



Hankelow Neighbourhood Plan.

2019-2030

CONSULTATION STATEMENT



Submission Version January 2020

Part 5, Section 15, The Neighbourhood Planning (General) Regulations 2012

1. Introduction

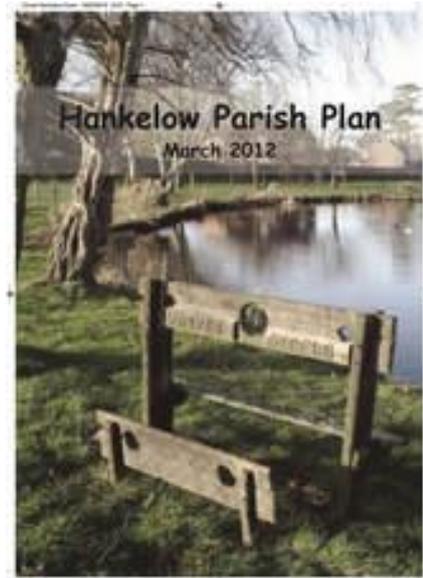
- 1.1. This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Hankelow Neighbourhood Plan (HNP). The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:-
 - contain details of the persons and bodies who were consulted about the proposed HNP;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted;
 - describe how those issues and concerns have been considered and, where relevant, addressed in the proposed HNP.
- 1.2. Hankelow is a small rural parish with a central village situated on the A529 between Nantwich and Audlem, surrounded on all sides by open countryside. The population in 2018 was of around 290 people mostly residing within the village core, with the remainder living in the outlying areas. This has meant that consultation with members of the community has been a real possibility at a manageable scale, which has helped to allow the community to become aware of the Neighbourhood Plan, and to contribute to its development through various consultation events and questionnaires.
- 1.3. Additionally, the Parish Council uses its website along with the village website and the Audlem Online website to announce events & activities, along with links to a dedicated Hankelow Neighbourhood Plan website where documents and background evidence for the Neighbourhood Plan have been published and made available to view.

2. Background

- 2.1. The Hankelow Neighbourhood Plan is a community plan and must derive its vision, objectives and policies from the community. From the outset the Parish Council were determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms, has played a major role in formulating the Hankelow Neighbourhood Plan.
- 2.2. It was considered essential to:
 - promote a high degree of awareness of the project;
 - invite residents to join the Steering Group;
 - encourage everyone to contribute to the development of the Neighbourhood Plan;
 - promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development.
- 2.3. Key to this programme was publicity to gain residents engagement. This was gained via public meetings and drop-in sessions, flyers hand-distributed to all households in the parish and electronic media.

2.4. The Hankelow Parish Plan was developed from a consultation which took place in November 2010, and the resulting plan was published in 2012.

2.5. The suggestion to prepare a Neighbourhood Plan to build on the Parish Plan was first raised at a Parish Council meeting on 7th July 2014. Parish Councillors attended a public meeting where Tom Evans, Neighbourhood Plan Manager at Cheshire East Council explained the process of preparing a Neighbourhood Plan. The importance of Neighbourhood Plans in helping communities to be able to shape the future development and growth of their local area was highlighted at the meeting. A decision was taken at a Parish Council meeting on November 3rd



2014, to prepare a Neighbourhood Plan for Hankelow. A steering group was formed, and work on the Neighbourhood Plan began on January 15th 2015.

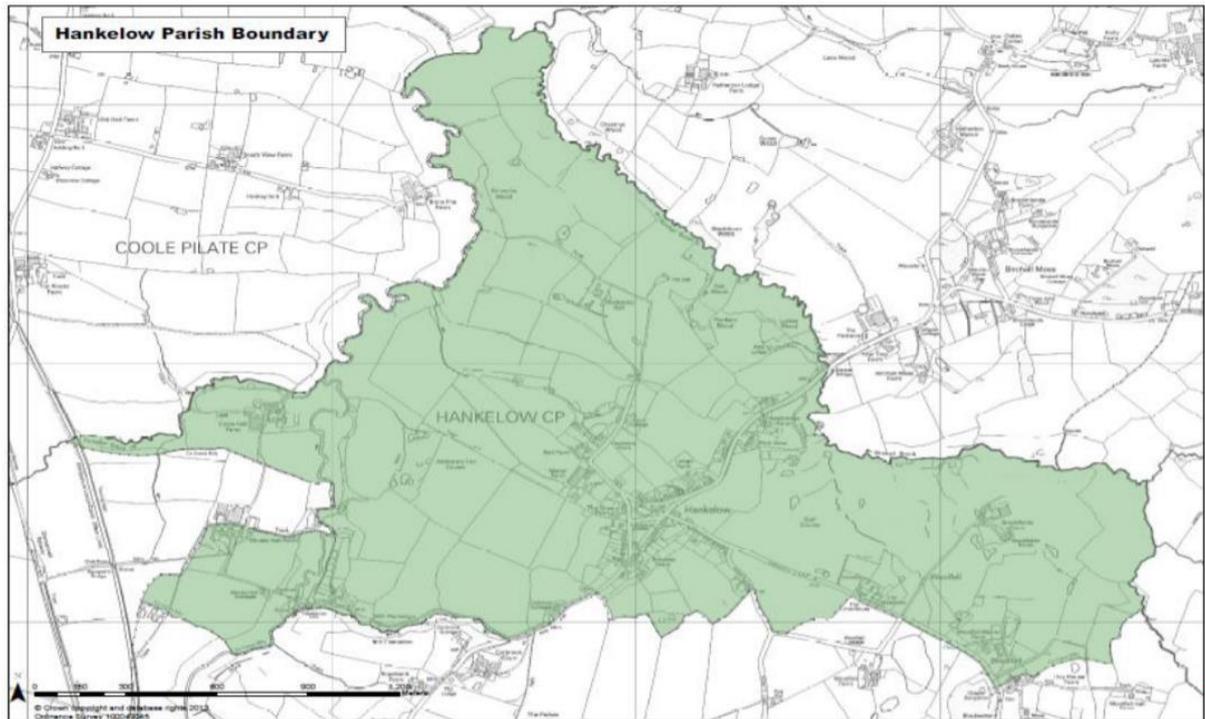
3. The Neighbourhood Plan Area Designation.

3.1. **Who was consulted and how were they consulted?** The consultation on the Hankelow Neighbourhood Plan Area ran from 20th November 2014 to the 2nd January 2015. The proposed area was consulted upon for a six week period, and was available to view on Cheshire East Council's website.

3.2. Cheshire East sent an email to a list of statutory consultees, the Housing Market Partnership and other interested groups and parties to inform them of the proposed designation and where it could be viewed. Information was also provided on the dedicated Neighbourhood Planning web pages on Cheshire East Council's website. Comments could be made online, by email or by post.

3.3. **What issues and concerns were raised?** There were no comments

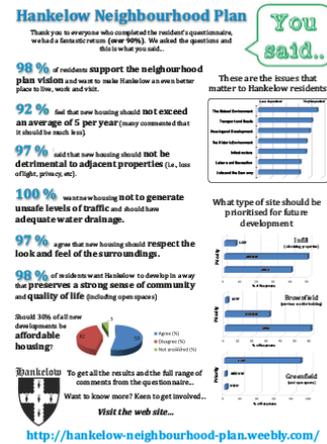
3.4. **How have the issues and concerns been considered?** As there were no adverse comment received, no changes were made to the proposed Hankelow Neighbourhood Area, which was officially designated by Cheshire East Council on 23rd February 2015.



4. First Consultation 2015

- 4.1. **Who was consulted and how were they consulted?** An initial questionnaire was hand-delivered to every household in the parish in May 2015. The questionnaire was intended to provide a basis on which to develop the policies of the Neighbourhood Plan.
- 4.2. **What issues and concerns were raised?** The questionnaire asked a number of questions, such as whether residents supported the draft vision, how much housing Hankelow should have and what type of site it should be located on, and raised the issues of transport and drainage. The questionnaire was used as a basis on which to develop the policies of the Neighbourhood Plan. In all, 104 responses were received, a fantastic response rate of over 90%
- 4.3. We asked if the resident supported the Neighbourhood Plan Vision. 98% of those who responded did support the vision.
- 4.4. We asked about the scale of new housing. 92% of those who responded felt that new housing should not exceed an average of 5 per year – many commented that it should be much less.
- 4.5. We asked if new housing development should be required to complement and be compatible with the existing built environment. 97% thought that it should, and that new housing should respect the look and feel of the surroundings.
- 4.6. We asked about traffic and drainage. 100% of respondents do not want new housing to generate unsafe levels of traffic, and that new properties should have adequate water drainage.
- 4.7. We asked how residents felt about the community. 98% of those who responded wanted Hankelow to develop in a way which preserves a strong sense of community and quality of life (including open spaces).

4.8. How have the issues and concerns been considered? The responses highlighted that residents were keen for a Neighbourhood Plan to go ahead based on the Vision Statement. Additionally, it was seen as important to protect the parish against excessive or inappropriate development. The issues of traffic and drainage, and also preservation of a strong community were also seen to be important to residents. These responses were subsequently used to form the objectives of our Neighbourhood plan.



5. Drop-in sessions November 2017

5.1. Who was consulted and how were they consulted? During 2017, the village suffered a dual blow. Permission was granted on appeal to demolish the White Lion public house and build five four-bedroomed houses on the plot. Almost simultaneously the Brookfield Golf Club closed and permission was granted to convert the clubhouse into a private dwelling.

Hankelow Neighbourhood Plan
Drop-in Sessions

Saturday 18th November 2pm-5pm
Saturday 25th November 10am-1pm

in the Methodist Community Hall.

A Neighbourhood Plan allows a community to set out a vision and planning policies for the use and development of land. Since the decision to produce a Neighbourhood Plan for Hankelow, the Steering Group has been meeting regularly, and the Neighbourhood Plan is progressing well. These drop-in sessions are an opportunity for people who live in Hankelow to discuss and comment on the proposed policies with members of the steering group.

In addition, following the closure of the White Lion and Brookfield Golf Club, it has been suggested that we include in the plan a proposal to create a **Village Hub**, as a centre for community activities.

Before we can include anything like this in the Neighbourhood Plan, we need to be sure that the residents of Hankelow think this is a good idea.

We would need to find a site for such a hub; create a viable business plan both to build a suitable building, and to make sure that it would be self-financing in the future.

One way to obtain a suitable site might be in conjunction with a future development

Since the Neighbourhood Plan has to be ratified by Hankelow residents, it is important that we hear from you – so please come along and have your say.

Hankelow Neighbourhood Plan Steering Committee:
Gin Foster, Tony Lee, Colin Ainley, Ian Jones, John Durrant,
John Whitehead, Alan Draper, Derek Smith

5.2. This left our village with no pub or restaurant - nowhere to drop in and have a chat with neighbours. The only remaining public facility was the Community Hall of the Methodist Church which is available for hire, but not open daily. Also it is "dry" - i.e. no alcohol can be consumed on the premises.

5.3. Hankelow has a reputation as a place with a strong sense of community. A plan was put forward to build a new community building to provide a social centre for the village, and the possibility of obtaining land for this purpose was explored as part of a "call for sites". One landowner proposed giving the village a site for a community building if in return he could develop his land.

5.4. At a drop-in event in the Community Hall to display the Neighbourhood Plan progress, held over two Saturdays during November 2017, the

concept of a community hub for Hankelow was strongly endorsed by residents, but the prospect of further development was less well received. In all there were 60 attendees of which 38 filled in a response form, while others wrote on Post-it notes and affixed them to the policy displays. These comments were noted and consolidated in a report which can be found on the NP website.

5.5. What issues and concerns were raised? We asked if, after visiting the displays and speaking with our steering group members, residents were satisfied with the progress being made. 36 of the 38 who responded on the forms said they were.

5.6. We asked if there were any additional policy objectives that the steering group should consider. 8 said yes, and 25 said no.

- 5.7. We asked specifically if the residents were happy for the steering group to explore the possibility of providing a Community Hub/Pub or other such meeting place. In order to obtain a site, it was stated that this may involve discussions about a joint development with a potential developer. 36 said yes and 2 said no.
- 5.8. **How have the issues and concerns been considered?** The most important issues were
- The provision of a Community Hub.
 - The establishment of a safe path for walkers and cyclists between Hankelow and Audlem.
 - The prevention of light pollution.
 - The housing mix, particularly the provision of affordable housing.

Based on the feedback received, the Neighbourhood planning team continued the preparation of the plan. It was also decided that a second consultation was necessary to clarify the position regarding the Community Hub or Pub. A call for sites was started to establish if any other landowners were interested in providing a site, and also to evaluate possible sites for further development if it proved that the local authority would require Hankelow to contribute to the needs of the area.

6. Second Consultation 2018

6.1. Who was consulted and how were they consulted?

A formal consultation document was hand-delivered to every household in the parish. Sufficient copies were given to each household so that every resident was able to complete a copy if they wished. In all, 275 questionnaires were delivered, of which 219 were returned – a return rate of 79%.

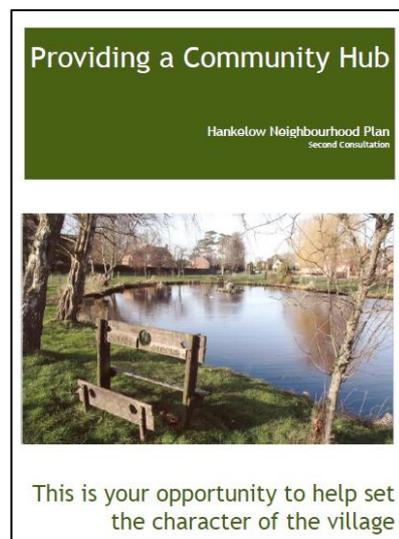
6.2. What issues and concerns were raised?

The questionnaire was primarily concerned with how residents felt about the community hub, although a few other questions were asked. The background issue was that, at the time, both the White Lion and the golf clubhouse had closed, leaving Hankelow with

only the Community Hall of the Methodist Chapel.

6.3. Three landowners had offered land to enable a new pub to be built, in exchange for allowing additional development on their land. One of these was deemed unsuitable because of its location; of the others, one landowner offered four schemes of various sizes and the other one scheme.

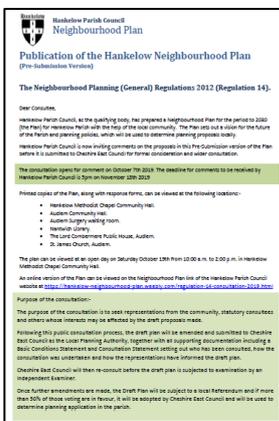
6.4. At the same time the Methodist Church offered the village the option of purchasing the Chapel and Hall to allow the extending of the use of the building, including the possibility of serving alcoholic drinks.



- 6.5. **How have the issues and concerns been considered?** A copy of the questionnaire and a summary of the responses can be seen on the NP website.
- 6.6. 90% of respondents wanted the village to have a community building. 48% thought that the Community Hall of the Methodist Chapel was adequate as a community building, while 46% thought that Hankelow needed a replacement for the White Lion. However only 39% of respondents were willing to contemplate allowing further development in exchange for the land to build a new pub.
- 6.7. It was decided that the NPSG would not pursue the option of allocating land for large scale development to facilitate the replacement of the White Lion. The call for sites information was then passed to AECOM so that they could produce a Site Options Assessment report.

7. Regulation 14 Consultation

7.1. As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Hankelow Parish Council completed a six week pre-submission consultation on the draft Hankelow Neighbourhood Plan between October 7th 2019 and November 18th 2019. Within this period Hankelow Parish Council:



- Consulted with statutory consultation bodies. A list of the bodies consulted can be seen at Appendix 1.
- Described where the pre-submission Hankelow Neighbourhood Plan could be inspected
- Detailed how to make representations, and the date by which these should be received
- Sent a copy of the pre-submission Hankelow Neighbourhood Plan to the Cheshire East Planning department, where it was made

available on the CE planning website

7.2. **Who was consulted and how were they consulted?** As well as sending a Notice of Publication to the statutory consultation bodies and absentee landlords and landowners, a leaflet giving notice of the consultation and a supporting drop-in event was delivered to every home in the parish, and notices were placed on the noticeboard in Hankelow and some noticeboards in Audlem. Notice was also given by means of the Hankelow and Audlem village websites.



7.3. The plan was available for download from the Cheshire East Neighbourhood planning website, and a link was provided to the Hankelow Neighbourhood Plan website [https://hankelow-neighbourhood-](https://hankelow-neighbourhood-plan.weebly.com/regulation-14-consultation-2019.html)



[plan.weebly.com/regulation-14-consultation-2019.html](https://hankelow-neighbourhood-plan.weebly.com/regulation-14-consultation-2019.html) where the plan and all supporting documentation can be viewed.

7.4. A drop-in event was held on October 19th in the Hankelow Village Hall, at which copies of the draft plan were available for inspection, the objectives and policies were displayed on boards, and members of the Steering Group were available to answer questions. Just over 30 people attended.

- 7.5. What issues and concerns were raised?** Many spoken comments were made expressing satisfaction with the plan, and there were also a number of completed response forms returned, together with e-mailed responses. In particular a number of responses were received in support of the Methodist Chapel and Community Hall, asking that the plan should make it more clear how important it is to the village and neighbouring parishes. The detailed responses are shown in appendix 2.
- 7.6. How have the issues and concerns been considered?** The comments received were taken forward as part of the official 'Regulation 14' stage of the Neighbourhood Plan process – when the draft plan is publicised for a six week consultation period. Any comments received were considered at the end of the consultation period, and appropriate changes were made to the Neighbourhood Plan as a result, in preparation for formal submission. A summary of the representations made, along with the Steering Group's response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 2. Any suggestions for the village which were not directly related to neighbourhood planning were fed back to the Parish Council.

Appendix 1: Regulation 14 consultees:

Along with local residents and absentee landowners and landlords, the following were consulted as part of the Regulation 14 procedure:-

Cheshire East Council	Cheshire Wildlife Trust
Crewe Town Council	RSPB
Buerton Parish Council	Land Access and Recreation Association
Hatherton and Parish Council	Canal and River trust
Wybunbury combined parishes	Energy Projects Plus
Audlem Parish Council	Campaign for Better Transport
Austerson Parish Council	Church of England
Hunsterson Parish Council	Methodist Church
Newhall Parish Council	North Cheshire Chamber of Commerce
Nantwich Town Council	East Cheshire Chamber of Commerce
ChALC	West Cheshire Chamber of Commerce
the Coal Authority	South Cheshire Chamber of Commerce
Homes and Communities Agency	Disability Information Bureau
Natural England	Age UK East Cheshire
Environment Agency	British Red Cross
English Heritage	North West Ambulance Service
Historic England	Cheshire Carers Centre
National Trust	Autism Network
Network rail	ADCA
Highways Agency	Cheshire Police
The Marine Management Organisation	Cheshire Fire & Rescue Service
O2	Groundwork Cheshire
Scottish power	National Farmers' Union
Cheshire and Merseyside NHS	Audlem Primary School
Eastern Cheshire NHS Clinical Group	Bridgemere school
Audlem Medical Practice	Broad lane school
East Cheshire NHS Trust	Heyford Homes
Electricity North West Limited	
National Grid	
Amec	
SP Network Connections Limited	
CPRE Cheshire	
Cheshire Local Nature Partnership	

Appendix 2 Representations from Regulation 14 pre-submission consultation.

1. Residents

Ref	Resident	Comment	NP Steering Group response
1	CM	Agree with all policies except H 2:- “We were surprised that the large agricultural building at Green Court on the village green was not included in the village boundary. Would it be possible to include it in the final version?” (map of site supplied)	Agreed, the boundary has been amended to include the building at Green Court
2	GNC	Noted agreement with most policies – none marked as disagreeing. Re Policy H1: My property lies within the shaded area A and is shared with myself at 6 the Nook and 5 the Nook. We understand that it is included in the future plans for new housing. The area A would ideally provide 4 dwellings, 2 of which would be for No. 6 and 2 for No 5, and fit in with the adjacent [properties and the new properties in Heyford Meadows. The area A is jointly owned by No. 5 and No. 6, the Nook.	Policy H1 has been altered to include “ <i>Site A at The Nook will be for 4no. dwellings</i> ”, and has added an explanatory comment at Para 13.12
3	AD	Agreed with all policies: comments as follows. NE1: Any development should have to justify the removal of any woodland, hedgerow, trees & watercourses.	Agreed. The first paragraph has been extended by adding:-“ <i>removal of any of these will require appropriate justification</i> ”.
4	AD	NE2: We should protect these at all costs.	Noted. No change to policy.
5	AD	NE4: Lighting should be LED/low energy, as well as timer controlled.	Agreed. The policy has been amended to include mention of low-energy technology.

6	AD	DC 1: In point g, In my view no design should be allowed which does not include renewable energy sources.	The last paragraph has been altered to read <i>“New development should meet BREEAM Quality Mark Standards, and be sustainable and energy efficient in its design, construction and operation. It must include where possible renewable energy sources applied holistically to minimise the long-term carbon footprint of the development.”</i>
7	AD	DC2: Keeping the ‘open’ feel of the village is very important	Noted
8	AD	DC 3: I would like to see new developments save <u>at least 25%</u> of their energy	Partly agree, the policy has been amended to reflect the 15% target which the United Kingdom Government agreed to as part of an overall European Union target of generating 20% of the European Union's energy supply from renewable sources by 2020. The final paragraph of Policy DV3 has been amended to read <i>“All new development should, subject to viability, secure at least 15% of their total regulated energy from decentralised and renewable sources (or a higher figure should the Government increase the target)”</i> .
9	AD	TC1 and CF 4: agreed. A lot of our roads are ‘shared spaces’ and this should be identified in the plan.	Paragraphs 5.1.2 and 10.6 make this point. CF4 has also been modified by adding <i>“and shared spaces”</i> in the first and last paragraphs.
10	AD	EB1: Ref E – are these brownfield sites identified in the plan?	The brownfield sites are not specifically identified in the Neighbourhood Plan. It is likely that new brownfield sites may come forward through the life of the plan. No change to the policy.
11	AD	EB2: Agree – barn conversions because they are surplus to rural requirements is fine. Then applying to build more after making a profit from selling previous should not be allowed.	Agreed. The final sentence in EB2 covers this point. No change to policy.
12	AD	CF 1: Crucial to protect the space.	Noted

13	AD	CF2: Does the pub have ACV status? It should have.	The pub was granted ACV status.
14	AD	H1: I agree with these two sites. I reject any further development in the next 5-10 years as we have seen a 50% increase in housing in the last 8 years.	Noted
15	AD	H2: As the recent Heyford homes development has been allowed to offer their affordable homes on the open market as they claim there is no demand, then there is no reason to allow other developers to use this loop hole for further development in the village - there is no demand! Agree with the smaller type for older people although with the McCarthy and Stone development in Audlem I'm sure they are more convenient.	Noted.
16	GC	Nothing noted except TC1. There is a grave concern about the footpath from Hankelow to Audlem and who takes responsibility for it at the two boundaries. Somebody has a duty of care for pedestrians and their well-being and possibly the highways should take this on board and continue the footpath on and make it safer for all concerned. At the moment it is very dangerous, especially at night.	Noted: this comment has been referred to the Parish Council.
17	CL	Agree with all policies except CF2 and EB2 CF2: Unsure – feel there is already a community hub in the community room of the church. If the village is classed as “more sustainable” because it has more facilities, there is an increased likelihood of more development of houses.	We are required to plan positively, and comply with the strategic aims of the CELPS which include an aim to improve sustainability of rural settlements. No change to policy.
18	CL	EB2: Disagree. Do not want new business or tourism as it will add to traffic on teh A529, already noisy and difficult to cross.	We are required to plan positively, and comply with the strategic aims of the CELPS, which include promoting rural business. No change to policy.
19	CL	H2: agreed with policy. It is important to retain the gaps between settlements. Particularly the gap between Audlem and Hankelow has been greatly reduced by ANWYL estate. Any development of land between that and existing Hankelow houses is very undesirable.	Noted. The Cheshire East SADPD includes policy PG14 which is intended to protect local green gaps.
20	AD(2)	Agreed with all policies; Comments as below. NE3: Very important due to the high water table in Hankelow.	Noted
21	AD(2)	DC1: Item G is essential.	Noted.

22	AD(2)	DC3: The requirement to meet 10% renewable is totally inadequate.	Partly agree, the policy has been amended to reflect the 15% target which the United Kingdom Government agreed to as part of an overall European Union target of generating 20% of the European Union's energy supply from renewable sources by 2020. The final paragraph of Policy DV3 has been amended to read <i>"All new development should, subject to viability, secure at least 15% of their total regulated energy from decentralised and renewable sources (or a higher figure should the Government increase the target)"</i> .
23	AD(2)	TC1: Shared spaces to be protected – e.g. Hall Lane, Mill Lane etc.. They provide access and pleasure to walkers, families, dog walkers as well as cars, bikes, etc.	Paragraphs 5.1.2 and 10.6 make this point. CF4 has also been modified by adding "and shared spaces" in the first and last paragraphs.
24	AD(2)	TC2: I would like to see charging points at the rear of the White Lion pub.	Policy has been amended to include <i>"Proposals for a public Vehicle Charging Point in the parish will be supported in convenient and safe locations that support other services in the village/parish"</i> .
25	AD(2)	TC3: this is a major concern particularly in parts of Hall Lane that do not have street drainage.	Noted
26	AD(3)	Agreed with all policies: Comment on H2 as follows: Can the policy be extended to cover us against unwanted exception sites? These are unnecessary and try to by-pass other planning regulations. We need to be "future proofed"	A paragraph has been inserted in DC 1 to cover design aspects of exception sites (both Entry-level and Rural), and a new policy H 4, which is specific to Entry-level exception sites, has been developed and added to the plan in consultation with Cheshire East,.

2. Public bodies and other organisations

Responses of “no specific comment” were received from Homes England, Historic England, Natural England, Highways England, The Coal Authority and National Grid. The Marine Management Organisation replied with a standard script which is not relevant to Hankelow as an elevated inland parish. Further responses were received as follows:-

Ref	Representation body	Comment	NP Steering Group response
27	Cheshire East Council	DC2:-The national planning policy framework makes no allowance to protect ‘views’ or ‘vistas’ however the policy is based in a recognition that the local landscape is of locally special significance. The terms ‘views’ and ‘vistas’ are too imprecise to meaningfully apply in development management (as are the indicative lines on Figure F) and therefore the first two sentences of the policy are recommended to be deleted and replaced with the following: <i>New development should respond positively to opportunities to connect to the wider landscape by incorporating layout and design that retains and creates new public views to the wider countryside.</i>	The policy has been amended as suggested.
28	Cheshire East Council	DC 3:-Most development will adversely affect the natural environment, sometimes simply by virtue of introducing sealed surfaces to areas that were once permeable. Therefore to recognise that there may be a spectrum of harm created, from the least harmful to the most, it is recommended to insert the word ‘significantly’ into point a), b) and d) i.e.: a) ‘Would not significantly adversely effect...’	The policy has been amended as suggested.
29	Cheshire East Council	TC1 d):-An amendment to insert the word ‘parking’ in to the text: ‘...will be met, and parking should not...’	The policy has been amended as suggested.
30	Cheshire East Council	TC2:- It is not clear how ‘nuisance trips’ can be defined and applied in development management terms. Support for electric vehicle charging points is a planning matter, however its use relates more closely to management of the asset and is not an area that the planning system can address directly. If the policy seeks to address the location of such an asset this could be defined in the text ie: Proposals for a public Vehicle Charging Point in the parish will be supported in convenient and safe locations that support other services in the village/parish’	Policy has been amended to include <i>“Proposals for a public Vehicle Charging Point in the parish will be supported in convenient and safe locations that support other services in the village/parish. Such proposals must be evaluated to ensure that the impact on the public electricity supply is not significantly adversely affected. Any lighting associated with the charging point must meet the requirements of policy NE4”.</i>

31	Cheshire East Council	TC3:-If the area is subject to especially sensitive drainage issues, the policy could request that permitted development rights related to the surfacing of driveways are removed by condition on new development.	The following paragraph has been added to TC 3:- <i>“Permitted development rights relating to the surfacing of driveways should be removed by condition on new developments.”</i>
32	Cheshire East Council	H1:-To ensure that Hankelow is covered by an appropriate level of local policy at the earliest opportunity, it is worth considering recreating the policy text of draft SADPD policy PG10 directly. In addition the neighbourhood plan does not include a policy that defines how the village infill boundary should be interpreted or applied. This is also an area defined in the draft SADPD (under policy PG9 Settlement Boundaries) and which could be directly repeated in the neighbourhood plan.	Policy H1 has been reduced to cover only the allocations, and a new policy H2 has been introduced to reflect the wording of PG 10 and to specify how the infill boundary should be interpreted.
33	United Utilities	<p>United Utilities works closely with Cheshire East Council to understand future development sites so we can facilitate the delivery of necessary sustainable infrastructure at the appropriate time. It is important that we highlight that as the water and sewerage company for Cheshire East Council, we have statutory obligations which include:</p> <ul style="list-style-type: none"> • The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and • A domestic supply duty in respect of public water supply. <p>United Utilities seeks to work with Hankelow Parish Council and Cheshire East Council to ensure all surface water from new development is drained in the most sustainable manner, in line with the surface water hierarchy (see specific comments for more detail).</p> <p>We wish to highlight our <u>free pre-application service</u> for applicants to discuss and agree water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting: Developer Services – Water Tel: 0345 072 6067 Email: DeveloperServicesWater@uuplc.co.uk Website: http://www.unitedutilities.com/newwatersupply.aspx</p> <p>The Parish Council should be aware that any pre-</p>	Noted. The specific comment concerning the Nook will be forwarded to the owners of the site. However detailed issues will be dealt with at the planning application stage. No change to plan required.

		<p>application discussions with United Utilities should be consistent with those with Cheshire East Council as they do not override the planning application process, which will require a thorough investigation of the surface water hierarchy. It would be recommended that future applicants submit information to United Utilities that is consistent with the planning application that they are proposing to submit.</p> <p>It is important that United Utilities is kept aware of any additional allocations proposed within your neighbourhood plan over and above the Council's allocations. We encourage further consultation with us at an early stage should you look to allocate further sites in the future over and above the allocations determined by the council.</p> <p><u>Specific Comments</u></p> <p>United Utilities wishes to highlight that there are water mains located in the vicinity of the proposed allocations at The Nook, Audlem Road and Land off Audlem Road. As we need unrestricted access for operating and maintaining them, we will not permit development over or in close proximity to the mains.</p> <p>Should an application be approved on these sites, the applicant must contact our water fittings section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 1DS.</p> <p><u>Summary</u></p> <p>Moving forward, we respectfully request that Hankelow Parish Council continue to consult with United Utilities on all future planning documents. We are keen to continue working in partnership with you and Cheshire East Council to ensure that all new growth can be delivered sustainably.</p>	
34	ADCA	<p>Response to Draft Neighbourhood Plan</p> <p>I am writing on behalf of ADCA to provide comments on the draft Neighbourhood Plan following receipt of the Plan from the NP Sub-Group inviting comments.</p> <p>As a local charity which has used Hankelow Methodist Church for our clubs for several years now, we have looked at the plan and also discussed its contents with our members and volunteers who currently attend the Wednesday Lunch and Activity Club in the Church.</p>	Noted

35	ADCA	<p>We would like to make the following comments:</p> <p>1. The Methodist Church community hall was a vital facility made available by the Church when ADCA was made homeless by closure of Thornton House in 2013, as other venues in Audlem were either unsuitable or unavailable. Our older people's Day Club successfully met there and attracted new members from Hankelow and the surrounding rural area. When the Day Club moved to the new Audlem Public Hall Annexe in 2017, ADCA set up an All Age Lunch and Activity Group each Wednesday which is very successful, with up to 30 attendances each week. Many of these people are from within the village of Hankelow and some of them live alone and welcome the company and social stimulation.</p>	<p>Paragraphs 12-19 – 12.23 have been rewritten to emphasize the importance of the Methodist Church and Community Hall.</p>
36	ADCA	<p>2. ADCA contributed to the major refurbishment project in 2016/17 which converted the whole Church building into a flexible community centre. The Church building now offers much improved and very suitable accommodation for groups like ours, including a new kitchen for self-catering for the provision of hot meals, as well as pantomimes and fundraising events.</p>	
37	ADCA	<p>3. ADCA will continue to support the Methodist Church in the future as an ideal venue for groups such as ours.</p>	
38	ADCA	<p>4. We note that the Neighbourhood Plan does rather downplay the role of the Church as a valuable community centre compared with the proposed White Lion Community Pub. Our view is that both have an important place within the village and the plan should better reflect this.</p>	
39	ADCA	<p>5. Our members have made the point to ADCA that, although they also support the development of the White Lion as a Community Pub, it is still work in progress with more fundraising and improvements to be made before it can be opened, whereas the Methodist Church is an existing facility which will continue to be used by the community into the future.</p>	
40	ADCA	<p>6. Members of the Wednesday Group have expressed their appreciation of the warm and welcoming nature of the Methodist Church building, and emphasised that ADCA's Wednesday Group provides much needed support and a lifeline to some otherwise lonely people.</p>	

41	ADCA	<p>7. Once the White Lion is reopened, ADCA and its members will look to use it for Christmas Lunches and other meals for all our various groups in Audlem as well as Hankelow as we aim to support welcoming local hostellers in this way. We hope these comments are helpful</p>	Noted with thanks
42	Methodist Church	<p>It is important to stress that the Chapel continues to support the establishment of a Community Pub at the White Lion. During the public consultation on options for a community hub in which the Methodist Church took a very active part in offering the chapel to be further developed to become one, the Chapel and those urging support for a Community Pub agreed that these respective community facilities would complement each other and need not be in competition. The fact that the outcome of the community questionnaire was evenly matched at 48% in favour of the Methodist Church being designated as a community hub and 46% in favour of a community pub being a community hub also recognises this fact.</p>	<p>Paragraphs 12-19 – 12.23 have been rewritten to emphasize the importance of the Methodist Church and Community Hall.</p>
43	Methodist Church	<p>The Methodist Church has no problem with White Lion being designated as a community hub and understands the need for this to be in the Plan to assist with planning issues as well as to provide the other benefits as described in the Plan. However, it is vital to the Church Council and the South Cheshire Methodist Circuit Leadership Team that the Chapel continues to be recognised within the Plan as a valued community facility. This is because the capital provided by major funders [Cheshire South Methodist Circuit, WREN, Cheshire East Council and The National Churches Trust] as part of our major £100,000 refurbishment in 2015/16 was given on the basis that it would become a community centre for Hankelow and the surrounding rural area into the future. If the Plan does not clearly confirm this, then our funders may query why this is the case and would have the option of seeking the return of their investment.</p>	

44	Methodist Church	<p>The Methodist Church Council and the South Cheshire Methodist Circuit Leadership Team would therefore request that the Parish Council include in the final document that the Plan:</p> <p>‘Positively supports the continuation of the Methodist Church building as an important community facility which complements the development of the White Lion as a Community Hub and that this combined approach has the continued support of the local community as well as the wider Methodist Church’.</p> <p>Indeed, the local community strongly supported the development of the Methodist Church as a community centre via a community questionnaire in 2016 and contributed up to £8,000 of the £100,000 needed through local fund raising including a £1,000 grant from the Parish Council.</p>	<p>Paragraphs 12-19 – 12.23 have been rewritten to emphasize the importance of the Methodist Church and Community Hall, and an extra paragraph has been added in CF3.</p>
45	Methodist Church	<p>There is an error in 12.19 which states that ‘over the past 30 years there has been no investment in amenities within the village’. This is incorrect and we would request that this is amended as in 2016/17; the Methodist Church underwent our major refurbishment costing over £100,000 as a means of converting the whole of the building into an accessible and sustainable flexible space for community use.</p>	<p>Paragraphs 12-19 – 12.23 have been revised accordingly.</p>
46	Methodist Church	<p>Para. 12 .20 which describes the Methodist Church needs updating. The Church would like to suggest the following be included in the Plan as a more accurate representation of what our community building now provides: The Methodist Church has served as a community building for 84 years and holds Sunday morning services each week. It is registered as an Asset of Community Value by the Parish Council and the whole building was fully refurbished in 2016 to be become a flexible, accessible community centre with capacity for up to 100 people. It now has a fully equipped kitchen for self-catered events and a disabled toilet. It hosts an all-age lunch and activity group each Wednesday, concerts, coffee mornings, events run by the Hankelow Amenities Group, children’s parties and art and yoga groups. In addition, the three local Parish Council’s meet at the chapel and the building is used as a polling station’.</p>	

47	Methodist Church	We hope these comments are helpful as part of the Consultation and that you will take our requests for amendments into consideration when the Draft Neighbourhood Plan is reviewed.	Noted with thanks
48	Audlem PC	Audlem Parish Council met on Monday and discussed the Neighbourhood Plan. Councillors fully supported it and have no further comments.	Noted with thanks. No action required.
49	Wybunbury Combined Parishes	Agreed with all policies	Noted with thanks. No action required.
50	Hatherton and Walgherton Parish Council	NE1: Agreed with policy. 4 th Paragraph should read suitable plantings of <u>Native</u> trees and hedgerows. Preventing development from loss of ponds is better in this policy.	Agreed. The policy has been amended to include ponds in the first paragraph, and insert "native" in paragraph 4.
51	Hatherton and Walgherton Parish Council	NE2: Agreed with policy. 4 th paragraph defines there <u>will</u> be <u>no</u> net loss of biodiversity, which is at odds with the wording of the last paragraph which plans <u>for a</u> net loss	Agreed. The policy now reads "Developments will generally be required to demonstrate that there will be no net loss (and ideally a net gain) in biodiversity. Planning permission should not be granted unless appropriate protection, mitigation, and where possible, enhancement measures can be secured. Compensatory measures (for example biodiversity offsetting) will be required if a loss of biodiversity is likely."
52	Hatherton and Walgherton Parish Council	NE3: Agreed with policy. Add in ponds	Agreed. Policy has been amended to add ponds
53	Hatherton and Walgherton Parish Council	NE4: Agreed with policy. Why don't you go further and state "movement sensor activated controls" as "timer controls" could be all night timer.	Agreed. The policy has been amended to include movement sensors.
54	Hatherton and Walgherton Parish Council	DC1: agreed with policy. At 'd' insert "native" hedgerows.	Agreed. The policy has been amended as suggested
55	Hatherton and Walgherton Parish Council	DC2 and DC3: agreed with policies. In DC3, It's not clear whether a windfarm or individual wind turbines would be allowed, usually located in the most open and highest points of the parish.	The policy is general so windfarms or individual turbines, or solar farms are included. It supports CELPS policy SE 8 and ENV policies of the SADPD.

56	Hatherton and Walgherton Parish Council	TC 1: agreed with policy. This might be difficult to regulate especially for White Lion overflow parking on the green.	Noted
57	Hatherton and Walgherton Parish Council	TC 2: agree with policy. Public charging points require street lighting so they can be used at night; this conflicts with the light pollution policy.	The policy has been amended to add reference to NE4 (Dark skies)
58	Hatherton and Walgherton Parish Council	TC3: agreed with policy. Add 'native' please	Agreed. The policy has been amended as suggested
59	Hatherton and Walgherton Parish Council	EB1, EB2, CF1 and CF3: agreed with policies. CF2: agreed with policy. Need to mention the community room at the Methodist Chapel and the Chapel itself, as they both function very well as a community hub for varying groups of residents; OR you could change the title of this policy to Community <u>Pub</u>	Agreed. Policy/evidence has been changed as suggested, see also item 44
60	Hatherton and Walgherton Parish Council	CF4: agreed with policy. Suggestion – Need to add Access to the countryside will be promoted for the less able by improved features such as kissing gates.	The policy has been amended to add “access improvements for the less able will be supported.”
61	Hatherton and Walgherton Parish Council	H1 and H2: Agreed with policy. Good to see a healthy gap between the parishes of Hatherton and Hankelow and their developments.	Noted

3. Landowners

Ref	Landowner	Comment	NP Steering Group response
62	D. & J. T.	<p>Basic Conditions</p> <p>Before being put to referendum, a Neighbourhood Plan must be found by an independent examiner as having met a set of Basic Conditions. The Basic Conditions are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. The Basic Conditions relevant to Neighbourhood Plans are:</p> <ul style="list-style-type: none"> • Having regard to national policies and advice contained in guidance issued by the Secretary of State; • The making of the order (or neighbourhood plan) contribute to the achievement of sustainable development; • (e) The making of the order (or neighbourhood plan) is in general conformity with the strategy policies contained in the development plan for the area of the authority (or any part of that area); • (f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with EU obligations; and • (g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan). 	<p>This will be dealt with at Regulation 15, which is the next stage of the development of the Neighbourhood Plan.</p>
63	D. & J. T.	<p>Effectiveness of Policies</p> <p>Whilst there is no specific requirement for this, we consider it is important for the Examiner to consider how policies outlined within the HNP may be implemented through submitted planning applications, and how these might be interpreted and applied through decision-making. Regard should also be had as to whether policies outlined within the HNP will be effective in achieving the vision, objectives and aspirations of the community. The failure of the HNP to be effective through its implementation should see the Examiner suggest modifications or deletions from the HNP.</p>	<p>This is a decision for the examiner.</p>

64	D. & J. T.	<p>Cheshire East Local Plan</p> <p>The publication of the HNP follows the adoption of the Cheshire East Local Plan Strategy (LPS) in July 2018, which sets out the strategic policy framework and strategy for development in the Borough. Since the LPS was adopted, Cheshire East Council has recently consulted on the Publication Draft of its Site Allocations and Development Policies Document DPD (SADPD) in September 2019.</p> <p>Within the LPS (page 73, Table 8.3), Hankelow is identified as sitting with the “<i>Other Settlements and Rural Areas</i>” (OSRA) tier of the settlement hierarchy. In the SADPD, Policy PG10 addresses how development is to be accommodated within the OSRA of the settlement hierarchy, having regard to the strategic context provided by Policies PG2 and PG7 of the LPS. Policy PG2 seeks “<i>proportionate development</i>” within the OSRA tier of the settlement hierarchy to help maintain and support the growth of existing services. Policy PG7 sets the need for 2,950 dwellings and 69ha of employment land within the OSRA tier of the settlement hierarchy during the Plan period up to 2030. Policy PG10 of the SADPD lists 36 infill villages/locations within the rural area which could be considered to be the more sustainable and appropriate settlements for proportionate development over the Plan period. On review of the Publication Version of the SADPD and its updated evidence base, it is noted that no housing allocations are proposed anywhere across the OSRA tier of the settlement hierarchy; this is despite Cheshire East Council accepting that there is a residual need for more homes at this tier of the settlement hierarchy (as referenced at paragraph 3.4 of the <i>Other Settlements and Rural Areas Report</i> evidence base document dated June 2019).</p> <p>The supporting text to Policy PG2 of the LPS also states that site allocations in the OSRA will be provided for through the SADPD and/or Neighbourhood Plans where these are brought forward. The reality is that the Council is relying solely on Neighbourhood Plans to deliver any future housing growth at the OSRA tier of the settlement hierarchy based on the content of the SADPD.</p> <p>This context is essential when now moving forward to consider the content of the HNP, and its proposed approach to housing delivery in the context of the SADPD and its ability to address local needs.</p>	This is a comment on the CELPS and the emerging SADPD.
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65	D. & J. T.	<p>Role of Hankelow</p> <p>As outlined above, Hankelow is explicitly identified in the LPS as a sustainable settlement in Cheshire East. As such, it is capable of accommodating some housing growth. It should also be noted that it is one of only 13 of the 36 sustainable settlements listed under Policy PG10 which is not constrained by Green Belt, and which will naturally impact on the amount of growth which will be accommodated in the other 22 settlements (Wychwood Park is excluded from these numbers). As such, Hankelow should plan to accommodate much more than just the four dwellings proposed under Policy H1 of the HNP, and which we comment on later in this Representation.</p>	<p>The NPSG is unable to find any explicit reference in the LPS to Hankelow as being a sustainable settlement, although it was listed in Table 8.3 as having a settlement boundary. In the SADPD, the settlement boundary has been removed and replaced with an infill boundary. The fact that the SADPD now lists Hankelow as an infill village does not explicitly define it as sustainable.</p>
66	D. & J. T.	<p>Vision and Objectives</p> <p>It is our Client's consideration that the Vision is considerably lacking in any substance and detail. Further, the very fact that the Plan is only providing land for 4 new homes suggests that it cannot be providing for present and future generations of the Parish.</p> <p>Instead, the Vision requires a commitment to meet the minimum housing needs of the Parish, whilst also planning positively to identify future development opportunities to facilitate and support the longer-term needs of the community. This is particularly relevant to young people living in the Parish, and whom may want to continue living in Hankelow but will be unable to do so unless a sufficient supply of new, affordable homes are provided and accessible to them (in terms of both quantum and price).</p> <p>Turning to the objectives, it is noted that these include 'supporting and encouraging the local economy.' Our Client supports this objective, albeit it is unclear how this can be achieved given the lack of new development and investment which can be delivered in the settlement owing to policy constraints. Without a proactive approach to land release, there is little prospect of the local Hankelow economy benefiting from any new investment from the development of a small number of new homes.</p>	<p>The vision was endorsed by 98% of residents in the 2015 consultation. The provision of land for 4 homes is over and above the requirements of the current Cheshire plans.</p> <p>As examples of support to the community the plan will encourage the local economy by promoting the re-opening of the White Lion and other rural businesses, and the small allocations will support local builders rather than larger developers from outside the area.</p>
67	D. & J. T.	<p>Policy NE1 – Woodland, Hedgerows, Trees and Watercourses</p> <p>Our Client supports the need to retain as many existing natural features as possible. However, there will inevitably be occasions where this is not possible, and it is pleasing to note that the Policy recognises this. Part 3 of the Policy refers to a 'sufficient distance' – no guidance on what this is considered to be is provided. Is it the Root Protection Areas of trees? This requires clarification.</p>	<p>The following has been added "<i>The Association of British Insurers publishes advice on suitable spacing which should be followed</i>"</p>

68	D. & J. T.	<p>Policy NE2 – Buffer Zones, Wildlife Corridors, and Biodiversity</p> <p>Our Client supports the aspiration to seek a ‘net gain’ in biodiversity as part of new development proposals where there is the opportunity to do. This is consistent with themes set out in national planning policy, and is an environmental sustainability benefit of new development. The requirement for an ecological survey is consistent with the local planning application validation requirements of Cheshire East Council, and the findings of which will inform the need for any additional survey work to be undertaken in liaison with the Council’s Ecological Officer</p>	Noted.
69	D. & J. T.	<p>Policy DC1 – Design</p> <p>Our Client supports the need for high-quality design. Whilst design is a subjective matter based on personal opinion, Cheshire East Council does have a Residential Design Guide to inform future development across the Borough. This should be referenced within this Policy, together with the relevant development plan policies which set out specific design requirements in relation to density, separation distances, open space provision and car parking standards.</p> <p>In terms of scale and massing, our Client accepts the need for this to be considerate of local character. However, materiality is a different matter – it is not necessary for all new development to be pastiche and try to simply repeat what has gone before – contemporary design can add to the character of an area. Part (b) of the Policy needs to be more flexible in this regard.</p> <p>It is noted that Part (C) of the Policy refers to the linear pattern of development in the settlement, and the fact that backland, cul-de-sac and other suburban patterns of development should be considered inappropriate. Our Client objects to this requirement; there is existing cul-de-sac development on land at the northern edge of the settlement to the west of Audlem Road which has recently been constructed. This has altered the character of the settlement, and the HNP needs to reflect this. The Policy as drafted is too restrictive such that it could preclude the otherwise efficient use of land and which goes against the grain of local and national planning policy.</p> <p>Part (e) of the Policy refers to the need for adequate gaps in-built in any development. Again, this may not always be possible as part of a development and could adversely impact on the otherwise efficient use of land. This part of the Policy should be deleted because as drafted it could apply to any development in the settlement.</p>	<p>The first paragraph of the policy specifically refers to the Cheshire East Design Guide.</p> <p>Part b is considered to represent the wishes of the residents and comply with the Cheshire East Design Guide.</p> <p>The reference to the cul-de-sac development on Audlem road is not really relevant as this group of properties has a frontage road, rather than a Cul-de-sac development style. For clarity, the wording “except where used as a frontage” has been added to the policy.</p> <p>On part e) - Disagree. The gaps are part of the rural grain of the village.</p>

70	D. & J. T.	<p>Policy DC2 – Important Views, Vistas and Gateways Reference is made in this Policy to important views and vistas, as shown on Figure F. It is unclear what has informed the identification of these views and vistas, and the evidence behind them. Given that no-one is entitled to a view, the identification of important views and vistas needs to be substantiated by clear public benefits associated with them, with clear evidence as to why their retention is in the public interest. It is not considered that the landscape around Hankelow is an Area of Landscape Value as defined in national planning policy such that it merits protection from all forms of development.</p>	DC2 has been amended to read “New development should respond positively to opportunities to connect to the wider landscape by incorporating layout and design that retains and creates new public views to the wider countryside.”
71	D. & J. T.	<p>Policy TC1 – Development Impact on Transport Our Client acknowledges the importance of providing residents with alternative forms of transport to the private car. Accordingly, new development should be sited close to existing public transport services where possible; in the case of Hankelow, this is close to the bus stops on Audlem Road.</p>	The bus service is limited and infrequent, and is not a practical proposition as transport for working people. It should not be treated as a significant benefit.
72	D. & J. T.	<p>Policy TC3 – Drainage Systems This Policy requires the use of sustainable drainage systems. Our Client has no objection to this approach, albeit the Policy should be amended to read ‘.....including permeably surfaces for drives and paths unless this is proven not to be possible.’ There are occasions where sustainable drainage systems cannot be implemented, and the Policy needs to be more flexible in recognition of this.</p>	“Where possible” added to the policy.
73	D. & J. T.	<p>Policy CF2 – Community Hub It is noted that this Policy allocates the White Lion Public House as a community pub, and which will serve as a community hub for residents of the Parish and the surrounding area. Previous consultation with the local community had resulted in a response rate of 46% of respondents stating that the Methodist Chapel was inadequate as a community building and a new facility is required. 43% of respondents went on to state that a new community building should be sought on a new greenfield site. It now appears that the Public House will serve as the community hub, alongside the Methodist Chapel. Whilst reference is made in paragraph 12.10 of the HNP to the fact that planning permission for the redevelopment of the pub was granted in July 2019, it is unclear when this facility will be opening given that it is to be funded by 34 investors drawn from the village and local area as opposed to a development company. Our Client’s land interests to the east of Audlem Road have previously been put forward as a location for a new community hub building, and this land remains available for such a use and is capable of being delivered as part of a wider mixed-used scheme. Indeed, this is one of the four options put forward by our Client on their land interests as part of the Call for Sites exercise held in March 2018 and which we provide details of again later in this Representation.</p>	<p>Noted, however work on the White Lion is now proceeding, and more investors have joined the project.</p> <p>It is noted that an alternative hub is being offered, but the arrangements on offer, which include additional housing development, were rejected during the second consultation.</p>

74	D. & J. T.	<p>Policy H1 – New Housing</p> <p>This Policy has identified two parcels of land for development, both for 2 no. dwellings. The two sites are effectively ‘infill’ development opportunities. Accordingly, it is unclear why these two sites need to be allocated given that their development would be consistent with Policy PG6, Part 3(i) of the Cheshire East LPS (which the remainder of this Policy then refers to).</p> <p>Development of this scale will not deliver any significant benefits to the local community. They will not be required to deliver any affordable housing in line with Policy SC5 of the Cheshire East LPS, nor will they attract any Section 106 contributions to deliver investment to local education and infrastructure. It is unknown as to whether there is any developer in either of the two sites, and whether there are any technical/legal constraints (i.e. covenants, electricity cables/pylons) or access issues which could preclude their delivery – these matters require clarification. Pedestrian accessibility and connectivity is a further consideration, including the safe movement of pedestrians via a dedicated footpath to access public transport services and the centre of the settlement; this is a key consideration of sustainable development. If this isn’t available as an option, then it means that there will be a significant reliance on the private car, particularly for residents of the proposed isolated housing allocation off Longhill Lane. It should also be noted that developments of this scale would only attract interest from local builders. It is not considered that the allocation of these two sites alone will provide for the needs of current and future generations of the Parish, as set out in the Recommendations section of the Housing Advice Report, and as the Vision suggests that the HNP is planning for.</p> <p>Paragraph 13.7 of the HNP refers to the need for 14-18 dwellings in the Parish during the Plan period. Based on completions and commitments, the HNP Steering Group considers that the needs of the Parish have been met. If this is indeed the case, then it is unclear why the two allocations are required at all. Whilst the justification for the allocations appears to be the need for smaller properties to allow for downsizing, or for younger families to stay or move in touch, there are no restrictions under Policy H1 as to what can be built on the two proposed housing allocations. Accordingly, if they are to be retained, then surely they should be limited to no more than 2 x 2 no. bedroom properties on each site to meet the needs of people downsizing or young families.</p> <p>Our Client considers that Policy H1 is far too restrictive, and does not plan positively to meet the long-term aspirations of Hankelow beyond the Plan period. Whilst 14-18 dwellings are referenced, the HNP could plan more positively to meet the needs of future generations as referred to in the Vision. Furthermore, it appears to conflict with the Cheshire East LPS which seems to place the emphasis on Neighbourhood Plans to meet the housing needs of the Other Settlements and Rural</p>	<p>The status of the allocated sites as potentially suitable for development was investigated in the AECOM Site Options and Assessment report, which also considered technical constraints. Both sites are large enough to accommodate more than two dwellings within applicable design constraints. Site A has already been changed to allow for 4 no. dwellings.</p> <p>CELPS policies already cater for affordable requirements in the authority’s area. In a response to 19/4360N it was shown that the supply of affordable homes in Cheshire East is now ahead of the target.</p> <p>The fact that the allocated developments will only attract interest from local builders is considered to be in line with the plan’s aim to support the local economy.</p> <p>The Housing Needs Advice Report shows that there is no specific need for further development, and the Cheshire East OSRA report (PUB 46) shows that the OSRA sector is not required to contribute any further</p>
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75	D. & J. T.	<p>Policy H2 – Housing Type In view of the comments above, it is surprising to see that this Policy requires properties to be three bedrooms or less. This raises concern that the two allocations won't in fact deliver the type of housing that is required by people downsizing and young families as there are no restrictions on them. Would the ageing population who are looking to downsize want a 3-bedroom, two storey property? Where else in the settlement can their needs be met other than the four dwellings which may be allowed on the two proposed housing allocations (subject to securing planning permission), and on which there is no control through Policy H1 over what is delivered?</p>	<p>Policy H2 (renumbered to H3) provides adequate control over the type of dwellings which are preferred.</p>
76	D. & J. T.	<p>Additional Comments It is noted that the HNP does not make any reference to the delivery of affordable housing secured by way of Rural Exceptions Sites. Given that these are permitted through local and national planning policy respectively, it is considered that the HNP should recognise their potential contribution towards meeting the housing needs of the Parish, both current and future, and in particular providing access to their own home for young families and first-time buyers (the needs for which are set out in the Recommendations to the HNO Housing Advice Report). The price and occupancy of these homes can be controlled by Cheshire East Council such that they are truly affordable for local people, an issue which it is understood by our Client has previously been encountered in the village as part of the previous Heyford Homes development. In respect of the evidence which has informed the HNP, it is noted that Section 6 of the document provides details of the consultation process which has been adopted. On review of this, it is noted that the Questionnaire was sent to residents back in May 2015 seeking their views on the content of the HNP, over four years ago. The conclusions of this questionnaire are now considerably out of date. A 'Call for Sites' Second Consultation Questionnaire was issued to residents in March 2018. The Questionnaire focused on the possible sale / purchase of the Methodist Chapel for use as a Community Hub; this option has since been discounted. None of the suggested options received more than 48% of respondents' votes. The option to receive the next highest number of votes (43%) was for the development of a Community Building on a greenfield site inclusive of residential housing. 39% of respondents also stated their preferred location for this</p>	<p>There is currently no proven need for affordable homes in Hankelow - CELPS policies apply.</p> <p>The questionnaire of May 2015 was only one of an ongoing series of consultations which includes the regulation 14 consultation. There have been no requests for the local provision of affordable homes.</p> <p>It seems perverse to argue that the occupation of the many new properties in Hankelow in some way justifies a need for yet more development.</p>

		<p>development and of these respondents, 75% voted in favour of the four sites offered by our Client on the field opposite the Chapel. The Questionnaire made no reference to the White Lion Pub (which is now proposed to serve as the Community Hub). At the Parish Council 'Drop In' held on 19 October 2019, it was disclosed that 47 new houses have recently been built and marketed in the settlement with many of them having been occupied as new households since the Second Consultation Questionnaire was issued in March 2018. These include the residents on the Heyford Homes Estate (22 homes) and Hankelow Views (7 homes), all of whom have moved to/relocated since the time of the Second Questionnaire. The HNP takes no account of these new householders; their demographics e.g. new families, residents and school children; all of whom may have different priorities. These numbers are statistically significant in a settlement the size of Hankelow such as to render the 'Call for Sites' Second Consultation Questionnaire also out of date. Since then, no further questionnaire has been sent out to residents.</p>	
77	D. & J. T.	<p>Land east of Audlem Road, Hankelow In response to the residual housing requirements across the designated area, we hereby submit details of our Client's land interests east of Audlem Road, Hankelow for consideration as a housing allocation within the HNP. To this end, we enclose a series of accompanying plans.</p> <p>Our Client controls land to the east of Audlem Road in the settlement of Hankelow as shown on the enclosed plan. This area extends to 4.68 hectares. Our Client has previously presented four development options for part of this land to the Parish Council, a summary of which we provide later in this Representation.</p> <p>The land itself is located in the Open Countryside, adjacent to the defined settlement boundary. The development of this land would provide for the logical rounding-off of the settlement in this location, given that there is existing residential development at all other sides of the Audlem Road/Longhill Lane/Hall Lane junction (and adjoining the land at Poolside).</p> <p>From a technical point of view, the land is flat and has no major constraints which would preclude its development. There are no trees or hedgerows within the land, nor would there be the need for any significant tree and hedgerow removal to facilitate its development. Vehicular and pedestrian access can be secured safely from Audlem Road, and there is an existing footpath along Audlem Road. The land also benefits from excellent accessibility to public transport services given the location of bus stops immediately outside the land on Audlem Road; the 61 and 73 services provide access to Audlem, Nantwich and Whitchurch. To the north of the land are the foundations of a property previously known as 'The Lodge.' This area has no agricultural value. The nearest Primary School to the land can be found in Audlem, c. 1.7km away. Audlem also has a range of</p>	<p>This is a repeat of the submissions which were rejected in the second consultation.</p>

		<p>shops and services to support the local communities. The nearest railway station is Nantwich, a c. 8.6km journey (which is served by the number 73 bus service).</p> <p>The allocation of our Client's land has the potential to play a role in meeting the housing (and leisure) needs of Hankelow, the wider OSRA tier of the settlement hierarchy, and the LPS spatial strategy, whilst at the same time ensuring the continued vitality and vibrancy of its existing services and facilities which would not be supported without further growth.</p> <p>Finally, our Client can confirm that they have received expressions of interest in developing the land from housebuilders, and it would be capable of being delivered in its entirety within five years or less of securing an allocation through the HNP. It is therefore deliverable within the short-term.</p>	
78	D. & J. T.	<p>Site Development Options</p> <p>As outlined above, our Client has previously presented Hankelow Parish Council with four development options for their land interests back in March 2018 (with different boundaries for each option). Details of these development options are summarised in Table 1 below, and we would kindly request that the Parish Council gives full consideration to each of these options prior to the publication of the Regulation 16 version of the HNP for consultation.</p> <p>The layout plans for each of these options are appended to this Representation, together with a Site Location Plan of our Client's land interests and a more detailed description of each of the Development Options:</p> <p>Table 1: Site</p>	These options were rejected in the second consultation. However the request for further consideration has been referred to the Parish Council.
79	D. & J. T.	1) 20 market homes, 6 affordable homes, land for a community building or facility and car park, community playing fields, additional pedestrian footpath behind hedging and market garden	
		2) 29 market homes, 13 affordable homes, land and funding for a community building or facility and car park, public open space to include a pond, community playing fields, footpath access to Longhill Lane and market garden	
		3) 18 homes (market and affordable), land for a community building or facility and car park, public open space, 15-20 holiday lodges and shop, footpath from Longhill Lane onto the new road, landscaping and market garden	
		4) 15 homes (market and affordable), land for a community building or facility and car park, public open space, market garden.	
80	D. & J. T.	<p>Our Client remains committed to the delivery of new homes in Hankelow, as evidenced through their submission of two planning applications to date for affordable homes (App. Ref's. 18/4858N and 19/4360N). The four development options outlined above provide the opportunity to deliver development of a larger scale which has the potential to provide community benefits in respect of affordable homes, a mix of homes (including people looking to downsize</p>	<p>There is currently no further requirement for homes in the OSRA sector for the life of the plan.</p> <p>While the development opportunities do offer additional facilities, they were rejected during</p>

		<p>and homes for young families), a community hub with associated car parking and public open space for young people, and in the case of option 3 some holiday lodges to help boost the local rural economy (and with it create some local employment opportunities). It is our Client's contention that the wider social, economic and environmental benefits offered by these four options have not been fully considered and assessed as part of HNP evidence base, and their free-standing merits have not been properly presented to the local community. The Second Questionnaire focused on the sale / purchase of the Chapel, which was later discounted. Neither at that time, nor at any time since, has our Client been given the opportunity to publicly discuss or promote their Site Development Options with the local community to explain how they could assist with meeting the needs of the community, and at no point has our Client been contacted to explore any of the Development Options in further detail with the HNP Steering Group.</p> <p>It should be made clear that our Client is only promoting one of the four Site Development Options; they are not advocating the development of the whole of their landholdings. In view of the potential considerable benefits that any one of the four Site Development Options would generate in the settlement and the wider Parish, it is disappointing that none of the four options have been properly presented to the community for consideration, particularly in view of the stated aspirations expressed within the HNP for a new Play Park, Football Pitch, and other community facilities (which our Client's land could facilitate the delivery of). Our Client remains willing to engage in dialogue with the HNP Steering Group moving forward to discuss the aforementioned development options.</p>	<p>the second consultation, and the village has since been able to retain the White Lion.</p>
81	D. & J. T.	<p>Summary</p> <p>As set out in this Representation, our Client has several concerns with the HNP as drafted and objects to the current housing strategy set out within. The HNP has not been positively prepared and does not provide for a positive policy framework to facilitate the levels of housing growth needed in the Parish to meet current and future needs of the population. It is not considered to meet Basic Condition (e) nor does it reflect the aspirations of national planning policy to boost the supply of new homes, including affordable homes. We welcome the opportunity to submit these further comments in response to the Regulation 16 consultation draft of the HNP; we look forward to continuing to engage in the preparation of the HNP as it progresses through the Examination process.</p>	<p>The steering group refutes the comment that the HPN has not been positively prepared. As there is currently no specific requirement to build more homes in the parish during the life of the plan, we consider the allocation of two sites to be a positive approach. We understand we are one of very few parishes in Cheshire East to do so.</p>