



# Hankelow Neighbourhood Plan. 2019-2030



## Regulation 15 Draft – January 2020



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Throughout this document frequent references are made to the Cheshire East Local Plan, which will be referred to as CELP, and the National Planning and Policy Framework, which will be referred to as NPPF.

## 1. Introduction to Neighbourhood Planning.

- 1.1. A Neighbourhood Plan gives communities power to shape the future development and growth of their local area. It allows communities to influence/choose where new homes, shops, offices and community facilities should be built, and what they should look like. Once ‘made’ it forms part of the statutory development plan, and is used by the local planning authority in making decisions on planning applications. – Cheshire Community Action ‘Introduction to Neighbourhood Plans’
  
- 1.2. The Localism Bill was presented to Parliament in 2010, and passed in 2011. Neighbourhood Planning was introduced as part of the Localism Act, to "give communities direct power to develop a shared vision for their neighbourhood and deliver the sustained development they need...and provides a powerful set of tools for local people to ensure that they get the right type of development for their community." (Quotation from the Localism Act).

- 1.3. In March 2012 the Government published the National Planning Policy Framework (NPPF) with immediate effect, which was updated in July 2018. This legislation replaced the former planning regulations with a new planning rulebook which puts localism at the heart of future planning. In April 2012 regulations governing Neighbourhood Planning came into force.
- 1.4. Neighbourhood Plans allow a community to set out a vision for an area and planning policies for the use and development of land.
- 1.5. A Neighbourhood Plan must be compatible with national policies and with the policies in the authority's local plan. The Cheshire East Local Plan which is the new Development Plan for Cheshire East was adopted in 2017, and will guide development up to 2030. This neighbourhood plan is to run for the same period as the Local Plan, expiring in 2030. Local Plan Part Two (Site Allocations and Development Policies Document) will allocate the remaining sites needed for future development and set out further detailed planning policies to be used when considering planning applications. The First Draft SADPD consultation ran from 11 September - 22 October 2018, with the Publication Draft SADPD consultation running from August 2019 – September 2019.
- 1.6. In producing a Neighbourhood Plan, a Parish Council must:
  - Ensure that all residents' views about how they want the village to develop are fully reflected in the plan, and include proof of extensive consultation.
  - Identify and take into account the village's history, environment and features.

## 2. The Planning Process.

Our Neighbourhood Plan has been built on the Hankelow Parish Plan, which was developed in March 2012 following consultation with local residents. These are the stages that have been followed:

- 2.1. *Setting up a steering group - This group consists of Parish Councillors and other members of the community, and has met regularly to discuss progress*
- 2.2. *Applying for a neighbourhood area designation - This was agreed by Cheshire East on 23rd February 2015*
- 2.3. *Creating a project plan - This was done in October 2014*
- 2.4. *Issuing a questionnaire to the village - This was undertaken in May 2015. The response rate was 92%*
- 2.5. *Holding a village meeting - This was held in April 2016, and the number of residents attending was 48 from a population of less than 300.*
- 2.6. *Drafting the plan - This was done during 2016-2019*
- 2.7. *Updating the plan with information from assessments and surveys - This was done in 2017-2019*
- 2.8. *Consulting on the draft plan - Regulation 14 was undertaken between October 7th 2019 and November 18th 2019.*
- 2.9. *January 2020 – Plan submitted to Cheshire East for examination*
- 2.10. *Spring 2020 - Consider the examiner's recommendations*
- 2.11. *Spring 2020 – Amend the plan as necessary following the examiners report*
- 2.12. *Early Summer 2020 –Referendum, Publication and Making of the Neighbourhood Plan.*

### 3. The Neighbourhood Plan Area of Hankelow.

3.1. 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.

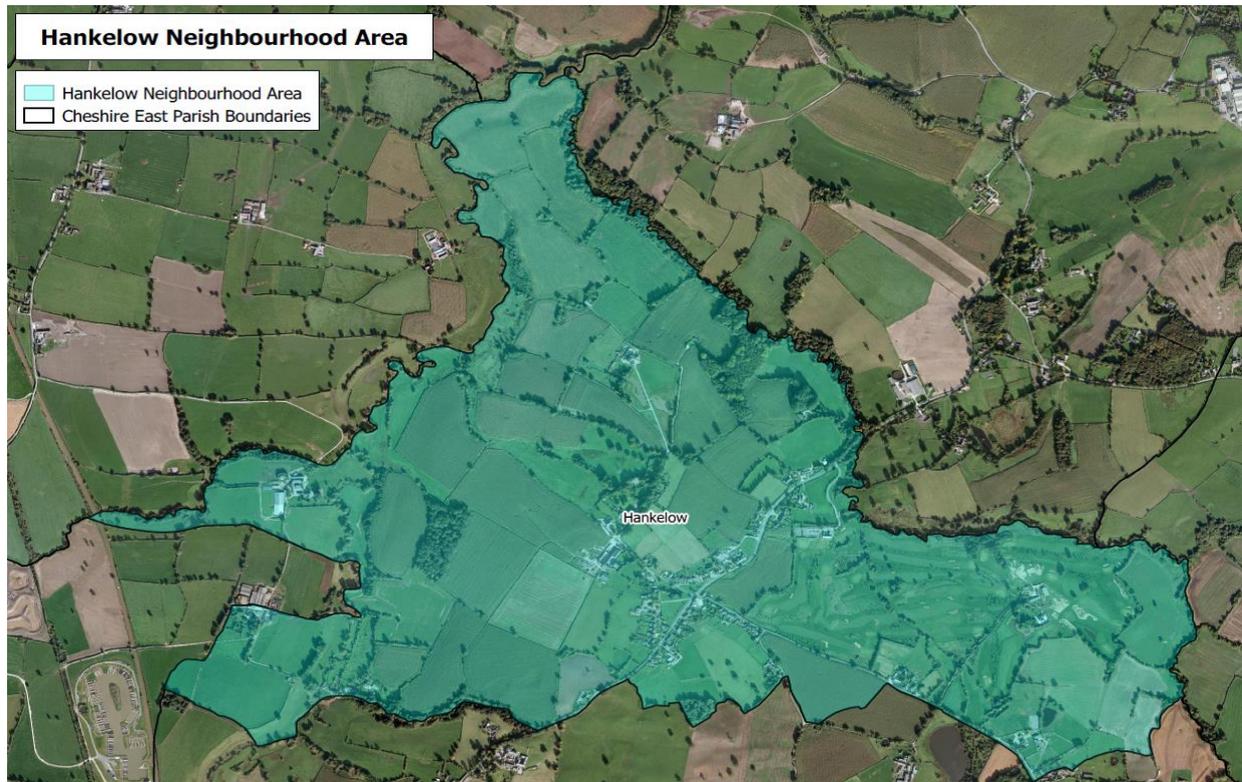


3.2. The Neighbourhood Plan Area of the parish of Hankelow is primarily farmland, with a core of 88 occupied dwellings in the village centre. Over 30 new dwellings were in the course of construction in early 2018, all outside the settlement boundary which existed at that time.

3.3. A further 30 odd houses are scattered farms and cottages along the country lanes, plus a group of five large houses which were built recently as enablement housing in the grounds of Hankelow Hall to allow the restoration of the Hall. Figure A shows the area of the parish of Hankelow.



3.4 Figure A – Hankelow Neighbourhood Area



## 4. History of Hankelow.

- 4.1. The settlement of Hankelow goes back to the Middle Ages, possibly to late Anglo-Saxon times. In 1086 Hankelow formed part of the Barony of Wich Malbank in the Hundred of Warmundstrou (now Nantwich and district). There are several old buildings in the parish, including Ball farm, dating from 1510, and Hankelow Hall, originally a Tudor manor house.
- 4.2. Until recent times agriculture shaped the character of the settlement– the 1880 census records that nearly half its population had work on, or were linked to the surrounding farms. In the later 19<sup>th</sup> century a school prominently overlooking the village green, used as a church on Sundays, and two Methodist chapels, together with the White Lion Public House, provided venues for celebrations and local events. In the 1950s and 1960s Hankelow had a shop, a post office, a smithy a garage and a pub, all near to the central village green.
- 4.3. A more detailed history of Hankelow can be found in Appendix 6.

## 5. Hankelow today.

### 5.1. Character

- 5.1.1. In 2018, the village of Hankelow is a rural settlement in open countryside situated on the main road between Nantwich (7 miles) and Audlem (less than 2 miles). The housing is ribbon-style development, either round or near the central village green, or bordering the main road. In addition there is recent converted barn housing off Hall Lane, and a new cluster of five large dwellings in the grounds of Hankelow Hall.



- 5.1.2. Many roads in the parish are single track or narrow and are shared spaces with pedestrians, cyclists, joggers and horse riders providing quality space for exercise and social intercourse. Hankelow also has a number of long established footpaths, which are well maintained and used, and parties of walkers regularly pass through.



- 5.1.3. Within walking distance (2 km) and accessible by an infrequent bus service, nearby Audlem is a Local Service Centre and a natural focus for amenities and community activities.

5.1.4. The Methodist chapel, which was re-furbished in 2016, serves not only a small active congregation but also a number of local groups, including a Day centre, in its meeting room. The regular events which take place on the village green – summer fete, festival of transport, gardens open to the public, Christmas carols – serve to provide high visibility and a sense of cohesion.



## 5.2. Architectural Heritage

5.2.1. The settlement's housing consists mostly of modernised traditional cottages, 20<sup>th</sup> century detached dwellings and a small original council estate. Opposite this are also a pair of semi-detached timber-framed houses known as "The Swedish Houses", which were provided by the Swedish people at the end of the Second World War, to help with rebuilding Britain.

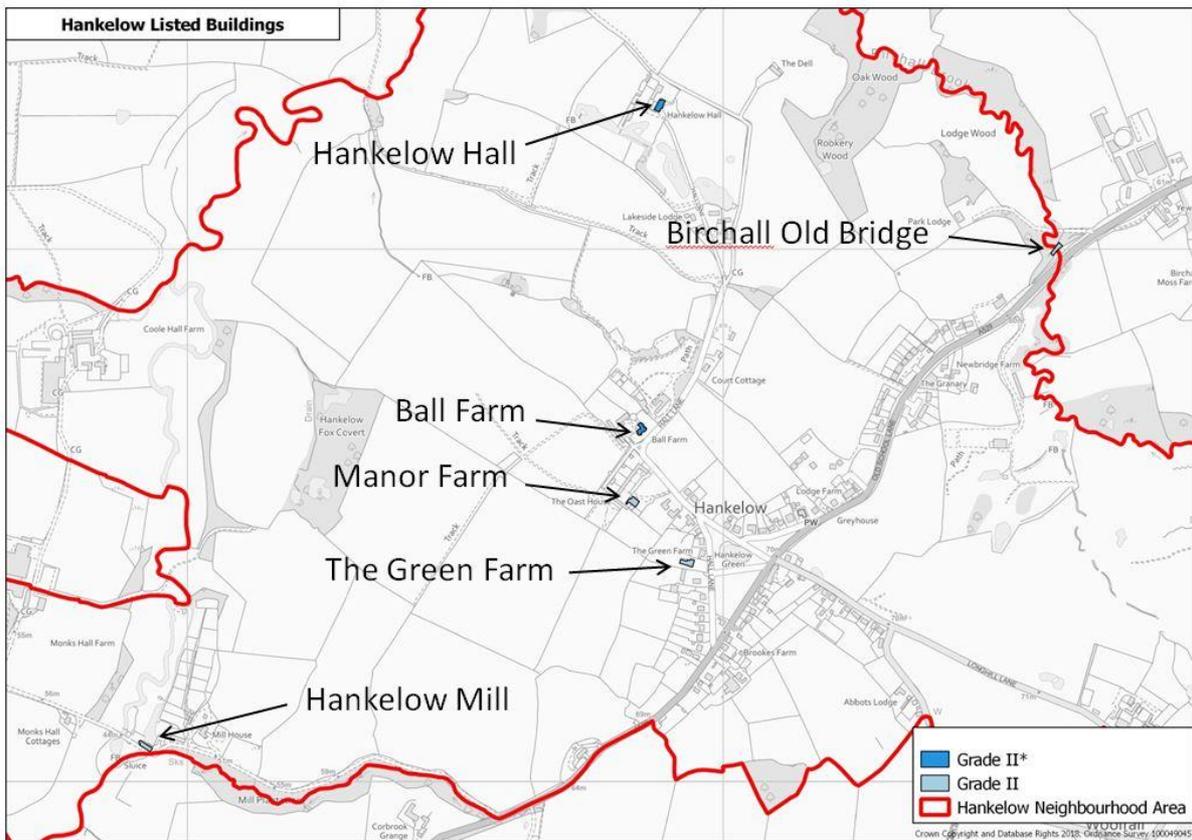


5.2.2. Hankelow has 6 grade two listed buildings:

- Hankelow Mill is an early 19th century water-mill which has been converted into two dwellings, but still contains the working mill equipment, although it is rarely used.
- The Green Farm is a grade 2 listed farmhouse, early to late 18<sup>th</sup> century.
- Hankelow Hall is a grade 2\* listed country house, with an external 18<sup>th</sup> century shell over a Jacobean structure.
- Hankelow Manor is a grade 2 listed farmhouse, early 18<sup>th</sup> century with substantial redevelopment in the 19<sup>th</sup> century.
- Ball Farm is a grade 2\* listed 16<sup>th</sup> or early 17<sup>th</sup> century farmhouse with early 19<sup>th</sup> century alterations.
- Birchall Old Bridge is a grade 2 listed early 19<sup>th</sup> century brick road bridge



5.2.3 Figure B- Listed Buildings



5.3. Natural environment and landscape.

- 5.3.1. On a national level Hankelow lies within National Character Area 61 – Shropshire, Cheshire and Staffordshire Plain; a pastoral area of rolling plain which is particularly important for dairy farming.
- 5.3.2. The Landscape Character Typology identifies two recognisable landscape character types (LCTs) within the Hankelow Neighbourhood planning area; namely East Lowland Plain and Lower Farms and Woods, the latter of which is the predominant character type. A full description of these areas is included in the Cheshire Wildlife Trust (CWT) Report, which is included in the evidence base submitted with the Neighbourhood Plan, and can be viewed on the Hankelow Neighbourhood Plan web-site. A link can be found at <https://hankelow-neighbourhood-plan.weebly.com/regulation-14-consultation-2019.html>

5.3.3. A key feature of the housing in the village of Hankelow is that virtually all houses look over fields, either at the front or the back, or both. This helps to give Hankelow its characteristic rural feel. In addition to fields at the back, the grass verges in Hankelow are very wide; and in the centre of the



village is the Village Green, which is overlooked by 25 houses.

- 5.3.4. The views across the fields to the east look to Mow Cop and the Staffordshire hills; to the west, the hills at Bickerton and Beeston, the Clwydian range and the Berwyn mountains are visible on a clear day.

## 5.4. Population.

- 5.4.1. The parish of Hankelow in 2018 has a population of around 290 people, living in 123 households. Based on the 2011 census (when there were only 111 households), it is known that

- Our population is older than the average in Cheshire East, which is, in turn, older than that of England as a whole.
- Average weekly income is higher in Hankelow than in Cheshire East or in England as a whole, with fewer than average benefits, council tax or pension credit claimants living here.
- In spite of our population being slightly older than the average, the village has fewer people than average describing themselves as suffering from bad or very bad health.
- Hankelow has an unusually high proportion of detached houses, 75% of houses are in the Council Tax bands D to H, compared with the national average of 34%.
- The number of houses which are owned outright or with a mortgage or loan is very high in Hankelow – 85%, compared with the national average of 63%. This means that there are fewer properties for people on lower wages.

- 5.4.2. At the time of the 2011 census, when there were 194 residents aged 16 to 74, the economic breakdown was:

- 19.6% self-employed
- 45.3% employee
- 1.5% unemployed
- 25.3% retired
- 2.6% students
- 3.6% looking after home or family
- 0.5% long-term sick
- 1.5% long-term unemployed or never worked

6 of the 111 houses did not have central heating at the time of the 2011 census.

## 6. Consultation

6.1. 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, have played a major role in formulating the Neighbourhood Plan.

6.2. It was therefore considered important to -

- Promote a high degree of awareness of the project
- Form a steering group that contained both Parish Council members and volunteers from the local community
- 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

6.3. Key to this programme was publicity to gain residents engagement. This was gained via public meetings, postal information, and electronic media via the Parish Council website and a dedicated Neighbourhood Plan page.

6.4. Further information on consultation methods and the results from the consultations can be found in more detail in the Consultation Statement that accompanied the submitted Hankelow Neighbourhood Plan.

6.5. The proposed Neighbourhood Area for the Hankelow Neighbourhood Plan was consulted upon from November 2014 to January 2015 and was formally designated on 23rd February 2015.

6.6. The Neighbourhood Plan manager for Cheshire East attended a meeting in Hankelow in March 2015, and a steering group was formed which included members of the Parish Council and volunteers from the local community.

6.7. An initial questionnaire was delivered to every household in the parish in May 2015. The questionnaire was used as a basis on which to develop the policies of the neighbourhood Plan. (The questionnaire and results can be seen at <https://hankelow-neighbourhood-plan.weebly.com/first-public-consultation-2015.html>. In all, 104 responses were received, a fantastic response rate of over 90%. 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.

6.8. Residents were asked how important certain issues were to them. The issues were ranked in the following order – The natural environment; transport and roads; housing and development; the historic environment; infrastructure; leisure and recreation; jobs and the economy.

6.9. The questionnaire results were analysed and posted on the web page. As a result of the questionnaire results it became apparent what issues were important to the community and the initial policies were prepared.

6.10. A public meeting was held at Brookfield Golf Clubhouse in April 2016, to discuss the emerging policies of the Neighbourhood Plan. There were 42 attendees, and 37 response forms were received. Displays regarding the Neighbourhood Plan were placed at the Summer Fetes in

2015 and 2016, with members of the steering group in attendance to answer questions and provide information about the development and purpose of the Plan. As the Plan developed further, another drop in session was held in November 2017. 59 members of the community attended, which led to a further response forms being filled in by 40 residents.

6.11. Following the initial loss of the local public house, and the closure of the golf course and associated club house, it became evident that the provision of a community hub /pub was important to the parish, and a drop in event was held in January 2018 which found that attendees were very keen that a community hub was established in the village. In March 2018 a questionnaire was sent to parishioners, asking whether the Parish Council should buy the Methodist chapel to use as a hub, or whether one of two greenfield sites which were put forward by landowners should be developed for housing in return for a village hub/pub. 275 copies were distributed, and 219 replies were received, a great response rate of 79%. 90% of respondents wanted a community building, 48% thought that the chapel was adequate as opposed to 46% who didn't, and 39% of respondents thought that the greenfield sites should be developed. A further village meeting was held in April concerning the consultation, with 53 attendees.

6.12. Fortunately, following the questionnaire the good news was announced that the White Lion Pub had been bought by "The White Lion Community Pub Hankelow Limited". This Company has been formed by 34 investors drawn mainly from the village and local area. Whilst it is not possible at this time to set a reopening date for the White Lion, fortunately the pub has been saved and can be used again in the future as a community venue. The pub has been listed as an Asset of Community Value, and Full planning permission for the redevelopment of the pub was granted in 2019.

6.13. A 'call for sites' was undertaken at the end of 2017, when local people and landowners were asked to submit any sites which they would like to be considered for inclusion for new housing development within the Neighbourhood Plan. The Neighbourhood Plan group were then fortunate to be able to commission AECOM to undertake an independent site assessment for the Neighbourhood Plan. AECOM independently analysed the results from the call for sites and prepared a Site Survey Options and Assessment Report. The report considered each site that was put forward, and highlighted which sites were most suitable for housing.

6.14. The Hankelow Neighbourhood Plan was submitted to the list of statutory and other bodies provided by Cheshire East Council as required under Regulation 14, Town and Country Planning, England Neighbourhood Planning Regulations (General) 2012. The comments received as a result of the consultation were carefully considered and appropriate amendments were made to the Neighbourhood Plan.

## 7. Vision and Objectives for Hankelow

**We want to make Hankelow Parish an even better place to live, work and visit. We will ensure, through our plan, that Hankelow is a sustainable community providing whatever our residents need to maintain an outstanding quality of life for present and future generations.**

7.1. The vision for the village is a distillation of the views expressed by the community at open meetings and subsequently agreed by over 90% of the community in The Neighbourhood Plan Questionnaire. The vision has been interpreted and translated by the NP Team to focus on the aspects pertinent to each important neighbourhood characteristic and specifically to derive the policies.

7.2. Section 6.1 of the CELP states:-

*“In order to deliver our vision, the council has set out the following strategic priorities:*

- *Promoting economic prosperity by creating conditions for business growth.*
- *Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided.*
- *Protecting and enhancing environmental quality of the built and natural environment.*
- *Reducing the need to travel, managing car use”*

The plan for future development in Hankelow is based on these points.

### 7.3. Objectives

Following on from the Vision, the following six objectives were developed, and the policies of the Neighbourhood Plan seek to deliver these objectives:

Protect and enhance the key features which define the natural rural environment of the parish and to guard against pollution

Protect and enhance the unspoilt local rural character of the parish

Support and promote safe and sustainable travel and improve the existing infrastructure

Support and encourage the local rural economy

Protect, enhance and encourage community facilities and provide for a new community hub

Ensure that new housing development is sustainably located and well designed and meets the needs of the community.

## 8. Natural Environment policies

Objective - Protect and enhance the key features which define the natural rural environment of the parish and to guard against pollution.

### 8.1. Policy NE1 - Woodland, hedgerows, trees and watercourses

Hedgerows, trees and watercourses which make a significant contribution to the amenity, biodiversity and landscape character of the rural parish of Hankelow must be preserved, and development which would adversely impact upon them will not normally be permitted. In particular, traditional orchards are considered as Priority Habitats, and should be protected where possible. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees, hedgerows and watercourses **or ponds**, development will only be permitted subject to appropriate mitigation. The retention of trees, hedgerows, watercourses **and ponds** in situ will always be preferable; **removal of any of these will require appropriate justification.**

Where a development may threaten protected trees an arboricultural assessment will be submitted with development proposals.

New buildings, structures and hard surfaces must be located a sufficient distance from existing veteran trees to safeguard them and provide for their long-term retention. **The Association of British Insurers publishes advice on suitable spacing which should be followed.**

New developments will, where appropriate, be required to include suitable plantings of **native** trees and hedgerows. Where available, this must be in compliance with the most up-to-date local planning authority guidelines.

Applications on sites where hedgerows follow the historic field plans will be expected to include plans to ensure that these field boundaries are retained and enhanced.

## 8.2. Policy NE2 - Buffer zones, wildlife corridors and biodiversity

**New development in the parish of Hankelow should retain and provide for the long-term protection of the wildlife corridors, wildlife sites, ponds, brooks and culverts defined in maps 10 and 11 of the Cheshire Wildlife Trust report “Protecting and enhancing Hankelow’s Natural Environment” published May 2017 (see Figures C and D below).**

**Areas identified in the map as supporting a high distinctiveness habitat should be protected by at least a 15 m buffer zone and those supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development.**

**New developments must not create divisions between existing wildlife corridors (Figure D) and where possible should contribute to the creation of new or improved links.**

**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 net loss of biodiversity is likely.**

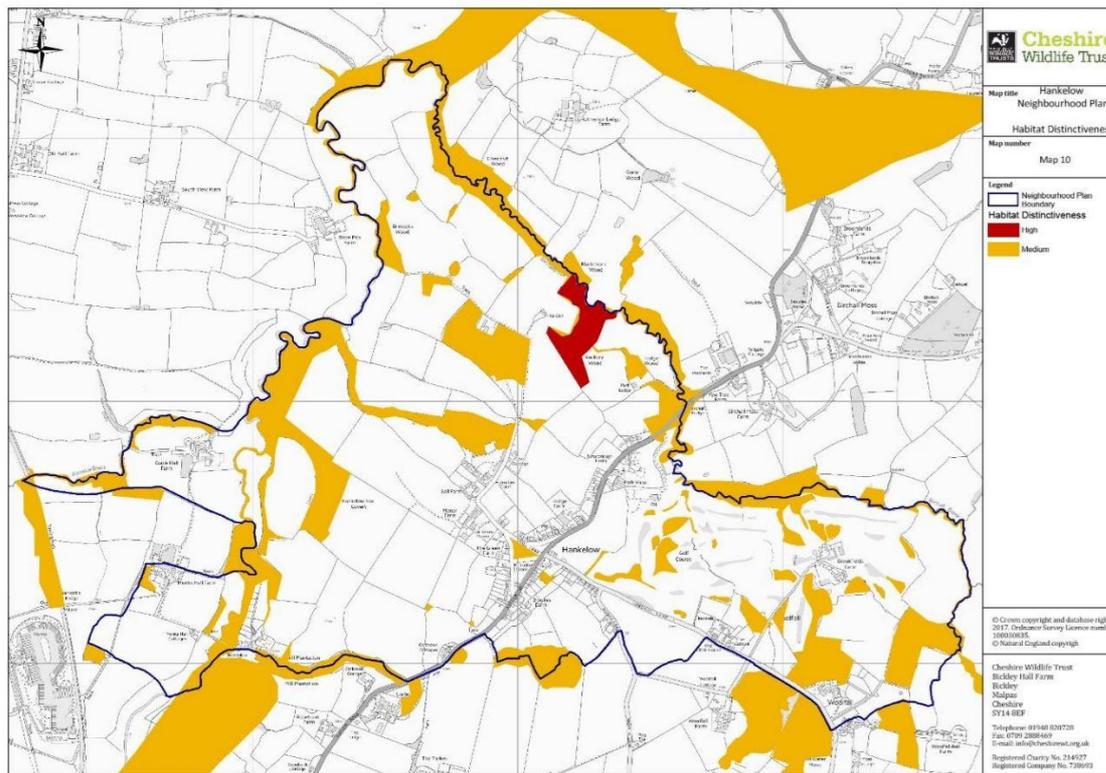
**In particular, developments which affect any of the areas of high or medium habitat distinctiveness as identified in the Cheshire Wildlife Trust report will require comprehensive surveys at the appropriate time of year to fully evaluate the biodiversity present on the site.**

### *Justification and evidence*

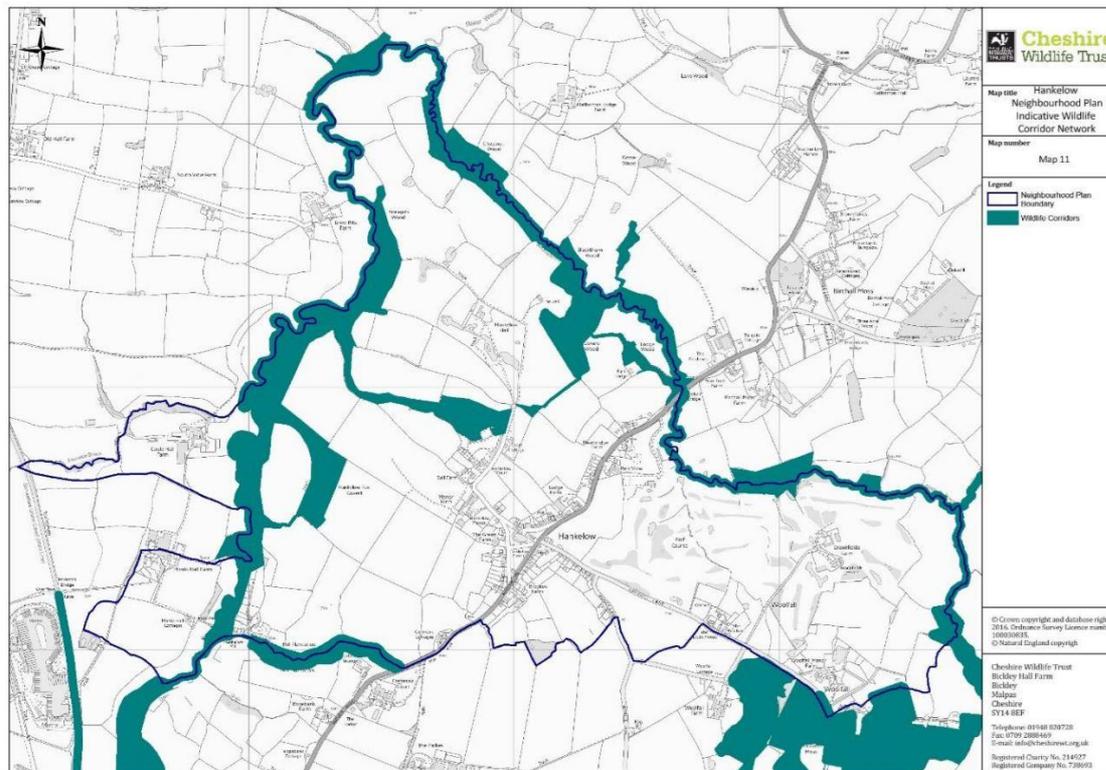
8.3. The rural environment of the village is greatly valued by residents. Any future developments in Hankelow should respect the natural environment. Protection and enhancement of Hankelow’s natural assets is of crucial importance, both for nature conservation and for the benefit of future generations. The Cheshire Wildlife trust has prepared a document entitled ‘Protecting and Enhancing Hankelow’s natural Environment’. This can be viewed online by following a link at <https://hankelow-neighbourhood-plan.weebly.com/regulation-14-consultation-2019.html>. The document, published in May 2017, gives a comprehensive assessment of the natural assets that exist within the neighbourhood of Hankelow.

8.4. Hankelow has a considerable and thriving wildlife population, and this is considered to be of great importance by the residents of the parish. A residents’ questionnaire in 2015 received a response of over 90%. In that questionnaire, more than 50% of the respondents gave the Natural Environment an importance of 10 out of 10, with a further 30% giving an importance of 8 or 9 out of 10. Consultations with residents highlighted the importance of natural habitats, wildlife and trees and hedgerows to the community.

8.5. Figure C – Habitat distinctiveness



8.6. Figure D – Indicative Wildlife Corridor Network



8.7. Rookery, Blackthorn and Oak Woods and habitats in the vicinity of Hankelow Hall, Birchall Bridge and Brookfields Farm lie within the Meres and Mosses Nature Improvement Area. The Meres and Mosses NIA was set up to help address the issues caused by artificial drainage, lowering the water-table causing the underlying peat to dry out and pollution from the influx of fertilizer contaminated water, and to restore the wetland wildlife of this historic landscape.

8.8. Traditional orchards, such as the one at Monk's Hall Farm, are considered to be priority habitats as they may contain highly localised cultivars of fruit trees and also provide numerous microhabitats which can be hotspots for biodiversity.

8.9. Hedgerows, trees and watercourses form wildlife corridors on the northern, western and southern boundaries of the parish. Much of the northern boundary of the parish is delineated by Birchall Brook, and most of the western boundary by the river Weaver. The parish contains large field systems marked by hedgerows and trees. There are areas of woodland and many individual trees feature regularly across the landscape. Within the village itself trees are a notable feature in residential landscaping and the area around the Green. Some of these, notably the avenue of limes down Hall Lane, are subject to tree preservation orders.

8.10. Additionally, trees, hedgerows and woods are a vital part of natural flood management, and strategic planting can have a positive impact in preventing flooding from rivers and surface water. Surface water flooding is a perennial problem in Hankelow due to a high local water table. Trees and hedgerows can help to reduce or prevent flooding by direct interception of rainfall, by promoting higher soil infiltration rates, through greater water use and through greater 'hydraulic roughness' i.e. water experiences increased frictional resistance when passing over land. Planting in new developments, and the protection of existing trees and hedgerows is therefore ever more important to help reduce instances of flooding.

8.11. By protecting valued trees and hedgerows, wildlife corridors and biodiversity, the policies helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment, and ensure that the valued wildlife characteristics of the Parish are protected and enhanced.

8.12. [Policy NE3 – Phosphate and Nitrate pollution.](#)

**New development should not lead to the pollution of groundwater, watercourses or ponds in the Parish.**

**To guard against the potential for increased pollution as a cumulative effect of small animal farming operations, any new animal farming developments must comply with the requirements of The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 (or its successor).**

#### *Justification and evidence*

8.13. The Protection of Water Against Agricultural Nitrate Pollution (England and Wales) Regulations 1996, have objectives of

- (a) reducing water pollution caused or induced by nitrates from agricultural sources; and
- (b) preventing further such pollution.

8.14. Hankelow is in a Water Quality priority area and a Nitrate Vulnerable zone. It is also an area highlighted for Phosphate issues priority concerning Countryside Stewardship. The western part of the parish is part of the Weaver Valley and the streams at the northern and southern boundaries of the parish both run into the Weaver.

8.15. Hankelow has a number of well-established dairy farms, which inevitably contribute to the levels of phosphate and nitrate pollution in ground and river water. This could be made worse by new agricultural developments in the parish, and it is necessary to guard against the cumulative effect of many small animal farming enterprises. Any agricultural development that will result in an increase in livestock numbers or water usage may adversely impact the storage and disposal of waste waters, slurry and other polluting matters.

#### 8.16. Policy NE4 – Light pollution

**Dark skies are to be preferred over street lights in Hankelow. Any future lighting systems in Hankelow should complement the design of any development which in turn should be in keeping with the village character.**

**In all cases, outdoor lighting sources should have a minimum impact on the environment and should minimise light pollution and adverse effects on wildlife. Individual short-period timer controls and/or movement sensors shall be installed for each outdoor light source to ensure they do not remain illuminated any longer than necessary, and all lighting shall use low-energy technology.**

**Where applicable lighting shall comply with BS5489-1:2013 (or its successor).**

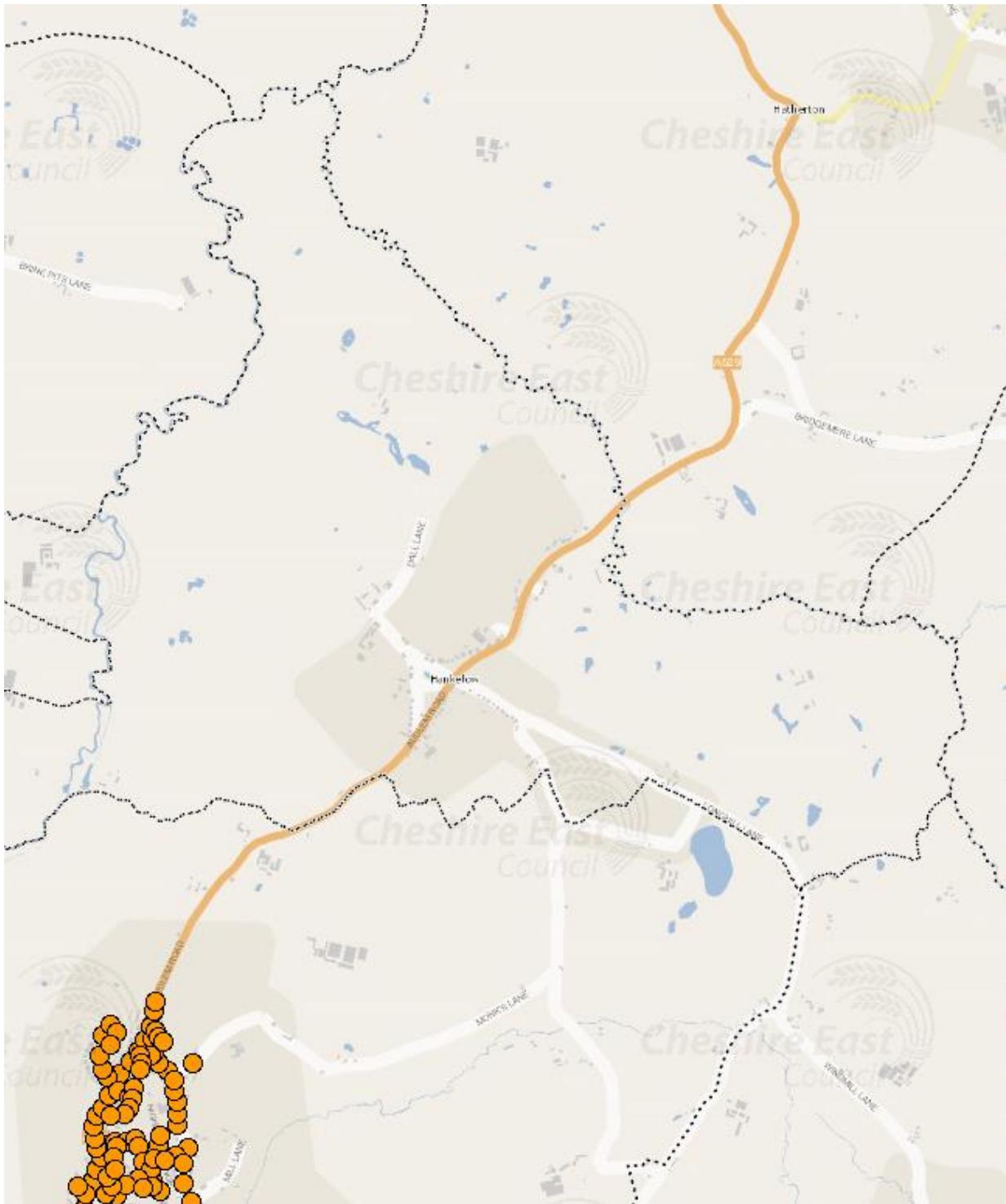
#### *Justification and evidence.*

8.17. In the context of rising population both locally and nationally, the increase of human activity through the increase of the built environment and consequent more traffic, residents believe that preserving the existing experience of tranquillity currently afforded in the parish is a precious feature and should be sustained. The absence of street lighting enables the appreciation of the night sky from the green and open countryside. Minimisation of light pollution and enjoyment of dark skies is seen as a valuable asset important for wild life and benefits the health and well-being of residents.

8.18. One of the strategic priorities of the CELP is to address all forms of pollution. Policy SE 12 seeks to minimise the effects of pollution, including light pollution.

8.19. In the drop-in sessions of November 2017, 64% of those who commented on this subject were in favour of a dark skies policy. Figure E highlights the lack of street lighting in the Parish. This lack of street lighting and resultant dark skies, add to the rural character and sense of place of Hankelow.

8.20. Figure E – Map highlighting lack of street lighting in Hankelow



## 9. Local Character and Design policies

Objective - Protect and enhance the unspoilt local rural character of the parish

### 9.1. Policy DC 1 - Design

To ensure that buildings, characteristic features and materials are representative of the settlement character of Hankelow, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2016) or any updated versions.

New development must take the following into account, where appropriate:

- a. New development must be of a high quality of design which complements and enhances the size, height, scale, mass, materials, layout, access and density of existing adjoining development, and does not negatively impact upon the amenity of neighbouring residential properties.
- b. New dwellings should be in character with the neighbouring properties, which are generally low rise and not more than two and a half stories. New buildings must seek to incorporate traditional materials and detailing, reflecting the current village design.
- c. New dwellings should positively contribute to the existing settlement pattern and urban form of the village, which is largely linear. Backland development, **cul de sacs (except where used as a frontage)** and other suburban patterns of development should generally be considered inappropriate and will not be supported.
- d. **Where housing is provided by means of an exception site, the design and layout of any such site must be such as to respect the density, urban grain and character of the surroundings, and comply with the Design and Character policies of this plan. The location of the site should as far as possible respect the fact that in most of the village, properties do not directly face each other across a road, and that they have open countryside at the rear.**
- e. Through appropriate landscaping, boundary treatments and orientation of buildings, development should provide a sympathetic and incremental transition between the rural and village landscapes. Hard and soft landscaping should be appropriate to the location and where possible, new boundary treatments should be formed by **native** hedgerows.
- f. There should be adequate gaps in-built in any development to allow for access and views to the countryside
- g. All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy
- h) **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.**

### *Justification and evidence.*

9.2. The character and design of the village contributes considerably to the quality of life of the residents. These policies seek to maintain what remains of the existing unspoilt rural village style, by maintaining the style and layout of housing development; the green spaces and open aspects of the village design and the open views of the surrounding countryside.

9.3. The parish of Hankelow is characterised by open Cheshire countryside of mixed size fields used primarily for dairy grazing or food stock production. Fields are marked by hedgerows containing mature trees and plantation deciduous copses or woodland. At the heart of the parish the small village of Hankelow is on an elevated part of the parish area, centred around the junction of Audlem Road (A529) with Longhill Lane and the large village green.

9.4. The rural nature of the village is emphasised by open fields that both closely surround and form corridors into the settlement to give the village a particularly open and rural character, enabling extensive views across the village and to the surrounding countryside; an openness that is highly valued by all residents.

9.5. With one notable exception, the village comprises a ribbon of single depth houses mainly along the northern side of Audlem Road, the southern side of Longhill Lane and alternating sides along Hall Lane and, in the great majority of cases, gaps in the frontages ensure open views both to the front and, always, to the rear of dwellings. The exception is the new development of 19 houses in the former Lodge Farm Industrial Estate (a brown field site).

9.6. In a recent planning appeal decision (AP/R0660/W/16/3141371), the inspector describes Hankelow thus: "Hankelow is a small village with an attractive village green at its centre. It is surrounded by the open and gently undulating Cheshire countryside. The village is linear in nature with most development focussed along the northern side of Audlem Road and around the village green, with a small ribbon of development along one side of Longhill Lane."

9.7. In the same planning Appeal Decision the inspector comments "I observed that generally within the village, there are only a limited number of places where houses directly face each other."

9.8. The majority of properties in the village are set back from the carriageway with soft boundary treatments creating distinct and separate space between private and public areas; this is particularly characterised in the northern part of the village around the 'Swedish Houses' and is also a feature of older properties.

9.9. Buildings within the village boundary are largely pale orange or light brindle Cheshire brick or rendered walls with dark tile or slate roofs and predominately 2 storey. New build houses developed after the late 1990s have tended to be 2.5 stories subject to positioning and neighbouring property roof lines.

9.10. The Lodge farm development is atypical of the village design, being of a suburban estate-form. This has been permitted as an exception because it is a former brownfield site. Nevertheless the planned layout bears no resemblance to the predominantly linear character of the village, and it should not be taken as a precedent to change the character of the village in future development. Also the design of some of the houses in this development is uncharacteristic of the nearby properties, having tall and steeply pitched roofing.

9.11. It should be noted that in a residents' questionnaire in 2015, which received a return rate of

over 90%, 97% of respondents agreed that “All new housing developments should complement and be compatible with the existing built environment”, and 95% agreed that “New housing should respect the pattern and character of the surroundings and not adversely affect the street scene by reason of scale, height, proportions or material used.” The statement “Future development in Hankelow should preserve and enhance the existing quality of life enjoyed by residents including the maintenance of existing open space” received 98% agreement.

9.12. It is important that any new development is of high quality design, enhancing the local character of the parish. Hankelow has attractive buildings within a rural landscape, and with views of the open countryside abounding. Every effort needs to be adopted to ensure new developments respect this.

9.13. In the CELP, Strategic Priority 3 seeks to “protect and enhance environmental quality by respecting the character and distinctiveness of places”.

9.14. **Policy DC 2– Important views, vistas and gateways**

**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.**

**The appearance of the gateways at the approaches to the village centre and highlighted views in Figure F should be preserved, to maintain the character of the village.**

#### *Justification and Evidence*

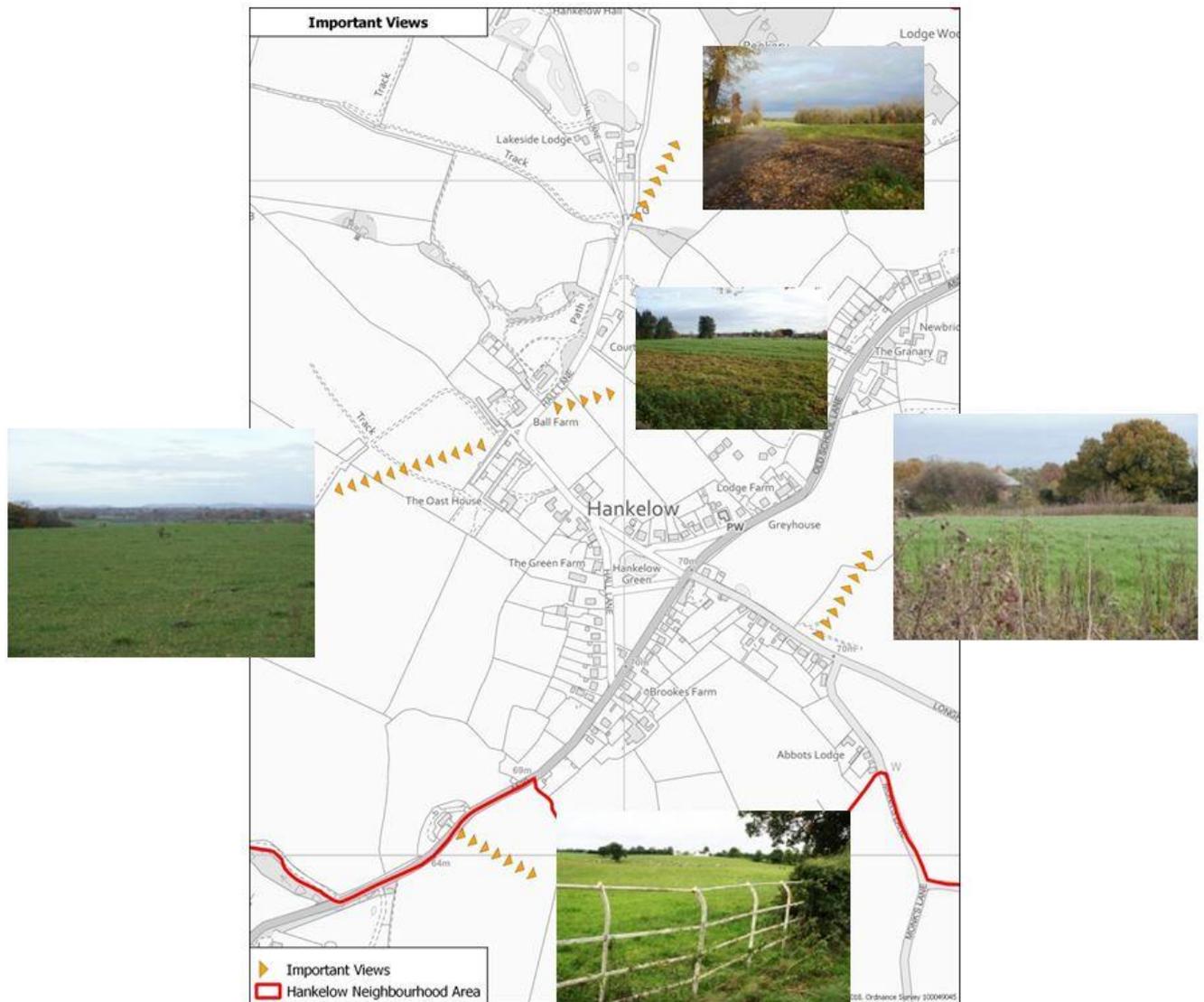
9.15. Due to the slightly elevated nature of the area surrounding the village, there are many pleasing views to the Pennines in the east and the Welsh hills and mountains in the west. These views are unencumbered by any major settlements or industrial development. There are also many pleasing short-range views within the parish.

9.16. Important views include:-

- The views from the footpath FP1 (see appendix 1) towards Whitchurch, the Welsh hills and mountains, the Peckforton hills and Beeston Castle.
- The view from Hall lane towards the Swedish Houses, and onwards to Mow Cop, now marred by the Lodge Farm development.
- The views from FP15 in all directions (see appendix 1).
- The views northwards from Longhill lane across the former golf course.
- The view from the A529 south of the village centre, towards the south-east.

9.17. These views are unencumbered by any major settlements or industrial development. There are also many pleasing short-range views within the parish.

9.18. Figure F - Hankelow Important views and vistas



9.19. On the main approaches to the village, there are three “gateways”:-

- The north approach on the A529 from the parish of Hatherton rises through a tree-lined avenue out of the valley of Birchall brook, and on entering the village boundary the approach is characterised on the western side by single story buildings set back from the road on elevated land. Opposite these on lower land the east is pasture with an open view towards woodland, before reaching the Granary, a converted barn set well back from the road. Birchall brook is a wildlife corridor.
- The south approach via the A529 from the parish of Audlem also rises from a small valley, also a wildlife corridor, with Corbrook Cottages set on back from the road on elevated land to the west while there are open views over pasture land to the east.

- The approach via Longhill Lane from the parish of Buerton in the east is level, with low-rise housing set back on the south side and views across the former golf club and an open field the north.

There is no western approach by road, but many walkers arrive in the village from the Weaver Valley using the many footpaths in the area. The Weaver valley is also a wildlife corridor.

9.20. Figure G - Important Hankelow Gateways



9.21. The rural setting of Hankelow is important to the residents, and there are many views and vistas which are valued and should be protected. One of the major leisure activities of the villagers is walking in the countryside of the parish (21% of respondents to the Parish Plan questionnaire of 2012 said that walking was one of their pastimes) and many of the visitors to the parish are walkers. The views and appearance of the landscape are greatly enjoyed by those who indulge in this pastime.

*Large-scale Renewable Energy generation.*

9.22. This is complementary to the housing policy that deals with design and relates to larger scale installations to support community energy resilience.

9.23. Renewable energy generation is to be supported as a strategic policy of the CELP, but installations for the generation of renewable energy, such as solar farms, combined heat and power, anaerobic digestion, geothermal district heating, wind or water electrical generation, can have considerable impact on the appearance and character of the area in which they are installed.

9.24. **Policy DC 3 - Renewable energy generation.**

**Proposals for the development of renewable energy facilities, will be supported provided that it can be shown that the activity**

- a) Would not significantly adversely affect areas which are important to the natural environment**
- b) Would not significantly adversely affect the quality and character of the landscape**
- c) Would not result in irreversible loss of the best and most versatile agricultural land**
- d) Would not significantly adversely affect the amenities or safety of local residents or other users of the countryside.**
- e) Could be satisfactorily accommodated within the existing rural road network without the need for significant changes, which would affect the character of the surrounding area.**

**OR**

- f) Could demonstrate a significant need and that any adverse impacts would be mitigated via community benefits e.g. Community shared ownership to provide a fund for improving the energy efficiency of existing properties, new community infrastructure etc.**

**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).**

*Justification and evidence:*

9.25. The CELP strategic priority 3 supports the reduction of the borough's impact on climate change by promoting renewable energy, but CELP policy SE 8 also requires that adverse impacts of renewable and low-carbon energy schemes must be considered, and that appropriate mitigating measures will be required prior to any development proceeding. The Neighbourhood Plan supports renewable energy technologies in principle, and the parish is keen to attract renewable energy schemes that lead to tangible benefits to the community, via such methods as community owned schemes, community investment or developer investment in other low carbon initiatives or benefit fund within the Parish (for example green infrastructure, footpath and cycleway improvements).

9.26. Neither Hankelow village, nor the wider Parish, are served by mains gas. As such local people are reliant upon mains electricity or deliveries of oil, gas, coal and wood. As such the highly fluctuating, unregulated oil and gas prices are of significant concern for many residents and 13.2% of households are estimated to be in fuel poverty (Department for energy and Climate Change 2011) which is higher than the England average. Additionally, a higher proportion of households are

without central heating (5.4% as compared to the England average of 2.7% 2011 census). Any improvements in renewable energy would therefore be of great benefit to the Parish.

9.27. In 2007, the United Kingdom Government agreed to an overall European Union target of generating 20% of the European Union's energy supply from renewable sources by 2020. Each European Union member state was given its own allocated target; for the United Kingdom it is 15%. This was formalised in January 2009 with the passage of the EU Renewables Directive. By 2015, renewables totalled 8.3% of all energy produced in the UK, as measured by the Directive's methodology. (Department for Business, Energy and Industrial Strategy, 2016). One of the aims of the NPPF is to support the transition to a low carbon future in a changing climate, and encourage the use of renewable resources (for example, by the development of renewable energy).

## 10. Transport and infrastructure policies.

Objective- Support and promote safe and sustainable travel and improve the existing infrastructure

### 10.1. Policy TC 1 - Development impact on transport.

**In order to improve sustainable transport and safety and to facilitate cycling and walking, applicants for new development or changes of use which will increase traffic must demonstrate, where appropriate:**

- a. Safe walking and cycling routes in the immediate area of the proposed site, with consideration of access to local facilities;**
- b. The provision of safe cycle storage facilities;**
- c. How any adverse impacts of traffic from the proposed development will be mitigated;**
- d. That the most up to date parking standards required by Cheshire East Council will be met, and parking should not dominate the street scene;**
- e. That the proposed site is located in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint;**
- f. That the needs of children, horse riders, those with disabilities and the elderly have been positively considered;**
- g. That the vehicular access arrangements will not be detrimental to the character of village lanes maintaining verges, trees and hedgerows wherever possible.**
- h. That existing traffic problems will not be exacerbated and, if possible, that the development can contribute towards improvement.**

**Where appropriate, development contributions from S106 and CIL will be used to improve the highways network and sustainable transport links in the parish. The provision of a footpath between Hankelow and Audlem is a priority.**

### *Justification and evidence*

10.2. Hankelow is a quiet village, but increasing traffic and inadequate maintenance of infrastructure is causing disturbance and threatening the safety of residents. There is very little in the way of business employment within the parish. The agricultural activity which was predominant in the past is now much less labour-intensive due to the use of modern technology. Thus most of the villagers of working age travel in order to work. Limited employment opportunities exist in Audlem and at Overwater Marina (just outside the parish boundary), but many villagers travel further afield to work, which in most cases involves car travel as public transport is infrequent and impractical for many commuting journeys. In 2012, 57% Households in Hankelow had two cars, probably because working adults in the household need to travel to different locations, or at different times. Only 5% of households had no car.

10.3. Hankelow is further away than the national average from key services such as a job centre, secondary school, GP, or Post Office. Accessing public transport at a necessary or convenient time is not always achievable, and this can be a real problem for people without the use of a car.

10.4. Data from the Department for Transport indicates that Hankelow is 15.9km from a job centre, with the average distance in England being 4.6km. The nearest secondary school is 7.7km from Hankelow, with the average in England being 2.1km. The nearest GP surgery is 2.3km, compared to the England average of 1.2km, and it is 2.3 km to the nearest post office, which compares unfavourably to the England average of 1km.

10.5. The village of Hankelow is situated on the A529, which besides serving the village, carries a fair amount of passing traffic, more than the nearby A51 according to government statistics. In the early morning and late afternoon this is mainly commuter traffic, with many people travelling from Audlem or Buerton towards Nantwich or Crewe for work. However during the day and at weekends there is considerable tourist traffic, including cyclists – The A529 through Hankelow is part of the nation Cycle Network.

10.6. The area around the village green on Hall Lane (both sections), Old School Lane and Mill Lane are single track roads and should ideally have a reduced speed limit as families, children, dogs and horses are often using the area as shared space for recreational purposes.

10.7. At present the only public transport is a bus service Monday to Saturday between Nantwich, Audlem, Buerton & Whitchurch, mainly at two-hour intervals. The last bus is at 18:01, so there are no evening services. It is possible that the bus service will be reduced quite significantly and the local people who do not have access to transport will be disadvantaged. There is a need to look at what alternatives there may be for these villagers.

10.8. Whilst a Neighbourhood Plan cannot influence speed limits, bus routes and timetables, should any development come forward leading to developer contributions being sought, the Parish Council will work with Cheshire East Council and the developer to see if any improvements can be made to improve public transport facilities and services. Contributions may also be sought, where appropriate, for sustainable transport links such as improved footpaths, cycleways and facilities, and for any necessary highway safety improvements. In particular there is a need for a safe footpath between Hankelow and Audlem. Although Audlem is the nearest centre for shopping and other recreational purposes, there is no continuous, safe footpath between Hankelow and Audlem along the shortest route, the A529. This is an improvement that is well supported in Hankelow, with 85%

of respondents to the Parish Plan citing this as their most preferred improvement the village.

10.9. Mitigation action from new developments might include reduced speed limits and signage on rural lanes including width and weight restrictions to direct HGVs and other inappropriate vehicles onto designated roads.

10.10. The promotion of sustainable transport is one of the aims of the NPPF, which highlights the importance of walking, cycling and public transport.

10.11. [Policy TC 2 – Electric vehicle charging points](#)

**a) Proposals for the installation of electric vehicle charging points in new developments will be supported.**

**b) 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.**

#### *Justification and evidence*

10.12. With developments in electric cars and the potential cease of manufacture of petrol and diesel cars, Hankelow may need in the future a charging station for these types of vehicles.

10.13. Rapid charging points deliver high power and thus require a robust power supply system. Hankelow is a rural district and the local supply system may have relatively high impedance. It may require an upgrade to support a high-power charging station, in order to prevent supply dips, brownouts or nuisance tripping.

10.14. CELP Strategic Priority 3 seeks to reduce the borough's impact on climate change by promoting renewable energy, and several of its policies support the installation of public Electric Vehicle recharging points

10.15. A white paper published by The International Council on Clean Transportation states: "Another area of concern in some areas is the effect of DC fast charging on local distribution infrastructure. These fast charging stations use very high amounts of power for short periods of time, meaning that more expensive upgrades will be needed with a relatively low use rate. This problem could intensify as technology improves"

10.16. **Policy TC 3 – Drainage systems.**

**To ensure that development will not increase surface water flooding or overload the foul drainage system all proposals for new residential properties must incorporate sustainable drainage systems including where possible permeable surfaces for drives and paths.**

**Permitted development rights relating to the surfacing of driveways should be removed by condition on new developments.**

**Where appropriate sustainable drainage schemes should be used to provide new wildlife areas such as ponds.**

**The planting of native trees and hedgerows to help reduce flooding will be supported.**

*Justification and evidence:-*

10.17. Surface water flooding is a perennial problem in Hankelow due to a high local water table, and it is generally acknowledged that Climate Change could result in an increase in the severity of rainfall during storms. It is very important to ensure that any development will not increase surface water flooding. The only part of the village which has anything even approaching a main drainage system is the Village Green, where overflow from the pond is taken down to the river Weaver across private land. A plan of this drain is included as Appendix 2.

10.18. Most of the recent housing developments have encountered difficulties in providing adequate drainage.

10.19. Hankelow does not have access to mains drainage and all properties have either septic tanks or treatment plants situated in or nearby their property. Some residents feel there is a concern with the lack of main drains (2015 questionnaire).

10.20. There is real concern from the community that Hankelow's water, drainage and sewerage system is inadequate, with the 2015 questionnaire highlighting residents' concerns at the lack of main drains. 90% of villagers responded to questions on this issue, with 100% of respondents supporting the introduction of sustainable drainage systems. The creation of ponds as part of sustainable drainage systems, for example, may help the perennial problem that Hankelow has with its high water table.

10.21. As highlighted in Policy NE1, trees, hedgerows and woods are a vital part of natural flood management, and strategic planting can have a positive impact in preventing flooding from rivers and surface water. Rainfall is intercepted by the canopy of trees and later evaporates from the leaves or drips from leaf surfaces and flows down the trunk to eventually infiltrate the soil. Water penetrates more quickly and more deeply into soils under and around trees than on lawn or pasture without trees. Trees remove water from catchment areas leading to a significant reduction in pressure on drainage systems in urban areas and a reduction in flood risk in rural areas by absorbing runoff from roads and agricultural areas. Trees, shrubs and deadwood along streamsides and on floodplains act as a drag on flood waters, holding back water and slowing the flow during heavy rainfall.

10.22. One of the key aims of the National Planning Policy Framework is to meet the challenge of climate change and flooding, and new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.

## 11. Economy and Business policies.

Objective - Support and encourage the local rural economy

### 11.1. Policy EB 1 – The Local Economy

Subject to respecting Hankelow's built and landscape character, and environmental, traffic, pedestrian safety and residential amenity impacts being acceptable, the following will be supported:-

- a) Proposals that promote or provide facilities for home working, and businesses operating from home.
- b) Proposals that will increase income from tourism and passing traffic within the parish.
- c) The diversification of farms and rural businesses (see Policy EB2)
- d) The sympathetic conversion of existing buildings for business and enterprise (see Policy EB2)
- e) The development of new small businesses and the expansion of existing businesses, particularly on brownfield sites:

Loss of existing local employment sites will only be supported where it can be demonstrated that the existing use is no longer viable or required, and the premises/site/business has been actively marketed for at least 24 months at an appropriate market price.

### 11.2. Policy EB 2 - Rural Business Development

Development proposals in the open countryside of the parish which support the rural economy will be supported, where they contribute positively to the environment and do not cause visual or landscape harm or increase in pollution, or impact on pedestrian safety or public rights of way.

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:

- The proposed use being appropriate to a rural location
- The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area
- The local highway network being capable of accommodating the traffic site generated by the proposed new use and adequate car parking being provided within the site

All applications for the change of use of agricultural buildings, including stables, within 4 years of the completion of the building must be accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure.

### *Justification and Evidence*

11.3. In Cheshire East, the rural economy represents 32% of the borough's economy and provides work for 65,000 people. As a rural parish, Hankelow should have a strong role in supporting the rural economy, both agriculture and tourism.

11.4. There are very limited opportunities for employment in Hankelow or the surrounding areas e.g. Audlem, Buerton and at Overwater Marina (just outside the parish boundary), but many villagers are forced to pursue work further afield. The existing businesses and employment opportunities in Hankelow are therefore of much importance to the sustainability of the community.

11.5. There is a lot of passing traffic on the A529, so there are opportunities for employment serving the needs and wishes of drivers and cyclists who would otherwise pass through the village without stopping. Hankelow is also a potential stopping point for walkers, being near the South Cheshire Way. These opportunities will probably increase as the plans for development in Crewe come to fruition.

11.6. The majority of established businesses in the plan area are livestock and arable farming. However there are other multiple employee businesses as well as professional individuals that work from home. Businesses include 20% self employed and incorporate:-

- a plant nursery with internet marketing and sales
- pet boarding kennels
- leisure services and building contractors
- a number of 'hidden' businesses e.g. I.T.
- sole traders primarily working from home.

11.7. Hankelow has no shops, cafes or other retail establishments. Temporary employment opportunities are created by development but this does not constitute sustainable economic activity for villagers. This plan therefore needs to support opportunities and initiatives which will improve employment opportunities and increase the local income.

11.8. One of the aims of the NPPF is to support a prosperous rural economy. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The Designated Neighbourhood Area includes a number of farms and the NPPF supports the re-use of existing rural buildings, particularly for economic purposes, and promotes the development and diversification of agricultural and other land based rural businesses.

11.9. Hankelow has a significantly higher than average proportion of people aged 16-74 who work from home (14.9% compared to the average in England of 3.5%); who work more than 49 hours a week (26.4% compared to the England average of 13.3%) and/or who are self-employed (19.6% compared to the England average of 9.8%) (2011 Census). Additionally, only 4% of working residents use public transport to get to work, and only 12% of people travel less than 2km to work, compared to the average in England of 20%. The rural economy and existing small businesses are a vital part of village life, and any opportunities to develop either existing businesses, or that would enable the start-up of new small businesses appropriate to the rural area would be supported.

11.10. In the 2011 census, figures show that Hankelow had a working population of 194 out of a total population of 261. Since 2011 there has been significant development which is ongoing, and which will increase the number of households from 111 to approximately 150 in the near future.

Assuming the average occupancy of 2.3 per household the population is likely to reach about 350 by the end of 2018. This increased population will need employment, and will use local services if they are available, which will create further employment and business opportunities. Improving local employment opportunities will also support the CELP strategic policy for reducing car use.

11.11. The 2017 CELP shows that the nearby Crewe area will expand significantly in the period up to 2030, in part driven by HS2. This will inevitably lead to an increase in tourism and leisure activities such as walking and cycling, and will also add to employment and business opportunities. HS2 will create:-

- Better links to cities & centres of business
- Rapid physical business links
- Easier movement of people to enhance trade
- Growth of south Cheshire towns providing a bigger trading opportunity.

11.12. The Neighbourhood Plan sets out to maintain and encourage the local economy and to support the local community. It will support the expansion of small businesses and enterprises as well as rural tourism and local facilities that will benefit the local economy and the wider community whilst respecting the rural character of the area.

## 12. Community Facilities policies

Objective - Protect, enhance and support community facilities and provide for a new community hub

### 12.1. Policy CF 1 - Local Green Space

The Village Green, Hankelow, is designated as a 'Local Green Space' which is protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space.

Development adjacent to the Local Green Space must not have a detrimental impact to its appearance or setting, nor negatively impact the safety and enjoyment of its users.

#### *Justification and evidence.*

12.2. For many generations the amenities and residences of Hankelow have bordered the Village Green – the former school, garage, public house and present-day active Methodist chapel. The Green retains its sense as a restful focal point for the community and is enjoyed all year round by residents and visitors. From it radiate the lanes which connect with the well-used footpaths of the parish.

12.3. The National Planning Policy Framework highlights that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

12.4. Local Green Space designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

12.5. The table below provides information about how the Local Green Space meets the criteria in the National Planning Policy Framework.

| Open Space             | Proximity to the Community                        | Demonstration of Special Value to the Local Community  | Management  |
|------------------------|---|--|---|
| Hankelow Village Green | Located centrally within the heart of the village | Situated in the heart of the village, the village green is central to the recreational needs of the village and highly valued by residents. The green provides visual amenity, is a meeting place for the residents and a place for recreation and village events, providing a community area for all. The Green is a focal point for organised as well as informal community activities, and events promoted by Hankelow Amenities Group – the traditional Summer Fete, local Festival of Transport and Carols on the Green. The village green enjoys mature trees and includes a pond, with trees, a variety of ducks and other wildlife, and a central duck house, which adds to the visual and recreational amenity and is attractive to resident and tourists alike. The green also has stone planters, seated tables and community noticeboard. The village green is maintained by volunteer gardeners from the community. It is a real community asset, of immense visual and social importance to the residents of the parish. | The green is maintained through volunteer gardeners from the community. |





## 12.7. Policy CF 2 - Community Hub

**The White Lion Public House is allocated as a community pub, which will be a hub for residents of Hankelow Parish and the surrounding area. Appropriate enabling development may be permitted on the site in line with Cheshire East Local Plan policies and Neighbourhood Plan policies (see Figure H) to ensure the successful viability of the project.**

### *Justification and Evidence*

12.8. Hankelow may not currently be classed as sustainable, since the former community infrastructure was considerably weakened following the closure of the pub and the golf course in 2017. Other than the Methodist Chapel (which has no alcohol licence) there is no longer a location for local residents to meet informally, such as a village community hub, pub or shop. To support the vision, community infrastructure and assets will need to be improved.

12.9. In the 2011 Census, out of 261 residents 21 were aged over 75 and 43 were in the 65 to 74 age group. Together they made up nearly 25% of the population of Hankelow. 23 households out of 111 (20%) were occupied by only one person; in 16 of them the occupant was over 65. This emphasises the need to guard against loneliness and social isolation. This ageing population and the possibility of social exclusion and loneliness due to age and infirmity needs to be addressed. A community hub catering for all age groups, open daily, will help social interaction and reduce the risk of isolation. Research undertaken by Newcastle Business School and Leeds University found that 'villages without a pub were prone to fall apart while communities with just one had the highest sense of well-being, happiness and social cohesion'. The closure of the White Lion and Brookfield Golf Club's clubhouse were met with considerable opposition in the village, indicating that there would be considerable support for a community hub.

12.10. Until 2015, the White Lion public house, which has been a feature of the community for two centuries, was one of the focal points of the village. Despite its status as an Asset of Community Value, unfortunately a planning application to demolish it and build five houses on the site was successful on appeal in early 2017. Happily, in September 2018 the White Lion site became the property of "The White Lion Community Pub Hankelow Limited". This Company has been formed by 34 investors drawn mainly from the village and local area. Whilst it is not possible at this time to set a reopening date for the White Lion, fortunately the pub has been saved and is on the road to recovery. Full planning permission for the redevelopment of the pub was granted in July 2019, with the planning officer's report recognising that the proposal would provide community benefit by ensuring the expansion/retention of an existing community facility by bringing it back onto active use.

12.11. The Company intends to repair, refurbish and reopen the White Lion as a community pub which will not only operate as a traditional village pub but also serve as a centre for other community services, activities and groups. There has been considerable interest and support from both local residents and people from further afield, and a website and facebook page are keeping the community informed of progress.

12.12. The White Lion Pub is ideal for a community hub. The scale and location is well-related to the catchment area of the parish, it has adequate car parking, is in keeping with the character of Hankelow and is an achievable and deliverable project.

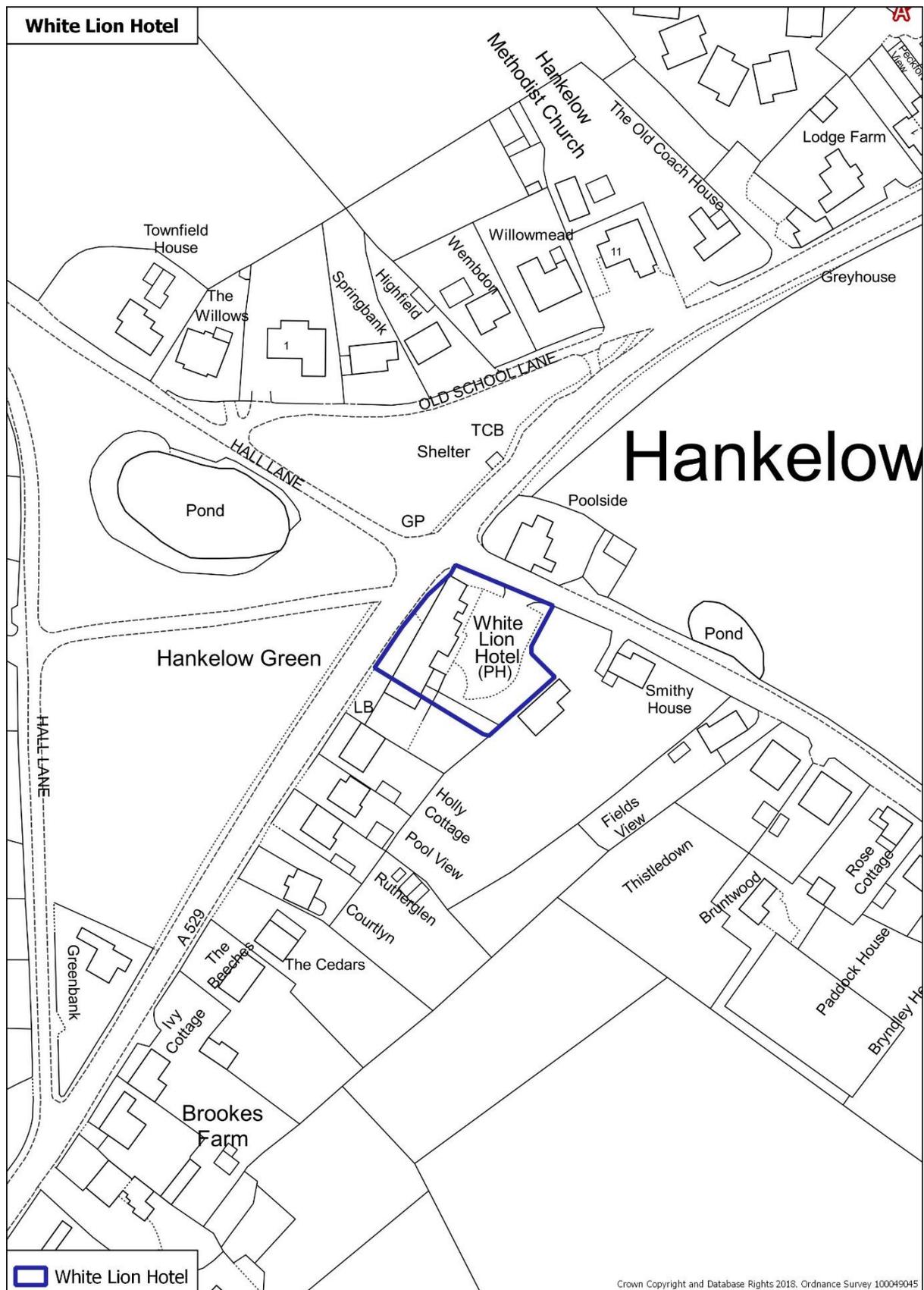
12.13. A village questionnaire in 2018 asked for the opinion of the villagers concerning a community hub, based on the likelihood at the time that the White Lion was about to be demolished. The response rate was 80%, and 90% of respondents agreed that there should be a building for communal use in Hankelow, see <https://hankelow-neighbourhood-plan.weebly.com/second-public-consultation-2018.html>

12.14. When asked if the Methodist Church and Hall provided an adequate facility the opinion was evenly matched with 48% being of the opinion that it does, while 46% were of the opinion that a new facility is required.

12.15. While the main aim of the community hub will be to reduce isolation and promote interaction between villagers of all ages, the uses to be accommodated within the community hub should also include those which aim to boost the local economy of this rural area. The hub could include a community shop, recreational facilities, meeting rooms and be designed to support businesses which would attract passing motorists, cyclists or walkers.

12.16. It is possible that some element of enabling development may be necessary on the site in order to help ensure the viability of the White Lion as a community hub. An application for a classic car showroom adjacent to the pub on brownfield land is currently being considered. The developers are working proactively with the team who are renovating the White Lion, and it is anticipated that the showroom will draw visitors to the village and help ensure the viability of the Community Pub.

12.17. Figure I – Allocation of Community Hub



## 12.18. Policy CF 3 – Community and Recreational Facilities

**Proposals for the refurbishment and improvement of community buildings will be permitted, subject to other policies within the Neighbourhood Plan. Changes of use of these buildings to non-community buildings which require planning permission will not normally be permitted, unless any replacement use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.**

**In particular the plan 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; this combined approach has the continued support of the local community as well as the wider Methodist Church.**

**Proposals for new community facilities will be supported, subject to other policies within the Neighbourhood Plan.**

**Developments which seek to provide dedicated recreational facilities will be supported. In particular, the provision of facilities for children and teenagers will be favoured.**

### *Justification and Evidence*

12.19. Despite development in Hankelow over the past 30 years the number of amenities in the village has reduced. Many of the services and amenities needed for well-being are located in the Local Service Centre of Audlem, some 2Km to the south of Hankelow, while some are 10 km away in Nantwich. There is no dentist in Audlem and the Medical Centre is at full capacity. The accessibility of services such as schools, medical facilities, Post Offices and indoor and outdoor recreational facilities should be of importance moving forward.

12.20. The only investment in community facilities within Hankelow has been the development of the Methodist Church as a community centre for the village and the surrounding rural area. Funds were obtained from a number of sources [Cheshire South Methodist Circuit, WREN, Cheshire East Council, The National Churches Trust and Audlem and District Community Action] to help finance a major £100,000 refurbishment which took place in 2015/16. . The local community strongly supported this development in a community questionnaire in 2016, and contributed up to £8,000 through local fund raising including a £1,000 grant from the Parish Council.

12.21. The premises, which has ACV (Asset of Community Value) status, now includes an adjoining community room which was upgraded with a fully-equipped kitchen for self-catering, and disabled toilet facilities. The whole of the building is now an accessible and sustainable flexible space for community use, with a capacity for up to 100 people. The building occupies a very accessible location and has adequate parking for its meeting room capacity. It also serves as the venue for council meetings and a polling for Hankelow and two other parishes.

12.22. The Hall caters for a range of community functions, including concerts, coffee mornings, village meetings and local events, a thriving weekly all-age lunch and activity group and many other

activities. The Church continues to serve local residents with a morning act of worship virtually every Sunday.

12.23. There is one newly-constructed small children's playground in the village, at the rear of the new Heyford Meadows development. At the time of writing it is not available for use as the estate is not completed. Further recreational opportunities are provided by the Green and the many footpaths in the parish. Audlem, 2 km away, has gym facilities, a football pitch and tennis courts, as well as a children's play area, but it is not always safe or convenient for young people in particular to travel to Audlem to access these facilities.

12.24. Since the census of 2011 a significant number of younger families have moved into the village, and more are likely to do so as new builds of 2017-2018 are completed. The provision of recreational areas for children and teenagers such as a play park or football area would be valued. Such provision would help to promote more young families to settle in the area.

12.25. In order to ensure the continued vibrancy and vitality of Hankelow, and that the Parish remains an attractive place to live, work and to visit, it is essential that the loss of facilities is resisted where possible, and that the improvement and enhancement of facilities is supported.

12.26. The NPPF highlights that planning policies and decisions should promote the retention and development of local services and community facilities, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

12.27. [Policy CF 4 - Access to the countryside.](#)

**Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure J -map of existing PROW), its enhancement where possible, and the safety of users of rural roads, lanes and shared spaces. Access improvements for the less able will be supported.**

**Any development that leads to the loss or degradation of any PROW, or any cycleway, will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.**

**Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to shops, parks and open spaces, and nearby countryside. The provision of any such additional routes will be supported.**

**The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural roads, lanes and shared spaces. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.**

### *Justification and Evidence*

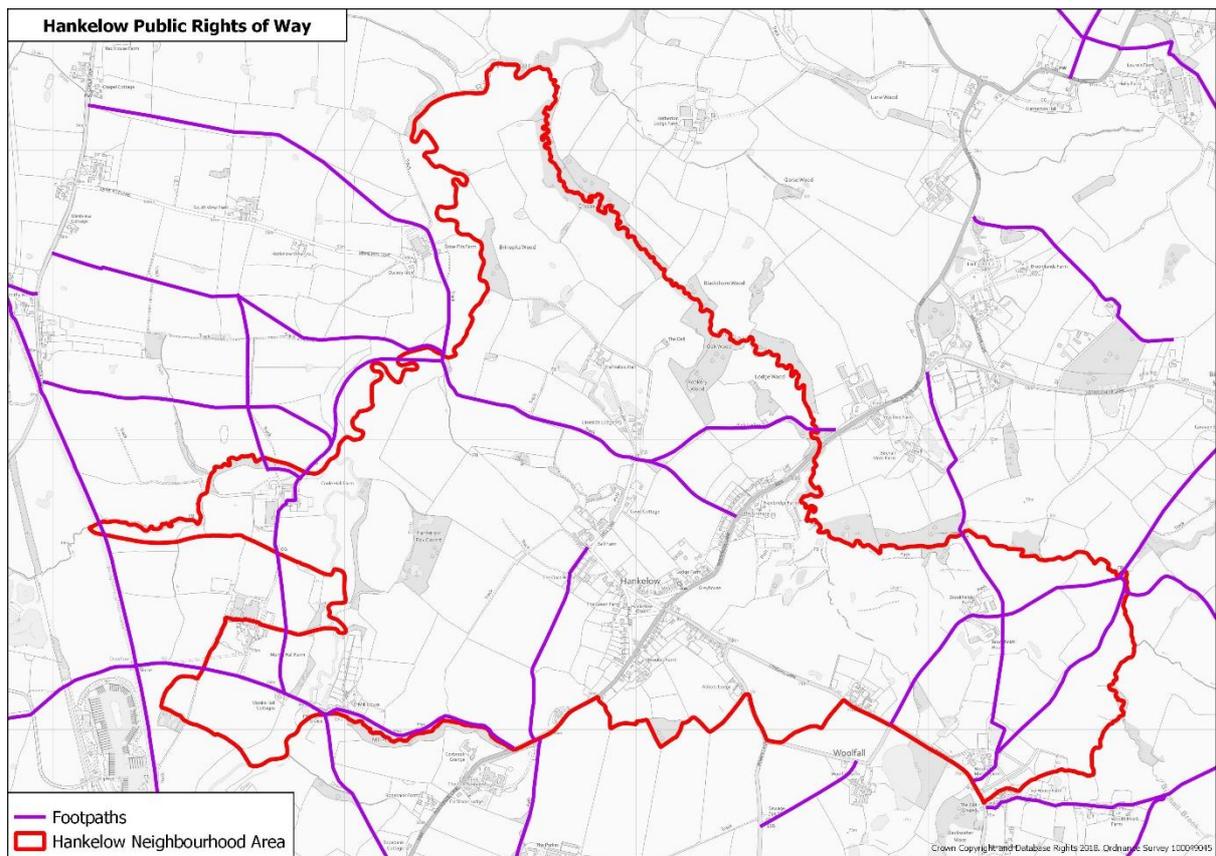
12.28. Hankelow's lanes and paths have important connecting, associational and recreational functions, serving inhabitants and visitors and passing traffic alike. The lanes and footpaths which radiate from the Green and main road are much valued by local residents, as well as by walking groups and other visitors. Many walkers and cyclists use the lanes around the parish to gain access to the countryside, and safety is a concern.

12.29. The CELP states: "*the extensive footpath, cycleway and bridleway network is a key attraction of the borough*". The plan cites the importance of footpaths in support of the NPPF statement (in paragraph 14), that 'local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'.

12.30. In the Hankelow Parish Plan, 21% of respondents listed walking as their main leisure activity. Many correspondents mentioned the state of the recreational footpaths over fields as a concern.

12.31. The Neighbourhood Plan aims to protect the existing network of footpaths, and take opportunities to enhance existing provision by creating new links where possible and viable. This policy seeks to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks. A detailed list of footpaths in the parish can be found at Appendix 1.

12.32. Figure J – Map of Public Rights of Way



## 13. Housing Policies

Objective:- To ensure that new housing development is sustainably located and well designed and meets the needs of the community.

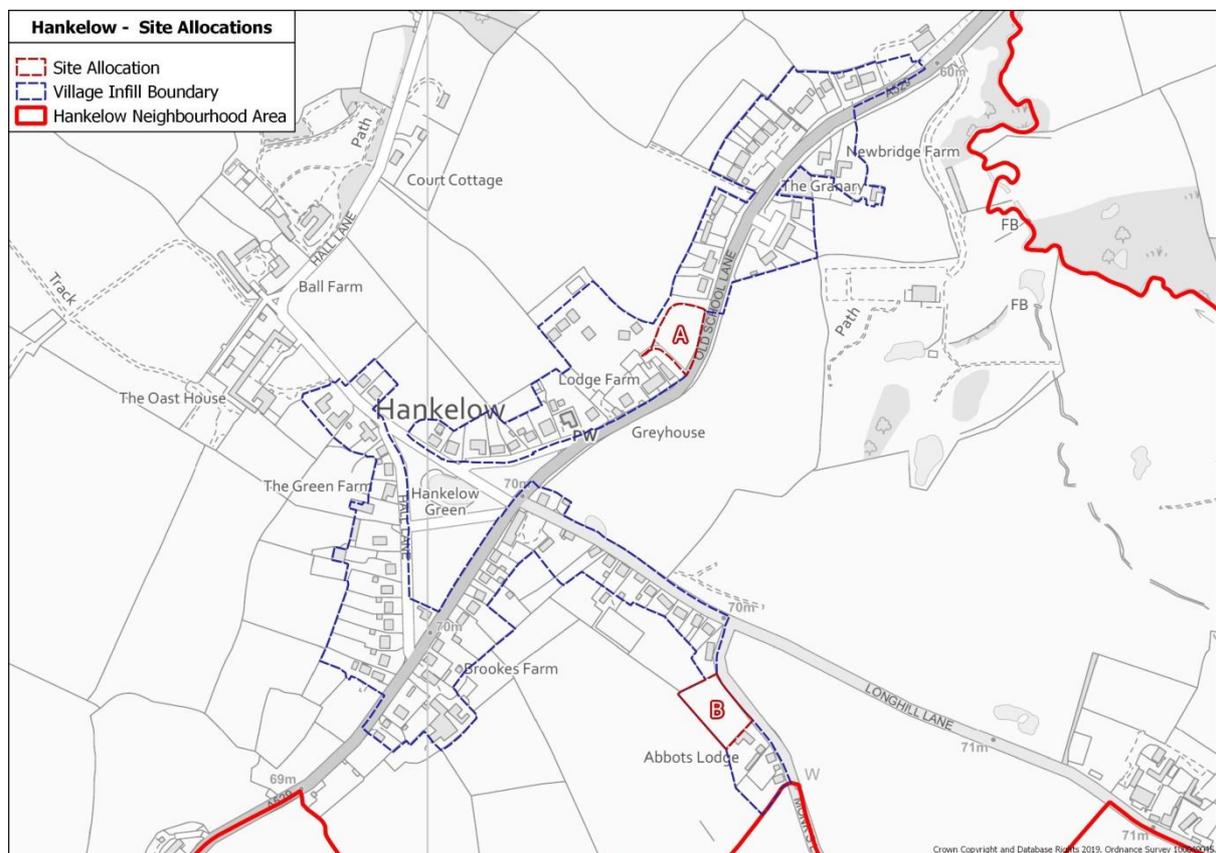
### 13.1. Policy H 1 - Housing Allocations

Two sites are allocated for new housing at The Nook, Audlem Road and at land off Monks Lane.

Site A at The Nook will be for 4 no. dwellings.

Site B at land off Monks Lane will be for approximately 2 no. dwellings.

### 13.2. Figure K - Housing Allocations



13.3. Figure L - Housing Allocation at The Nook, Audlem Road



13.4. Figure M - Site Allocation at land off Audlem Road



## *Justification and Evidence*

13.5. The Cheshire East Local Plan Strategy has identified a requirement for 36 000 dwellings throughout the whole borough, which is the minimum requirement for housing development within Cheshire East across the Plan period. Policy PG2 of the Local Plan defines Hankelow as 'Other Settlements and Rural Areas' and supports some growth at 'a scale commensurate with the function and character of the settlement'. In the emerging Site Allocations and Development Policies Document (Part Two of the Local Plan) the village of Hankelow itself has been designated as an infill village, where limited infill of a relatively small gap between existing buildings will be supported, with the whole of the Parish defined as open countryside.

13.6. The Local Plan allows for Neighbourhood Plans to define their own settlement boundaries. SADPD policy PG10 indicates that where neighbourhood plans allocate sites for development, it would usually be expected that these would fall within an existing settlement or infill boundary, or a new/revised settlement or infill boundary as defined in the neighbourhood plan. The infill boundary defined in the draft SADPD has therefore been amended in the Neighbourhood Plan to include the two sites as highlighted in Figure N. The extension of the infill boundary to include the allocated sites is seen as a sensible approach, as the sites are well located in the townscape and are within the built up area of the village. The proposed new infill boundary will not extend the village into the open countryside, but can rather be seen as a natural amendment to the proposed SADPD boundary and a reflection of the existing character of Hankelow, incorporating the sites within the existing 'envelope' of the village and allowing for infill development between existing buildings.

13.7. Between 2011 and 2017 the number of houses in the Parish increased by 47% (built and under construction). It is likely that a continuation of this rate of development, which is greater than at any rate in the last 100 years, will change the nature and character of the existing settlement and place unsustainable pressure on services and infrastructure. In order to help inform the Neighbourhood Plan policies, a Housing Needs Advice Report (HNAR) was therefore prepared by Cheshire East in January 2018 (<https://hankelow-neighbourhood-plan.weebly.com/regulation-14-consultation-2019.html>) which has indicated the likely housing need for the parish for the Plan period. This showed that the housing need in Hankelow over the period of the plan is 14-18 dwellings. However housing monitoring information shows that there have been 11 completions recently, and a further 32 dwellings are committed bringing the total to 43. Whilst the report therefore identified that there is no unmet objectively assessed housing need in the parish, it was noted that there is limited provision of smaller properties which would help to meet the needs of the existing and growing elderly population who may wish to downsize, or for younger families to stay or move into the parish.

13.8. The Neighbourhood Plan steering group recognise the need for a small number of smaller dwellings in the Parish, and in order to help to allocate sites for new residential development, was fortunate to be able to commission AECOM to undertake an independent site assessment for the Neighbourhood Plan, in agreement with the Parish Council and the Department for Communities and Local Government. Sites were identified for inclusion in the site assessment through a neighbourhood wide 'call for sites' process, which was organised by the Neighbourhood Plan group at the end of 2017. In total, 10 sites were considered. Information regarding the call for sites and the assessment can be found on the Parish Council website and a map detailing the sites for consideration is included as Appendix 8.

13.9. The approach to the site appraisal was based upon the National Planning Practice guidance (NPPG) and included an assessment of whether a site is suitable, available and achievable. The sites were all assessed using a site appraisal pro-forma, which provided information including the site location and use, planning history, whether the site was greenfield or brownfield, site characteristics, environmental and heritage considerations, landscape designations, and whether the site was available.

13.10. The sites were assessed and reviewed through a combination of desktop assessments and site visits, and were given a 'traffic light' rating of green for sites that showed no major constraints and were appropriate to be allocated, amber for sites that were potentially suitable but had issues that would need resolving, and red for sites that are not suitable. The capacity of the proposed sites was taken from information provided by the Parish Council, the call for sites and precedents set by planning approvals in the local area.

13.11. The site assessment concluded that four sites were appropriate for consideration for allocation in the Neighbourhood Plan. Two of the sites were discounted by the Neighbourhood Plan steering group as they were not considered to be infill, and would extend into the open countryside, against the approach of Cheshire East Council and the wishes of the community to support the natural environment and rural character of the Parish.

13.12. Site A at The Nook, Audlem Road is 0.25 hectares, and capable of providing four small dwellings. The site shown in the plan is divided between two owners, No. 5, the Nook and No. 6, the Nook. As noted in the AECOM SOA report, the original response to the Call for Sites only proposed the part owned by No. 5, the Nook, but the owners of No. 6 subsequently indicated that their part of the site is also available and that they wish it to be included. Accordingly the whole site has been allocated and the potential number of dwellings increased to 4.

13.13. Site B, land off Monks Lane is 0.3 hectares, and likewise is capable of providing approximately two small dwellings. The sites' detailed pro-formas can be viewed in the AECOM report on the Parish Council website. The sites are within the village and considered to be natural infill. The site assessment highlighted that whilst currently greenfield, the sites are within the existing built up area and are within and well integrated into the landscape of Hankelow. The sites are not within or adjacent to policy or environmental designations and does not adjoin any areas of high quality townscape of conservation value. Site B would see a loss of agricultural land, but both the sites have a low sensitivity to development. There are no known heritage assets or designations located on or adjacent to the sites. The sites afford good access to the village bus stops and open spaces, and the immediate townscape of Site A consists of a dense built form with a variety of character styles. Discussions with the landowners has indicated that the sites are considered suitable, achievable and deliverable within the Plan period, and as such appropriate as housing allocations within the Neighbourhood Plan.

13.14. Outside of these allocations new housing will only be permitted where it complies with housing policy for the open countryside, defined in Policy PG6 of the Cheshire East Local Plan (see Appendix 5), and draft Policy PG10, which supports limited infill development, in order to preserve the rural nature of the village, and to prevent physical and visual coalescence with adjoining settlements.

13.15. [Policy H2 - New Housing](#)

**Within the infill boundary defined on Figure N, along with the two allocated sites (Policy H1), limited infilling will be supported. Limited infilling is defined as the development of a relatively small gap between existing buildings. Limited infilling will only be permitted where it is:**

- i. in keeping with the scale, character and appearance of its surroundings and the local area;**
- ii. does not give rise to unacceptable impacts; and**
- iii. does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.**

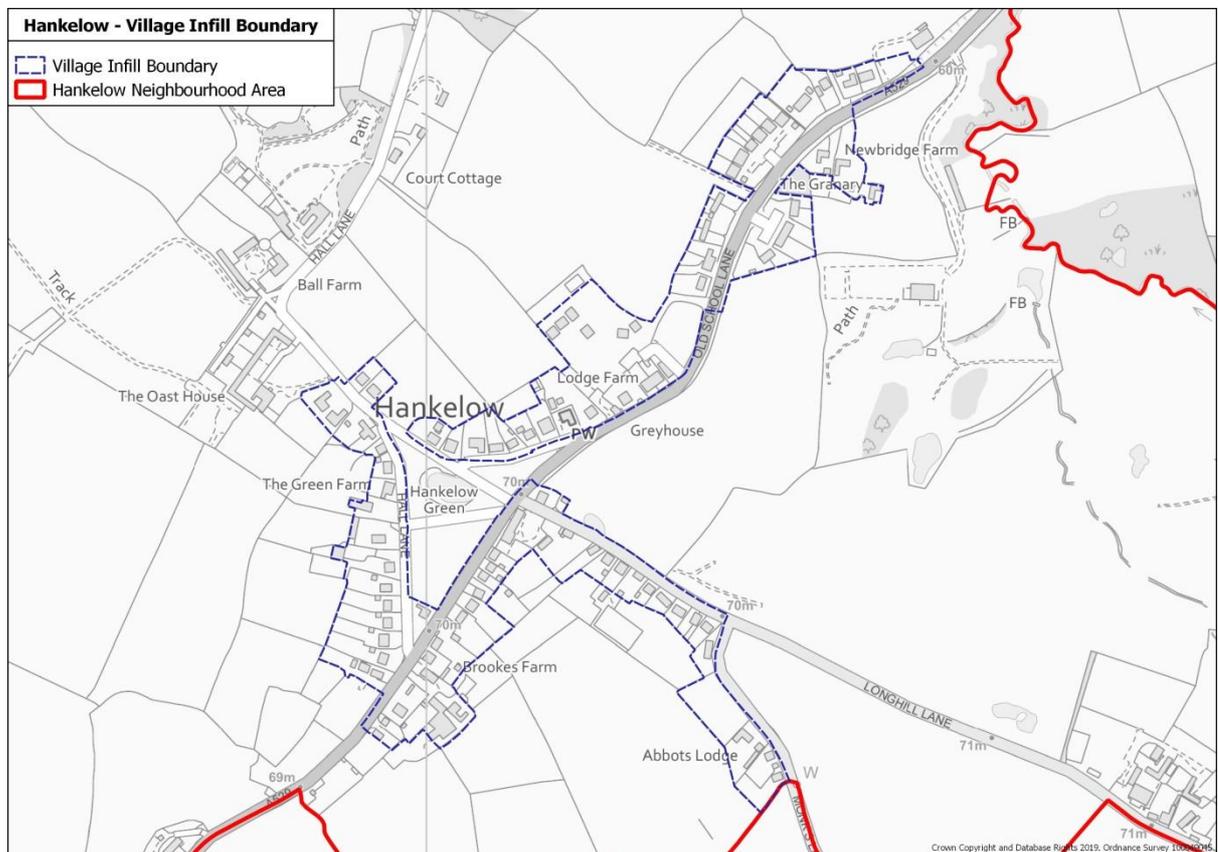
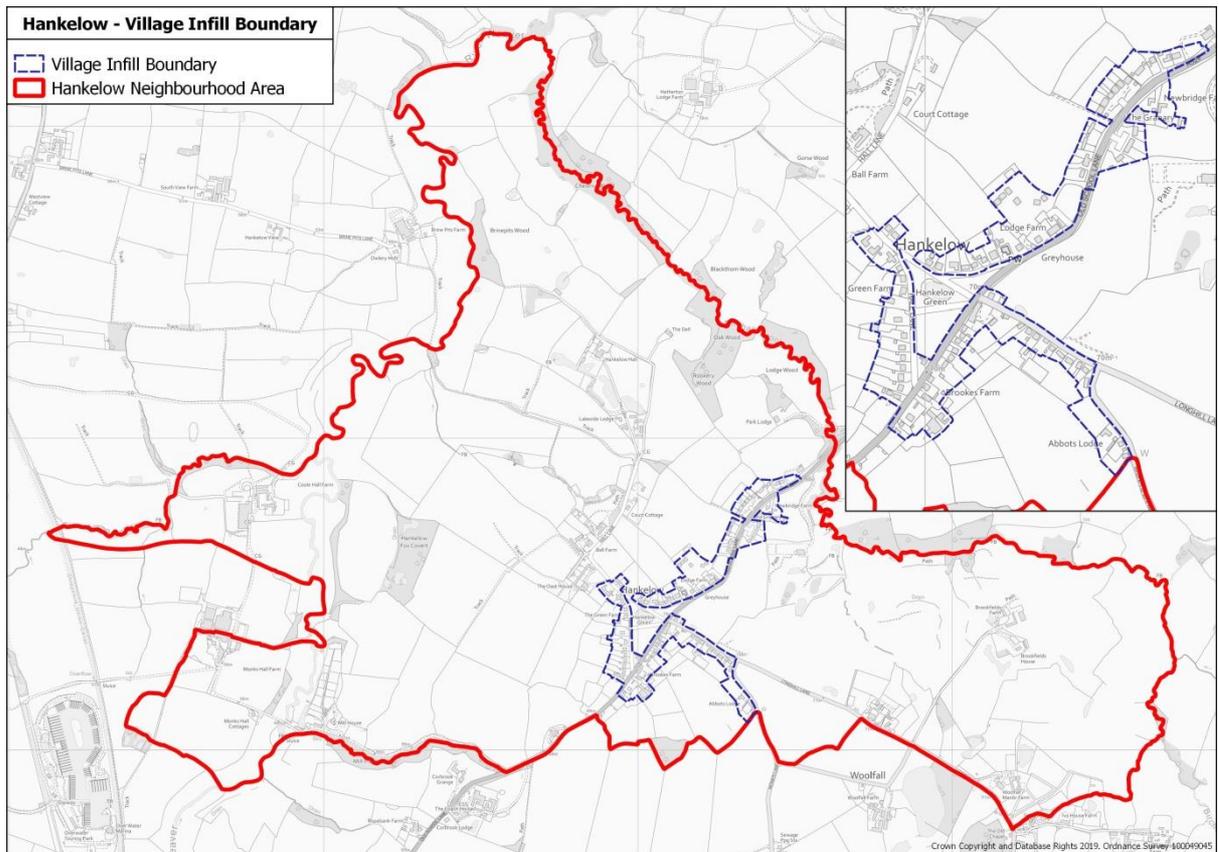
**Outside of the infill boundary Open Countryside Policy PG6 of the Local Plan Strategy applies. Only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.**

**Exceptions may be made:**

- i. affordable housing, in accordance with the criteria contained in Local Plan Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms;**
- ii. for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension;**
- iii. for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;**
- iv. for extensions to existing dwellings where the extension is not disproportionate to the original dwelling; buildings they replace**
- v. for development that is essential for the expansion or redevelopment of an existing business.**

**Outside of the village infill boundary shown on Figure N, development proposals will not be considered to be 'limited infilling in villages' when applying Local Plan policy PG6.**

13.16. Figure N – Proposed Hankelow boundary



### 13.17. Policy H3 - Housing Type

**Unless viability, any updated housing needs survey or other material considerations show a robust justification for a different house type, in order to redress the imbalance of the current housing stock and ensure an appropriate mix of housing in Hankelow, new homes, including those on the allocated sites, should be properties of three bedrooms or less, and provide for the changing needs and life-styles of an ageing population - including where appropriate an element of fully compliant Lifetime Homes.**

#### *Justification and Evidence*

13.18. The Housing Need Advice Note highlights that the population profile of Hankelow suggests a predominantly ageing and elderly population, and that there are a limited number of smaller properties such as flats and terraces. Indeed, at the time of the 2011 census, 67.2% of houses in the parish were detached properties, compared to 22.3% in England as a whole. This dwelling stock, coupled with a larger than average elderly population, is likely to have led to a lack of opportunities for people to downsize or get on the housing ladder. This may further compound an aging population over time, and result in lower proportions of younger age groups.

13.19. The Housing Needs Advice Report recommends that a policy on housing mix and type should therefore be considered, ensuring that any local developments provide a range of house types, tenures and sizes to meet identified needs, with particular emphasis on smaller, more affordable, market housing. This would help to balance the stock profile and provide more housing opportunities for younger residents including first time buyers as well as some downsizing opportunities for residents in larger properties.

13.20. The Housing Advice Report highlights that as the elderly population is likely to increase over the plan period there is a need to consider carefully the provision of specialist housing for the elderly, the viability of such provision and the need to ensure that sheltered/ retirement provision is close to services and facilities. The Advice Report states that these considerations may lead to such accommodation being better provided for in larger settlements. Again, smaller properties available for downsizing and for residents to maintain their independence for longer, whilst freeing up larger homes for families, would be a way of helping to address this issue.

13.21. The policy is in general conformity with Cheshire East Council's Local Plan Strategy policy requirement (SC4) for a mix of dwelling types and sizes, adding local detail, through developing a locally appropriate housing offer to reflect the changing needs of the local population as recommended in the Housing Advice Report. It also reflects the guidance within the National Planning Policy Framework which seeks to deliver homes which meet the needs of groups with specific housing requirements by planning for a mix of housing size, type and tenure including housing for elderly people and families with children.

### 13.22. Policy H 4 – Entry-level exception sites.

**Entry-level exception sites will be supported where:**

- Applicants can demonstrate that the need for such homes is not being met in Cheshire East.
- Sites comprise entirely of Affordable Housing as defined in Annex 2 of the NPPF. Enabling market housing will not be permitted on such sites
- Restrictions are placed on the site that limit occupation to those in affordable housing need.
- The proposed mix of dwellings (sizes, types and sub-tenures) provided reflects local housing needs of first time buyers and / or renters, subject to site character and context and development viability.
- The location of the site should as far as possible respect the fact that in most of the village, properties do not directly face each other, and that they have open countryside at the rear.

**A site will be considered to be located adjacent to Hankelow village, where the site adjoins the defined Infill Boundary for Hankelow, as set out on the adopted policies map. Sites should:**

- reinforce the urban form of Hankelow;
- minimise their extension into the open countryside;
- be located to ensure properties do not directly face each other, and have open countryside at the rear

**The design and layout of any such site must be such as to respect the density, urban grain and character of the surroundings, and comply with the Design and Character policies of this plan**

**Where Entry-level exception sites are found acceptable, Permitted Development rights will normally be removed to ensure they remain affordable to future occupants.**

**The cumulative number of units permitted in the period covered by this plan should not be more than 5% of the size of the settlement, as defined by the extent of the area of the infill boundary and any properties directly adjoining it, at the time the first such application is submitted. Development that is not fully built out at the time of the application will be excluded from such calculations.**

#### *Justification and Evidence.*

13.23. A revised National Planning Policy Framework (NPPF) was published in July 2018. This introduced a new concept of *entry-level exception sites* (ELES) for affordable housing that are not currently considered through the provisions of the CELPS. Paragraph 71 of the NPPF introduces a new provision to support the delivery of affordable housing through a requirement for local planning authorities to support the development of ELES, unless the need for such homes is already being met within the authority's area.

13.24. The NPPF requires that ELES “*should be on land which is not already allocated for housing and should:*

*a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and*

*b) be adjacent to existing settlements, proportionate in size to them<sup>33</sup>... and comply with any local design policies and standards.*

13.25. Footnote 33 to paragraph 71 states “*Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.*” In defining the limit of 5% the NPPF is not clear on whether this is by area or by the number of properties. For the purposes of this plan it is taken as meaning that the area of the site should not exceed 5% of the area of the settlement, and the settlement is taken to mean the principal contiguous village of Hankelow as defined by the infill boundary and any properties directly adjoining it.

13.26. The NPPF does not state whether or not multiple ELES applications can be accepted adjacent to a single settlement. As a small isolated rural parish, Hankelow has limited opportunities for employment and poor public transport, making it potentially unsuitable for occupants of affordable housing. Also for a small rural settlement such as Hankelow village, the rural character would be harmed by multiple developments, so this plan limits the level of such development to 5% of the size of the settlement over the life of the plan.

## Appendix 1:-Lanes and footpaths in the parish

### *Lanes:-*

**HALL LANE** abutting the village green and leading to Hankelow Hall contains most of Hankelow's historic buildings – Hankelow Manor, Ball Farm, Hankelow Lodge, and at the end of a drive Hankelow Hall, the parish's most impressive edifice now undergoing restoration. Hall Lane now leads to 2 new developments, of appropriate situation and size for this small settlement.. Again beyond the houses looking onto the green there are open fields on the right.

**MILL LANE** – a private road but allowing Public Right of Way - leading to the Grade 2 listed Hankelow Mill turns off the A529 Audlem Road just before Corbrook Court Residential Home. A copse of trees around a small stream is a delightful medley under which nestle an abundance of wild flowers. The facade of the mill – and the mill wheel itself – has been preserved, and the stream and mill workings are right beside the lane. It then leads to Coole Hall Farm. At its right bend the footpath **FP 2** leads to the Shropshire Union Canal, very popular with walkers and cyclists. Over the canal bridge is the newly established and highly rated Overwater Marina.

### *Footpaths*

**FP1** is a short footpath connecting Corbrook to the housing at Hall Lane by Ball Farm, which was built in 1510 and probably used as a Court of Justice. The meaning of Hankelow from Old English Haneca's mound indicates that the parish stands on a rise above surrounding countryside, and thus it affords outstanding views reaching to the the Berwyn Mountains, especially from this footpath.

**FP2** runs from Corbrook to the Shropshire Union canal. Up to the turning to Coole Hall Farm it consists of a tarmac road (Mill Lane), and is appreciated as one of the most attractive walks in the parish. From the main A529 it is bordered by the Mill Plantation of high trees and wild flowers before reaching the restored Hankelow Mill. After crossing the river Weaver it continues through fields and a cattle track to the canal bridge near the Overwater Marina, giving excellent views of the landscape.

**FP36** takes walkers through an open field to Coole Hall Farm where it joins **FP6** just over the parish boundary. Via a farm and footbridge it arrives at the **FP4** bridge over the Weaver. **FP4** is part of the South Cheshire Way.

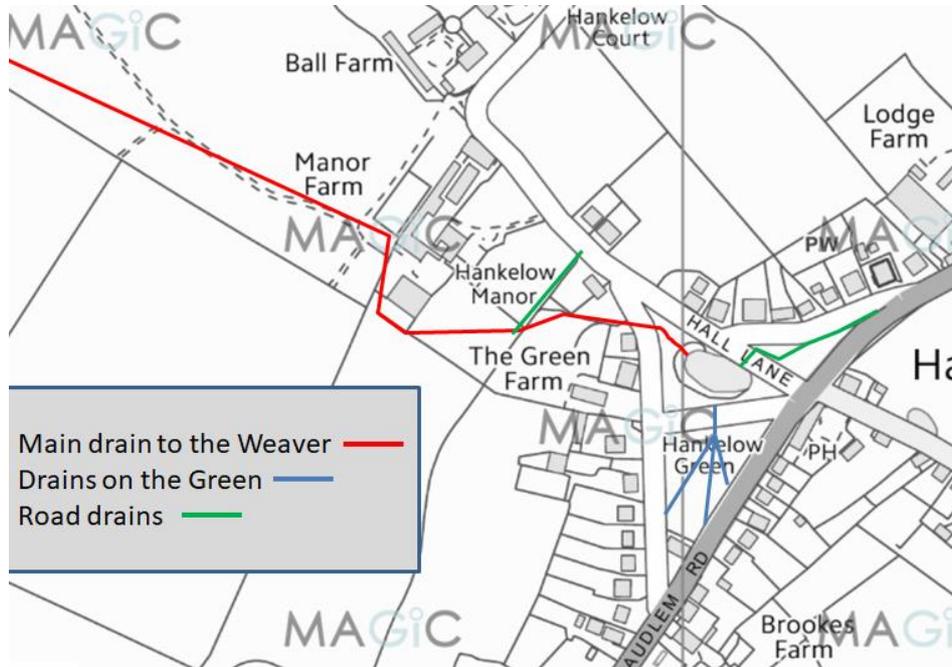
**FP4** goes through cattle grazing fields with wide views of the area, and sight of the early Georgian Grade 2\* listed Hankelow Hall. It crosses the end of Hall Lane and, via a kissing gate and a green field, it arrives at the main road A529, ending between an infill development and the Swedish houses.

**FP6** goes left before the **FP4** enters the field as the South Cheshire Way, and leads to the main road using a house driveway. Birchall Bridge at this point is one of Hankelow's 6 listed structures.

**FP15** on the Buerton side of the parish leads to the now defunct golf course en route passing crops and a small attractive pond. The sign indicating footpath crossroads appears amid undergrowth off the previously closely-mown fairway. This vantage point provides wide-ranging landscape views in all directions.

**FP33** takes the walker from the middle of the now defunct golf course greens past 2 ponds and a swathe of mature trees to connect with the lane to Longhill Lane from Brookfield Farm - another pleasant tree-lined walk.

## Appendix 2:- Drainage system for the village centre



Appendix 3:- Summary of response to the first Neighbourhood plan questionnaire.

## Hankelow Neighbourhood Plan

Thank you to everyone who completed the resident's questionnaire, we had a fantastic return (**over 90%**). We asked the questions and this is what you said...



**98 %** of residents **support the neighbourhood plan vision** and want to make Hankelow an even better place to live, work and visit.

**92 %** feel that new housing should **not exceed an average of 5 per year** (many commented that it should be much less).

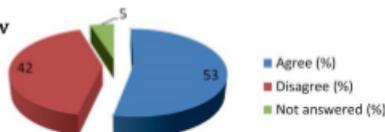
**97 %** said that new housing should **not be detrimental to adjacent properties** (i.e., loss of light, privacy, etc).

**100 %** want new housing **not to generate unsafe levels of traffic** and should have **adequate water drainage**.

**97 %** agree that new housing should **respect the look and feel of the surroundings**.

**98 %** of residents want Hankelow to develop in a way that **preserves a strong sense of community and quality of life** (including open spaces)

Should **30%** of all new developments be **affordable housing**?



To get all the results and the full range of comments from the questionnaire...

Want to know more? Keen to get involved...

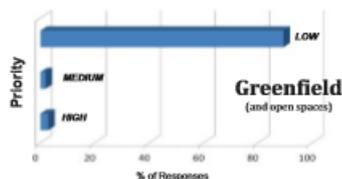
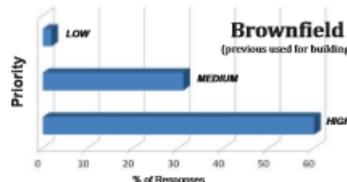
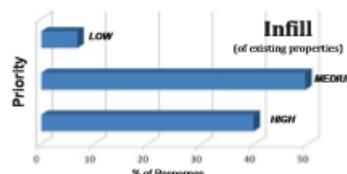
*Visit the web site...*

<http://hankelow-neighbourhood-plan.weebly.com/>

These are the issues that matter to Hankelow residents



What type of site should be prioritised for future development



Appendix 4:- Summary of response to the second Neighbourhood plan questionnaire.

## Hankelow Neighbourhood Plan

# Should we allocate Greenfield Land for a Village Community Hub/Pub?

### Consultation Outcome



Why the Consultation?

The loss of the White Lion and Brookfield Golf Club in short succession meant there is no longer a 'drop-in' venue to support the community. The Methodist Chapel does provide a community meeting facility for the village but has a no alcohol policy. A 'Drop In' session in January 2018 found that attendees were very keen that a Community Hub be established for the village.

The Methodist Church offered to let the Parish Council buy the Chapel to overcome the restriction on alcohol. At the same time, however, two landowners came forward to offer a site for a new village pub or community hub in return for allowing housing development on their sites.

In April 2018 Neighbourhood Planning Group sent out a Questionnaire to ask parishioners what they felt would be the best solution.

**The return rate for the questionnaire was an exceptional 79%:**

THE 3 KEY OUTCOMES



**90%**

Is a Community Building for the village needed?

**90% want a community building for the village**



**50 : 50**

Is the Chapel adequate as a community building?

Opinion was divided on whether the Chapel was adequate. **48% answered 'Yes' and 46% answered 'No'**



**39%**

Develop one of the two Greenfield sites?

Only **39%** of respondents were prepared to allow building on one of the two Greenfield sites offered in return for a village hub/pub

The outcome of the questionnaire shows there is no requirement to develop a Greenfield site to provide a village hub/pub. The Neighbourhood Plan Steering Group will proceed to prepare a draft plan for consultation

John Durrant / Colin Ainley  
1 May 2018

## Appendix 5:- Cheshire East Local Plan Strategy Policy PG6 and SADPD draft Policy PG10

### Policy PG 6

#### Open Countryside

1. The Open Countryside is defined as the area outside of any settlement with a defined settlement boundary<sup>(34)</sup>.
2. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.
3. Exceptions may be made:
  - i. where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; affordable housing, in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms;
  - ii. for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension
  - iii. for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;
  - iv. for extensions to existing dwellings where the extension is not disproportionate to the original dwelling;
  - v. for development that is essential for the expansion or redevelopment of an existing business;
  - vi. For development that is essential for the conservation and enhancement of a heritage asset.
4. The retention of gaps between settlements is important, in order to maintain the definition and separation of existing communities and the individual characters of such settlements.
5. The acceptability of such development will be subject to compliance with all other relevant policies in the Local Plan. In this regard, particular attention should be paid to design and landscape character so the appearance and distinctiveness of the Cheshire East countryside is preserved and enhanced.

## Policy PG 10

### Infill villages

1. In the other settlements and rural areas, the following settlements are defined as infill villages: Acton; Adlington; Arclid; Ashley; Astbury; Aston; Brereton Green; Church Minshull; Cranage; Eaton; Gawsworth; Hankelow; Hassall Green; Henbury; High Legh; Higher Hurdsfield; Higher Poynton; Hough; Langley; Lawtongate and Lawton Heath; Lyme Green; Mount Pleasant; Mow Cop; Over Peover; Pickmere; Plumley; Rainow; Rode Heath; Scholar Green; Styal; Sutton Lane Ends; The Bank; Weston; Winterley; Wybunbury; and Wychwood Village.
2. Except where defined through a neighbourhood plan, infill villages do not have a settlement boundary, have no allocated development sites and are within the open countryside<sup>(3)</sup>. Some of the villages are also within the Green Belt, as shown on the adopted policies map.
3. Limited infilling will be supported within the village infill boundaries shown on the adopted policies map. Limited infilling is defined as the development of a relatively small gap between existing buildings. Limited infilling will only be permitted where it is:
  - i. in keeping with the scale, character and appearance of its surroundings and the local area;
  - ii. does not give rise to unacceptable impacts; and
  - iii. does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.
4. Outside of the village infill boundaries shown on the adopted policies map, development proposals will not be considered to be 'limited infilling in villages' when applying LPS policies PG 3 and PG 6.

## Appendix 6:- History of Hankelow.

- A6.1) Historically, Hankelow was a rural community comprising farms whose produce supplied the markets of Nantwich and Market Drayton. In more recent times the number of people working on the land has decreased with the majority now either self-employed, or commuting to work elsewhere, or retired from work.
- A6.2) The rural settlement of Hankelow, on the main road between Nantwich and Audlem, goes back to the early Middle Ages, possibly to late Anglo Saxon times. It is thought that the name derives from 'Haneca's mound' in Old English. In 1086 Hankelow formed part of the Barony of Wich Malbank in the Hundred of Warmundstrou (Nantwich and district). 13<sup>th</sup> and 14<sup>th</sup> century references to a court and hall demonstrate a long development. In the reign of Richard 2<sup>nd</sup> Richard de Hunkelowe served as bailiff to the Hundred. The oldest surviving dwelling is Ball Farm, dated 1510, in Hall Lane, close to two other Grade 2 listed buildings, Hankelow Manor, and also Hankelow Hall, which has internal evidence of wattle and daub construction and timber framing dating from the Tudor period. In 1511 Richard Hassall was living at Ball Farm as Sergeant in Law and by 1540 was serving as Justice of Chester. The Farm's present gate pillars are surmounted by 2 large white spheres, symbolic of the weighing of justice. The Georgian period saw the reconstruction of the Hall, with its impressive brick facade by the local architect William Baker, and the erection of the Grade 2 listed Green Farmhouse, which stands back from the village green. In the 19<sup>th</sup> century Hankelow Court, with substantial additions in 1901, and the Manor were built – both distinctive and sizeable, but very different in style. Though now converted into private accommodation, Hankelow Mill still houses the equipment for milling.
- A6.3) Until recent times agriculture shaped the character of the settlement– the 1880 census records that nearly half its population had work on, or were linked to the surrounding farms. The settlement was part of the parish of Audlem, as can be noted by the memorials to leading citizens of Hankelow Township in St. James' church. While the main properties had been occupied by well-known local families – the Wettenhalls and Hassalls - no one family line exercised longstanding estate ownership and influence, as seen so often elsewhere, and a cluster of farms emerged from the medieval open field system. In the later 19<sup>th</sup> century a school prominently overlooking the village green, used as a church on Sundays, and two Methodist chapels, together with the White Lion Public House, approximately 250 years old, provided venues for celebrations and local events.
- A6.4) Hankelow Church of England Primary School existed for 100 years. Initially as a school for children aged 5 – 11 it opened in 1870s, the then number of children on the roll being about 50. In 1930 it became a 5 - 8 school and thereafter pupil numbers declined. The school closed in July 1970 with 12 children on roll. The building was demolished in 1977.
- A6.5) In the 1950s and 1960s Hankelow had a shop, a post office, a smithy a garage and a pub, all near to the central village green. Personal recollections from the last century show that the village and its facilities enabled a vibrant community life, supporting not only material requirements but also meeting social and cultural needs. For instance the tennis courts opposite the Court provided a popular social pastime.

A6.6) Although the population of the civil parish has changed little numerically since early records - from 264 in the 1880 census to about 290 in 2017 - the number of dwellings has more than doubled. Further, the kith and kin networks have much changed, though there remains a small minority of residents who have longstanding family connections. Whereas in the past quite large families managed in small cottages with very basic facilities –the bath tub on a hook in the kitchen and an outside toilet with no flush - today’s ‘mod con’ housing predominantly accommodates people who generally did not grow up in or around Hankelow. Cottages like the ones at the back of the White Lion have been pulled down and others much extended.

A6.7) Although the shop, post office, garage and pub have gone, to say that this has become another dormitory village would be mistaken. The gardens still mainly backing onto farmed countryside have in many cases fruit and vegetables growing, as did their forbears. Moreover the settlement does not have street lighting, main drainage, or a mains gas



supply. Social life and village activities have not disappeared – the active Amenities Group (which has been in place since 2005) runs events throughout the year, in particular a traditional summer fete in June, the Autumn Supper and "Carols on the Green" followed by mulled wine and mince pies in December, all well attended by residents.

## Appendix 7:- Transport issues.

**A7.1)** Evidence from the Hankelow parish plan 2012 regarding road traffic, particularly the speed of traffic on the A529, consistently shows a strong concern across all participants in the village survey and associated meetings, where 82% were strongly in favour of speed limitations. This action was agreed and is now in place. The A529 has a 30 mph speed limit, through the main body of the village, but some of the A529 and some lanes are out of speed restrictions but remain within the village boundary. Some vehicles passing through our village do not observe the speed limit on the restricted roads or on narrow lanes such as Hall Lane, and Monks lane, which are single-track lanes where often there are people walking (many with dogs), children playing, horses and cyclists riding.

**A7.2)** The Hankelow parish plan 2012 reported there was a strong sentiment concerning road safety, particularly at the Longhill Lane/A529 junction and in Hall Lane. In the Neighbourhood plan questionnaire 2015, 55% of villagers' replies stated that transport and roads were very important to them and 100% replied that all new housing developments should not generate levels of traffic that would prejudice the safe movement of vehicles and endanger pedestrian use on surrounding roads. Here are some statements made by villagers taken from the Neighbourhood plan questionnaire 2015:-

- "Access infrastructure and parking are very important"
- "Hall Lane is becoming increasingly dangerous."

The Transport Group considered that an observed speed limit would reduce risk on the A529, although this should be monitored once a speed limit was established. The speed limit came into force in 2012 and Hankelow Parish Council have since September 2012 instigated the periodic use of a speed indicator to monitor the effect. While there has been a fault on the speed indicator and some data has been lost, this is the information we do have for the A529:-

- Average number of vehicles per day 2013 (Northbound to Nantwich): 2,397
- Average number of vehicles per day 2017 (Northbound to Nantwich): 2,929  
Increase of 532 vehicles per day, circa 22% increase
- Average number of vehicles per day 2013 (Southbound to Audlem): 1,927
- Average number of vehicles per day 2017 (Southbound to Audlem): 2,437  
Increase of 510 vehicles per day circa 26% increase

Some analysis gained on the speed during core hours (08:00 to 20:00) is that the average speed varies between 30 and 40 mph in both directions; this does not indicate how much traffic is travelling well above or even below the speed limit, but the average is all above the 30 mph for the road limit and therefore not acceptable.

The speed indicator is not reliable; therefore it is suggested that there should be some research into a permanently placed speed indicator.

**A7.3)** Because of the trend to on-line shopping, coupled with the lack of shops in the village, traffic due to parcel delivery to domestic premises is continually increasing and often requires larger vehicles, and this contributes to the hazards particularly on the minor roads of the village. A central pick-up point in the proposed community hub (see policy CM2) could help to alleviate this traffic.

**A7.4)** Also many drivers have difficulty finding addresses in the village, which may increase frustration and provoke speeding; this is particularly true of Hall Lane, where satellite navigation systems are generally misleading, resulting in drivers who are trying to deliver to homes on the west side of the green mistakenly driving down Hall Lane as far as the Hankelow Hall estate. Clearer signage may help this.

Appendix 8:- Map showing sites included in the site assessment/ derived through the Call for Sites

