website: (<http://www.utkintoncotebrook.org.uk>).

A detailed extract from the Survey was again delivered to all households and residents were invited to 'drop in' sessions to discuss the findings at the 2 Village Halls in September 2012. The data and feedback were then distilled into a Draft Parish Plan.

The next step was to discuss the Draft Plan with local Stakeholder Groups and that took place in October 2013, resulting in the Final Plan that was adopted by the Parish Council on behalf of the residents in November 2013.

All the Statistics and Charts used in this document have been taken from the Questionnaire Results and all the "Quotes" have come from residents of Utkinton and Cotebrook.

The Group will aim to progress all the Actions listed in Appendix B and report progress back to the Community, using a variety of media, on a 6 monthly basis.

The Members of the Action Group are listed below and wish to express their gratitude for all the help and assistance they have received in preparing this important document and, in particular, to Frank Tunney without whose herculean efforts this Plan would not exist.

Trudy Boyle Geoff

Hope-Terry Karen

Platt Stephen Platt

Ian Priestner

Margaret Stewart

Frank Tunney

## **B) List of Specific Actions to underpin the Policies**

### **1. Housing and Development**

- a) Obtain a full understanding of the affordable, low cost, housing and sheltered accommodation requirements in the parish.
- b) Ensure the Parish Council monitors & reports on all potential developments and give residents the opportunity to be fully involved in ideas, plans and designs.
- c) Liaise with any potential developers to explain the quantity and quality of housing that would be acceptable and (if it proceeds) to obtain some benefit for the Parish.
- d) Identify Open Spaces in the Parish which are considered important and pass the list to the CW&C Planning Office in support of the Housing & Development Policy.
- e) Draw up a list of unused buildings and check the current situation.

### **2. Roads and Traffic**

- a) Make use of Speed Indicator Devices, with Cheshire Police, to provide evidence of traffic speeds.
- b) Work with the appropriate Authorities to implement Speed restrictions through the villages and improve signage.
- c) Develop reasonable proposals for parking restrictions during drop off/pick up times at Utkinton School AND try and identify alternative places to park.
- d) Pro-actively engage with CW&C Highways so the standard of road maintenance is raised.

### **3. Infrastructure and Services**

- a) Maintain links with the Connecting Cheshire Partnership to ensure the Parish is a priority for installing high speed broadband in rural Cheshire.
- b) Lobby CW&C Transport team to find ways of improving the local bus services.
- c) Work with Street Scene to improve the maintenance of Hedgerows, Verges and Grass cutting across the Parish.

### **4. Business and Tourism**

- a) Consider putting together a 'Welcome Pack' to help new businesses settle into the locality.
- b) Ensure the Parish Council liaises with any potential new businesses so they understand the appropriate level of activity that would be suitable.

### **5. Community**

- a) Together with the School, Church, Arderne Estates and CW&C, develop proposals for the provision of Recreational and Play facilities (for young and old) for further consideration by residents.
- b) Assist the Parish Council in its aim to communicate across all resident groups better and to develop more community spirit.
- c) Seek ways of improving communications within the villages and encourage more volunteers to take a lead on Community Activities.
- d) Support the local Police with initiatives that promote community spirit such as regular 'drop in' sessions at central locations.



# Appendix B – Historic and Listed Buildings in Utkinton and Cotebrook.

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What makes the history of Utkinton and Cotebrook Parish so vibrant is that it has only been in existence as a Civil Parish since 1866 and this short passage from Genuki (<https://www.genuki.org.uk/big/eng/CHS/utkinton>) suggests;

*'Utkinton was a township in Tarporley ancient parish, Eddisbury hundred (SJ 5565), which became a civil parish in 1866. It included the hamlets of Cotebrook (partly in Rushton until 1936), Fishers Green, High Billinge, Hollins Hill, Heath Green, Quarrybank and Rowley Bank. The population was 458 in 1801, 500 in 1851, 463 in 1901, 507 in 1951, and 651 in 2001' ... and now around 730 (based on CWaC MYE 2015).*

It is worth noting that Utkinton (or rather the hamlet surrounding the Hall) has been in existence and commented on in papers as far back as medieval times. Mention of 'Utta' a descendent of Ethelfleda, was certainly alive in the early 900s and it is said that Utkinton may have derived its original names. Though Utkinton can possibly be said to date back to Saxon times (Utkinton is held to mean the 'ton or enclosure where Utta kept his kine, or cattle', and the name is of Anglo-Saxon provenance [from: 'Newes Ovt Of Cheshire of the new found Well' – G.W c.1600]) so the village has written history of over 400 years or more.

The Tithe Map and its Apportionments, drawn up in 1838 shows just how many of the houses of today are either buildings that were in existence then or have been built upon the remains of those dwellings. By comparing the 1838 Tithe Map with CWaC Interactive Mapping (<https://maps.cheshirewestandchester.gov.uk/cwac/webmapping>) it has been possible to locate c.51 dwellings that are either extant in part, or that formed the basis and foundation for newer dwellings. This would suggest that approximately 17% of the existing housing stock in the Parish is rooted on buildings that we in existence in 1838, thus providing a basis for its architectural history and development.

The images over the next few pages are extracted from <https://britishlistedbuildings.co.uk/england/utkinton-and-cotebrook-cheshire-west-and-chester> and other archives, not all of the buildings shown can be described as 'historic' – the main ones being the Hall, Bailiff's House and Fisher Green Farm and Barn – the rest are all attributable to the period between the 16<sup>th</sup> and 20<sup>th</sup> centuries. They are shown for both Cotebrook and Utkinton.

#### Utkinton

1. 16 Northgate Lower, Utkinton, Cheshire West and Chester, CW6 (Grade II listed)
2. Fishers Green Farmhouse, Fishers Green, Utkinton, Cheshire, CW6 (Grade II listed)
3. Former Stables, 10 Metres West of Fishers Green Farmhouse, Fishers Green, Utkinton, Cheshire, CW6 (Grade II listed)
4. Utkinton Hall, Hall Lane, Cheshire, CW6 (Grades I & II listed)

#### Cotebrook

5. The Old Parsonage, Stable Lane, Cotebrook, Cheshire, CW6 (Grade II listed)
6. Church of St John and the Holy Cross, Stable Lane, Cotebrook, Cheshire CW6 (Grade II listed)
7. Yew Tree Cottage, Eaton Lane, Cotebrook, Cheshire, CW6 (Grade II listed)

#### Other Buildings:

Bumblebee Hall (Lower Northgate) – Part of this dwelling appears on the 1838 Tithe Map under reference 241 (see Table 1)



*Figure 1 - 1838 Tithe Map for Utkinton (shows part of Cotebrook prior to becoming Civil Parish)*

Plot Ref	Current Address	Village	Description from Tithe Apportionment
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1	Sidebottom Farm, Stable Lane, Cotebrook	Cotebrook	House Outbuilding Yard & Garden
1	Sidebottom Farm, Stable Lane, Cotebrook	Cotebrook	Homestead Yard and Garden
2	Sidebottom Farm, Stable Lane, Cotebrook	Cotebrook	Homestead Yard and Garden
17	Existing Property, off Utkinton Lane	Cotebrook	Cottage & Garden
19	Church Cottage, Stable Lane	Cotebrook	Cottage & Garden
28	Utkinton Lodge Farm, Utkinton Lane	Cotebrook	Homestead yard & Garden
29	Utkinton Lodge Farm, Utkinton Lane	Cotebrook	Homestead Yard & Gardens
33	Harehills, Utkinton Lane / Hollins Hill	Cotebrook	Dodds Pool
49	Moseley Brook Cottage, Utkinton Lane	Cotebrook	Cottage & Garden
71	Forest Farm, Heaths Lane	Cotebrook	Homestead Yard & Gardens
137	Rose Cottage, Utkinton Lane	Cotebrook	Cottage & Garden
140	Peel Cottage, Utkinton Lane	Cotebrook	Cottage & Garden
144	Lower Hall, Utkinton Lane	Cotebrook	Cottage Building & Garden
63	Knights View, Hollins Hill	Utkinton	Two Dwelling Houses & Gardens
79	Hollins Farm, Knights Lane	Utkinton	Homestead Yard & Garden
86	Hollins Hill House, Hollins Hill	Utkinton	Homestead Yard & Garden
89	Bush Cottage, off Hollins Hill	Utkinton	Cottage & Garden
91	Rose Cottage, off Hollins Hill	Utkinton	Cottage & Garden
93	The Barn, off Hollins Hill	Utkinton	Homestead Yard & Garden
93	The Barn, off Hollins Hill	Utkinton	Hitch Croft
120	Lime Tree Farm, Mill Lane	Utkinton	Homestead Yard & Garden
176	Hollin Hill Farm, Quarry Bank	Utkinton	Homestead Yard & Garden
186	Tirley Cottage, Tirley Lane	Utkinton	Homestead Yard & Garden
226	Long Meadow, Tirley Lane	Utkinton	Two Dwelling Houses and Gardens
236	Clover Cottage, Quarry Bank	Utkinton	Cottage & Garden
240	Arderne Cottage, Northgate Upper	Utkinton	Two Dwelling Houses & Gardens
241	Bumblebee Hall, Northgate Lower	Utkinton	House & Garden 5, Garden over the Way 20
243	Beam End Cottage (no 7), Northgate Lower	Utkinton	Cottage & Garden
244	14 & 12 Northgate Lower	Utkinton	Four Dwelling Houses & Gardens
245	16 Northgate	Utkinton	House & Garden
272	Quarry Bank Cottages, Quarry Bank	Utkinton	Homestead yard & Garden
284	The Drift House, Quarry Bank	Utkinton	Homestead Yard & part of Croft
291	High Billinge Barn, Quarry Bank	Utkinton	Hawksmoor
303	Bank House, Utkinton Lane	Utkinton	Dwelling House and Garden
321	Rowley Farm, Quarry Bank	Utkinton	Homestead Yard & Garden
338	John Street	Utkinton	Cottage and Garden
339	John Street	Utkinton	Cottage & Garden
340	John Street	Utkinton	Five Dwelling Houses & Gardens
372	Yew Tree Farm, Fishers Green	Utkinton	Homestead Yard & Garden
375	Fishers Green Farm, Fishers Green	Utkinton	Homestead Yard & Garden
379	Hillcrest, Ridgehill	Utkinton	Two Dwelling Houses & Garden
381	Rose Tree Cottage, Fishers Green	Utkinton	Cottage & Garden



383	Ox Pastures, Fishers Green	Utkinton	Part of Outlet
433	Ridge Hill Farm, Ridge Hill	Utkinton	Homestead Yard & Gardens
441	Heath Green Cottage, Heath Green	Utkinton	Cottage & Garden
443	Heath Green House, Heath Green	Utkinton	Cottage Garden & Croft
469	Luddington Hill Farm, Luddington Hill	Utkinton	Two Dwelling Houses & Gardens
473	Broadway Farm, Luddington Hill	Utkinton	Homestead Yard & Garden
490	Bank House Cottage, Utkinton Lane	Utkinton	Homestead Yard & Gardens
491	Utkinton Cottage, Utkinton Lane	Utkinton	Homestead Yard & Gardens
494	Bailiff's House, Hall Lane	Utkinton	House & Garden
495	Utkinton Hall, Hall Lane	Utkinton	Homestead Yard & Garden
497	The Smithy, Smithy Lane	Utkinton	House Garden & Smithy
500	Hall Lane Cottage, Hall Lane	Utkinton	Homestead Yard & Gardens

*Table 1 - List of current buildings that feature on the Tithe Map c.1838 (from 'Apportionment' & Tithe Map c.1838)*

There are a number of significant buildings around the Parish that could be considered 'historic', in that they can be placed onto the Tithe Map or they have been listed in some way or other to protect their integrity. This 'listing' does not include all of the buildings that give Utkinton and Cotebrook their characters, but they do emphasis the rural and abiding nature of the two villages.

What follows has been extracted from <https://britishlistedbuildings.co.uk/england/utkinton-and-cotebrook-cheshire-west-and-chester>;

After these 'listed' buildings we will show and list some of the other properties around the Parish that can lay claim to being 'character forming'.



*Figure 2 - No 16, Northgate, Utkinton (F Tunney)*





*Figure 3 - Fishers Green Farm from the fields to the North (Michael Ely)*



*Figure 4 - Former barn/stables for Fishers Green Farm (J Tunney)*



*Figure 5 - Utkinton Hall showing finger post on Hall Lane (c. Cheshire Magazine)*



*Figure 6 - Utkinton Hall taken from Hall lane showing gate pillars (unattributed)*





*Figure 7 - Utkinton Hall, Hall Lane - Gate piers and wall from North West (F Tunney)*

The picture below is a copy of a painting by a local artist (Rae York) depicting some of the history surrounding Utkinton Hall done in 2014/15 and is an allegorical work that brings together some of the myth and legend surrounding the Hall. It was gifted to Utkinton WI and Utkinton Village Hall in 2015 and hangs in the village hall.





Figure 8 - Painting of Utkinton Hall c.2014/15 (Rae York)





*Figure 9 - The Bailiff's House, Hall Lane, Utkinton (Unattributed)*

### **Cotebrook**

- 1) The Old Parsonage, Stable Lane, Cotebrook, Cheshire, CW6



*Figure 10 - 'The Old Parsonage', Stable Lane, Cotebrook (F Tunney)*

2) Church of St John and the Holy Cross, Stable Lane, Cotebrook, Cheshire CW6



*Figure 11 - St John and the Holy Cross (taken from south) (F Tunney)*

3) Yew Tree Cottage, Eaton Lane, Cotebrook, Cheshire, CW6 – the frontage of this property is in private property



Other Historic buildings:

**Bumblebee Hall, Northgate Lower, Utkinton**



*Figure 12 - Utkinton - Bumblebee Hall from East (F Tunney)*



*Figure 13 - Utkinton - Bumblebee Hall from west (F Tunney)*



*Figure 14 - Location of listed and historic buildings in Utkinton and Cotebrook Parish*

## **Public Houses:**

### **The Alvanley Arms (1646)**

The Alvanley Arms used to be a pleasant, thatched coaching Inn with the smithy next door. It was rebuilt in 1646 and must have been re-fronted within the last 150 years.

### **The Fox and Barrel (1872)**

The Fox and Barrel is first mentioned as a public House in 1872 when the licence was renewed to William Billington. It was certainly selling beer long before then (anecdotes suggest the early 1700s). The structure of the house is several hundred years old, although extensive alterations in the last 50 years have changed it considerably.

The Fox and Barrel is said to have acquired its name in rather an odd fashion. It used to be called the "King's Head" but, one day, hounds were running past Tom's Hole and chased their fox into the cellar of the King's Head where it hid behind a barrel and from that day on it has been called the Fox and Barrel. It is not known when this happened, but it was before 1872.

## **Churches:**

St John & The Holy Cross (1875)

Utkinton St Paul's (Consecrated 1893, ceased being a formal church building c.1992)

Cotebrook Primitive Methodist Chapel (1843 - closed 1992.)

Utkinton Primitive Methodist Chapel (1860 – approx. 1990)



*Figure 15 - Cotebrook Primitive Methodist Chapel*





*Figure 16 - The chapel plaque of Cote Brook P M Chapel*

Utkinton Primitive Methodist Chapel (1860).



*Figure 17 - Utkinton PM Church Cheshire from the Tarporley (Alraham) Circuit. The photograph dates from around 1950 – 57 (note the plots behind – now Northbrook Road)*



# Appendix C – ‘Vision and Objectives Survey’

The following pages are a facsimile of the survey that was circulated to all households in Spring 2018 complete with a reply-paid return envelope. It was published on the Parish Community Website and, when requested additional copies were circulated to households and groups for additional responses.

This Survey formed part of a full consultation with all households and a number of groups; businesses, schools and students, Church and other local organisations.

## UTKINTON and COTEBROOK NEIGHBOURHOOD PLAN

### VISION AND OBJECTIVES

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

• taken the comments made in the first round of consultations and identified seven section  
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's **YOUR** community – how do **YOU** want it to develop?  
It's time for **YOU** to give your views

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

## **Neighbourhood Plan**

make Utkinton and Cotebrook an even better place to be, now and for future generations. The Neighbourhood Plan will be reviewed in 5 years. It allows the community to exert more control over what takes place, to influence the type and quality of that development, and to ensure that the change it brings is in line with the community's interests. The alternative to adopting our own Neighbourhood Plan is to live with inappropriate developments and a reactive approach responding to each planning application as it is submitted.

Local people being told what to do, the Government thinks that local communities should have 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 a national planning policy.

Neighbourhood Planning will allow us to determine our future, to say where we think new houses, businesses 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 put into force by the local authority.

By further strengthening our role, developers will have to respond to the Neighbourhood Plan and consult the community. This will give all residents of Utkinton and Cotebrook a chance to comment while there is still time to make changes to proposals.

## **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.

A sustainable to climate change and with reduced carbon dependence

An area with a high quality natural environment and protected wildlife interests.

A place that will be for the long term benefit of the whole community



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## WHAT YOU SHOULD DO NOW

booklet, we have set out the key issues, as identified by a range of local information which has been collected and of public consultation, under seven headings. Alongside each set of issues, we have drawn up proposal r and we would like you to respond by circling the numbers between 1 and 5. **Number 5** means that you **ag** r proposals, and **number 1** means that you **disagree strongly**.

ou have done this, please cut out the comments boxes and return them to the collection points, which you age Hall and Rose Farm Shop in Utkinton and the Village Hall in Cotebrook. Forms can also be returned to Br n.

**consultation period runs until FRIDAY 16th NOVEMBER 2018**

want to add your comments on the proposals, please use the back of the cut out part, or, if there isn't enough ate sheet of paper and attach the relevant colour coded cut out to it. For information on pre-paid envelopes :

n't have to comment on each issue, but your opinions will be most important in forming the document : the Neighbourhood Plan.

will be a prize draw into which each comment sheet returned will be entered. You will need to put you ne number on the comment sheet to enter the draw; and we would also like to know what age you are, a : male or female, to help us with our analysis. If you don't want to give us this information, you can still nt sheets but will not be entered into the prize draw.

ould like further information, or are unable to drop off the form, contact:  
hill - 01829 733701/0798 577 3803 (anthony.dahill@btinternet.com) or  
Atkinson – 01829 760698.

## ES TO MEET THE NEEDS OF LOCAL PEOPLE

<p>jective is to enable the provision of new homes to meet the of the community including:</p> <p>People who wish to live in family homes.</p> <p>First time buyers.</p> <p>People who wish to rent.</p> <p>Young families with a restricted income who need a larger property.</p> <p>Older people and others who wish to downsize.</p> <p>"Self" or "custom" builders</p> <p>issues you identified:</p> <p>No major developments in the Parish.</p> <p>Small scale housing development.</p> <p>Need for sustainable housing development.</p> <p>Better mix of housing (size, tenure and price).</p> <p>Need for affordable homes.</p>	<p><b>Our proposals:</b></p> <p>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.</p> <p>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</p> <p>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)</p> <p>4. Some development is inevitable but it is important that the scale is supported by the community</p>	<p>Please say whether you agree proposals by circling a number between 5 for each proposal; 5 being agree and 1 being disagree strongly.</p> <p><b>Proposal 1:</b>      5   4   3   2</p> <p><b>Proposal 2:</b>      5   4   3   2</p> <p><b>Proposal 3:</b>      5   4   3   2</p> <p><b>Proposal 4:</b>      5   4   3   2</p> <p>Thinking of proposal 4: Please number of houses you would supply year period</p> <p><b>0-5   5-10   10-15   15-20</b></p> <p>Name: _____ Age: _____</p> <p>Male / Female      Tel No: _____</p>
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## TECTING THE BUILT ENVIRONMENT

<p>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.</p> <p>Proposals suggested are designed to ensure that new development respects the existing form and function of settlements within the Parish</p> <p>Issues you identified:</p> <p>No major developments in the Parish.</p> <p>Any development must be phased over a number of years</p> <p>Development to favour brownfield sites of infill first.</p> <p>New building must reflect the character of the Parish</p> <p>Better mix of size, tenure and price of housing</p>	<p><b>Our proposals:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> <li>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</li> <li>4. All new development should take every opportunity to incorporate features that improve environmental performance thereby reducing carbon emissions.</li> <li>5. Developers should give consideration to any suitable brownfield sites or infill sites before putting forward plans to build on open countryside.</li> </ol> <p>NB: <i>Utkinton &amp; Cotebrook is not in the Green Belt area</i></p> <li>6. New development should be incremental to allow for gradual expansion and evolution of facilities</li>	<p>Please say whether you agree proposals by circling a number between 5 for each proposal; 5 being agree and 1 being disagree strongly.</p> <p>Proposal 1: 5 4 3 2</p> <p>Proposal 2: 5 4 3 2</p> <p>Proposal 3: 5 4 3 2</p> <p>Proposal 4: 5 4 3 2</p> <p>Proposal 5: 5 4 3 2</p> <p>Proposal 6: 5 4 3 2</p> <p>Name: _____ Age: _____</p> <p>Male / Female Tel No: _____</p>
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### OUR FACILITIES FOR LOCAL PEOPLE

<p>It is vitally important that facilities and services are maintained and protected wherever possible. The proposals are aimed at ensuring that the current level of services provided in the Parish are retained and that appropriate new services and facilities are added in the future.</p> <p>Our facilities include village halls in both Utlington and Tebbrook, which are regularly used and many of the clubs, which operate in the village, including a very successful pre-school in Tebbrook.</p> <p>We have tennis courts at the village hall in Utlington.</p> <p>Facilities we have identified:</p> <ul style="list-style-type: none"> <li>Maintain and, wherever possible, extend community and social facilities.</li> <li>Encourage clubs, societies and other recreational facilities.</li> <li>Provide better facilities for young people.</li> <li>Support elderly residents in the community.</li> </ul>	<p><b>Our Proposals:</b></p> <ol style="list-style-type: none"> <li>Facilities such as the primary school, church and community buildings should be supported and retained.</li> <li>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.</li> <li>Engage with the voluntary and community sectors to improve access to services and facilities for members of the community.</li> <li>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.</li> <li>Offer members of the community every opportunity to get involved in the activities of the Parish.</li> </ol>	<p>Please say whether you agree with the proposals by circling a number between 5 for each proposal; 5 being agree and 1 being disagree strongly.</p> <p><b>Proposal 1:</b> 5 4 3 2</p> <p><b>Proposal 2:</b> 5 4 3 2</p> <p><b>Proposal 3:</b> 5 4 3 2</p> <p><b>Proposal 4:</b> 5 4 3 2</p> <p><b>Proposal 5:</b> 5 4 3 2</p> <p>Name: _____ Age: _____</p> <p>Male / Female Tel No: _____</p>
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## ORTING THE LOCAL ECONOMY

<p>in and Cotebrook has a limited number of businesses based in the locality, but there are a significant amount (25%) of persons in businesses or working from home that contribute to the local economy.</p>	<p><b>Our Proposals:</b></p> <ol style="list-style-type: none"> <li>1. Support business in the countryside to maintain a thriving economy</li> <li>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</li> <li>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</li> <li>4. Work with local businesses to encourage them to offer employment and apprenticeships for local people.</li> <li>5. Encourage the provision of live / work accommodation</li> </ol>	<p>Please say whether you agree with each proposal by circling a number between 1 and 5, 1 being disagree strongly, 5 being agree strongly.</p>
<p>Issues you identified:</p> <p>Improve local employment opportunities</p> <p>Provide more jobs for young people</p> <p>Support for those working from home</p>		<p>Proposal 1: 5 4 3 2</p> <p>Proposal 2: 5 4 3 2</p> <p>Proposal 3: 5 4 3 2</p> <p>Proposal 4: 5 4 3 2</p> <p>Proposal 5: 5 4 3 2</p>
<p>Name _____</p> <p>Male / Female Tel No: _____</p>		

### PORT, COMMUNICATION AND INFRASTRUCTURE

<p>on is served by a number of minor</p> <p>The "main" road through the leads to Tarporley 1.5 miles to south-east and Kelsall 1.5 miles to north-west. However, the road is narrow and there are no footways. Cotebrook is divided by the very busy</p>	<p><b>Our Proposals:</b></p> <p>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 measure to mitigate the impact.</p>	<p>Please say whether you agree with the proposals by circling a number between 5 for each proposal, 5 being agree and 1 being disagree strongly.</p> <p>Proposal 1: 5 4 3 2</p>
<p>is street lighting in the built up of the Parish but not along the where the national speed limits</p>	<p>Proposals, which are likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.</p> <p>2 To explore how to enhance and / or provide new footways, cycleways and bridleways to increase pedestrian connectivity</p>	<p>Proposal 2: 5 4 3 2</p> <p>Proposal 3: 5 4 3 2</p>
<p>is no bus service in Cotebrook and minimal Dial-A-Ride service in on band in the Parish is good in built areas but requires improvement in tlying parts of the Parish</p>	<p>3 Investigate ways to improve public transport including engaging with other partners and stakeholders</p> <p>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</p>	<p>Proposal 4: 5 4 3 2</p>
<p>Issues you identified:</p> <p>Need for more footways</p> <p>Traffic issues, i.e. speeding</p> <p>Availability of public transport</p> <p>Need for better Broadband</p>		<p>Name: _____ Age: _____</p> <p>Male / Female Tel No: _____</p>

### URAGING AND SUPPORTING LOCAL DISTINCTIVENESS

<p>distinctiveness contributes to a of place and community and all pment proposals will have to fully ice this concept. Natural features is small woodlands, in-field trees, rows, ponds, streams, the quarry he occasional geological outcrop nificant landscape components distinguish the Parish features such as metal posts, Cheshire railings and ones walls also help to give the a sense of place and all the above l be retained.</p> <p>roposals are designed to help ants and developers deliver t our objectives.</p> <p>ues you identified:</p> <p>Retain the "village feel" and the sense of place.</p> <p>Maintain views and vistas across open countryside</p> <p>Retain natural and distinctive features.</p>	<p><b>Our Proposals:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Distinctive features such as iron fingerposts, cheshire railings and sandstone walls must be retained.</li> <li>3. The use of boundary features within any development should respect local tradition, materials and / or species mix.</li> <li>4. The use of Cheshire native species in hedgerows, trees and other soft landscaping will be encouraged.</li> <li>5. Applications to fell significant trees or hedgerows must be supported by appropriate evidence.</li> </ol>	<p>Please say whether you agree proposals by circling a number between 5 for each proposal; 5 being agree and 1 being disagree strongly</p> <p>Proposal 1: 5 4 3 2</p> <p>Proposal 2: 5 4 3 2</p> <p>Proposal 3: 5 4 3 2</p> <p>Proposal 4: 5 4 3 2</p> <p>Proposal 5: 5 4 3 2</p> <p>Name: _____ Age _____</p> <p>Male / Female Tel No: _____</p>
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### IDENTIFYING LANDSCAPE AND NATURE CONSERVATION INTERESTS

<p>Wildlife sites within an Area of Special Value (ASCV). Our natural environment and the biodiversity that it is important. All proposals for development must necessarily comply with European, National and Local (West and Chester) policy in relation to its protection and conservation. Proposals are aimed at providing an additional layer of protection and ensuring that development within the area is encouraged to mitigate any potential impact.</p>	<p><b>Our Proposals:</b></p> <ol style="list-style-type: none"> <li>1. All proposals for development in the Parish must not harm or impact on wildlife sites and protected habitats.</li> <li>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.</li> <li>3. Ensure that all development proposals adhere to national government landscape and nature conservation policies</li> <li>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</li> <li>5. Protect sites of amenity and open space value.</li> </ol>	<p>Please say whether you agree with proposals by circling a number between 5 for each proposal; 5 being agree and 1 being disagree strongly.</p>
		<p>Proposal 1: 5 4 3 2</p>
		<p>Proposal 2: 5 4 3 2</p>
		<p>Proposal 3: 5 4 3 2</p>
		<p>Proposal 4: 5 4 3 2</p>
		<p>Proposal 5: 5 4 3 2</p>
<p>What sites you identified:</p> <p>Identify local wildlife sites and habitats.</p> <p>Identify green space and new nature conservation areas wherever possible.</p> <p>Identify areas under control and along footpaths and open spaces</p>		<p>Name: _____ Age: _____</p> <p>Male / Female Tel No: _____</p>



### **aid envelopes**

out forms can go in the drop boxes in either Village or Rose Farm Shop.

wish to use the pre-paid envelopes, cut out the forms, place them in the envelope and place them in the post box. They will be returned via the Steering Group. If you wish to be in the draw, do not forget your personal details. The envelopes are returned via 2nd

### **Protection**

formation 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 to services. Your personal information will **NOT** be shared or provided to any other third party without your explicit exception would be when we are required to do so by law enforcement authorities.

# APPENDIX D – Results of the ‘Vision and Objectives’ Surveys

This section is designed to highlight the issues where residents scored proposals highly (5 or greater) and it provides direction and guidance for the development of the Draft Neighbourhood Plan.

The first tables represent those proposals that each score highly (i.e. ‘Agree Strongly’)

The issues raised in the initial consultations are shown ahead of each set of results. The proportion of results where residents scored a proposal 5 are shown:

## Vision & Objectives Analysis - December 2018

V & O category 1	Homes to Meet the Needs of Local People	Percentage of 5's
Proposal 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.	63%
Proposal 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	72%
Proposal 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).	82%
Proposal 4	Some development is inevitable but it is important that the scale is supported by the community	83%
	The total numbers of housing units proposed as ‘acceptable across the period of the Neighbourhood Plan	
Housing No's	0-5	25%
	5-10	30%
	10-15	16%
	15-20	6%
	20+	8%
	no preference	16%

Homes to Meet the Needs of Local People												
Total Number of Forms returned								160				
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:	Total	Gender:	Total
Proposal 1	100	28	22	3	6	1		160	0 to 11	3	Male	58
Proposal 2	115	27	12	3	2	1		160	12 to 18	4	Female	72
Proposal 3	131	20	5	1	2	1		160	19 to 39	12	Joint	3
Proposal 4	132	19	4	1	1	2	1	160	40 to 59	33	Didn't Say	27
									60+	72	1 included both	
Housing No's	0-5	5-10	10-15	15-20	20+	no preference	Specified 20		Didn't Say	36		
	40	47	25	9	12	26	1	160		160		160



V&O Category 2	<b>Protecting the Built Environment</b>	
Proposal 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.	81%
Proposal 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	88%
Proposal 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	66%
Proposal 4	All new development should take every opportunity to incorporate features that improve environmental performance thereby reducing carbon emissions.	77%
Proposal 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	84%
Proposal 6	New development should be incremental to allow for gradual expansion and evolution of facilities	72%

Protecting the Built Environment												
Total Number of Forms Returned								158				
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:		Gender	
Proposal 1	128	21	8	0	1			158	0 to 11	3	Male	52
Proposal 2	139	12	6	0	1			158	12 to 18	4	Female	73
Proposal 3	104	32	16	2	4			158	19 to 39	14	Joint	
Proposal 4	122	25	7	1	2	1		158	40 to 59	38	Didn't Say	33
Proposal 5	132	13	6	2	5			158	60+	63		
Proposal 6	113	30	11	0	4			158	Didn't Say	36		
										158		158

V&O Category	Better Facilities for Local People	
Proposal 1	Facilities such as the primary school, church and community buildings should be supported and retained	87%
Proposal 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.	84%
Proposal 3	Engage with the voluntary and community sectors to improve access to services and facilities for members of the community	75%
Proposal 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	83%
Proposal 5	Offer members of the community every opportunity to get involved in the activities of the Parish	81%

Better Facilities for Local People												
Total Number of Forms returned									161			
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:		Gender:	
Proposal 1	140	19	1			1		161	0 to 11	3	Male	57
Proposal 2	135	21	3			2		161	12 to 18	4	Female	73
Proposal 3	120	31	8			2		161	19 to 39	14	Joint	
Proposal 4	134	20	6			1		161	40 to 59	32	Didn't Say	31
Proposal 5	131	21	8			1		161	60+	71		
									Didn't Say	37		
										161		161

	<b>Supporting the Local Economy</b>	
Proposal 1	Support business in the countryside to maintain a thriving economy	76%
Proposal 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	68%
Proposal 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	65%
Proposal 4	Work with local businesses to encourage them to offer employment and apprenticeships for local people.	78%
Proposal 5	Encourage the provision of live / work accommodation	59%

<b>Supporting the Local Economy</b>												
Total Number of Forms returned									161			
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:		Gender:	
Proposal 1	122	26	6	3	3	1		161	0 to 11	3	Male	55
Proposal 2	110	37	9	2	2	1		161	12 to 18	4	Female	74
Proposal 3	105	32	15	3	3	3		161	19 to 39	15	Joint	3
Proposal 4	125	21	10	1	3	1		161	40 to 59	32	Didn't Say	29
Proposal 5	95	30	31	0	3	2		161	60+	70		
									Didn't say	37		
										161		161

	<b>Transport, Communication &amp; Infrastructure</b>	
Proposal 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.	89%
	Proposals, which are likely to increase the impact of traffic on road users will need to, demonstrate how that traffic will be managed.	84%
Proposal 2	To explore how to enhance and/or provide new footways, cycleways and bridleways to increase pedestrian connectivity.	77%
Proposal 3	Investigate ways to improve public transport including engaging with other partners and stakeholders.	83%
Proposal 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	

Transport, Communication & Infrastructure												
Total Number of Forms Returned								161				
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:		Gender:	
Proposal 1	144	13	2	0	2			161	0 to 11	3	Male	57
Proposal 2	136	13	6	2	3	1		161	12 to 18	4	Female	71
Proposal 3	124	23	13	0	1			161	19 to 39	15	Joint	3
Proposal 4	133	15	12	0	1			161	40 to 59	31	Didn't Say	30
									60+	72		
									Didn't Say	36		
										161		161

	<b>Encouraging and Supporting Local Distinctiveness</b>	
Proposal 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.	88%
Proposal 2	Distinctive features such as iron fingerposts, Cheshire railings and sandstone walls must be retained.	82%
Proposal 3	The use of boundary features within any development should respect local tradition, materials and / or species mix	80%
Proposal 4	The use of Cheshire native species in hedgerows, trees and other soft landscaping will be encouraged.	75%
Proposal 5	Applications to fell significant trees or hedgerows must be supported by appropriate evidence	81%

<b>Encouraging and Supporting Local Distinctiveness</b>												
Total Number of Forms Returned								159				
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:		Gender:	
Proposal 1	140	11	6	0	1	1		159	0 to 11	3	Male	49
Proposal 2	131	15	10	1	1	1		159	12 to 18	4	Female	70
Proposal 3	127	24	6	0	1	1		159	19 to 39	15	Joint	2
Proposal 4	120	30	5	1	2	1		159	40 to 59	32	Didn't Say	38
Proposal 5	128	19	8	0	3	1		159	60+	66		
									Didn't Say	39		
										159		159

	<b>Protecting Landscape and Nature Conservation Interests</b>	
Proposal 1	All proposals for development in the Parish must not harm or impact on wildlife sites and protected habitats.	81%
Proposal 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.	84%
Proposal 3	Ensure that all development proposals adhere to national government landscape and nature conservation policies	82%
Proposal 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	82%
Proposal 5	Protect sites of amenity and open space value.	86%

Protecting Landscape and Nature Conservation Interests												
Total Number of Forms Returned								159				
Preference	5	4	3	2	1	No opinion	Spoilt	Total	Age:		Gender:	
Proposal 1	12	9	25	3	0	2		159	0 to 11	3	Male	57
Proposal 2	13	4	19	4	1	1		159	12 to 18	4	Female	69
Proposal 3	13	0	24	3	1	1		159	19 to 39	12	Joint	0
Proposal 4	13	0	22	5	0	1	1	159	40 to 59	35	Didn't Say	33
Proposal 5	13	6	20	2	0	1		159	60+	68		
									Didn't Say	37		
										159		159

# APPENDIX E – Housing Needs Surveys, 2006, 2012, 2016 and 2018/2019

Rather than include the full responses and reports for each, Utkinton and Cotebrook Neighbourhood Plan Steering Group will utilise the Executive Summaries from each to demonstrate a, relatively, low level of need expressed over a 12/13 year period

## Utkinton Parish Council – Housing Needs Survey 2006

### **2. Executive Summary**

- 86 replies were received from 270 that were distributed that's a response level of 32%
- Of the responses 15 households (17%) considered themselves to be in housing need.
- 63% of respondents were in favour of a small development of affordable housing within the parish.
- 48 respondents suggested that they were interested in attending a public meeting to further discuss any suggested development in affordable housing.
- 81% of those supportive of affordable housing felt that the provision should be for local people only.
- Households in housing need consisted of
  - ❖ 2 young singles,
  - ❖ 3 young couples,
  - ❖ 2 young families,
  - ❖ 1 mature family,
  - ❖ 1 mature couple,
  - ❖ 1 mature single and
  - ❖ 1 elderly/retiree.

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- The predominant need was for Two bed accommodation - 7,  
With Three bed accommodation - 3  
One bed accommodation - 1
- None of the respondents suggested that there was a need of specially adapted or ground floor only accommodation.
- 5 further people registered a speculative need for relatives to live local to support with healthcare within the next 5 years

Further interpretation carried out of the questionnaire responses lead to the following conclusions.

There is an apparent justification to consider the development of 2 units of accommodation now, and a further need for 3 units within five years. The predominant need is to enable young individuals, couples and families to access the property market. (see section 33 interpretation of results)

From the details that were given on the questionnaire it appears likely that one rental property and one shared ownership property would be required as few of the respondents appeared to have enough financial ability to buy outright despite a preference to do so. The further units within five years should therefore reflect this overall preference of shared ownership over rental accommodation with 2 shared ownership units and 1 rental property. To gain a more accurate picture of this a more detailed evaluation would be necessary.

Due to very small size of a suggested development of affordable housing within the parish it is unlikely that this will have great impact on the pressure for school places within the primary or secondary schools within the locality.



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## 2012 Utkinton Household Survey - Executive Summary

This study was undertaken as a precursor to the creation of a Parish Plan for Utkinton Parish Council and covers the villages of Cotebrook and Utkinton. It was conducted during the spring of 2012 amongst 324 households in the two villages and the outcome has been that some 48% of households responded representing a statistically significant proportion of the Parish. Distilling the data gathered has produced a number of key facts that demonstrate the demographics, perceptions and preferences of the households that made up the sample and provide a basis for a Parish Plan.

### **Headline findings:**

- The parish has an ageing population with some 35% over retirement age; it has a demographic that differs from the most recent age profile taken in the 2011 UK Census.
- The average family size is 2.3, owns 1.8 cars and those of working age travel an average of 28 miles to work. 4/5<sup>ths</sup> of the households are connected via broadband but experience relatively low (c.1.3 mbps) download speeds and broadband services came last in service delivery with just over 40% satisfaction.
- On average households are 91% satisfied with life in the parish although some express concerns about community spirit.
- Approximately half of the community expressed a negative towards any development in the two villages with only 35% expressing prevalence towards development. If development was to be permitted the largest expression of interest is towards single dwellings or extension and conversion of existing properties. In terms of style of property the preference was towards low-cost, affordable and 3 / 4 bedroom family properties. In effect over half the population were against development.
- Future take up of low-cost and sheltered accommodation across a 10-year timeline was certainly in evidence but of those polled 15 and 19 individuals respectively represented the potential. Extrapolating the data and expressing it annually these figures represent annual growth of 2 / 3 persons per year.
- Turning to infrastructure improvements, 60%+ of the villagers polled indicated that would like to see reduced speed limits, improved parking round Utkinton school and restrictions on, in particular, HGVs using local roads, less than half wanted more pavements and a quarter saw street lighting as a priority.
- When asked about road conditions around the Parish a quarter believed they were bad, marginally below a half felt they were poor whilst a handful of residents felt roads and maintenance were 'adequate' or 'good'.
- In terms of service provision; refuse, utilities, and a mobile library service all scored highly but policing, mobile phones and broadband (in particular) scored much lower.
- According to the data public transport is more likely to be used by the young (up to twenty years) and the elderly (over 60s) but there is a demand for more services across the two villages.
- Whilst there were some swings in feeling the residents were, in the main, ambivalent with regard to commercial development and, surprisingly only around 1 in 5 supported more shops

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and small industry opportunities whilst 40% felt that small business, more jobs and a pub/restaurant in Utkinton would be beneficial. In addition almost 70% were for more tourism and bed/breakfast opportunities yet only slightly over a quarter say camping/caravanning and guesthouses as an option.

- When questioned about safety and security almost two thirds wanted a greater police presence whilst three-quarters saw 'Homewatch' as desirable (despite their failing in the villages over recent years) and 95%+ of residents felt safe day or night.
- There was a good level of response across the parish for a children's playground with two-thirds expressing a desire for such facilities along with median scores for recreational and sports areas.
- Analysis of the use of each of the two village halls suggested a poor take up although residents, when asked, proffered a listing of potential uses (see later sections). However, of all the amenities some 20% of residents tend to use the footpaths around the villages.
- In general, those who proffered an opinion were satisfied with the current methods of the Parish Council communicating information with the newsletter receiving just over 70% support although there was less high scores (57% and 47%) for the notice-boards and web-site respectively.
- Given the age profile it is no surprise that there was some expression of support for a village forum (although it is believed that this refers to meetings rather than electronic) and the vast majority of those who expressed an opinion (by a margin of 4:1) were against the use of social media (Twitter or Facebook).

### **Some outline Conclusions:**

The above findings suggest that residents of Cotebrook and Utkinton are, in the main, satisfied with the rural way of life in the Parish and have no desire for significant change be it housing development, commercial or tourism based. It would be tempting to describe the parish as insular yet many residents suggested ways of improving village life and these are contained in the final section of the report as 'free comments' on their priorities.

However, it would be remiss of the author not to suggest a small number of conclusions, more appropriately headlines that could be drawn:

- Residents do not, on the whole, want to see housing development in the parish other than infill or conversion and extension.
- Whilst there is likely to be a longer-term requirement for low-cost/affordable housing and sheltered accommodation in the village research suggests that this is limited to around two or three individuals per annum.
- Households are less than happy with the condition of roads around the parish and would wish to see some reduction of speeds by motorists and HGVs. Parking around Utkinton School is seen as a priority for those living close to the facility.
- Residents are looking for the development of playgrounds for children and some form of recreational facilities.
- Commercial development should be limited to small business and a pub/restaurant in Utkinton.

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- Residents feel safe but would like to see more visible policing as well as ‘Homewatch’ schemes.

## UCPC Housing Needs Survey 2016

### Detailed Conclusions:

If the objective is to draw out the numbers of residents who might be seeking ‘affordable homes’ of whatever type then the simplest way is to take the responses to Sections 3a and 3b and to extrapolate them across the whole of the parish as surveyed. This means that a single respondent in 65 households surveyed (21.59% of the total) would equate to an extrapolated figure of 4.63 (rounded up to 5) residents would be seeking such accommodation within 1 – 3 years (Section 3c).

In its broadest terms this corresponds to the totals established from a figure of 4 in the 2013 Parish Plan (although this figure would require verification).

The demographics of the survey suggest that there is a large proportion of respondents approaching, or over, the statutory retirement age and that most of those who responded (66%) own their own property without the encumbrance of a mortgage. More than half are living in accommodation with 4 bedrooms or more in a village where the average household equates to 2.2 persons.

That the average tenure (residency) is 23.4 years suggests a stable population although the variance is between 6 months and 80 years.

In terms of development the sample is fairly ambivalent about development and when asked about their propensity to favour a small development were pretty evenly split at 56%:44% (for : against). Most, of those who responded ‘for’ appeared to wish for the development to be geared around ‘local’ (parish) based people.

Overall the sample is statistically significant although it was noted, in conversation with a number of residents that the level of detail being asked for was overly intrusive at this stage of the process.

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## UCPC Housing Needs Survey 2018 (Compiled by CCA)

The Housing Policy for the Parish is informed by several Housing Need Surveys (HNS) which have been conducted over the last twelve years, 2006, 2012/3, 2016 and 2018. The latest of these was run by Cheshire Community Action (CCA). Based on a template approved by Cheshire West and Chester Council this was a definitive and widely accepted Housing Needs Survey that followed national good practice guidance.

The CCA household survey was posted to all households in Utkinton and Cotebrook Parish in January 2018. Residents had six (6) weeks to respond and could return the survey by Freepost. Of the 327 surveys distributed a total of 143 were returned giving an overall **response rate of 44%**, the greatest number of responses CCA have received for such a survey.

CCA carried out data entry and analysed the responses and a Borough Wide Housing Needs Report, funded by Cheshire West and Chester Council was produced (Housing Needs Survey and Report July 2018; Cheshire Community Action). This report is suitable for guiding and informing:

- Rural housing developments, including those by community led housing groups, registered providers (housing associations) and private developers
- Parish and Town Councils
- Communities

The following points summarise the key findings of the Housing Needs Survey (2018):

1. **19 out of 143 (13%) of respondents** said that their current accommodation was unsuitable. 9 of these respondents preferred to move out of Utkinton and Cotebrook or stated 'care within the home' would meet their needs. Therefore, the latter were 'filtered out' of the housing need figures.
2. **2x families with children were in need of 3 bed[room] houses** within the next 3 years, preferring discount market homes for sale.
3. **1x single older person (over 75) wished to downsize** from a 5+ bed house within the next 3 years and was capable of open market purchase by releasing capital from current home sale.
4. **3x older couples (over 65) looking to downsize or move to ground level access** property (1 within a year, and 2 within 4-5 years). 2 of the couples would prefer open market purchase and 1 said they would prefer a discount market home for sale.
5. **2x adult couples (18-29) wishing to move into starter homes and to stay close to college**, 1 within the next year and another within 4-5 years. Both would prefer market purchase, but one couple would consider discounted market home for sale.

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6. **2x single adults wishing to move within the next 3 years** - 1 starter home to move out of parental home preferring open market purchase and the other wishes to upsize into a private rental home.



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