

Clotton Hoofield Neighbourhood Plan



2015 - 2030

Made May 2021

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1. Background and Introduction.

- 1.1. This plan has been prepared by the Clotton Hoofield Neighbourhood Plan Group on behalf of Clotton Hoofield Parish Council after 24 months of study, research and consultation with the local community and working closely with Cheshire West and Chester Council.
- 1.2. We have consulted with the community in a number of ways throughout the plan-making process and we believe that this Plan reflects the views of our community. A number of strong messages emerged from the consultation process including the size, volume and speed of traffic passing through the village as well as the fact that local people enjoy living and working in the village and wish to retain its identity and character. This was key to developing the overarching Vision of the Plan which is set out on page 8 of the plan.
- 1.3. The aims and policies of the Plan have been driven by the views of the local community and we strongly believe that the policies in this plan are robust and, when formally adopted, will provide the necessary planning policy framework for the future of the community up to 2030.

Peter Manby
Chair of the Neighbourhood Plan Steering Group

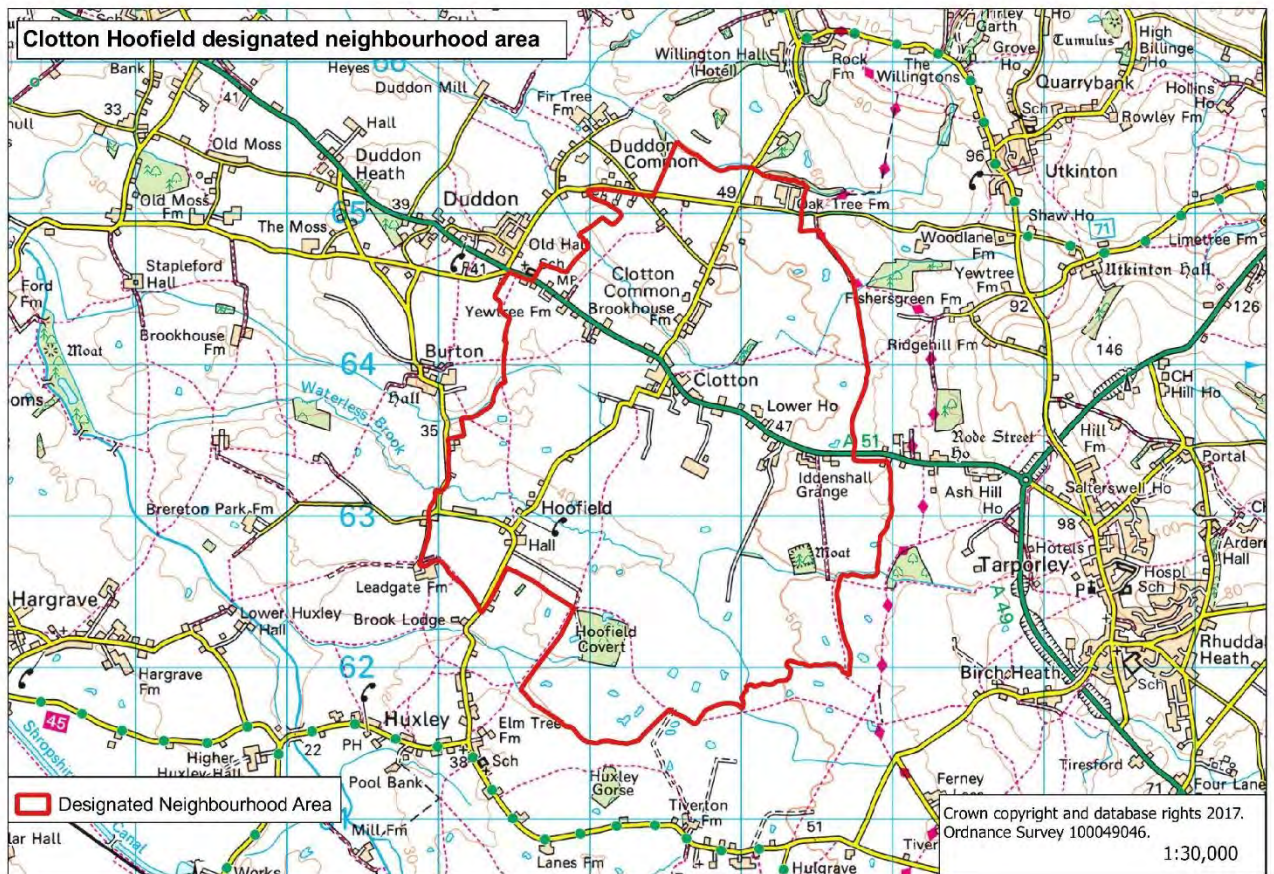


FIGURE 1: CLOTTON HOOFFIELD DESIGNATED NEIGHBOURHOOD PLAN AREA

2. Scope of the Plan

- 2.1. The Parish of Clotton Hoofield was granted Neighbourhood plan status in 2016 and the Neighbourhood plan area was designated on 17th July 2017 as shown on the plan in Figure 1.
- 2.2. The Clotton Hoofield Neighbourhood Plan sets out a series of policies which, once made, will be used to guide development and the preparation of planning applications across the plan area. The policies will be used by Cheshire West and Chester Council in determining all planning applications for development proposals within the Parish of Clotton Hoofield. The plan must be read as a whole to ensure compliance with other relevant policies in the neighbourhood plan.
- 2.3. The Clotton Hoofield Neighbourhood Plan has been prepared in general conformity with the strategic policies in the adopted Cheshire West and Chester Local Plan and the emerging policies in the Sites Allocation Development Plan Document. The neighbourhood plan will run for the same period as the Cheshire West and Chester Local Plan, expiring in 2030. The starting point for any application or development proposal in Clotton Hoofield will be the Cheshire West and Chester Local Plan. Where development is compliant with the Local Plan, the Clotton Hoofield Neighbourhood plan will provide more detailed policy for the plan area. Once 'made' the Neighbourhood Plan will have the status of a Development Plan Document.
- 2.4. A number of projects have been identified during the Neighbourhood Planning process and these have been detailed in a separate Delivery Plan Document for the Parish Council – see Appendix A.
- 2.5. The Neighbourhood Plan aims to deliver the Vision for Clotton Hoofield to 2030, to reflect the issues raised by the local community and the adopted Local Plan Strategy and policies for the Parish. The consultation process leading up to the preparation of this plan has been considerable and varied and is set out in the Statement of Consultation.

3. Vision for Clotton Hoofield

- 3.1. By 2030 Clotton Hoofield will be a vibrant rural community encouraging prosperity for both local residents and businesses alike. The Neighbourhood Plan will support sustainable development and, as a priority, encourage and support infrastructure improvements to mitigate the severe impacts of through traffic and the severance of the Parish by the A51 Trunk Road. The Plan will support policies that protect and enhance the natural and historic assets within the area. Agriculture will remain a valued feature of local life and the Plan will support good quality housing to meet local needs in keeping with the rural character of the area. The health and well-being of the community will benefit from access to local community facilities and to the surrounding countryside.



FIGURE 2: COMMUNITY CONSULTATION HELD AT THE BULLS HEAD



FIGURE 3: NEIGHBOURHOOD PLAN COMMITTEE PRESENCE AT SCHOOL FÊTE

4. Objectives

- The objectives of the Neighbourhood Plan arising from consultation with the local community can be summarised as follows;
- To support measures which would help reduce the impact of volumes, speed, severance, vibration and noise of traffic, particularly HGVs, on the local community of Clotton Hoofield
- To provide the opportunity for some housing to meet local needs
- To successfully accommodate new development that integrates positively with the character of the plan area
- To protect those characteristics of the landscape and built environment that are most special to the community and contribute to the quality of the plan area
- To protect the natural environment from harm, preserve special habitats and seek opportunities to increase biodiversity
- To encourage the provision of public transport
- To encourage and facilitate farm diversification
- To ensure a thriving local economy
- To provide a community hub within the plan area

5. Policies: Roads and Transport

- 5.1. Objective; To reduce the impact of volume, speed, severance, vibration and noise of traffic, particularly HGVs, on the local community of Clotton Hoofield;

Policy RT1 Traffic and the Environment

- **Proposals for development which are likely to generate significant traffic movements should include an assessment of the impact of the development on highway safety, air quality and the quality of life of local residents. Such assessments should include measures to mitigate harmful effects and demonstrate that their traffic impacts will not significantly decrease air quality.**
- **Proposals for development which include measures to reduce the impact of volume, speed, severance, vibration and noise of traffic will be supported. Where funding is available through planning obligations, CIL or other sources, this should be directed to the parish priorities listed below.**
- **Priorities for Clotton Hoofield (in accordance with NPPF 2019 paragraphs 108-109) are;**
 - **Measures to reduce the impact of heavy goods vehicles on the A51 and local roads such as control of traffic speeds to improve road safety and environmental impact.**
 - **Safe crossing points for pedestrians, cyclists and horse riders to reduce the severance effect of the A51, together with traffic calming measures on local roads whilst retaining their essentially rural character.**



FIGURE 4: RESIDENT WALKING ON OVERGROWN PAVEMENT



FIGURE 5: TRAFFIC DELAYS ON A51 IMPACTING ON AIR QUALITY

Policy RT2 Footpaths, Cycleways and Bridleways

- **Proposals to ensure that existing and new footpaths and bridleways are safe, accessible and signposted will be supported.**
 - **Proposals for development should protect and enhance the character of existing public rights of way (PROW) in terms of safety, directness, attractiveness and convenience.**
 - **No obstructions to the existing PROW and bridleway network should be introduced and any proposed amendments to any routes must follow the national policy guidelines.**
 - **Improvements and/or extensions to the existing footpath, cycleway and bridleway network in the plan area will be supported and should be linked into both the local and national network.**
 - **The construction and appearance of new paths, tracks or links must be appropriate to the area, suitable for the intensity of the proposed use and sensitive to the character of the locality. Routes should aim to keep crossings and changes of level to a minimum and any new routes should normally be accessible for those with wheelchairs, frames, buggies or other mobility aids.**



FIGURE 6: EDDISBURY WAY IN HOOFIELD



FIGURE 7: HGVs ON THE A51 THROUGH CLOTTON.
PAVEMENT SEVERELY OVERGROWN

Policy RT3 Improving Air Quality

- To protect air quality where it is of a high standard and, improve it elsewhere, proposals will only be supported provided they:
 - Demonstrate that their traffic impacts will not significantly decrease air quality.
 - Implement and support actions that make a positive contribution to improving air quality, by encouraging an increase take up of sustainable transport for example by the inclusion of electric charging points for cars
 - Integrate with existing policies for spatial and transport planning to reduce travel demand and encourage walking, cycling and the use of public transport.

Policy RT4 Creation of New Accesses

- In order to preserve and protect the rural character of the plan area where a new access is created, or an existing access is widened through an existing hedgerow or wall, the new boundary treatment should be consistent with other accesses in the immediate vicinity in terms of scale, materials and, subject to safety requirements, height.

5.2. Justification and Evidence

- 5.2.1. In June 2018 a report was commissioned by the Neighbourhood Plan Steering Group to collate all of the information gathered by residents, community action groups, Cheshire West and Chester Council, The Department for Transport and Transport for the North with particular reference to the A51 which has been identified by local residents as having a major impact on the plan area, in particular Clotton, which is bisected by this road. A full copy of the report is available alongside the plan as supporting evidence.
- 5.2.2. It is accepted that any major changes to the routing of the A51, vehicle speeds, size of vehicles etc are long term projects which require decisions at national and regional levels however it is important that the concerns of local residents are noted through the neighbourhood plan consultation process and local policies put in place which go some way to meeting those concerns.
- 5.2.3. In Chapter 9 of the NPPF 2019, in paragraph 103 it states that the management of patterns of growth can help to reduce congestion and emissions, improve air quality and public health. In paragraph 181 the NPPF points out that planning policies should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants considering the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management and so far as possible these opportunities should be identified at the plan making stage.

6. Policies: Housing

- 6.1. Objective; to provide the opportunity for some housing to meet local needs and to successfully accommodate new development that integrates positively with the character of the plan area.

Policy H1 Scale of housing development

- **New development will be supported in principle provided each development is appropriate in scale and design and falling in the following categories:**
 - **Redundant Buildings**
 - The re-use, conversion and adaption of permanent, structurally sound, rural buildings of substantial construction which would lead to an improvement to the character of the area.
 - **Essential Rural Workers Dwellings**
 - Development that has an operational need for a countryside location such as for agricultural or forestry purposes.



FIGURE 8: DISTINCTIVE TIMBER-FRAMED BUILDING



FIGURE 9: CHESHIRE BRICK BUILDING

Policy H2 Type and Size of New Housing

- **Any new housing proposals in the plan area should reflect the identified local**

housing needs and contribute to a balanced and inclusive community.

Policy H3 Extensions and Alterations to Existing Dwellings

- **Proposed extensions and/or alterations to existing dwellings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials.**
- **The design of any alteration or extension should reflect and enhance the character and appearance of the existing dwelling and the proposal should also retain garden space commensurate with the size of the extended or altered dwelling in accordance with the prevailing pattern of development in the locality. The resulting development should be subordinate to the original dwelling, surrounding properties and setting.**

6.2. Justification and Evidence

6.2.1. In June 2018 the Neighbourhood Plan Steering Group commissioned a Local Housing Needs Survey for the plan area to provide insight and evidence of current and future housing requirements. A full copy of the report is available alongside the plan as supporting evidence.

6.2.2. As part of the data gathering for the report a housing needs assessment survey was circulated to each household within the plan area. In addition, an online survey was created with links posted on the Parish Facebook Group. Responses were received from 29 households representing the views of approximately 23% of households.

6.2.3. In addition to the data gathered from this survey, the report also utilised findings of the initial consultation questionnaire that generated 15 responses. Other information came from Census dates 2001 and 2011, Cheshire West and Chester's Strategic Housing Market Assessment 2013, Cheshire West and Chester Local Plan 2015, and publicly available information regarding current housing market conditions.

6.2.4. The responses to the Housing Needs Survey highlighted a number of key issues in relation to housing which the plan will need to address having regard to Policy STRAT 9

Green Belt and countryside in the Local Plan. STRAT 9 seeks to restrict development to that which requires a countryside location and cannot be accommodated within identified settlements.

6.2.5. However, this appears to be at odds with the wishes of the local community and paragraphs 77 and 78 of the NPPF 2019 which point out that planning policies should be responsive to local circumstances and support housing developments that reflect local needs, that planning policies should identify opportunities for villages to grow and thrive especially where this will support local services. In support of this, the PPG on Rural Housing states that all settlements can play a role in delivering sustainable development in rural areas. Furthermore, when referring to STRAT 9 in the Local Plan, paragraph 5.77 points out that there are exceptions for allowing development in the Green Belt and Open Countryside including 'limited infilling in villages'.

6.2.6. The most up to date Local Housing Needs Survey indicates that the local community would like to see the opportunity for some additional housing over the plan period, but in order to ensure this additional housing is proportionate, it is proposed to limit development to ten new units over the life of the NDP, i.e. in addition to any conversions over the life of the NDP. It is submitted that such an approach would be in 'general conformity' with the Local Development Plan as such a low number will not undermine the strategic intent of STRAT 9 while reflecting the intent of the NPPF and the most up to date Housing Needs information together with the wishes of the local community.

6.2.7. In order to protect the character and beauty of the countryside within the plan area, the locations of infill plots will be an important consideration. The nature of the area is such that many of the properties are cottages and farms with relatively few large formal gardens but a large number of paddocks and small fields around and between them. In order to reduce the impact on the countryside character and setting of the existing properties, it is therefore envisaged that infill will typically take place in these small paddocks or field fronting on to the highway in a gap which is in proportion to the adjacent properties and not extending disproportionately behind the existing development line.

6.2.8. Whilst the overall community appears to be in favour of the creation of new homes within the plan area, the size, style, location and affordability are important factors whether these new homes will be supported. In response to Question 20 in the survey it would appear that there are a number of people who would like to move back into the area and there are local concerns about the future of the community due to insufficient housing choice to enable families to expand and others to downsize. While there is an

overall acceptance that more housing in the plan area is therefore required, it should be reasonably priced, in the right location and of a size that is needed. A second survey was undertaken in October 2018 to clarify the community's understanding of what is meant by 'affordable housing'. The results of this survey revealed that the local community wanted houses that they could afford to buy and not houses that fall into the NPPF definition of 'affordable housing'.

- 6.2.9. There will be an opportunity to review the neighbourhood plan after a period of 5 years and to assess the impact of allowing very limited infill in policy H1 against the Local Housing Needs and policy STRAT 9.

7. Policy: Design

- 7.1. Objective; to successfully accommodate new development that integrates positively with the character of the plan area.

Policy D1 Design of new development

- All new development, together with alterations and extensions to existing buildings in the plan area must demonstrate good quality design. This means in practice responding to and integrating with local surroundings and landscape context as well as the immediate built environment, and complementing and enhancing where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the plan area.
- Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving the local character and quality of the plan area.

Policy D2 Environmental Sustainability and adapting to climate change

- All new development in the plan area should seek to achieve high standards of sustainability and, in particular, demonstrate how design, construction and operation have sought to incorporate the use of appropriate technologies.
- All major developments should use sustainable drainage schemes and, where surface water is disposed on site, take opportunities to create new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.

7.2. Justification and Evidence

7.2.1. To avoid over development and to set standards of quality, all future new developments should make good use of the available site and location. The emphasis should be on considering the impact the development will have on its surroundings and neighbouring properties. It should also aim to exploit opportunities the site may present including its position and outlook.

7.2.2. The design of buildings across the plan area includes 17th and 19th century cottages and farm buildings as well as more modern houses and bungalows. There is a mix of building materials including brick and timber frame with slate and tiled roofs (see also figures 8 and 9).

7.2.3. It is also essential that any new development meet the highest possible standards of environmental and energy efficiency. This could include systems that minimise the wastage of water, heat and light, as well as energy self-generation through the use of technology.

7.2.4. Surface water should be discharged in the following order of priority;

1. An adequate soakaway or some other form of filtration system/
2. An attenuated discharge to surface water body.
3. An attenuated discharge to public surface water sewer, highway drain or another drainage system/
4. An attenuated discharge to public combined sewer.

7.2.5. Some measures to address issues of environmental sustainability and adapting to climate change can impact upon the historic environment. Historic England have produced guidance on the management of the historic environment for environmental sustainability and how to adapt heritage assets for climate change, including 'Energy Efficiency and Historic Buildings' and 'Heritage, Climate Change and the Environment'



FIGURE 10: HOOFIELD HALL BARNs PRIOR TO DEVELOPMENT



FIGURE 11: BACK OF HOOFIELD HALL BARNs AFTER DEVELOPMENT



FIGURE 12: ORIGINAL HERITAGE WINDOWS RESTORED



FIGURE 13: HEATING PROVIDED BY GROUND-SOURCE HEAT PUMP

Figures 10 – 13 illustrate a local development in line with policies D1 and D2

8. Policies: Local Economy

- 8.1. Objective; to support and grow the local economy and facilitate farm diversification and a thriving local economy.

Policy LE1 New Businesses

- **Proposals which extend or promote new small scale employment, farm diversification and tourism opportunities will be supported in appropriate locations. The development should positively benefit the local economy, provide opportunities for local employment and training and not harm the character of the countryside.**
- **Proposals for new employment or an extension to an existing facility should not have a significant adverse effect on the amenity of any adjoining residential properties by reason of noise, smell, smoke or dust.**

Policy LE2 Use of Rural Buildings

- **The re-use, conversion or adaption of permanent, structurally sound, rural buildings of substantial construction for small businesses, farm diversification, recreation or tourism will be supported subject to:**
 - **The proposed use being appropriate to the area.**
 - **The conversion and/or adaption works proposed respecting the character of the surrounding buildings and local area.**
 - **The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site.**
 - **The conversion of any designated or non-designated historic building or structure being sympathetic to their historic fabric and character.**
 - **Compliance with other relevant policies in the Neighbourhood Plan**

Policy LE3 Loss of Employment Sites

- **There will be a strong presumption against the loss of existing local employment sites and community facilities which provide employment or future potential employment opportunities.**
- **Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:**
 - **The premises or land in question has not been in active use for at least 12 months;**
and
 - **The premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months which results in no interest from a credible party.**

8.2. Justification and Evidence

8.2.1. In June 2018 the Neighbourhood Plan Steering Group commissioned a Local Business Survey to provide insight and evidence of current businesses in the plan area and future requirements. A full copy of the report is available alongside the plan as supporting evidence.

8.2.2. Clotton Hoofield has approximately 20 existing businesses, in addition 20% of local residents reported working from home in the 2011 Census. Supporting the continued economic development and growth of local businesses is therefore considered to be important for the future prosperity and vitality of the local community. Many of these businesses are accommodated in rural buildings and policy LE2 encourages the reuse of these buildings in the plan area to support and strengthen the local economy.

8.2.3. The 20 businesses in the plan area fall into the following categories; retail and wholesale 20%, hospitality 20%, health 15%, animal services (made up of 10% animal care, and 5% specialist veterinary services), agriculture (made up of 20% farming, 5% agricultural manufacturing, 5% semi-skilled agricultural services)

8.2.4. Proposals must also adhere to the following criteria from ECON 3;

- It would support agricultural diversification that is of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses.
- Camping and caravan sites will be supported where there is an unmet need.
- Proposals should be small in scale to limit impact on landscape and amenity and utilise or be well related to existing rural buildings.

8.2.5. Whilst the A51 is a contentious issue for local residents, for business owners the road has both positive and negative impacts on their business. Large volumes of traffic passing through the plan area provide opportunities for effective and widespread advertising. By contrast many respondents stressed the difficulty their staff, visitors and deliveries had in pulling off the road because of high speeds and intimidating driving. There were also concerns over the inability to cross roads or walk on the pavements.

8.2.6. Agriculture and wholesale/retail provided the most significant levels of employment to residents, employing 13.3% and 18.1% respectively. However, professional, scientific and technical activities, as well as IT and communication, and education employ over 25% of the residents in the plan area.



FIGURE 14: TOWNHOUSE BUSINESS PARK AND FARM COTTAGES



FIGURE 15: PARKING OUTSIDE THE ORIGINAL 50P SHOP AND THE LITTLE COFFEE SHOP

9. Policies: Landscape and the Historic Environment

- 9.1. Objective; to protect i) those characteristics of the landscape and built environment that are most special to the community and contribute to the quality of the plan area and ii) the natural environment from harm, preserving special habitats and seeking opportunities to increase biodiversity

Policy LHE1 Landscape Quality

Development proposals, whether for new buildings or extensions to existing buildings, should protect and enhance the landscape character of the area and contribute to local distinctiveness through sensitive siting, planting, landscaping and good design.

Policy LHE2 Woodland, Trees, Hedgerows and Walls

Local woodland, trees, hedgerows, verges and walls contribute to the character of the plan area and should be protected in new development. Where any of these local features are impacted by development then appropriate planting of native species and the reconstruction of walls and/or fences will be required.

All new development close to existing mature trees will be expected to have in place an arboricultural method statement to BS5837 standard or equivalent before any work commences. This will detail tree protection policies to be employed during construction.

Policy LHE3 Wildlife Corridors

The existing woodlands, wildlife sites, drainage ditches, brooks and culverts in the Plan area will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created to provide a net gain on the biodiversity of the Plan area.

Development proposals should not adversely affect the wildlife corridors shown in

Figure 16, Local Wildlife Sites, UK Priority Habitats or protected/priority species within the Plan area.

Development should demonstrate appropriate mitigation and avoidance/compensation measures to lessen any impact on wildlife, based on the findings of an ecological survey submitted with planning applications where appropriate.

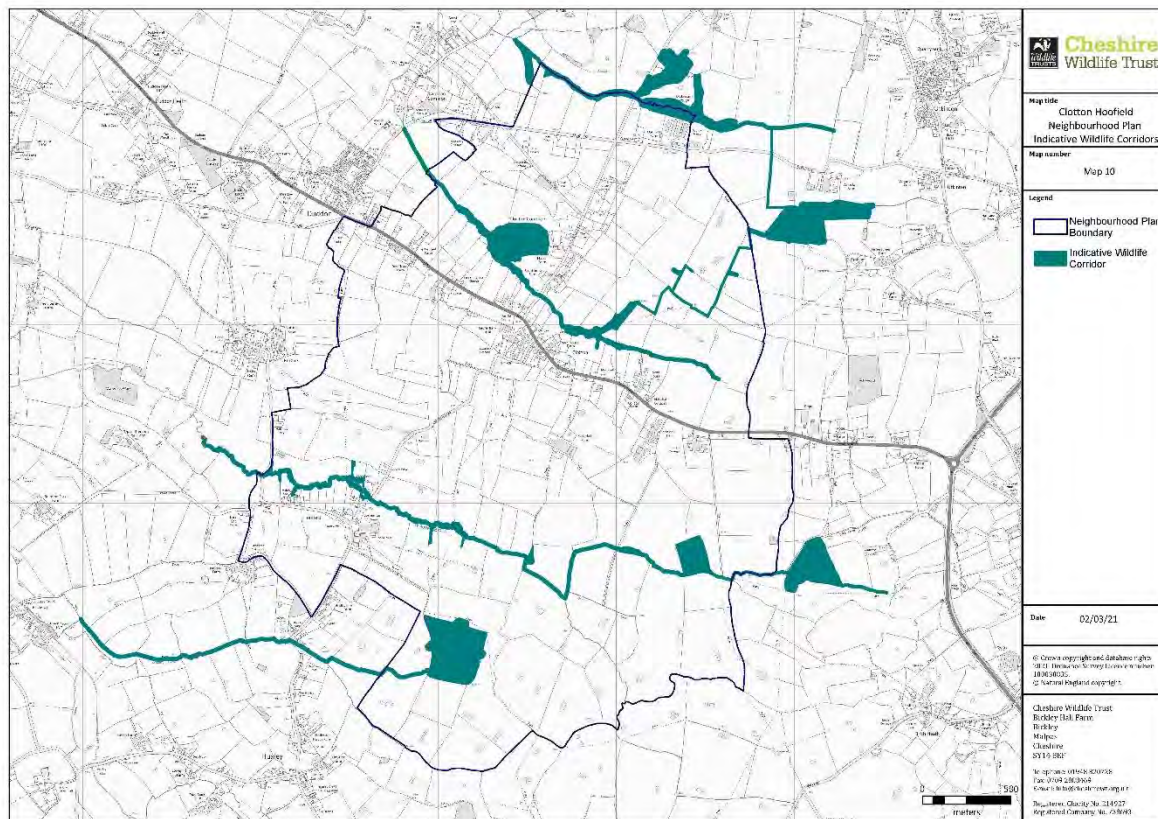


FIGURE 16: MAP OF WILDLIFE CORRIDORS PRODUCED BY CHESHIRE WILDLIFE TRUST

Policy LHE4 Biodiversity

- **Proposals for development which affect priority habitats will require comprehensive ecological surveys to assess the importance of the area to fully evaluate biodiversity present at the site.**
- **Development proposals should be designed to retain existing areas of wildlife value and provide a net gain in biodiversity. Where appropriate, mitigation measures should be used to facilitate the enhancement of the wider area in addition to any on site enhancements.**

- Measures such as installing bat/otter sensitive lighting schemes, installing bat/bird boxes and hedgehog friendly fencing and ensuring surface water is directed away from sensitive areas and into SUDS schemes will be supported where appropriate.
- There should be an overall net gain in biodiversity in accordance with NPPF 2019 para 170-171 (provided as supporting evidence to the plan).

Policy LHE5 Historic Environment

- Any designated and non-designated heritage assets (see Appendix B), historic heritage assets (see list in Appendix B) and their settings will be protected and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. Any proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss of the heritage asset and the significance of the asset.

9.2. Justification and Evidence

9.2.1. The Landscape Character Assessment undertaken by CWT in August 2018 identifies two recognisable character types within the Neighbourhood Plan area, namely: Sandstone Fringe, and Cheshire Plain West.

9.2.2. The Sandstone Fringe is an intermediate landscape type that delineates the eastern margin of the Cheshire Plain West, while above it rises the Sandstone Ridge to the east. To the north and south are patches of the Undulating Enclosed Farmland landscape type.

9.2.3. Cheshire Plain West landscape type dominates a large proportion of Cheshire West and Chester and is identified by its flat or very gentle topography. It comprises a network of small to medium sized fields enclosed by hedgerows and standard trees. Woodland cover is very low, with small blocks scattered intermittently across the area. The field patterns comprise a mix of ancient enclosure and post medieval improvement.

Settlement is predominantly dispersed and has a low density. It is separated from the Cheshire Plain East by the Sandstone Ridge.

9.2.4. Just over half of Clotton Hoofield lies within an area identified by EONet, an integrated vision of a Cheshire County Ecological Network, as a development area within Cheshire for grassland (shaded green on figure 17). Creating wildflower meadows and increasing areas of semi-natural grassland within this area would according to EONet provide better connectivity for core areas of wildlife.

9.2.5. Priority habitats in the plan area include both woodland and grassland. Whilst woodland is scarce those remaining woodland fragments such as those found in Clotton Hoofield are highly valuable to the woodland species that rely on them. Though few in number and small in size, the woodlands that are present are long established. Despite only one woodland, Dickinson's Rough, being listed on the ancient woodland inventory, the majority of the rest appear on old tithe maps from the 1800s and three are deemed to be of significance on a county level and designated as Local Wildlife Sites. These are Jones's Wood, and Oxpasture Wood which lie just outside the plan area and Hoofield Covert (see figure 18)

9.2.6. Species rich grassland support a range of life, particularly plant and invertebrate but grasslands are the fastest disappearing habitat in the UK. Cheshire is no exception. However, there are a series of grassland meadows, known as Clotton Common present just east of Clotton. Designated as a local wildlife site, Clotton Common comprises of a series of five meadows surrounded by hedges with two stretches of older species rich hedgerows. A drain bisects one of the meadows, whilst a second meadow contains a small seasonal pond (see figure 19). Further undesignated habitats such as field ponds, grasslands, scattered trees, hedgerows and woodlands provide important wildlife habitats in their own right as well as acting as ecological stepping stones and corridors.

9.2.7. The wildlife corridor network shown on the plan in figure 16 includes a buffer zone up to 15 metres in places to protect the notable habitats.



FIGURE 17: ECOLOGICAL NETWORK MAPPING

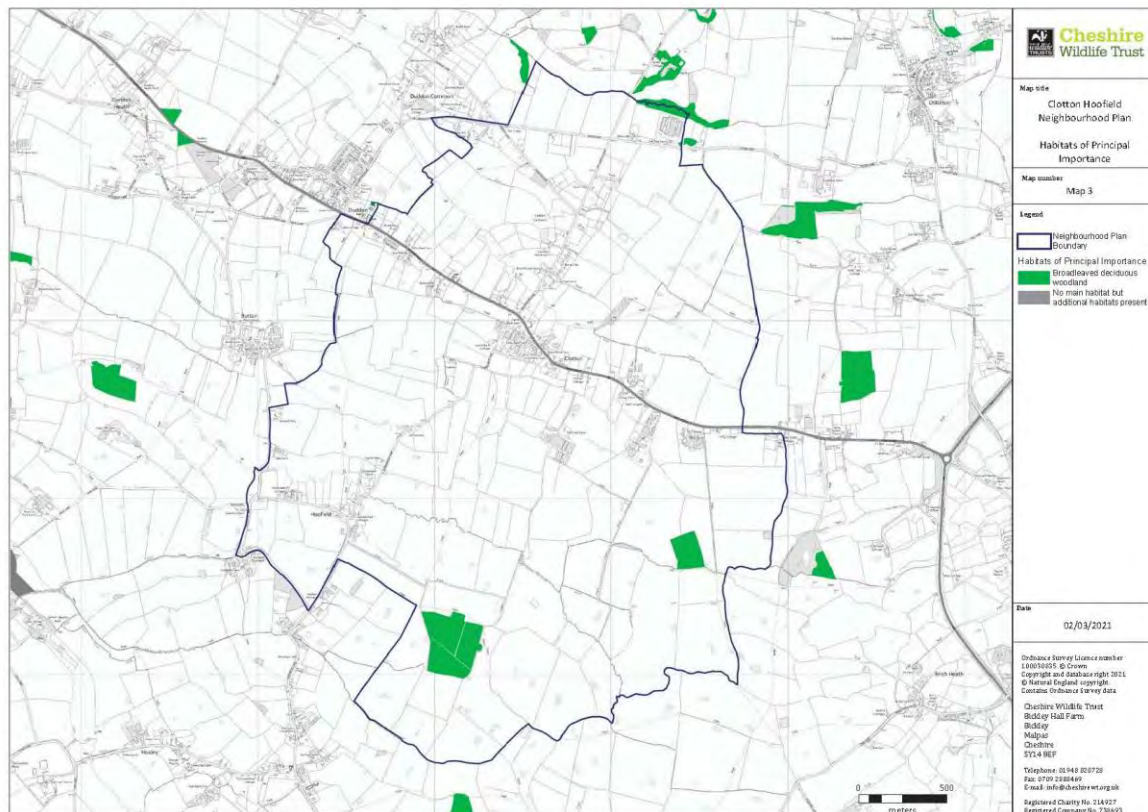


FIGURE 18: TERRESTRIAL HABITATS OF PRINCIPAL IMPORTANCE – NATURAL ENGLAND 2016

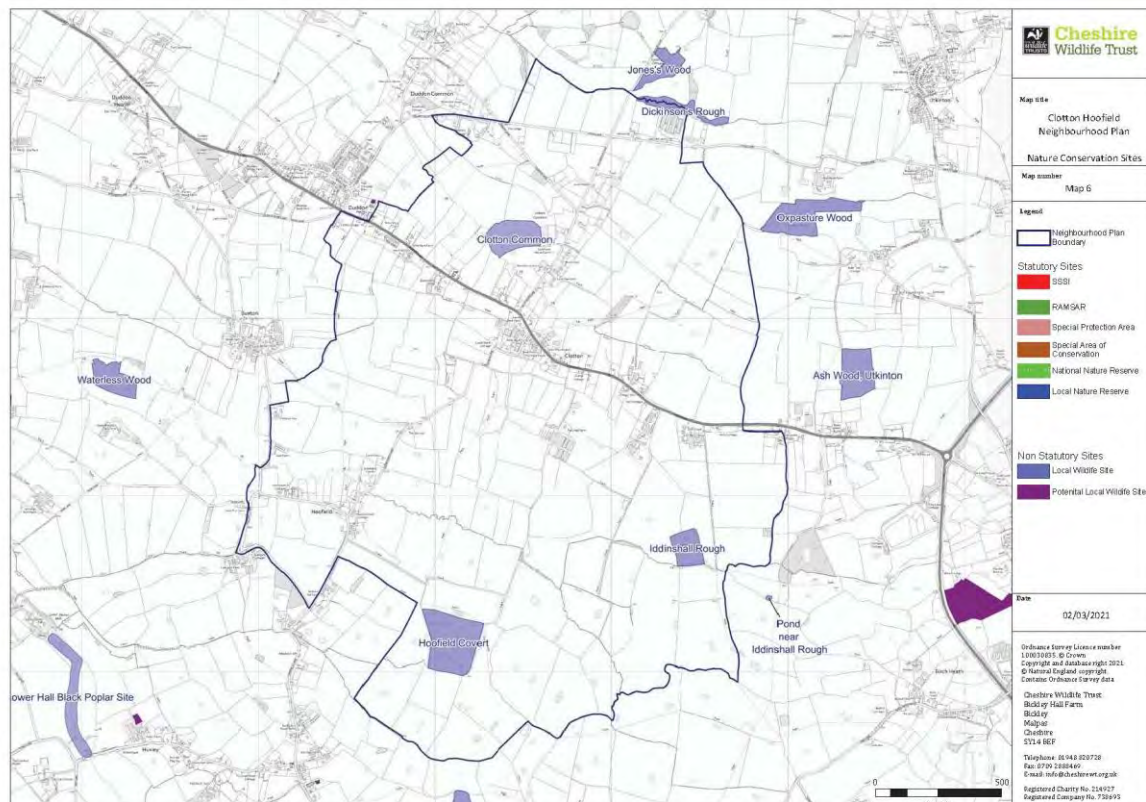


FIGURE 19: NATURE CONSERVATION SITES, INCLUDING SITES OF SPECIAL SCIENTIFIC INTEREST

- 9.2.8. Wildlife corridors are a key component of wider ecological networks as they provide connectivity between core areas of high wildlife value/distinctiveness enabling species to move between them to feed, disperse, migrate or reproduce. There are a number of such wildlife corridors in the plan area and these are shown in figure 16 .
- 9.2.9. The CWT study has highlighted that the important wildlife habitat in Clotton Hoofield is mainly associated with woodland, field ponds and hedgerows with trees. There appear to be few semi-natural grasslands, making the ones that are present even more important. Most notably the study has highlighted a 'wildlife corridor network' both within and linking beyond the plan area. CWT recommend that both the wildlife habitat and corridors within the plan area are protected from development.
- 9.2.10. Clotton Hoofield is a good example of an early 17th century agricultural settlement. It is located along the busy A51 which has a major impact upon the environmental quality of the conservation area and any historic buildings adjacent to it. Clotton Hoofield has a pleasant predominantly agricultural landscape setting with open views to the north and east. Hedges are the dominant boundary treatment in the plan area together with some sandstone walling. There are also mature trees in the hedgerows and field boundaries.
- 9.2.11. The design and age of buildings varies, particularly in the conservation area which includes 17th and 19th century cottages and farm buildings (see figures 8 and 9). Further information on the historical assets in the plan area can be found in Appendix B, along with a map and list of listed buildings.



FIGURE 20: FARMLAND SHOWING VIEW OF SANDSTONE RIDGE

9.2.12. To summarise, future development of Clotton Hoofield should respect the natural environment. The most intact landscapes, in terms of biodiversity, landform and historical/cultural associations should be valued highly when planning decisions are made. Protection and enhancement of Clotton Hoofield's natural assets is of crucial importance for nature conservation and ecosystem services but it is also important for the enjoyment of future generations.

10. Policies: Community Facilities

10.1. Objective; to retain the community facilities within the plan area.

Policy C1 Community Facilities

- **Proposals that retain and/or enhance the provision, quality and accessibility of existing uses, buildings or land for public or community use will be supported where they do not conflict with other policies in the plan.**
- **Proposals for new uses, buildings or land for public or community use should be in locations which are accessible by all members of the community; be of an appropriate scale and flexible design to enable multiple uses throughout the day and not have significant harmful impacts on the amenities of local residents or on other neighbouring uses.**

Policy C2 Existing Community Facilities

- **The retention, continued use, refurbishment or improvement of the existing community facilities in the plan area will be supported.**
- **The loss of these facilities from the plan area will be resisted unless it can be demonstrated that any replacement use will provide equal or greater benefits to the community.**

10.2. Justification and Evidence

10.2.1. The Parish of Clotton Hoofield has a limited range of buildings that serve the community within the plan area, namely the Bulls Head Public House in Clotton and the 50p Shop in Hoofield. Whilst these are well used they do not necessarily meet the day to day requirements of people who live in the plan area. There is however a Village Hall and School in both the adjoining parishes of Duddon and Huxley.

10.2.2. To promote the ongoing prosperity and vitality of the plan area it is essential that the existing facilities are retained and that there is an opportunity to provide additional facilities to meet the needs of present and future residents of the plan area.



FIGURE 21: THE BULLS HEAD PUB IN THE CENTRE OF CLOTTON

11. Glossary

- 11.1. **Affordable Housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- 11.2. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- 11.3. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- 11.4. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- 11.5. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning. The sequence of allocating affordable housing will be to those with a Clotton Hoofield connection then to those in adjoining parishes and finally to the remaining Cheshire West area.
- 11.6. **Amenity** – An element that contributes positively to the overall character or enjoyment of an area.
- 11.7. **Backland development** - Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

- 11.8. Biodiversity** – A measure of the number and range of plants and animals and their relative abundance in a community.
- 11.9. Brownfield Land** – Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
- 11.10. Building for Life 12** – The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.
- 11.11. Cheshire West and Chester Council** – The Local Authority for Clotton Hoofield
- 11.12. Community Facilities** – Facilities providing for the health, welfare, social, educational, spiritual, leisure, retail and cultural needs of the community. **Community Infrastructure** – The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, cultural facilities, education services, and healthcare facilities.
- 11.13. Community Infrastructure Levy (CIL)** – A charge allowing Local Authorities to raise funds from owners and developers of land who undertake new building projects in their area.
- 11.14. Community Right to Build** - The Community Right to Build gives groups of local people the power to deliver the development that their local community wants, with minimal red tape.
- 11.15.** Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support, the Community Right to Build will give Communities the powers to deliver this directly.
- 11.16. Consultation Statement** – A Consultation Statement accompanying the Clotton Hoofield Neighbourhood Plan is required by the Localism Act. The Consultation Statement must explain how the community were consulted and how this informed the Neighbourhood Plan.
- 11.17. Curtilage** – The area of land, usually enclosed, immediately surrounding a dwelling house.
- 11.18. Delivery Strategy** – A document accompanying the Clotton Hoofield Neighbourhood Plan that sets out a strategy for delivering and monitoring the policies in the

Neighbourhood Plan. It includes the infrastructure and initiatives associated with the Plan area. This is a 'live' document that will be updated throughout the Plan period.

- 11.19. Deregulation Act 2015** -The Deregulation Act provides for the removal or reduction of burdens on businesses, civil society, individuals, public sector bodies and the taxpayer. These include measures relating to general and specific areas of business, companies and insolvency, the use of land, housing and development, transport, communications, the environment, the regulation of child trust funds, education and training, alcohol, sport and entertainment, the administration of justice, public authorities and legislative reform. The Act also provides for a duty on those exercising specified regulatory functions to have regard to the desirability of promoting economic growth. In addition, the Act repeals legislation that is no longer of practical use.
- 11.20. Design and Access Statement** – A report accompanying and supporting a planning application. The Local Planning Authority requires it for most development proposals apart from householder applications. These reports explain the design thinking behind a planning application.
- 11.21. Development** – Defined under the 1990 Town and Country Planning Act as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. Most forms of development require planning permission.
- 11.22. Development Plan** – A plan comprising the Development Plan Documents contained within the Local Development Framework This includes adopted Local Plans and neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
- 11.23. Dwelling mix** – The mix of different types of homes provided on a site. A mix may typically include a range of house types from 2 bedroom to 5 bedroom houses.
- 11.24. Employment Land** – Development of land for employment uses, public and community uses, retail uses and main town centre uses (but excluding housing development).
- 11.25. Evidence Base** – The researched, documented, analysed and verified evidence for preparing the Clotton Hoofield Neighbourhood Plan. It consists of many documents produced over a period of years by the Local Authority as part of the process of developing its Core Strategy.

11.26.Evidence Base Summary – A document produced as part of the process of developing the Clotton Hoofield Neighbourhood Plan. It supports the Plan by summing up the relevant Evidence Base and explaining how decisions were made as to where new development should be located in Clotton Hoofield **Examination** – An independent review of the Neighbourhood Plan carried out in public by an independent examiner.

11.27.Exception Sites – see definition of Rural Exception Site.

11.28.Fabric First Approach - Like the 2010 building regulations, L1A 2013 requires new dwellings to meet a defined target for carbon emissions (the ‘target emission rate’, or TER). Unlike the 2010 regulations, there is an added emphasis on the basic fabric of the building, and in order to comply with L1A 2013, a new dwelling will also have to meet a ‘target fabric energy efficiency’ (TFEE). ‘Fabric First’

11.29.A building’s fabric is intended to be the longest standing part of the construction, so the adoption of a fabric first approach is designed to ensure long-term performance that will help reduce energy demand to the lowest possible level, and provide the energy in the most cost-effective way. SAP 2012 software calculates the TFEE for a dwelling by taking into account:

- Building fabric U-values
- Thermal bridging
- Air permeability
- Solar gains
- Internal heat gains

11.30.Previously, a dwelling could achieve compliance by paying little attention to the fabric but taking advantage of costly renewable technologies such as heat pumps and photovoltaic arrays. Now, the aim is to reduce energy use and cost, reduce CO2 emissions, increase comfort, and rely less on those renewable technologies.

11.31.To achieve this, the calculation method rewards improved insulation standards and well-designed construction details that limit thermal bridging and air leakage. The overall intention is for L1A 2013 to result in a 6% reduction in CO2 emissions across the new homes build mix compared to L1A 2010 (although changes in the calculation methodology make it difficult to quantify the exact percentage).

11.32.For L1A 2013, the ‘limiting fabric parameters’ (essentially, the highest permissible U-values for individual building elements) from L1A 2010 remain. Designing to these values

will not result in compliance and the building specification will need to be considerably better.

11.33.Green Corridors – Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. Green corridors connect green spaces together.

11.34.Green Spaces – see Open Space.

11.35.Greenfield – Land on which no development has previously taken place.

11.36.Gross density – The number of dwellings per hectare when the calculation of the site area includes the whole site.

11.37.Habitat Regulations - The European Union Habitat Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. The protected areas are called Natura 2000 sites. If a development is likely to affect a Natura 2000 site, an assessment under the Habitat Regulations is required.

11.38.Independent Examiner – Anyone with appropriate qualifications and skills and who meets certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

11.39.Infill Development – Infilling is defined as the filling of a small gap (with up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement.

11.40.Infrastructure – All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals etc.

11.41.Intermediate Housing – See definition under Affordable Housing.

11.42.Lifetime Homes – The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of their lives.

- 11.43. Local Wildlife Sites** – Sites with ‘substantive nature conservation value’, they are defined areas identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species with a national, regional and local context.
- 11.44. Local Development Document** – An individual part, usually a plan, of the Local Development Framework.
- 11.45. Local Development Framework** – The portfolio of Local Development Documents.
- 11.46. Localism Act** – An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up ‘Neighbourhood Development Plans’ for their local area.
- 11.47. Local Plan** - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
- 11.48. Low Cost Market Housing** – Private sector housing that will be available to local residents who cannot afford to buy houses generally available in the open market.
- 11.49. Market Housing** – Properties for sale or rent where prices are set in the open market.
- 11.50. Mixed use** – Development where more than one use is proposed. A site could have houses, shops and community facilities for example. One building could be used for different purposes such as offices over shops.
- 11.51. National Planning Policy Framework** – The revised National Planning Policy Framework (NPPF) was published by the Government in July 2018. It sets out the Government’s Planning policies for England and how these are expected to be applied.
- 11.52. Neighbourhood Plan Group** – A group of local people representing the Town Council, community groups and businesses that informed and guide the work on the Clotton Hoofield Neighbourhood Plan.

- 11.53. Neighbourhood Plan** – The full title in the Localism Act is ‘Neighbourhood Development Plan’. It is a plan document for a defined area subject to examination and approval by local referendum. It will be used in the determination of planning applications.
- 11.54. Net Density** – The number of dwellings per hectare when the calculation of the site area excludes features such as open space, landscape buffers and access roads.
- 11.55. New Homes Bonus** - The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It’s based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing [affordable homes](#).
- 11.56. Open Countryside** – The area outside the settlement boundary.
- 11.57. Open Space** – All spaces of public value, including public landscaped areas, playing fields, parks and play areas and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
- 11.58. Open Vista** – A view into, out of or across the town of open countryside and the surrounding area.
- 11.59. Plan Period** – The period for which the Clotton Hoofield Neighbourhood Plan will set policy for Clotton Hoofield. This will be from the adoption of the Plan until 2030 by agreement between the Parish Council and Cheshire West and Chester Council.
- 11.60. Public Open Space** – see Open Space above
- 11.61. Referendum** – A general vote by the electorate on a single policy question that has been referred to them for a direct decision. In the case of the Clotton Hoofield Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
- 11.62. Registered Social Landlord** – Independent housing organisation registered with the Tenant Services Authority under the Housing Act 1996. Independent not-for-profit housing providers, regulated by the government and also known as Housing Associations. They offer homes for rent or shared ownership for people in housing need.
- 11.63. Residential Amenity** – The quality of the living environment for occupants of a dwelling house including its associated external spaces

- 11.64. Rural Exception Site** – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
- 11.65. Section 106 Agreements** - Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as 106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.
- 11.66. Settlement** - Settlements may be defined as cities, towns, villages and small settlements. The precise definition of which category each settlement falls into, will be part of the development plan process for each locality.
- 11.67. Settlement Boundary** - This defines the limits of development and makes clear where development will and will not be allowed, regardless of other constraints. **SSSI** – Site of Special Scientific Interest.
- 11.68. Sustainable Development** - Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 11.69. The UK Sustainable Development Strategy** *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
- 11.70. Sustainability Appraisal** – A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents.
- 11.71. Strategic Environmental Assessment** – Assessments made compulsory by a European Directive (the SEA Directive). They are to be implemented in planning through Sustainability Appraisals of Development Plan Documents and Neighbourhood Plans.

- 11.72.Swales** - Shallow broad and vegetated channels designed to store and/or convey runoff and remove pollutants. They can be designed to promote infiltration where soil and groundwater conditions allow.
- 11.73.Transport Assessment** – An assessment of the availability of, and levels of access to, all forms of transportation. In relation to a proposed development it identifies what measures will be required to improve accessibility and safety for all modes of travel particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated impacts of the development.
- 11.74.Use Classes** – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’.
- 11.75.Wildlife Corridor** – Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.
- 11.76.Windfall sites** – Sites not allocated for development in the Clotton Hoofield Neighbourhood Plan that unexpectedly come forward for development.

Appendix A: Delivery Plan

Items to include in the Delivery Plan

Traffic and transport

- Safe crossing points over the A51
- Reduced Traffic speeds through the village
- Air quality testing along the A51 corridor
- Continued working with the A51 Working Group
- Continued liaison with the Local Enterprise Partnerships regarding the A51
- Improvements to the public transport service in the plan area

Environment

Phase 1 Habitat Survey by CWT

Community

The creation of a community hub in the plan area.

Appendix B: History of Clotton Hoofield

Clotton Hoofield is situated approximately two miles N.W from Tarporley town centre and is a civil parish in the borough of Cheshire West and Chester in the county of Cheshire. Today it has a population of 425, half of whom are aged over 50. The 2011 census records show there are 126 households, many of which are detached, and this is a strong indicator of affluence (3). The Parish contains the small settlements of Clotton, Clotton Common and Hoofield, and is predominantly rural. The area was first recorded soon after the Norman Conquest, and the tithes of Clotton were passed through the hands of the Church and through marriage settlements. Hoofield is a hamlet of Clotton and gave its name to a family (de Hufield) at the time of Edward III.

Clotton Hoofield contains 17 buildings that are recorded in the National Heritage List for England as designated listed buildings, all of which are at Grade II (see FIG1). The listed buildings are all either domestic or related to farming. They fall into two time-groups; those originating in the 16–17th centuries, and those from the 19th century. All the buildings originating before the later part of the 17th century are timber-framed, or have timber-framed cores; the later buildings are brick built. Historical records of Wynnstay House and Barn date the buildings back to 1611 (the same year that James I Bible was published), and was under the ownership of The Arden Family for over two hundred and fifty years (1). The records are interesting in that they show us that families who owned or tenanted property in the area, continued to do so for generations. When the families grew in size, it was common practice that homes were subdivided to provide accommodation for the extended family.

Heritage Assets, Conservation Areas, and Non-Designated Heritage Assets

Name and Location	Era	Description
Brook House Farmhouse 53.1734°N 2.7107°W	Mid 16th century	The original part of the farmhouse is <u>timber-framed</u> on a stone plinth with a <u>slate roof</u> . This is in three <u>bays</u> . A single bay extension was added in the 19th century in <u>rendered</u> stone. The whole building has two storeys, the upper storeys being <u>jettied</u> . The windows are <u>casements</u> . On the right side is a flight of stone steps.[2]
Wynnstay Farmhouse 53.1708°N 2.7113°W	1611	The building is <u>timber-framed</u> with plastered <u>nogging</u> on a stone plinth. Its roof is <u>tilled</u> . The front is in one and two storeys, and has five <u>bays</u> . On the front is a shaped <u>lintel</u> inscribed with initials and the date. The windows are <u>casements</u> . [3]

Stable, Wynnstay Farmhouse 53.1707°N 2.7114°W	Early 17th century	Formerly stables, and rebuilt in the 19th century, the building is timber-framed <u>with brick nogging</u> on a stone <u>plinth</u> , and with a slate roof. It is in two storeys, with a <u>four-bay</u> front. The building contains four doors and four pitch holes, three of which are circular, and the other square.
Brook Cottage 53.1624°N 2.7249°W	Early 17th century	The cottage is <u>timber-framed</u> with brick <u>nogging</u> and a concrete tile roof. It is in a single storey with an attic, and has a <u>two-bay</u> front. Inside is an <u>inglenook</u> and a <u>bressumer</u> .
Brook House Farmhouse 53°10'24"N 2°42'38"W		Brook House Farmhouse, Willington Lane. Mid C16 with C19 addition and fenestration. Timber framed on stone base, extension in rendered stone. Welsh slate roof. One ridge and one gable brick chimney. Lobby entry. Two- room plan. Two-storey, four-bay front, right three bays original. Tall small framing with middle rail and angle bracing to sills. Jetty at first floor on brackets. Wooden casements. Against right end is a flight of stone steps to former granary with four board door. Tiebeam and collar truss with struts between, Kingpost and diagonal struts above. Interior: Exposed ceiling beams and joists visible and wide inglenook reported. Full architectural description.
Holly Cottage 53.1702°N 2.7108°W	Early 17th century	The original part of the building is <u>timber-framed</u> with brick nogging on a stone <u>plinth</u> . It was extended in brick during the 19th century. The cottage is in a single storey and has a <u>gabled</u> front. Its roof is covered in corrugated iron. The windows are casements.
Townhouse Farmhouse 53.1696°N 2.7101°W	Early 17th century	The original part of the building is <u>timber-framed</u> with plastered nogging on a <u>stone plinth</u> . Later in the 17th century it was extended by one <u>bay</u> in <u>sandstone</u> . The building has a <u>slate</u> roof, is in one and two storeys, and has a four-bay front. In the lower floor are <u>casement windows</u> , above are horizontally-sliding <u>sash</u> windows, and in the left <u>gable</u> end the window is <u>mullioned</u> .

Yewtree Farmhouse and Garden Wall 53.1743°N 2.7216°W	Early 17th century	The farmhouse was altered and extended in the 19th century for the <u>Tollemache</u> estate. It is <u>timber-framed</u> with brick <u>nogging</u> on a stone <u>plinth</u> , and with a tiled roof. The farmhouse is in a single storeys, with attics, and has a six- <u>bay</u> front. The windows in the ground floor are <u>casements</u> , and those in the attics are <u>dormers</u> . Associated with the house is a <u>sandstone</u> wall incorporating a five-step <u>mounting block</u> ; this is included in the listing.
Common House Farmhouse 53.1747°N 2.7098°W	Early 17th century	The farmhouse dates mainly from the 19th century. It is constructed in brick with a <u>slate</u> roof. The house is in two storeys, and has a rear wing, giving it a T-shaped plan. The windows are casements. To the rear of the house are a 19th-century <u>pump with a stone trough</u> , and a small stone <u>pigsty</u> with a slate roof; both of these items are included in the designation.
Barn, Common House Farmhouse 53.1749°N 2.7095°W	Early 17th century	The building dates mainly from the 19th century, and consists of a barn, a stable and a dovecote. It is in brick with a <u>slate</u> roof. It contains doors, pitch holes, dove entry holes, and ventilation holes (breathers) in various patterns.
Drifthouse, Common House Farmhouse 53.1750°N 2.7098°W	Mid 17th century	This is a <u>timber-framed</u> building with brick <u>nogging</u> on a stone plinth. It has <u>retained</u> its original roof of large <u>slates</u> with a sandstone ridge. The <u>gables</u> contain brick, and there is one pitch hole.
Clotton Cottage 53.1711°N 2.7119°W	Mid 17th century	This originated as a farmhouse, then was converted into two estate cottages for the <u>Tollemache</u> estate, and subsequently used as a house. It is <u>timber-framed</u> with brick <u>nogging</u> on a stone plinth, and has a red tiled roof. It is in one storey with an attic, and has a five- <u>bay</u> front. In the attic are <u>gabled dormers</u> , the other windows

		being <u>casements</u> .
Tollemache Farmhouse 53.1695°N 2.7111°W	Late 17th century	A brick farmhouse with a <u>slate</u> roof that was altered in the 19th century. It has an L-shaped plan, is in two storeys, and has a symmetrical three- <u>bay</u> front. In the centre of the front is a twostorey projecting <u>gabled</u> porch. The windows are <u>casements</u> . On the front of the house is a five-step <u>mounting block</u> containing a dog's kennel.
Holly Bank Farmhouse 53.1699°N 2.7113°W	Early 19th century	A brick farmhouse with a <u>slate</u> roof. It is in two storeys, with a three- <u>bay</u> front. The windows are <u>casements</u> , and the doorcase has <u>fluted pilasters</u> and a triangular <u>pediment</u> .
Clotton Hall 53.1703°N 2.7119°W	Early to mid 19th century	A brick farmhouse, standing on a stone <u>plinth</u> , with <u>sandstone</u> dressings and a <u>slate</u> roof. It is in three storeys, with a symmetrical three- <u>bay</u> front. The windows in the top storey are casements; those in the lower storeys are <u>sashes</u> . The doorcase has <u>fluted pilasters</u> and a triangular <u>pediment</u> .
Farm building, Clotton Hall 53.1700°N 2.7125°W	Early to mid 19th century	Extended later in the century, the building is in brick with a <u>slate</u> roof, and has an L-shaped plan. It is in two storeys, the long west range having eleven <u>bays</u> , and the south range four. The central bay of the long range has a <u>gable</u> with a <u>weathervane</u> . Other features include doors, carriage openings, pitch holes and ventilation holes.
Hoofield Hall 53.1600°N 2.7259°W	c. 1870	A farmhouse built for <u>John Tollemache</u> on his estate. It is in brick with a tiled roof. The farmhouse has two storeys, and a symmetrical five- <u>bay</u> front. The two lateral bays have <u>gables</u> that are partly <u>timber-framed</u> , and partly painted to resemble timberframing. The gables have <u>bargeboards</u> , and <u>finials</u> . The windows are <u>casements</u> .

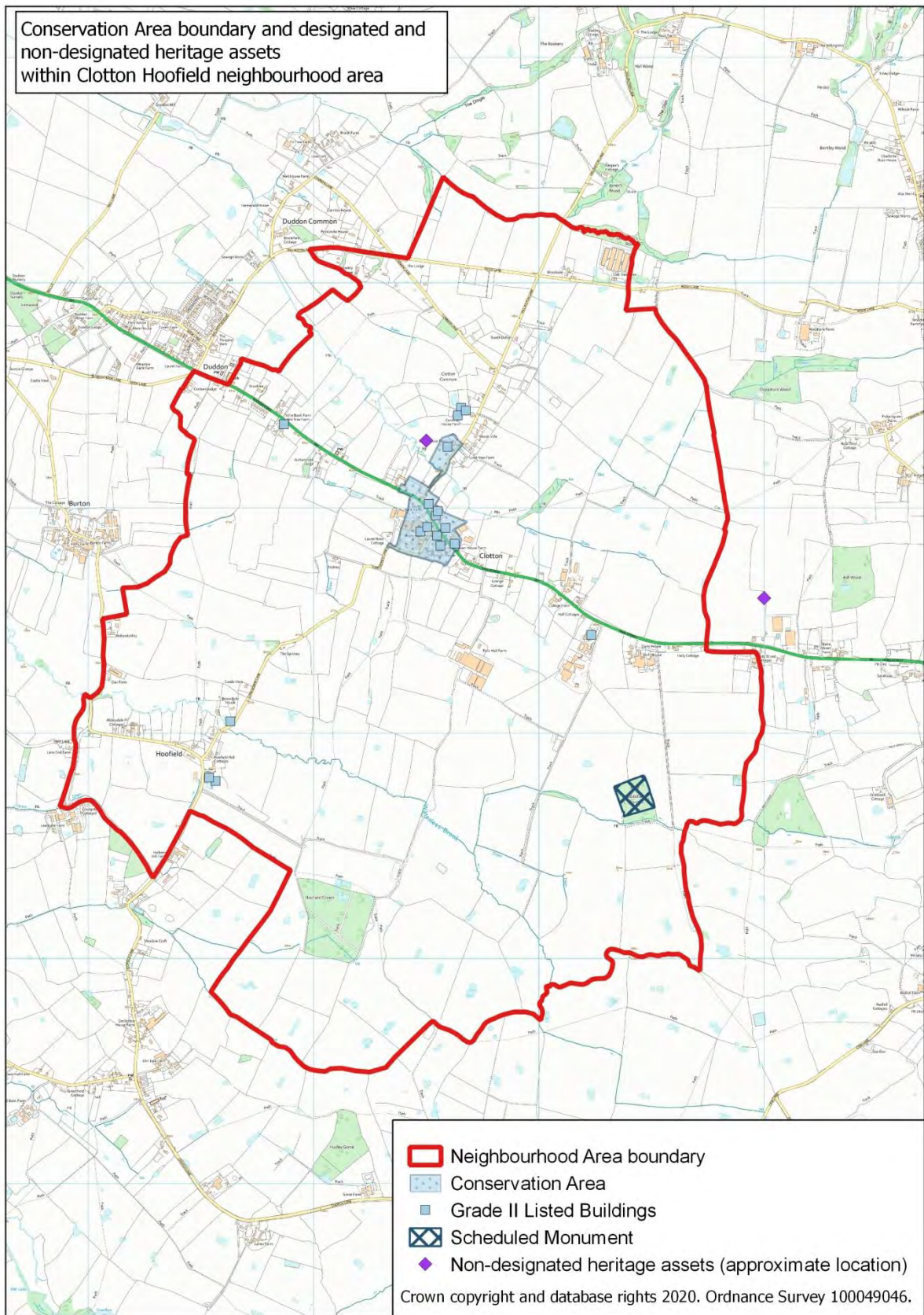
Barn, Hoofield Hall 53.1602°N 2.7264°W	c. 1870	The barn was built for <u>John Tollemache</u> . It is in brick with a <u>slate</u> roof, and has a long rectangular plan. The barn is in two storeys, and has a seven-bay front. At the centre is a <u>gable</u> with <u>timber</u> framing. It contains doorways, <u>casement windows</u> , a pitch hole, and a hoist.

TABLE 1: LISTED BUILDINGS IN CLOTTON HOOFIELD (1)

Heritage Asset	Type of Asset	Description
Site of Clotton Mill 53.102524° N 2.424350° W	Medieval watermill	Site of Clotton Mill. First mentioned 1096 (Description from Revealing Cheshire's Past [http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH1079]) HER Number 1843/1
Line of Roman Road 53.100306° N 2.412236° W	Roman Road	Course of Roman road. The line of Road Street is 17th century in date. Several hundred yards to the north is an earlier route. Investigation on this line revealed some surface cobbling at the soil surface, between SJ 53516360 and SJ 54096360 & the route led past the southern edge of Ash Wood & is presumed to bear directly for Eaton, passing behind modern Tarporley (Description from Revealing Cheshire's Past [http://rcplive.cheshiresharedservices.gov.uk/SingleResult.aspx?uid=MCH1152]) HER Number 1883/1
Milepost at Yewtree Farm 53.174828° N 2.722456° W	Milepost	Cast iron post by the A51, in parish of CLOTTON HOOFIELD (CHESTER District), Yewtree Farm, in hedge, on South side of road. Milepost, erected by the County Council in the 19th century. Inscription reads; TARVIN / 2_ MILES / CHESTER 8 / : : TARPORLEY / 2{5/8} MILES / NANTWICH 12_ / : CHESHIRE / 1898 / COUNTY COUNCIL / : . ; W H SMITH & CO / MAKER / WHITCHURCH (Description from Archaeology Data Service [https://archaeologydataservice.ac.uk])

TABLE 3: ADDITIONAL HERITAGE ASSETS

Conservation Area boundary and designated and non-designated heritage assets within Clotton Hoofield neighbourhood area



Life in the Community

In 1841 a newborn boy was expected to live to 40.2 and a baby girl was expected to live to 42.2 (less than half of what it is today) (11). The low life expectancies of the 19th century can be explained by the higher number of infant deaths. Survival past the first year of life was historically a predominant factor in life expectancies and once a child had reached five years of age, he or she was much more likely to reach a greater age. By the 20th century more women were surviving childbirth and were having fewer children, reducing their risk of dying in labour and during the late 19th century living standards rose substantially with most people being better nourished. Improvements in public health also contributed to improved living standards.

People in the Parish of Clotton Hoofield, like many other Parishes in England, didn't migrate very far from their home area, as evidenced by family names appearing on historical records for many generations. A biography of a local resident, John Sadler, who was born into a farming family in Huxley in 1806, gives us an insight into religion, family and farming life in Clotton Hoofield in the early 19th century (4). He worked on his father's farm from an early age and as a staunch Methodist he attended his Church regularly. In 1829 at the age of 23, he married his cousin Elizabeth and the following year they moved to Brook Cottage, a small farm in Clotton Hoofield. They moved again in 1834 before returning to the family farmhouse in the Spring of 1838. Like many women of the time, Elizabeth died in childbirth in 1842 at the age of 34, along with their newly born son christened Edward. John was left with three surviving children, Ephriam, baptised 1831, Elizabeth baptised 1833, and Frances, aged 3. The 1841 census shows that he has two young male servants and two young female servants living in to help him and this confirms that it was not uncommon for households to have a servant living in as part of and supporting the family. After remarrying in 1845, John and his new wife Martha had another three children John (1847), Albert Edward (1848) and Thomas (1850), to provide for, as the 1851 census shows. By 1861 the family had expanded further with another 4 children, Alfred (1852) Ambrose (1854) Cleophas (1857) and Hedley (1859). It was very common for families to have many children and as often happened some of these died either as infants or from childhood diseases. John's health was declining by 1886 and he retired to Kelsall where he died at the age of 65. He was survived by his wife Martha who was more than eleven years younger than him.

Religion

Religion in the Parish of Clotton Hoofield, as in all other places in England at the time, had a strong influence on people's daily life. In the early 19th century there was a surge in nonconformism in England, (56,000 in 1791, rising to 360,000 in 1836 and by the census in 1851 over 1,463,000). The non-conformists affected the lives of people in the community, such as a belief in the wearing of plain clothes, temperance, family values and Sabbath-keeping. John Sadler was introduced to Methodism at

the age of 13, after witnessing a prayer meeting from a travelling Methodist missionary. From that time on he remained a steady, firm and consistent member of his Church and even continued to preach in the community after retiring from farming. In fact the Sadler family home at 'Elm Tree Farm', became a home for preachers of that faith and a sanctuary for religious services. The OS maps indicate a growth in the number of Methodist Chapels over time with three recorded on the 1870 map (6).

Education

At the start of the nineteenth century very few children went to school and most children worked to contribute towards the family income. Children who lived on farms, worked on farms as unpaid labourers. Education was often linked to the religious orders with the creation of Sunday Schools and the non-conformist religions of the time promoted education in the community. John Sadler supported by his second wife Martha set up a school for children of the Parish so that they could receive a basic education. In 1870 Parliament passed an Act which that said there had to be a school in every town and village and within 10 years it was compulsory that all children aged 5-10 had to attend at least primary education. Census records corroborate these facts showing that three of the Sadler children were listed as scholars while the thirteen year old son is simply listed as the farmer's son indicating that he was helping his father on the farm and didn't have to attend school. The 1890 OS map shows that there was a school at the corner of Willington Lane although this does not exist anymore (9).

Employment through the ages

Early records indicate that farming has been the main occupation of those living in the area. Other trades associated with farming are recorded, such as saddlers, cattlemen, wheel-rights, smiths etc. By the 20th century, other trades started to appear in the records; carpenters, joiners, painters, bricklayers, and noticeably women and children, although always having had trades, are now recorded too, such as housekeeper, dairy maid and nine year old apprentice brick-makers. One of the Smithy's in Hoofield had a horseshoe ring just outside the premises, no doubt signposting potential customers, and was, until recent times, an interesting feature in the locality. Sadly it has now been removed but some pictorial images still exist online.



IMAGE 3: THE HORSESHOE STACK AT THE SMITHY, CLOTTON HOOFIELD (9)

Farming Life wasn't without its difficulties. Early in 1843 John Sadler experienced a fatal epidemic amongst his cattle and horses, however he recovered from this and continued farming as normal after this episode. Shortly after his second marriage a disease known as the 'pleura' broke out, taking many of his cattle and then it re-occurred in 1859 on a much larger scale. After this John and his family enjoyed a few years of comparative calm and prosperity until 1866 when his stock fell victim yet again to another outbreak of cattle disease.

Local Water Supplies

This particular area of Cheshire is composed of different types of Triassic sandstone and Village Wells are not an uncommon feature on local maps. Wells cut into the soft sandstone meant a ready water supply allowing people to settle virtually anywhere they liked and so farms along the wider area of the Sandstone Trail tended to be dispersed. In the early 19th century most people obtained water from wells but in the late 19th century piped water became much more common. It was also realised that water quality had a significant impact on health but until piped water arrived, every cottage and farm in this central part of Cheshire relied on their local Spring or Community Well for both themselves and their livestock. In times of drought, new wells were dug by local 'pump well sinkers'; alternatively, poorer cottagers could buy water by the bucket from the local water carrier. There are three Wells markers on the OS maps in Clotton Hoofield and these would have been a natural meeting place for members of the community at any time of the day. Close by and at 350' deep, the medieval well in the Inner Bailey at Beeston Castle is the deepest historical well in England. Thomas Pennant wrote about the well when on his travels from Chester to London in 1780. *"The drawwell was of a most surprising depth; being sunk through the higher part of the rock, to the level of Beeston brook, that runs beneath! In the area just mentioned, was another well: both at this time are filled up"* (2).

Public Houses in Clotton

Without fresh drinking water as available as it is today, beer provided an alternative thirst quencher. There were three public houses in Clotton Hoofield; The Bulls Head and the Tollemache Arms in Clotton itself, and near Huxley there was the Farmers Arms. Close by in nearby Duddon, there was the Headless Woman. Of these four only the Bulls Head is a fully functioning public house today and which is now

confirmed as an asset of community value. There are records of The Farmers Arms at Huxley exchanging hands and it was not uncommon for the landlord to be a local farmer. Today the premises has been extensively restored and is awaiting its reopening. The Bulls Head was an inn providing a stopping off place for travellers on this important route.

Modes of Transport and Movement

In the past, walking was for many the only way of getting around and there are many footpaths connecting hamlets to villages and to the public highway from Tarporley through to Chester. This was the main route from London to Holyhead, stopping at Tarporley before turning West towards Chester. There was an alternative pack horse route for those travelling by horse through Christleton crossing the Gowy further South at the bridge called Hockenall Platts before joining the main road at Duddon Heath. Today we can still see three well preserved examples of these ancient pack horse bridges at Hockenhull Platts, situated just outside the boundary and very close to Tarvin (2).



IMAGES 4 AND 5: THE THREE PACKHORSE BRIDGES AT HOCKENHALL PLATTS (FRAN COLTON)

In 1772 there was only one daily coach from London to Chester called The London Flying machine which took two days for the journey. The road was turnpiked in 1743 but the Acts of 1743 and 1755 prevented the trustees from building a toll gate anywhere between Nantwich and Chester, thereby restricting the trust's income. As a result the condition of the road, which was heavily used, remained poor until an act of 1769 empowered the trust to make further improvements. Tarporley, Tarvin and Kelsall still had horse omnibuses from Chester twice a week in 1880.

The road was de-turnpiked in 1883 and designated the A51 in the 20th century. It remained the main London Road until the M6 and M1 were fully opened in 1972. Access to the M6 Southbound from Chester was improved when a new link road to the Motorway East of Nantwich was built in the mid 1980's. Thereafter the shortest route to London followed the old road via Tarvin, Tarporley and Nantwich all three which were bypassed in the 1980's.

Canals were built around 1772 and these provided additional means of transporting goods and services for communities in the area. As Pennant records in 1780, *“the canal from Chester appears a continued slender line of water from that city to almost the base of this eminence (Beeston Castle). To this place its utility has been proved to all the market-women of the neighbouring farmers, who have the benefit of Trech-schuyts (a form of flat bottomed barge) to convey their merchandise to their capital: a few coals also come up, and a little timber; and these form the sum of their present commerce”* (2)

The towpaths provided a flat and easy surface for people to walk to other villages. In the 20th century two long distance footpaths were created running through the Parish, The Eddisbury Way and the Sandstone Trail and these are enjoyed by visitors to the region today.

Tarporley Steeplechase

Since the mid-17th century there has been a racecourse close to Tarporley. The Tarporley Hunt Steeplechase became a permanent fixture in the Racing Calendar by 1875, and in 1877 a permanent steeplechase course was constructed at the East side of Clotton on land behind Rode Street (8). A right handed circular course was made over natural country with permanent stands being built over time. With its long climb up to an exceptionally short runin of 200 yards from the last fence it was considered a challenging course. There was a private stand for Tarporley Hunt Club members and friends, capable of accommodating 500 and a public stand in the Paddock which could hold over 1,500 race goers.

In the late 19th and early 20th century, The Members' Steeplechase Race, for many years ridden in hunting costume, was popularly known as 'the red coat race' (8). This became a very fashionable and popular event in the County's social and sporting calendar attracting over 10,000 paying spectators in 1937, many of whom arrived in large numbers by special train arriving at Beeston station. Sadly, racing was interrupted by the First World War, and did not resume until 1921. The races stopped after 1939 and never resumed.



IMAGE 6: THE FAINT OUTLINE OF THE COURSE IS SHOWN ON THE OS MAP

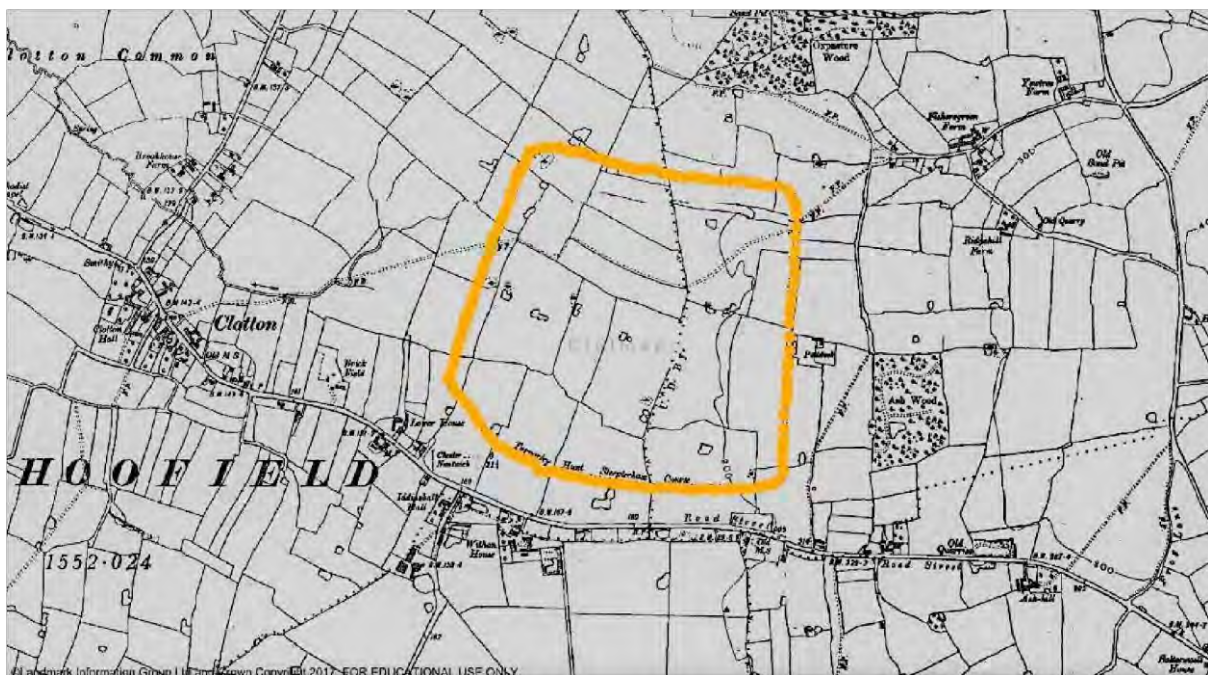


IMAGE 7: THE OUTLINE COLOURED TO SEE THE EXTENT OF THE COURSE AND CLEARLY SITUATED IN CLOTTON HOOFIELD

Racecourse Prisoner of War Camp (Camp 74)

During World War Two, and including up to 1948, the racecourse became the site of a Prisoner of War camp known as Racecourse Camp or Camp 74 (7). This was a purpose-built, standard type camp with many common buildings associated with such a site. It was a working camp which meant that the prisoners were engaged in meaningful activity on the farms in the locality. By 1997 the camp had been demolished and cleared away and its site partly covered by a MAFF Buffer Depot. Residents in the present community recall that some of the prisoners actively working on the surrounding farmland never left the area.

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