



Dunham on the Hill and Hapsford Neighbourhood Plan Consultation Statement

JANUARY 2025

OUR PARISH

Dunham on the Hill and Hapsford is a friendly and welcoming community, across two villages, where residents of all ages feel safe, valued and enjoy an excellent quality of life. It is set within an attractive landscape and enjoying easy access to facilities and the countryside. It is a parish full of character, and heritage within a rural setting. This neighbourhood plan will work to ensure that this will continue to be so for the generations who follow.

Dunham on the Hill and Hapsford Parish
Council

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Consultation Statement

The working group and parish council determined to be inclusive and transparent throughout the neighbourhood plan process. The Neighbourhood Plan is intended to be a forward thinking plan that will preserve the heritage of the two villages within the parish whilst ensuring that future development best meets the needs of the residents today and tomorrow.

1. Introduction

1.1. This consultation statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 Part 5 paragraph 15(2) which defines a consultation statement as a document which:

- Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons consulted
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2. The parish of Dunham on the Hill and Hapsford is situated approximately two miles west of the local service centre of Helsby and is a civil parish in the borough of Cheshire West and Chester (CWaC) in the county of Cheshire. Today it has a population of 700 (census 2021) There are 280 households. The Parish contains the small settlements of Dunham on the Hill and Hapsford split by the A5117. The settlement of Dunham on the Hill is split by the A56. The parish is predominantly rural and retains a strong agricultural heritage. Dunham on the Hill is recorded in the Domesday book records.

1.3 The Neighbourhood Plan (NHP) process started in 2021 as a discussion held by the Dunham on the Hill and Hapsford Parish Council, instigated by Vice-Chair Claire Green supported by councillor Esther Gibson, to determine whether or not to undertake a neighbourhood plan for the parish. Cllr Green sought advice and guidance from John Heselwood of Cheshire Community Action in August 2021 following advice from CWaC planning officer. A meeting with member of the parish council took place on 28th September 2021 where John was able to explain about Neighbourhood Plans.

1.4 At the parish council meeting on 3rd January 2022, it was decided to proceed with a neighbourhood plan and that the designated area be aligned with the parish boundary (extract from minutes – Appendix 1).

1.5 Following the meeting on 5th January, attended by John from CCA, various discussion points and possible policy areas were identified along with next steps. (Appendix 2)

1.6 The Neighbourhood plan designated area was approved on 26th January 2022, in line with Neighbourhood Planning (General) Regulations 2012 (as amended).

1.7 An initial survey of residents was hand-delivered. It asked 6 questions:

- Do you wish Dunham on the Hill and Hapsford to have a Neighbourhood Plan?
- What do you like most about the villages as they are today?
- What do you dislike most about the villages as they are today?
- Your vision – how would you like to see the parish in the future?

- Which 3 of the following do you consider the most important issue for your parish? Design of new development, jobs, community facilities, recreation, housing, natural environment, heritage, tourism, access to the countryside, sustainable transport
- Is there anything else in particular that you think should be included in the Neighbourhood plan?

Residents were also asked to note if they were interested in being involved in preparing the plan. Full details of responses included in Appendix 12.

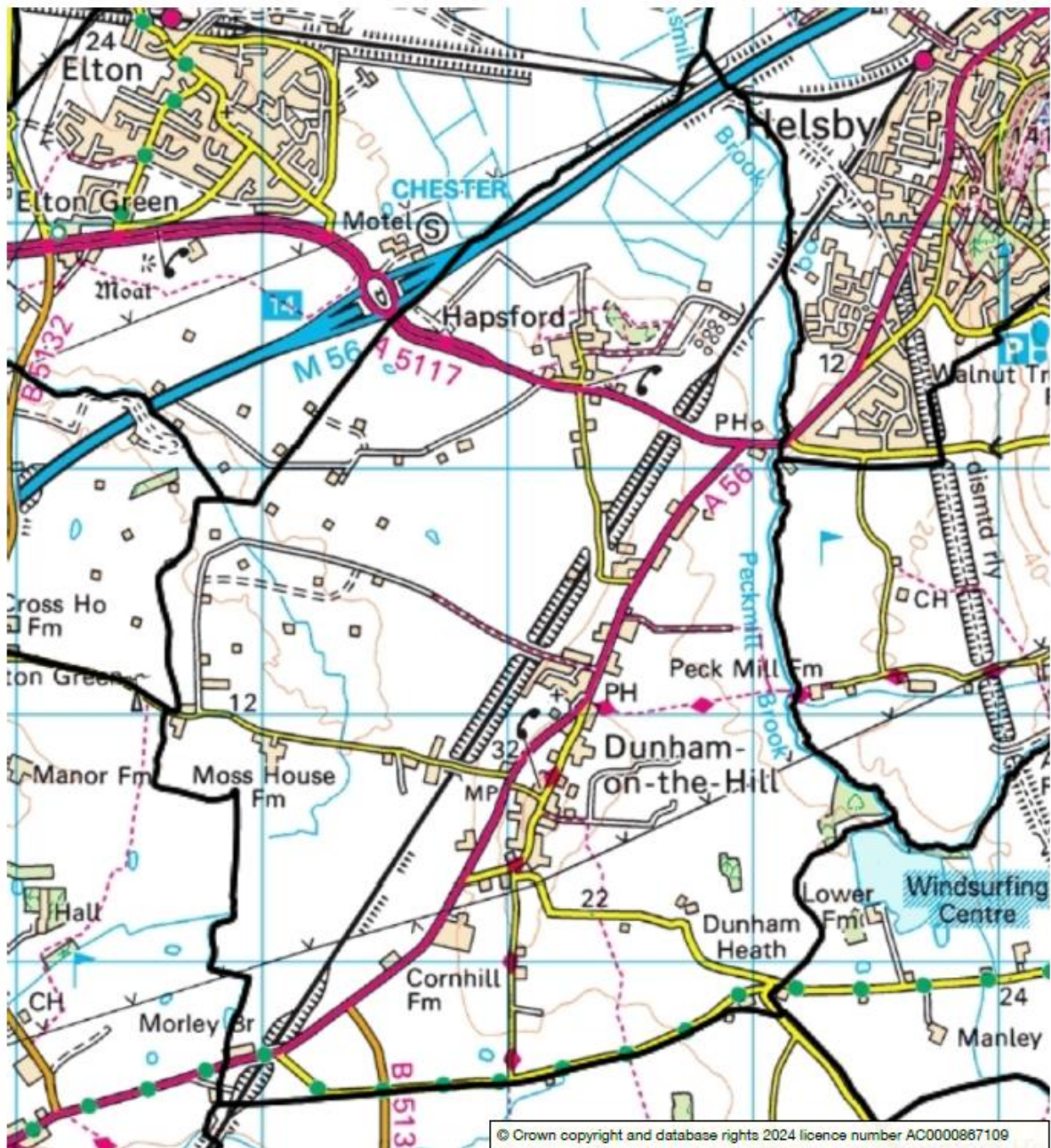
1.8 In May 2022, a launch event and presentation about the purpose of and need for a neighbourhood plan was held and led by John Helselwood and Cllr Green. This was well attended with more than 10 residents attending. John explained the neighbourhood planning process to local residents and Cllr Green invited them to them to participate. Two or three residents came forward to join the working group and other residents offered to help with the distribution of leaflets and information.

1.9 The first meeting of the working group met on 26th July 2022 and roles were distributed in line with policy areas. It was agreed to meet bi-monthly to share updates and information. The working group changed its structure in due to change of councillors and residents for personal reasons. The working group then consisted of councillors from the parish council. Bi-monthly meetings continued focussed solely on the neighbourhood plan. Updates from these meetings were shared in the parish council meetings and on the website - [Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](http://Dunham-on-the-Hill-and-Hapsford.dunhamhillandhapsford.co.uk)

1.10 In summary the processes that the Neighbourhood Plan went through were:

- Seeking permission to produce a neighbourhood plan for the parish
- Recruiting volunteers to make up the working group
- Research into existing and emerging national and local policies
- Finding out what the local community wanted
- Further research and policies based on feedback
- Where necessary commissioning additional survey work
- Follow up consultation with all members of the local community and those with an interest in Dunham on the Hill and Hapsford
- Regulation 14 consultation
- Review of the comments received and revisions and amendments to the Regulation 14 plan.

Map of Neighbourhood Plan Area – bound in black on the map below



2. Consultation events

2.1 Prior to drafting the plan, residents were consulted via a simple survey that was delivered to each household. There was a positive response with some residents engaging in comprehensive face-to-face conversations about the plan. Residents have been keen to help with the sharing of local history information, replying to land and home owner and receive updates in the quarterly newsletter. Updates and documents are made available through the parish website where there is a section about the Neighbourhood Plan.

2.2 A range of events were set up throughout the process ranging from online surveys, open meetings, drop-in sessions at two venues within the parish, leaflet drops. Regular updates were shared in the parish newsletter that was delivered at least 3-times per year and a section was developed on the parish website with updates included and documentation made available for people to access. The parish council worked with a consultant and liaised with local developers as appropriate. They also sought advice from the local authority planning office and Cheshire Community Action.

2.3 A Housing Needs Survey (report available on the parish council website) was completed as part of the plan and this was also supported by Archway Developers and Muir Housing as part of their initial interest in the Wheatsheaf site. This liaison continued with the developers until they took the decision to withdraw their initial expression of interest in the site.

[Housing Needs Residents Survey](#) (link to survey distributed to each household with a QR code included so returns could be made online)

2.4 As a rural parish, the working group recognised the need to preserve the ‘green feel’ that the parish currently enjoys and that residents identify as reason for moving into the area. They commissioned a wildlife and biodiversity study of the area by the Cheshire Wildlife Trust which was used to inform policy within the plan.

2.5 Whilst drafting the plan, a number of residences were identified as buildings of historical interest and the households were written to individually to seek their views and comments – see appendix 14 for the letter sent). Comments were received from some of the identified households and responses shared via email. See appendix 15 for an example of the response shared by return of email comments received from residents.

2.6 Working with the consultants (ONeill Homer), it was decided to propose to designate the village of Hapsford as an Area of Special Character. Residents were informed using the letter in Appendix 11 which were hand-delivered. No feedback or comments were received following this so it was agreed to include this as a policy area in the plan.

2.7 Morgans and Greene King were also consulted at this point as landowners. Both shared their initial thoughts via email and these were responded to with advice sought from the consultant supporting the working group. Neither landowner responded to the Regulation 14 consultation despite receiving a prompt after the consultation had closed to seek their views.

2.8 Once the working party were in agreement with the draft plan and design guide, the consultation process known as regulation 14 took place. Letters were distributed to each household and sent to all statutory consultees via email. The working group invited local landowners, developers and interested groups to respond as part of the consultation. These included Greene King (owners of the disused

Wheatsheaf public house), Morgan Developments, Ward Councillor – Hugo Deynem. A full list is available in appendix 13.

2.9 The plan and design code was made available to view online via the parish council website ([Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunhamhillandhapsford.co.uk)) with opportunities for people to access paper copies at drop-in sessions or request delivery of them via the parish clerk.

2.10 During the Regulation 14 consultation process, 3 drop-in sessions were arranged at different times and venues to capture comments from residents. The first one was on Saturday 9th March to run alongside the book sale at St Luke’s Church Hall. With two further sessions on Tuesday 3rd April from 6.30pm to 8.30pm and Saturday 13th April from 10.00am to 12.00pm (noon) in the village hall located in Dunham on the Hill. Members of the Parish Council were at each session to discuss the plan and answer questions. During these sessions comments were noted and discussed. Residents asked questions specific to their own property and the plan and design code reflected on this. Feedback sheets were made available (Appendix 4).

2.11 After receiving feedback from the Barnston Estate and Brookhouse group as part of the Regulation 14 process, the working group/parish council met with both parties separately to discuss their comments and the reasons behind the decision to not include major changes to the plan at this stage. The outcome was a shared decision to continue to work together as and when they brought future developments to the area. It was agreed that open dialogue and transparency were key to securing positive outcomes for all included – residents as well as developers.

3. Response to consultation

Consultee comments and responses

3.1 A full list of statutory consultees and others is included in Appendix 13. The grid below shows the responses received and from whom. Not all statutory consultees submitted a responses within the consultation window. Two consultees – Greene King (owners of The Wheatsheaf public house) and Morgans (owners of Hapsford Woods) were contacted again after the consultation closed given the land they owned and its inclusion in policy areas within the plan but nothing was received.

3.2 Both had previously submitted comments when initially contacted as landowners in November/December 2022 and submitted responses which were responded to. No further comments were received.

Consultee	Consultee comments	Parish Council Working Group response and actions taken are noted.
Cadw	No comments or objections	
Canal & River Trust	No comments or objections as no waterways covered by the plan	
Environment Agency	Guidance shared but no additional comments or objections.	Have checked with ONH about any further action needed. No further action needed.
Exolum Pipeline System Ltd	Map sent and email about letting them know if any developments are within their noted area.	Map and email saved
Historic England	No comment but additional information within the letter	
National Gas Transmission	Guidance within letter explaining they would like to be consulted should any developments take place. Map outlining their assets also shared.	Map and email saved
National Grid Electricity Transmission	Guidance within letter explaining they would like to be consulted should any developments take place. Map outlining their assets also shared.	Map and email saved
National Grid plc	Guidance within letter explaining they would like to be consulted should any developments take place. Map outlining their assets also shared.	Map and email saved
National Highways	No comment.	Email saved.
Natural England	No comment but additional information within the letter	
Office for Nuclear Regulation	Requested additional information.	Have forwarded to CWaC for help.

Sport England (North West Region)	Comprehensive email with links and considerations about sport provision.	Email saved. Comments were noted for further discussion should it be necessary.
The Coal Authority	No comments to make.	Letter saved.
United Utilities	Landscape department - comments about Wheatsheaf	Letter saved. ACTION taken: Amended Policy DHH7 to draw developers' attention to the need to be mindful of the risk of sewer flooding and for engagement with UU so as to manage this risk and undertake mitigation as required for this and the management of surface water. Amended Policy DHH9 to include reference to the need for development for the management of sustainable drainage options that are line with the demands of UU and reflect the impact of the changing climate.
DH&H Village Hall	Full support of the plan	
Hugo Deynem - ward councillor	Comments included within a returned report.	Energy opportunity map was noted to be out of date and this has now been removed. Reference to a specified amount of community benefit compensation in policy DHH10 was noted to have the potential to be out-of-date during the life span of the plan and this statement has been removed from the policy area. Comment about developers replacing a removed community asset has been discussed and no revisions made.
Brookhouse developments	Comprehensive response received. Two new policy ideas/revisions shared.	Discussed with consultant and felt that revisions would require additional Reg 14 submission. One policy area covered development on Green Belt. Comments from consultant: Both the Brookhouse and Barnston comments relate primarily to absent policies, most especially in respect of land allocations. Brookhouse requests two new policies: a Parish Greenway and a Future Housing Strategy. Whilst one or both may have some merit, the DHNP is not required to make such provisions and both relate to land being promoted on the edge of Helsby but

		<p>that lies in this Parish. As that land lies in the Green Belt, the DHNP is not able to allocate land or indicate any support for any future allocation of land for development, irrespective of housing need. This is solely a matter for either a future Local Plan or for planning applications. 3.5 Furthermore, it is not conventional for an NP to contain policies relating to land adjoining a settlement outside the NP boundary (Helsby) without the community of that settlement (and its town or parish council) being given the same opportunity to comment on the draft DHNP (and ultimately the vote at a referendum). In addition, it is not possible for an NP to add new policies such as these after the Regulation 14 consultation period without undertaking that consultation exercise again before submitting the NP for examination. 3.6 For all the above reasons, it is RECOMMENDED that these policy suggestions are not added to the DHNP. If the PC is minded to explore the ideas further with the land interests then it should instead liaise with them and with CWaC and Helsby Parish Council. 3.7 Barnston has suggested new policy proposals on four sites in the Parish. All those sites lie in the Green Belt. The first site coincides with the land referred to above by Brookhouse and the same RECOMMENDATION therefore applies.</p> <p>ACTION taken: Agreed to continue to work with the group as a parish council.</p>
Barnston Estates	Comprehensive response received and shared with consultant.	<p>Discussed with consultant and felt that revisions would require additional Reg 14 submission.</p> <p>Barnston identified four sites for inclusion/discussion (site one is the one noted above in the Brookhouse box)</p> <p>The second site is extensive in covering land south of the M56 and A5117 on either side of Common Lane. As part of a former MOD Munitions Camp, the land contains all the former munitions</p>

		<p>buildings identified in Policy DHH6 as local heritage assets. The land interest supports that policy but suggests the DHNP could offer specific policy support to its proposal for a solar energy scheme on the land. It is RECOMMENDED that the PC considers if such a proposal would be acceptable in principle, i.e. it may not harm and local heritage significance of the buildings and may provide a means by which they may be improved and beneficially reused. Policy DHH10 may then be modified accordingly. 3.9</p> <p>The third site lies in the Green Belt and the same constraints and issues apply as per the first site/Brookhouse. It is therefore RECOMMENDED that the DHNP is not modified to include it.</p> <p>The fourth site at Moor Lane Paddock in Hapsford and it is proposed that the DHNP supports its development as an infill site in the village. For the reasons given above, it is not in the gift of the DHNP to allocate land in the Green Belt but it may include design guidance to steer the design of future proposals for which planning permission is applied (as per the former Wheatsheaf PH). As the site forms part of the proposed Hapsford Area of Special Character and is already covered by the Design Code, it is not considered necessary for the DHNP to provide specific policy support for such a proposal. Rather, the land interest may submit a planning application seeking to show the proposal meets the Green Belt policies of the Local Plan and NPPF for appropriate development in the Green Belt and has had full regard to the Design Code per Policy DHH5. It is therefore RECOMMENDED that the DHNP is not modified in this way.</p> <p>ACTION taken: Agreed to continue to work with the group as a parish council.</p>
Resident (via email)	Comments about litter, bins and desire for them to be included in the plan -	Email saved and individual response shared.

		Resident also invited to become a parish councillor.
Resident (via feedback form)	Typos within the plan/design guide and additional information about history of one part of the parish.	Typos amended and additional information added.
Resident (via feedback form)	Comments about materials identified to be used of replacement windows (use of wood) in the design code.	Discussed and agreed to amend to reflect other materials were more appropriate in terms of longevity and maintenance whilst maintaining the visual aesthetics of wood
Resident (via feedback form)	Comments about footpath connectivity, woodland development and services within the parish such as community washing facilities for pets etc.	Discussed and agreed to keep footpath connectivity and woodland development on the agenda for discussion as a parish council.
CWaC – Principal Planning Officer	Yes	Comprehensive response received – see table below for working group response to each comment where appropriate.

Response from CWaC

NHP section	CWaC Comment	DH&H response (with support from ONH consultants) and actions taken are noted.
General comments	<p>Chapter 3 has paragraph numbers – should chapter 1 also have paragraph numbers to be consistent? All maps on an Ordnance Survey base map should include the OS licence agreement.</p> <p>Council's Landscape Architect: Unfortunately, there does not appear to be any reference to the CWaC Landscape Strategy, the landscape character areas located within the neighbourhood plan, or any guidance in regard to landscape protection and future change. Furthermore, there do not appear to be any landscape policies within the neighbourhood plan. The design code principles also seem to be very focused on the built form. The Landscape Strategy is available at: Local Landscape Character Assessment - Landscape Strategy 2016 Cheshire West and Chester Council Please note that the Landscape Strategy Part 1 'Introduction' provides very good guidance for general design principles for new development Please refer to these documents. The neighbourhood plan refers to views, but it is unclear that the views are or why these views are worthy of protection. This could be expanded upon and included in a key views policy.</p>	<p>ACTION taken: Include specific views in the heritage assets section.</p> <p>ACTION taken: reference CWaC Landscape strategy within appropriate policy areas (DHH 3 and DHH4)</p>

Introduction – The parish and surrounding area	This refers to data from the 2011 Census. Data from the 2021 Census should be available at Parish level from nomisweb.co.uk	Amended the reference to include Census 2021 data.
Introduction – The need for a neighbourhood plan	This states that part of the Neighbourhood Plan would be focusing on improving footpaths and cycleways so that more sustainable travel options can be developed. The current Neighbourhood Plan doesn't seem to include a policy relating to footpaths, cycleways or sustainable travel. Are there any specific parts of the pedestrian network or public rights of way that need improving or protecting?	Amended statement within the section to include reference to policy DM37 (Recreational Routeways) from CWaC Local Plan Part Two to identify that the parish would look to developments in the area to support this Local Plan Policy area.
Map of Neighbourhood Plan Area	We can provide an updated version of this map with the latest OS licence information to use for the submission version of the Neighbourhood Plan	ACTION taken: apply for licence and include reference number against the map
Objectives	One of the objectives includes reference to conservation and enhancement of links and access to the open countryside and support of safe and sustainable transport – but this hasn't been covered in a policy. Some of the objectives are repeated before the policies, but this is not consistent and not all objectives are included before the policies.	ACTION taken: re sustainable transport – parish council agree impact on transport and traffic is important and needs stating but accept that using legislation already in place to manage this is most appropriate. Ref to policy T8 of the local plan part two has been included in policy DHH 8 ACTION taken: Include appropriate objectives, or part of objectives, that are covered by the specific policy area.
Policy DHH 1 – Local Green Spaces	This refers to the Local Green Spaces being shown on the Policies Map. The appendix includes separate Policy Maps. Due to the overlap of colours and shading on the maps it is quite difficult to identify some of the Local Green Spaces and to identify how far they extend. It may be better to show the Local Green Spaces on a separate map. The last sentence of the policy states	Resolve conflict in §3.1.1 to bring into line with NPPF provisions for appropriate development in the Green Belt –

	<p>that the sites are of particular importance because they are easily accessible for residents. Is the area to the rear of the former Wheatsheaf public house (LGS 1) publicly accessible?</p> <p>Para 3.1.1 of the supporting text states that the Local Green Space designation has the effect of requiring proposals that will be deemed inappropriate by definition, unless exempted by the NPPF (paragraph 154 or paragraph 155), to meet the same 'very special circumstances' test applying to the Green Belt and Metropolitan Open Land in London. This isn't correct. Policies for managing development within a Local Green Space should be consistent with those for Green Belts (para 107 of the NPPF), but the process for considering an application on a Local Green Space would not be exactly the same as considering an application in Green Belt. For example, limited infilling in villages would not be considered inappropriate from a Green Belt perspective, but limited infilling on a Local Green Space would not be acceptable due to the importance the community have placed on that particular Local Green Space.</p> <p>National Planning Guidance on open space, sports and recreation facilities, public rights of way and Local Green Space identifies that "One potential benefit in areas where protection from development is the norm (e.g. villages included in the Green Belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community". Para 3.1.2 states that policy DHH 1 is consistent with Local Plan policies SOC 5 and SOC 6. It would be better to say that it is in general conformity with these policies – as it works with them and doesn't contradict them, but they cover slightly different things</p>	<p>RECOMMEND modify text accordingly</p> <p>ACTION taken: text modified accordingly.</p>
Policy DHH 2 – Incidental Open Spaces of Community Value	<p>Why have these specific incidental open spaces of community value been chosen? Do they have specific benefits compared to other areas of grass verge etc? Are they at key entrances to the village / junctions etc? It might be useful to provide photos of the sites. It would be helpful if these open spaces linked to the design code and character areas. Who are the spaces owned by and have the owners been consulted? The criteria seem very strict and refer to 'development of any kind'. Some types of development (such as new street lamps or bollards or bus shelters) may not require planning permission but could still impact on the incidental open space. One criterion refers to the development needing to be 'ancillary to the community</p>	<p>Improve clarity of purpose and reasons for selecting spaces and add photos and more description – RECOMMEND modify text accordingly and extend Appendix A to include new descriptive text and photo (per the Local Green Spaces)</p> <p>ACTION taken:</p>

	<p>use’ – what would that mean? For the grass verge sites, what would be ancillary to the community use of those sites? The criteria refer to making appropriate new alternative provision to compensate for the localised loss. If one of the grass verge sites was lost, how could alternative provision be provided? If part of a grass verge was lost, how could the damage to the green infrastructure or local character be mitigated? Para 3.2.2 refers to protection of the sites of open space value – should this be incidental open spaces of community value? It also refers to protection unless the community is supportive of their change of use. This isn’t covered in the current wording of the policy and the existing criteria don’t refer to community support for change of use being a reason why development would be supported.</p>	<p>Text modified accordingly and additional supportive text included as well as photos for the Incidental Open Spaces.</p>
<p>Policy DHH 3 – Wildlife and Biodiversity</p>	<p>This policy may need re-wording slightly as it may be difficult to assess compliance and to implement. The policy states “Development proposals for sites adjacent to high distinctiveness habitats, as shown on Map 2, or indicative wildlife corridors should prioritise avoidance in order to minimise potential impacts on wildlife, and where avoidance is not feasible proposals must demonstrate substantial mitigation measures”. Does this refer to sites adjacent to high distinctiveness and adjacent to indicative wildlife corridors (or within indicative wildlife corridors)? Could reference to map 2 (and map 1 for indicative wildlife corridors) be included in the supporting text rather than the policy itself? The quality of the maps could be improved, to make it easier to identify boundaries.</p> <p>What does ‘avoidance’ mean? Avoiding undertaking development or avoiding impacts on habitats / wildlife? Apart from the drainage issue covered in the second paragraph of the policy, how would impacts on habitats / wildlife be avoided / mitigated? What is meant by ‘substantial’ mitigation measures? Would substantial measures still be required if the likely impact was very small? Would small-scale applications such as extensions to existing properties or new fencing still need avoidance / substantial mitigation measures? Would the requirement for a proportionate drainage strategy still be required for an application for a house extension / change of use / new fence?</p>	<p>Improve clarity of meaning and how the policy should be implemented, including producing better maps – RECOMMEND modify policy wording and supporting text accordingly and consider adding mapped information from Maps 1 and 2 to the Policies Map</p> <p>ACTION TAKEN: Text modified accordingly.</p>
<p>Policy DHH 4 Dunham and Hapsford Design Code</p>	<p>How would an applicant show that they have had ‘full regard’ to the Design Code? How would a Development Management officer show that a proposal was unacceptable because they hadn’t had full regard to the Design Code? It might be worth adding a sentence to say that all new development will be expected to be</p>	<p>Clarify how the Design Code should be used in decision making (including modified policy wording and §3.4.1)</p>

	<p>a high quality of design. The Design Code should form part of the Neighbourhood Plan (but could be published as a separate appendix) – to ensure that it is given the same weight as the rest of the Neighbourhood Plan. The requirements set out in 3.4.1 could form part of the policy text. Are all the requirements set out in 3.4.1 met through the design code? Does it ensure that development will respond to the landscape context? Does it control density? If not, more on features such as this may need adding to the policy or design code. The vision and objectives refer to sustainable development, but the policies and design code don't seem to include requirements relating to sustainable construction, energy efficiency or reducing travel by private car for example. This could be considered further.</p>	<p>and add as an appendix to the NP – RECOMMEND modify policy wording and supporting text accordingly and add the Code as a new appendix • Consider structure of Code document to make the coding requirements clearer and consider broadening the scope of the coding to include street furniture etc – RECOMMEND adding table of all the coding (A1 – F11) to the front of the document but leaving scope as is, deferring to district wide design guidance/coding on the other suggested matters</p> <p>ACTION taken: Recommendations from ONH were completed. expectations around energy efficiency and sustainable construction are included throughout the amended design code.</p>
Policy DHH 5 Hapsford Area of Special Character	<p>The last sentence of the policy states that proposals that may affect the significance of the Area of Special Character or its setting must take that significance into account in demonstrating that the scale of any proposed harm to the asset is justified. This seems to be mixing up consideration of significance, assets and areas. Is it only the impact on significance that's important or the impact on the area of special character? What is meant by 'the asset'? – is this the area of special character as a whole, or individual</p>	<p>Either delete the policy as unnecessary or if retained clarify policy wording in respect of assets, significance and character – RECOMMEND retaining and modifying the policy</p>

	<p>properties within it? What exactly needs to be protected? Is it the character and appearance of the area? A proposal may have a significant impact on a property, but this may have a negligible impact on the area as a whole. The last sentence concentrates on the need to demonstrate that the scale of harm is justified – shouldn't the aim be to avoid harm?</p>	<p>wording and supporting text accordingly, including removing the reference to the PC encouraging CWaC to assess it for Conservation Area designation in the future.</p> <p>ACTION TAKEN: Wording modified as per ONH recommendations.</p>
<p>Policy DHH 6 Local Heritage Assets</p>	<p>There seems to be some overlap between the Neighbourhood Plan and design code and both include photos of the proposed local heritage assets – is that necessary? Could the photos be removed from one of the documents, especially if the design code is an appendix to the Neighbourhood Plan. When were the bus shelters constructed? Are they of particular historic merit or is their use more important? It may be better to identify them as community facilities rather than local heritage assets.</p> <p>Council's Development Management Archaeologist and Team Leader, Cheshire Archaeology Planning Advisory Service: It is noted that policy DHH 6 is concerned with Local Heritage Assets and proposes measures to protect and enhance the significance of such features, where affected by development proposals. The scope of this policy with regard to which Heritage Assets to include is, of course, a matter for the authors and, in this instance, appears to be largely focused on the historic built environment. However, the authors may also wish to consider the inclusion of selected Heritage Assets which are archaeological in character.</p> <p>There are no actual Scheduled Monuments within the Plan area, but the Cheshire Historic Environment Record (CHER) contains numerous entries for Dunham on the Hill and Hapsford ranging from individual find spots to possible medieval or early postmedieval enclosures, evidence of early cultivation in the form of ridge and furrow earthworks, and possible mill sites. More recent history is represented by the extensive remains of the World War II munitions facility, photographs of which appear in the Plan. If this is an area of interest to the authors, the CHER will be happy to provide more information on request. In the</p>	<p>Note there is an additional 'making history' criterion used for the CWaC Local List and there are other features identified on the Cheshire Historic Environment Record –</p> <p>RECOMMENDATION from consultant was that no modifications as the policy is not intended to identify every type of local heritage asset</p> <p>ACTION TAKEN: sought advice from CHER and included their advice in the plan. Include reference to identified views within the parish – Mouldsworth/Manley area and Welsh Hills. Moved bus shelters to community assets. Photos to be included in plan only and removed from design code.</p>

	<p>meantime, some notes previously prepared by the CHER on the historic environment are attached for information. Finally, I note the inclusion of a number of historic maps in the Plan, which are helpful in understanding the development of the area. I wonder whether the authors have considered the inclusion of an extract for the 1844 tithe map which clearly shows the linear form of the settlement. This is available at https://maps.cheshireeast.gov.uk/tithemaps/</p>	
<p>Policy DHH 7 Housing development: site of the former Wheatsheaf public house</p>	<p>The title of the policy refers to housing. Is it only housing that would be acceptable on the site? If alternative uses were put forward they would be contrary to the policy. Most uses wouldn't be acceptable on this Green Belt site, but some alternative uses are not inappropriate in the Green Belt. The policy should mention the fact that the site is within the Green Belt. The policy currently reads like an allocation as it is specific about what would and wouldn't be acceptable on the site. Is it an allocation? We would recommend removing criterion 1 relating to floorspace. The figure of 150% is not referred to specifically in national or local policy and it is not clear exactly why that figure has been chosen. Any increase in the scale of a development has the potential to impact on openness and the impact on openness will depend upon the exact location and height and design of the proposal, not just floorspace.</p> <p>Council's Housing Policy Officer: It is understood that a full Housing Needs Survey was commissioned by the Parish Council or neighbourhood plan group and this was completed by Cheshire Community Action. This survey showed limited need for affordable housing, but overwhelming community support for the residential development of the Wheatsheaf public house site. This evidence could therefore be used to support the proposals in policy DHH 7</p>	<p>Retitle policy to acknowledge it is not solely about new housing and modify text to clarify the Green Belt status of the land and to justify the 150% test – RECOMMEND correcting the title and modifying the supporting text accordingly, adding a new cross reference to the design guidance in the Design Code for the site</p> <p>ACTION TAKEN: Included reference to the HNS in this section. Removed criterion 1 from the policy.</p>
<p>Policy DHH 8 Protecting community facilities and assets</p>	<p>Part B of the policy refers to new community facilities or services being in locations that are accessible to all members of the community. What does this mean and how would this be assessed? Accessible by walking or cycling, or accessible by car? Are there any locations within the Parish that wouldn't be considered accessible?</p>	<p>Clarify terminology used and explain how the policy will be implemented – RECOMMEND modifying the supporting text accordingly</p> <p>ACTION TAKEN: Text modified in line with ONH recommendations.</p>

		<p>Added bus shelters to this section following verbal feedback from CWaC planning officer.</p> <p>Added reference to CWaC Local Plan about recreational routes, e.g. footpaths.</p>
Policy DHH 9 Sustainable urban drainage and flood mitigation	<p>Should this refer to 'sustainable drainage systems' rather than 'sustainable urban drainage' – so it covers drainage in both the urban and rural area? The first part of the policy refers to development proposals that include sustainable urban drainage features. The second part refers to hardstanding. Does the hardstanding requirement apply only to development proposals that include sustainable urban drainage features?</p> <p>Does the hardstanding requirement apply to any types of hardstanding – e.g. driveways, footpaths, footways adjacent to roads, roads? This seems very onerous. If it just applies to residential driveways, this should be clarified. It currently requires the use of permeable materials – would impermeable materials (e.g. stone setts) be acceptable if permeable gaps were left between them?</p>	<p>Clarify terminology used and explain how the policy will be implemented – RECOMMEND modifying the supporting text accordingly</p> <p>ACTION TAKEN: Text modified according as per ONH recommendations.</p>
Policy DHH 10 – Renewable energy generation	<p>The policy refers in general to renewable energy generation. What does this cover? Does it just relate to wind / solar? What about biomass and hydroelectric?</p> <p>The first part of this policy identifies that proposals for renewable energy generation development will be supported, provided they are located within the area shown on the Policies Map. It isn't clear what 'Policies Map' is being referred to – whether this is the Neighbourhood Plan map or Local Plan map. The supporting text refers to the 'area of least constraint' from the CWaC Low Carbon and Renewable Energy Study and states that this remains consistent with the Landscape Sensitivity Study. The Low Carbon and Renewable Energy Study was prepared to identify the baseline energy demand and potential energy resource in the borough. The Landscape Sensitivity Study was prepared after this to help guide wind and solar photovoltaic energy proposals to those landscapes which are the least sensitive. Policy DM 51 'Wind energy' and DM 52 'Solar energy' in the Local Plan (Part Two) are not strategic policies and as such, the Neighbourhood Plan does not need to be in general conformity with them. However, policies DM 51 and DM 52 refer to proposals being supported where they</p>	<p>Clarify the scope of renewable energy and references to maps and explain the relationship between the policy and LP2 policies DM51 and DM52 – RECOMMEND modifying the supporting text to make it clear the mapped area on the Policies Map only relates to wind energy development proposals • Consider adding new policy wording on renewable energy in new buildings – RECOMMEND no modification as this is now covered by new</p>

	<p>meet certain criteria, one of which is that they must be of a scale and type where landscape sensitivity has been identified as being low/moderate or moderate and the impacts on key landscape characteristics are considered to be acceptable, having regard to the Landscape Sensitivity Study. Given that DM 51 and DM 52 also set several other criteria and therefore provide more detail than DHH 10, we would recommend that the first part of the policy is replaced by a requirement to meet the criteria set out in DM 51 / 52 as applicable.</p> <p>The second part of the policy relates to community benefits. What form would the community benefits contributions take and would they meet all the legal and policy requirements? Currently community benefits (through the form of financial contributions) are dealt with outside the planning process and cannot be taken into consideration in planning decisions. Planning obligations (also referred to as Section 106 requirements or developer contributions) are legal obligations entered into to mitigate the impacts of a development proposal, sometimes through the payment of a financial contribution. However, planning obligations can only be sought by the planning authority where they are: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.</p> <p>Council's Energy Sector Specialist: There is no consideration of renewable energy incorporated into existing buildings or new buildings to a net zero standard or passivhaus standard. Consideration should be given to new buildings being to the highest standard and for anything above building standards related to the placement of for example, air source heat pumps, solar PV in roof systems or on standard railing.</p>	<p>national policy which prevents such an approach at the local level</p> <p>ACTION: Policy area has been amended to better reflect a range of renewable energy generation that is possible within the parish and better references CWaC Landscape sensitivity study. Policy amended to better reflect mitigating landscaping that developers could put in place to reduce visual impact of their development. Amendments have been made to the design code to better reflect the need for new buildings to use alternative energy sources. Comment included to explain that community benefits are to be compliant with legislation in place at the time.</p>
Comments from The Mersey Forest	<p>The team at The Mersey Forest have commented as follows: The Mersey Forest Team welcomes the opportunity to comment on the draft Dunham on the Hill and Hapsford Neighbourhood Plan. Cheshire West and Chester is the accountable body and a core Partner in the Mersey Forest. The Mersey Forest is a Community Forest established in 1991 with the vision to "get more from trees" to help make Merseyside and Cheshire one of the best places in the country to live. The Forest works with partners, communities and landowners across rural and urban areas, to plant trees and woodlands, improve their management and complement other habitats. This will increase</p>	<p>ACTION TAKEN: Amended the introduction section of the plan to identify that the parish sits on the Mersey Forest Boundary. Amended both the LGS and IOS sections of the plan to include reference to The Mersey Forest Plan and its potential to</p>

	<p>woodland cover to 20% of the area. It will revitalise a woodland culture and bring economic and social benefits through the transformed environment. The Mersey Forest Plan is a long term and strategic guide to the work of the Forest and its partners. It is recognised in the National Planning Policy Framework as a material consideration in preparing development plans and deciding planning applications.</p> <p>https://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf</p> <p>Dunham on the Hill and Hapsford sit within the Mersey Forest boundary, therefore it is recommended that Dunham on the Hill and Hapsford Neighbourhood Plan makes reference to the Mersey Forest Plan, drawing particular attention to policy covering the Neighbourhood Plan area:</p> <p>Policy C11: Agricultural land around Chester and the West Lowland Plain: Create small copses and woodlands to screen major highways and views towards Stanlow. Maintain hedges and plant hedgerow trees and orchards. There is also an indicative woodland cover target of 10% for the area. The Mersey Forest Plan is currently being refreshed with input from partners, including Cheshire West and Chester Council, with the aim to update policies to facilitate the continued support for tree planting and nature recovery across the Mersey Forest area. Increasing canopy cover to mitigate effects of climate change through tree and woodland planting is crucial for future-proofing urban settlements. We are currently working to produce an updated policies map that will set refreshed tree cover targets across the Mersey Forest area. The Mersey Forest Team can assist with advising on tree planting scheme designs and delivery. The Mersey Forest has a number of delivery programmes to facilitate tree planting and habitat establishment, such as Trees for Climate and Northern Forest. The Forest can also support delivery through Section 106 agreements or Community Infrastructure Levies where it can be shown that our funds provide additionality in terms of the delivery of The Mersey Forest Plan. We would welcome a meeting with those working on the Dunham on the Hill and Hapsford Neighbourhood Plan for further discussions. If you have any queries, please do not hesitate to contact me - Trees for Climate Project Management Officer. (Contact details retained by parish council.)</p>	<p>support the retention and enhancement of both sections. Weblink to Mersey Forest Plan included in NHP for ease of reference.</p>
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<p>The Design code</p>	<p>This provides a detailed analysis of the character of the village and specific evidence and requirements that are locally specific to Dunham on the Hill and Hapsford. This is positive and has been missing from some other design codes we have seen.</p> <p>When you open the document as a pdf it has the name 'Withersfield Conservation Area Appraisal'. All maps on an Ordnance Survey base map should include the OS licence agreement. It isn't always clear whether the codes relate to any type of development, or just new dwelling houses or extensions. The code just seems to cover residential development / extensions within the built-up areas – what about other types of development and development outside the main built-up areas? There are no coded rules for agricultural buildings or conversions. These are likely to make up a high proportion of development proposals coming forward in the plan area and it would be logical for the code to target them, rather than just focusing on new residential development. It could be made clearer which parts of the document are the 'code' – for example by putting the codes in a coloured box.</p> <p>More visual examples and diagrams would be helpful to show how to translate / use the code. Some of the codes say 'should' and others say 'to be'. Does 'to be' mean 'must' or could there be some circumstances when it wouldn't be necessary. It should be made clear what is a 'must' to happen on every occasion and what is a 'should'. Some of the requirements in the codes may need more explanation to clarify them. For example, code A3 refers to new dwelling houses to be oriented parallel to the highway – what exactly does this mean? Does the front door need to be parallel to the highway? What if it is a corner plot with a highway on two sides? E5 states that spaces between buildings and views to the open countryside – does this mean that any side extensions or new infill dwellings between properties would not be acceptable, or would it be ok if some space / views were retained? Character area E doesn't specify materials (brick / render) – unlike the other character areas. Why is this? Several parts of the design code refer to painted timber windows / bargeboards / eaves etc. Could this lead to future maintenance issues? Would badly maintained timber look worse than uPVC alternatives? The requirement for timber windows could lead to challenges from applicants, especially as existing timber windows can be changed to uPVC without needing planning permission (apart from in conservation areas / listed buildings etc). If a proposal was ok in all other respects, but had uPVC</p>	<p>Consider a number of clarifications on terminology and consistency of use and adding more illustrative descriptions of building typologies per the National Model Design Code (NMDC) – RECOMMEND some modifications accordingly but explain the different approach taken to 'coding' from the NMDC</p> <p>ACTION TAKEN: Language has been clarified to address the comments made during consultation. Additional doing statements have been added to reflect renewables energy sources and sustainable construction. Clarity has been made around building materials and orientation of buildings. An additional area (G) has been added to cover those spaces that lit outside the character areas. Coding statements have been removed from each section (later in the document) to reduce the size of document. They have been retained at the start. Repeated photographs have</p>
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	<p>windows would it need to be refused? It may be more appropriate / viable to suggest painted timber windows as a should or could rather than a 'must'. It may also be valuable to provide a rule for window design rather than material – for example acceptable proportions for window openings, casements and glazing bar spacings could be provided.</p> <p>B2 prohibits bungalows. Is this reasonable, given that there are single storey buildings in this character area and some applicants may require bungalows based on individual needs? Single storey dwellings do not necessarily need to have suburban character and may take the linear form of locally present former agricultural buildings. The National Planning Policy Guidance describes design codes as a 'set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area', and that they should have 'graphic and written components'. The coding sections feature bullet point text only and should be accompanied by illustrations. For example, it would be useful to provide images (or ideally measurable worked up typologies) of the features earmarked for replication. For example, the porch type described in C8 could be shown in a photo or diagram, to show clearly what is required. Use of render is encouraged by the code on the basis that it is a local building material. However, it may be useful to specify the type of render finish. Some of the more positive examples in the area have a roughcast finish, whilst smooth silicone-based K-Rend will probably be used if the code is not more precise. Code A1 refers to 'limited use of pale render' – this requirement should be more specific and an acceptable render/brick ratio could be provided to avoid arguments over what constitutes 'limited' use. Several character area code sections state that dwellings should be 'modestly scaled', the maximum footprint and volume that constitute 'modest' should be specified.</p> <p>A3 states that dwellings should be 'a short distance from the highway' – an acceptable distance range should be provided. The code could define what constitutes a 'shallow pitch' – what is the minimum and maximum degree? It is acknowledged that the brick bus shelters are relatively important to the character of the area due to their consistent design, but this is not a general design parameter for future development and could just be covered by a short statement and combined photos to reduce the space taken up by this section. It would be useful to include a map of each</p>	<p>been removed and remain as an appendix to the NHP.</p>
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	<p>character area in its respective description section, so that a reader doesn't have to keep referring to page 31. The Wheatsheaf Pub site is in character area C. One of the codes for area C is that new dwelling houses should be oriented parallel to and not more than 2m back from the highway. The set back from the highway would need to be significantly greater in this instance if the existing grass verge area was to be retained. Is the Wheatsheaf Pub site excluded from some of the requirements for character area C? It needs to be clear what is applicable to this site as there is currently some overlap. Providing a site specific design code for the Wheatsheaf Pub site that specifically refers to housing, sets the mix of housing and identifies an approximate capacity of 15 dwellings seems like an allocation. If it is not an allocation the capacity information should be removed and the design code should concentrate on design parameters for the site. The design code for the Wheatsheaf Pub site currently refers to the layout in the first two criteria. Are these 'shoulds' or 'musts' and if so, would a proposal that didn't follow these suggestions be unacceptable? The seventh criterion refers to optimising solar access. What does that mean? Should it refer to maximising solar gain and if so, how do roof spaces contribute to that? The ninth criterion refers to providing an established view of the church – is that possible while retaining and protecting all existing hedgerows and trees? Why does the Wheatsheaf Pub section of the design code refer to relevant Neighbourhood Plan policies? This seems unnecessary. The Wheatsheaf Pub site plan seems to show an area of 'development' with a larger footprint than the existing pub buildings. Would that meet the other requirements in the design code / Neighbourhood Plan policy? As the design code is to form part of the Neighbourhood Plan, it is unnecessary to include the photos of the local heritage assets in the design code and Neighbourhood Plan.</p>	

4. Evidence

Please refer to the appendices for copies of the evidence

Census 2021 - [Census - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Wildlife and Biodiversity Study – available on the parish website ([Peatlands of Cheshire East \(dunhamhillandhapsford.co.uk\)](https://dunhamhillandhapsford.co.uk))

This evidence was used to inform policy within the Neighbourhood Plan. It has also provided starting points for discussion for ongoing work by the parish council as part of its commitment to maintaining the ‘green feel’ of the parish and its rural nature.

Housing Needs Survey – available on parish website [Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunham-on-the-hill-and-hapsford.co.uk)

This evidence was used to inform policy within the plan and also as a starting point for discussion with developed interested in land within the parish. Written feedbacks shared by residents as part of the survey identifies other areas to be explored by the parish council. See Appendix 3.

Initial plan survey responses

Responses gave an initial overview and insight into residents’ comments and needs that could be explored in the neighbourhood plan. See Appendix 12.

Regulation 14 consultation responses

A variety of responses from statutory consultees, residents and landowners gave generally positive comments about the neighbourhood plan. Comments shared during the drop-in sessions were mainly focused on what the plan would mean for individual householders who were considering home improvements. General comments were positive.

Website updates - [Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunham-on-the-hill-and-hapsford.co.uk)

Updates were written after significant milestones or meetings to keep residents informed of the progress of the plan. The website address was repeatedly included in letters and newsletter to provide maximum access to information about the neighbourhood plan.

Newsletters – sample included in appendix 9

The newsletters included a piece updating residents about the progress of the plan. Options to join the working group or share ideas via email were regularly included.

Letters to residents about the plan – appendix 5

Residents were informed by letter of the plan and other significant events about the plan. These were delivered by hand to ensure that they arrived in each home. Where the plan identified individual homes and/or buildings, the residents/owners were informed by letter and invited to respond. The working group felt this was the most inclusive way to proceed and maintained the feeling of transparency the group were working towards.

Letters/emails shared in response to individual comments or concerns – see appendix 8

Addressing individual concerns on an individual basis. The examples included are anonymised.

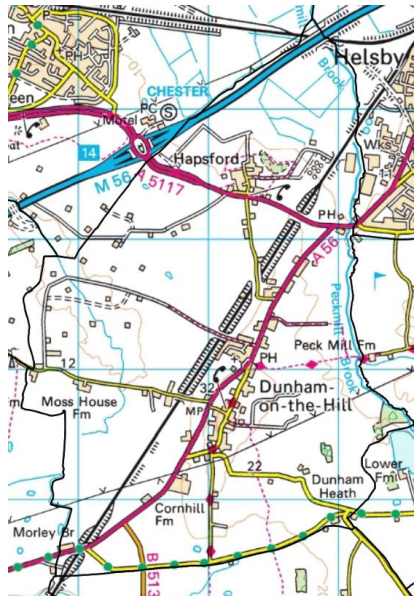
Appendices

Appendix 1

Minutes from Parish Council meeting – 3rd January 2022

NEIGHBOURHOOD DEVELOPMENT PLAN (extracted from full minutes)

Area for including within the Neighbourhood Plan – it was **RESOLVED 21/047** that the Parish of Dunham Hill and Hapsford would be included within the Neighbourhood plan.



Neighbourhood Development Application

It was **RESOLVED 21/048** that the Parish Council act as the application for the Neighbourhood Development Application.

Lead Authority on Neighbourhood Planning Work

It was **RESOLVED 21/049** that the Parish Council is authorised to be the lead authority on the Neighbourhood Planning Work.

Neighbourhood Development Application

It was reported by Cllr Green that she had drafted the Neighbourhood Development Application in preparation for the meeting on Wednesday 5th January.

Next Meeting for Neighbourhood Plan

It was agreed to schedule a date for the next meeting after the working group meeting on the 5th January.

Appendix 2

Dunham on the Hill and Hapsford NP Meeting notes 5th Jan 2022

1. NEIGHBOURHOOD AREA

- Neighbourhood area application (parish boundary) complete and about to be submitted to CWaC for approval and 6 week publicity period.

2. LAND USE PLANNING ISSUES

POLICY TOPIC 1: Mere's Edge Plan – Potential New Development

- Parish Council has been engaging with the land owners / developers of a site within the Parish with consultants working on the 'Mere's Edge Plan'.
(Note: This is separate from the Honeywell 241 unit site that already has planning permission.)
- Positive engagement so far and the timescales means there could be potential to influence the development proposals through the NP.
- Parish Councils' aim is to ensure this new development brings more benefit to the Dunham on the Hill and Hapsford community by meeting local housing need in the parish, providing appropriate infrastructure and facilities e.g. parks, play areas, shops and contributes to footpaths and community spaces.
- ***Caveat: Before any work is done by the NP – need to confirm if this site is feasible in planning policy terms i.e. if its green belt, can it be developed in line with the emerging proposals?***

Potential NP Policy Approach to Influence Mere's Edge Plan Proposals

Site allocation – is there potential to allocate the site to ensure its approval in exchange for more community benefits agreed with the developer?

Design code policies – policies which require new developments to meet certain design codes / standards could help ensure an appropriate layout, character and architectural vernacular to fit with the local area including the conservation area. This would apply to the whole NP area but may have specific requirements for the Mere's Edge Plan site.

Development brief policy within the NP for this specific site setting out the key requirements for the development.

Development contributions policy – a policy which is 'triggered' by developments in certain locations or at a certain scale to ensure they make appropriate contributions to evidence based need for infrastructure e.g. highway / traffic calming improvements, footpaths, cycle ways, recreation and green spaces, funding for community building maintenance or improvement.

Potential evidence needed for policies that could influence Mere's Edge Plan:

- **Housing needs survey and assessment** – focusing on local, affordable housing needs of people with a local connection to inform the type, tenure and size of new homes and to ensure they are affordable for local people.
- **Design code / character assessment** setting out design requirements and local characteristics.
- **Site assessment** – to justify why this is the best site for the development and not others.
- **Resident survey** including views on community infrastructure and facilities.
- **Evidence from people and groups who use existing facilities** e.g. buildings and footpaths.
- **Maps** setting out clear routes for new or improved footpaths and cycleways.
- **Evidence of highways safety issues** that need to be addressed.

POLICY TOPIC 2: Local Green Space

- Parish Council would like to explore the designation of local green spaces in the neighbourhood area.
- Parish Council has specific sites in mind that may not fit the Local Green Space criteria as they are farmland but would still like to explore the best mechanisms for protecting the land, particularly as there may be flooding issues in some areas.

Potential evidence needed for Local Green Space policies:

- **A map** of the sites.
- **Details of the reasons and justification** for designation in terms of the NPPF criteria.
- **Photographs** of the site to support the reasons for designation.
- **Supporting representations** from community members or groups (these could be included in an appendix).
- **Reference to other studies and evidence** documents from the CWaC Local Plan evidence base.

POLICY TOPIC 4: Wildlife and Biodiversity

- Parish Council would like to explore local biodiversity and wildlife to identify areas that may be need additional protection.

Potential evidence needed for wildlife and biodiversity policies:

- **Cheshire Wildlife Trust evidence report** to justify new wildlife sites.

POLICY TOPIC 5: Protecting Community Facilities / Assets including the Pub

- Parish Council would like to ensure that existing community facilities are protected as much as possible and in the event of assets being under-threat, then provisions are made to ensure that there is sufficient community facilities / space / buildings provided elsewhere in the area.
- Parish Council to consider registering the pub as an asset of community value to give the community first refusal should it go up for sale.

Potential evidence needed for Community Facilities / Assets policies:

- **Resident survey** including views on community infrastructure and facilities.
- **Evidence from owners and users of existing facilities / sites.**

OTHER POTENTIAL POLICY TOPICS:

- **Traveler sites** – unofficial traveler sites in back gardens a key issue – is it possible for NP to influence this?
- **Heritage** – starting point would be an understanding of what heritage assets are already protected including extent of conservation area.
- **Climate policies** – possibly make provisions for renewable energy installations, flood mitigation etc. Useful to understand what's in the Local Plan already.

3. Community Event

Briefly discussed holding a community / public event in March / April 2022 to communicate the NP Project with residents, explain the process, invite new volunteers and use it to gauge people's concerns, priorities and possibly launch a survey or report on feedback from a survey done before the event.

Meeting follow-up actions:

1. Claire to submit neighbourhood area application to Catherine in Planning Policy.
2. John to arrange meeting with Catherine and some Parish Councillors re scope and general direction of NP policies including aspects already covered in the Local Plan and NPPF.
3. Kevin to share any info available re Mere's Edge Plan.

Appendix 3

Comments from residents within the Housing needs Survey

As a family, we believe this to be a more productive, inclusive and safe use of the space for our community that will benefit others.
The parish needs a safe place for adults and children, i.e. a park so I do not support any green space being closed off to the village as was the case in the proposed plans. The pedestrian crossing will need to be addressed if more houses are built as it is currently extremely dangerous to cross over, dividing the village.
Planning has already been granted for approx 100 affordable homes in the parish. In addition approx 20/25% of existing properties in the parish are rental. I therefore question the need for more rental properties.
We would like to see a green space being developed. The houses built should be built in character with the surrounding area.
Definite need for more affordable housing for the younger people
Providing the development met with local housing needs
Would prefer a playground for the kids to play not had one since I've been in the village (45 years) not even a shop so houses wouldn't benefit
It would be NICE to see BROWNFIELD DEVELOPMENT as the Wheatsheaf site would be!!
We do not need any more rented properties in the village. We need decent homes for sale. We have over 44 rented houses in Dunham excluding farms and that is quite enough!
In order to maintain the quality of housing, my recommendation would be for high quality stock, 4/5 bedroom development
Larger, family homes built to a high quality with 4+ bedrooms
My ongoing support would be dependent on the proposed number of houses and landscaping of the site. I would oppose any excessive development that did not consider the history of the village.
On the premise additional provisions such as green community space, dog walking space, safe road crossings and more frequent bus services were paid for
Would affect property values
Would prefer the site to be used rather than left in its current abandoned state. Do have concerns regarding the demand and impact on local schools, doctors surgeries, dentists etc
Need to become independent. Prefer house as likely more saleable to move up the property ladder in time
Not rented approx 50
% of village is already rented
Would like quality affordable housing
The current site is an eyesore, id prefer it if it was made back into a friendly pub but if not an option. Housing fine.
True answer is 'maybe' i.e., this very much depends on the size/extent of the development and the type of property to be developed.
I would support a new development of houses that are in keeping with the current houses of the village. I would want access to the main road to be considered and I would expect that the land behind the wheatsheaf is developed and not just left as a wasteland. I would prefer family housing, i.e. houses with 3/ 4 bedrooms.
Providing the houses are in keeping with the village and the area of land behind is not left as waste land
Plenty of new housing in the local area
I'd like to see a mix of privately owned houses and housing association rental properties. I do not agree with shared ownership housing as although it give people the opportunity to own part of a property, the terms are often not favourable to the purchaser.
I would also like to see a couple of small commercial units to let for use as a shop / deli / take away / salon and the like.
Finally, I would also like to see some green space available for use by all. It would be preferable if said space was secure (i.e fenced with a gate) to enable dogs off the lead.

Anything has got to be better than what is there now
The proposed development is of poor quality. Which council policy says that a brownfield site re-development has to be ALL affordable housing? Keeping the 'biodiversity' site private and unused is a NONSENSE. This is part of the countryside - how much more biodiversity do you want? This survey is a waste of time. Even if it evidences a local need for housing, Muir group will let to people outside of the village.
Don't feel there is a local need, there are not enough amenities for the existing families living in the area as it is.
I would support a community-led project with priority for affordable rent. I would not support a market based project in the style of typical Archway Homes developments.
We would like to see any new developments within keeping with the village houses/housing opposite the Wheatsheaf. We would also like to pleasant landscaping and green space so it is aesthetically pleasing for the village.
This should be houses to buy not shared ownership
More Traffic. House prices may go down.
It's an eyesore but also depends on what the proposal is
It depends. I would support housing known to be appropriate for the needs of the existing local community within a radius of ten miles. Not otherwise. Also, additional medical, dental and schooling provision must be added to the existing provision as this is already severely overstretched. To approve new housing when the medical and educational needs could not be met would be socially wicked. It would also adversely affect the existing community. Also all new building permission must be for houses that have solar panels and heat pump to prevent further damage to the climate and make the homes affordable to run.
I'm not opposed to more housing on that site but am concerned about the commensurate provision of services; healthcare, schools etc. This is especially relevant given the large scale development that is already underway.
Anything will look better than it does at the moment.
100%. Sadly these days, people see social housing and housing associations as a bad attraction to local areas. I fully support housing development on the former Wheatsheaf site.
Not large numbers of dwellings as the sewage system in the area cannot manage it. Ongoing concerns with overflow when the pub was there. Also local infrastructure - gp / dentists / schools unable to accommodate some from the village due to increased housing in Helsby
All land not being used should be developed for the purpose of housing. There are such a lot of homeless people and immigrants who are desperate for somewhere to live.
Elderly peoples accommodation/ bungalows
Subject to suitable infrastructure being provided in the area to support the increase in the local population
There is already a shortage of school places within the villages, meaning that we didn't get a place at the school within our catchment, this will further put pressure on school places and people already residing in the village missing out on school places. Many of the people requiring affordable housing will likely need school places, where will they go? Unfortunately many people not all in affordable housing have no means of transport, transport link in the area aren't great this along with limited recreational grounds/activities for children near by, where will the children play/go? Potentially feel like this will cause anti social behaviour in the area due to lack of facilities in the area.

Appendix 4

Regulation 14 Feedback form used at community drop-in sessions



Dunham on the Hill and Hapsford Parish Council

Neighbourhood Plan and Design Code Reg 14 Consultation Feedback Form

Thank you for taking the time to read through the plan and associated design code. Please note any comments below along with your name and a contact email or address so we can reply if needed.

Comments

Name:

Contact details (email address or other method):

Appendix 5

Letter sent to residents



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

27th February 2024

Dear Resident

RE: DUNHAM HILL AND HAPSFORD NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION

As you may be aware, the parish council have been working hard, supported by consultants from Cheshire Community Action and O'Neil Homer to produce a Neighbourhood Plan for the parish that will be used to enhance and preserve the welcoming nature of both villages, the local character, heritage natural and built environment. It will also ensure that any new development is sustainable, maintains the separate identity of each village with the appropriate infrastructure to meet the needs of the residents. A Design Code has been drafted as an addendum to the plan and this is being consulted on at the same time. The design code forms part of the neighbourhood plan and enables the parish to make clear our expectations of what 'good design' means to our area. It splits the parish into defined areas recognising that the parish has pockets of dwellings with their own style and use of building materials. It is used to maintain and enhance the look of each part of the parish, building on the good design that is already in place.

The plan has now reached the stage for public consultation under Regulation 14, along with the design code. This will run for at least 6-weeks from the date at the top of the letter and end at 5pm on Monday 22nd April 2024. If you have previously been contacted as the resident/owner of a residential heritage asset, please check the entry pertaining to your building and submit any comments or questions as part of the consultation process.

The plan and design code are available to view online via the parish council website ([Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunhamhillandhapsford.co.uk)). There will also be an opportunity to view paper copies of the plan and ask questions on a number of occasions. The first one will be during the morning Saturday 9th March in St Luke's Church hall alongside the regular book sale. With two further sessions on Tuesday 3rd April from 6.30pm to 8.30pm and Saturday 13th April from 10.00am to 12.00pm (noon) in the village hall located in Dunham on the Hill. Members of the Parish Council will be at each session to discuss the plan and answer

questions you may have. If you are unable to access the documents online or attend either session at the village hall, please email the clerk using the email at the top of the letter and arrangements will be made to make copies available to you.

Representations and comments about the plan and/or design code can be made in writing via email to the parish clerk (clerk.dunhamhillpc@gmail.com) or using the paper forms supplied at the meetings noted in the previous paragraph.

The regulation 14 consultation closes on Monday 22nd April 2024; any comments are to be received before this date.

Yours faithfully,



Claire Green

Vice-chair of DH&H Parish Council

Neighbourhood Plan project lead

Appendix 6
Letter to landowners



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

27th February 2024

Dear Landowner,

RE: DUNHAM HILL AND HAPSFORD NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION

As you may be aware, the parish council have been working hard, supported by consultants from Cheshire Community Action and ONeil Homer to produce a Neighbourhood Plan for the parish that will be used to enhance and preserve the welcoming nature of both villages, the local character, heritage natural and built environment. It will also ensure that any new development is sustainable, maintains the separate identity of each village with the appropriate infrastructure to meet the needs of the residents. A Design Code has been drafted as an addendum to the plan and this is being consulted on at the same time. The design code forms part of the neighbourhood plan and enables the parish to make clear our expectations of what 'good design' means to our area. It splits the parish into defined area recognising that the parish had pockets of dwellings with their own style and use of building materials. It is used to maintain and enhance the look of each part of the parish, building on the good design that is already in place.

The plan has now reached the stage for public consultation under Regulation 14, along with the design code. This will run for at least 6-weeks from the date at the top of the letter and end at 5pm on Monday 22nd April 2024. As the owner of an identified local green space, community asset or heritage asset, you are advised to review the documents carefully and encouraged to submit your comments and/or questions during this consultation period.

The plan and design code are available to view online via the parish council website ([Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunhamhillandhapsford.co.uk)) There will also be an opportunities to view paper copies of the plan and ask questions on a number of occasions. The first one will be during the morning of Saturday 9th March in St Luke's Church hall alongside the regular book sale. With two further sessions on Tuesday 3rd April from 6.30pm to 8.30pm and Saturday 13th April from 10.00am to 12.00pm (noon) in the village hall located in Dunham on the Hill.

Members of the Parish Council will be at each session to discuss the plan and answer questions you may have. If you are unable to access the documents online or attend either session at the village hall, please email the clerk using the email at the top of the letter and arrangements will be made to make copies available to you.

Representations and comments about the plan and/or design code can be made in writing via email to the parish clerk (clerk.dunhamhillpc@gmail.com) or using the paper forms supplied at the meetings noted in the previous paragraph.

The regulation 14 consultation closes on Monday 22nd April 2024; any comments are to be received before this date.

Yours faithfully,



Claire Green

Vice-chair of DH&H Parish Council

Neighbourhood Plan project lead

Appendix 7

Letter to statutory consultee



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

27th February 2024

Dear Statutory Consultee,

RE: DUNHAM HILL AND HAPSFORD NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION

As you may be aware, the parish council have been working hard, supported by consultants from Cheshire Community Action and O'Neil Homer to produce a Neighbourhood Plan for the parish that will be used to enhance and preserve the welcoming nature of both villages, the local character, heritage natural and built environment. It will also ensure that any new development is sustainable, maintains the separate identity of each village with the appropriate infrastructure to meet the needs of the residents. A Design Code has been drafted as an addendum to the plan and this is being consulted on at the same time. The design code forms part of the neighbourhood plan and enables the parish to make clear our expectations of what 'good design' means to our area. It splits the parish into defined areas recognising that the parish had pockets of dwellings with their own style and use of building materials. It is used to maintain and enhance the look of each part of the parish, building on the good design that is already in place.

The plan has now reached the stage for public consultation under Regulation 14, along with the design code. This will run for at least 6-weeks from the date at the top of the letter and end at 5pm on Monday 22nd April 2024. As a statutory consultee, you are invited to review the documents carefully and encouraged to submit your comments and/or questions during this consultation period.

The plan and design code are available to view online via the parish council website ([Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunhamhillandhapsford.co.uk)). There will also be an opportunity to view paper copies of the plan and ask questions on a number of occasions. The first one will be during the morning of Saturday 9th March in St Luke's Church hall alongside the regular book sale. With two further sessions on Tuesday 3rd April from 6.30pm to 8.30pm and Saturday 13th April from 10.00am to 12.00pm (noon) in the village hall located in Dunham on the Hill. Members of the Parish Council will be at each session to discuss the plan and answer

questions you may have. If you are unable to access the documents online or attend either session at the village hall, please email the clerk using the email at the top of the letter and arrangements will be made to make copies available to you.

Representations and comments about the plan and/or design code can be made in writing via email to the parish clerk (clerk.dunhamhillpc@gmail.com) or using the paper forms supplied at the meetings noted in the previous paragraph.

The regulation 14 consultation closes on Monday 22nd April 2024; any comments are to be received before this date.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Claire Green', written in dark ink.

Claire Green

Vice-chair of DH&H Parish Council

Neighbourhood Plan project lead

Appendix 8

Anonymised response to residential comments during Regulation 14 consultation



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

8th May 2024

Dear Resident

RE: DUNHAM HILL AND HAPSFORD NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION

The Regulation 14 consultation for the neighbourhood plan closed on 22nd April 2024 with a good number of responses from residents and statutory consultees. The parish council would like to thank everyone who engaged with the consultation and submitted a response.

Following the closure of the consultation, the parish council reviewed the submissions with consultants from ONeil Homer as part of the next stage of the process.

Your comments about littering and tidiness of the verges have been noted for review at the next parish council meeting. A neighbourhood plan is focussed primarily on matters related to planning, but the parish council recognise the importance and impact of reducing littering and work with the local authority and community in ways to reduce it. These are noted in meeting minutes and also through our regular community litter picking events.

The plan, design code and related documents and updates continue to be available to view online via the parish council website ([Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](https://dunhamhillandhapsford.co.uk/Neighbourhood-Development-Plan))

Representations and comments about the neighbourhood plan process or any other aspect of the parish council work can be made in writing via email to the parish clerk (clerk.dunhamhillpc@gmail.com).

Thank you for your continued support and engagement with the parish council; it is appreciated and makes a difference to how we work.

Yours faithfully,

Claire Green

Vice-chair of DH&H Parish Council

Neighbourhood Plan project lead

Appendix 9

Example of newsletter update

Neighbourhood Plan and Design Code update

The parish council have been working hard, supported by consultants from Cheshire Community Action and O'Neil Homer to produce a Neighbourhood Plan for the parish that will be used to enhance and preserve the welcoming nature of both villages, the local character, heritage natural and built environment. The plan will also ensure that any new development is sustainable, maintains the separate identity of each village with the appropriate infrastructure to meet the needs of the residents.

A Design Code has been drafted as an addendum to the plan and forms part of the neighbourhood plan. It enables the parish to make clear our expectations of what 'good design' means to our area. It splits the parish into defined areas recognising that the parish had pockets of dwellings with their own style and use of building materials. It is designed to be used to maintain and enhance the look of each part of the parish, building on the good design that is already in place.

The plan and design code are nearing the stage for public consultation under Regulation 14. When ready, residents, landowners and statutory consultees (which includes neighbouring parishes and the local authority) will be informed and invited to take part. Residents will receive notification via a letter delivered to each household. The consultation will run for at least 6-weeks from the launch date; dates will be shared in the notification letter and on the parish council website.

The plan and design code will be available to view online via the parish council website ([Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford \(dunhamhillandhapsford.co.uk\)](http://Neighbourhood Development Plan – Dunham-on-the-Hill and Hapsford.dunhamhillandhapsford.co.uk)). There will also be an opportunities to view paper copies of the plan and ask questions on a number of occasions. The first one will be Saturday 9th March to run alongside the book sale at St Luke's Church hall. With two further sessions on Tuesday 3rd April from 6.30pm to 8.30pm and Saturday 13th April from 10.00am to 12.00pm (noon) in the village hall located in Dunham on the Hill. Members of the Parish Council will be at each session to discuss the plan and answer questions you may have. If you are unable to access the documents online or attend either session at the village hall, please email the clerk using the email at the top of the letter and arrangements will be made to make copies available to you.

Once the consultation is launched, representations and comments about the plan and/or design code can be made in writing via email to the parish clerk (clerk.dunhamhillpc@gmail.com).

This is an exciting opportunity to be part of determining how future development of the parish of Dunham on the Hill and Hapsford will look as well as preserving the parish for generations that will follow. Everyone is encouraged to take part.

Appendix 10

Letter to residents/owners of properties identified as a Heritage Asset



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

Dear Resident

RE: Neighbourhood Plan Heritage Asset list

I am writing to inform you that your property has been nominated for designation as a Heritage Asset within the Dunham on the Hill and Hapsford Neighbourhood Development Plan.

An initial assessment indicates that the property meets the criteria set out in the National Planning Policy Framework for designation as a Heritage Asset. A successful designation of the site as a Heritage Asset would mean that any new development in the parish would need to be mindful of your property's designation and historical nature. If you have any information, photographs or plans about the property that you think would be helpful, please let me know and I shall arrange for them to be collected, scanned and returned.

I am therefore writing to you, as resident and/owner of the property, to provide you with an opportunity to provide any comments before 5th December 2023. Please submit your comments and /or questions to the parish clerk (clerk.dunhamhillpc@gmail.com).

A formal consultation on the Pre-Submission version of the Dunham on the Hill and Hapsford Neighbourhood Development Plan is due to follow later in 2023 or early 2024. As part of this process, you will be able to comment again on the recommended inclusion/exclusion of your property as a Heritage Asset in the Pre-Submission Plan. If you are not the owner of the property, please share this letter with the landlord.

Yours faithfully,



Claire Green

Vice-chair of DH&H Parish Council

Neighbourhood Plan project lead

Appendix 11

Letter to residents of Hapsford about being identified as an Area of Special Character



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

Dear Resident

RE: Neighbourhood Plan – Hapsford as an Area of Special Character

I am writing to inform you that the parish council are proposing to designate Hapsford as an Area of Special Character within the Dunham on the Hill and Hapsford Neighbourhood Development Plan.

Identification as an Area of Special Character highlights the parts of the historic environment valued by local communities as an important element of the heritage protection system. Local designation allows for the management of local heritage through the planning system enabling residents to preserve the integrity of Hapsford as a village in its own entity.

An Area of Special Character is designed to capture the historically important areas of the parish and manage architectural or townscape merits, as well as other elements of the historic environment such as locally important landscapes or archaeology.

Designation in such way does not result in additional restrictions in terms of permitted development rights (i.e. whether you need planning permission for things such as updating glazing, adding solar panels/heat pumps etc), but means that the Local Planning Authority will need to ensure that any future planning proposals are sensitively designed and limit harm to their significance.

It has been the experience of other Neighbourhood Planning groups that identification of areas in this way tends to add value to the property. There are no material disadvantages in terms of planning restrictions, the formal identification of the area simply helps to highlight its local significance and heritage value within the planning system.

A successful designation of the area as a Heritage Asset would mean that any new development in the parish would need to be mindful of the village's designation and historical nature. If you have any information, photographs or plans about Hapsford that you think would be helpful, please let me know and I shall arrange for them to be collected, scanned and returned.

A formal consultation on the Pre-Submission version of the Dunham on the Hill and Hapsford Neighbourhood Development Plan is due to follow later in 2023 or early 2024. As part of this process, you will be able to comment again on the recommended inclusion/exclusion of Hapsford as an Area of Special Character. We intend to hold some open information sharing events at this time to enable residents to meet with parish councillors to share their views and opinions.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Claire Green'.

Claire Green
Vice-chair of DH&H Parish Council
Neighbourhood Plan project lead

Appendix 12

Initial Survey analysis – May 2022

39 surveys were returned

Issues	No of people identified it as important
Design of new development	13
Jobs	0
Community facilities	22 Included access to as well as protecting current community facilities
Recreation	15
Housing	7 Comments included reference to price, type from starter homes to retirement bungalows
Natural environment	25
Heritage	5
Tourism	1
Access to countryside	18
Sustainable transport	12

Like	Dislike	Vision	Any other comments
<ul style="list-style-type: none"> Community spirit Feeling of safety and security Activities at the Boshaw Centre (when they take place) Village reflect their farming heritage Distinctive red brick Conservation area Exclusive and quiet Idyllic, green with lovely walks Smartened up yet still rural Greenbelt Gentle pace of life 	<ul style="list-style-type: none"> Lack of recreation facilities Speed limits (need reducing) Volume of traffic Litter (too much) Lack of local shop/post office Lack of pub Lack of play area for children More info about the Boshaw Centre Poorly kept footpaths No daily central meeting point café – cyclists would approve 	<ul style="list-style-type: none"> Grow the community spirit Working together to keep the area clean and tidy Shop Pub Play area for children Positive development of Wheatsheaf land Dog safe area when off lead Children's play area Infill, low-cost housing on Wheatsheaf land Café at the Boshaw Centre 	<ul style="list-style-type: none"> Would like to know what is happening and have a voice Ensure swifts have ongoing nesting facilities Traffic control Communal, family area at the top of Talbot Road Re-open all footpaths Service availability e.g., GP, school, dentist Affordable housing Consultation with residents No building on green spaces

<ul style="list-style-type: none"> • Not overbuilt • Well-kept greens and planters • Views and landscape • Connections to A56 and motorways • Close to Tesco • Good transport links • Nice mix of housing • Access to the woods • Sense of history 	<ul style="list-style-type: none"> • lack of community participation • Cash Lane unadopted road as room for improvement • Improve roads and verges • Access to schooling of parent choice • Poor pavements when walking to Helsby • Traveller sites • Windows scattered all over the place in Hapsford • Age profile (over 40s) being the only ones able to afford properties • Unsightly, derelict pub • Weeds by the side of the road • Fly tipping • Lack of public green space • Lack of facilities that are accessible without needing to use a car • Restricted parking on village road • Inconsiderate parking • More flowerbeds to make the village of 	<ul style="list-style-type: none"> • More diversity, more emphasis on local facility and residents needs • Forest management • Respect the area in which we live • Access to footpaths • Retain greenbelt next to Hapsford • More youngsters • Improve sense of community through community events • Planning permissions to be carefully considered to ensure villages retain their rural aspects • No Lego new builds • No further property development on green spaces • Larger population that would be capable of supporting local spaces • Maintain integrity of the two villages 	<ul style="list-style-type: none"> • Protect character of villages • Parking for church • Community policing • Clear indications of public rights of way • Drain maintenance • Utilities, present system is not fit for purpose and overloaded • Wi-Fi • Keep building developments within the current parameters of the villages • Make the local authority take notice of the concerns and needs of the residents when making planning decisions • Local wind/solar schemes • Better telecoms • Being able to buy a house in the area where I grew up or my children grew up
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	<p>Hapsford prettier</p> <ul style="list-style-type: none">• Feelings of being forgotten• Fear of being swallowed up by large developments in neighbouring parish	<ul style="list-style-type: none">• Reopen school in Dunham• No fracking or mining• Open the railway station (?)	
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Appendix 13

List of Statutory Consultees and others

Active Travel England
Avison Young (representing National Gas Transmission)
Avison Young (representing National Grid)
Cadw
Canal & River Trust
Cheshire Brine Subsidence Compensation Board
Cheshire Brine Subsidence Compensation Board
Cheshire Gardens Trust
Cheshire Police Constabulary
Cheshire Police Constabulary
Cheshire Racial Equality Council
Cheshire West Integrated Care
CLH Pipeline System Ltd
Defence Infrastructure Organisation
EE
Environment Agency
Exolum Pipeline System Ltd
Fisher German (representing CLH Pipeline System Ltd)
Fisher German LLP (representing Exolum Pipeline system Ltd)
Health & Safety Executive
Historic England
Homes England
Homes England
Homes England
Jodrell Bank Observatory
Marine Management Organisation
National Gas Transmission
National Grid Electricity Transmission
National Grid plc
National Highways
Natural England
Natural Resources Wales
Network Rail
NHS Cheshire CCG
NHS Cheshire CCG
NHS England
NHS Property Services
Office for Nuclear Regulation
Office for Nuclear Regulation
Severn Trent Water
Sport England (North West Region)
The Coal Authority
The Mersey Forest
Three

United Utilities
United Utilities
United Utilities
Vodafone and O2
Welsh Water
Boshaw Centre
St Luke's Church
DH&H Village Hall
CWaC - Catherine Morgetroyd
Morgans
Greene King - Wheatsheaf
Hydes Brewery - Hornsmill
Dunham Arms
Oldfield Trust
Helsby Parish Council
Elton and Ince Parish Council
Alvanley Parish Council
Thornton-Le-Moors parish council
Barrow parish council
Manley parish council
Mickle Trafford parish council

Hugo Deynem - ward councillor
Brookhouse developments
Barnston Estates

Appendix 14
Heritage Asset letter



Dunham on the Hill & Hapsford Parish Council

When Responding Please Email
clerk.dunhamhillpc@gmail.com.

Dear Resident

RE: Neighbourhood Plan Heritage Asset list

I am writing to inform you that your property has been nominated for designation as a Heritage Asset within the Dunham on the Hill and Hapsford Neighbourhood Development Plan.

An initial assessment indicates that the property meets the criteria set out in the National Planning Policy Framework for designation as a Heritage Asset. A successful designation of the site as a Heritage Asset would mean that any new development in the parish would need to be mindful of your property's designation and historical nature. If you have any information, photographs or plans about the property that you think would be helpful, please let me know and I shall arrange for them to be collected, scanned and returned.

I am therefore writing to you, as resident and/owner of the property, to provide you with an opportunity to provide any comments before 5th December 2023. Please submit your comments and /or questions to the parish clerk (clerk.dunhamhillpc@gmail.com).

A formal consultation on the Pre-Submission version of the Dunham on the Hill and Hapsford Neighbourhood Development Plan is due to follow later in 2023 or early 2024. As part of this process, you will be able to comment again on the recommended inclusion/exclusion of your property as a Heritage Asset in the Pre-Submission Plan. If you are not the owner of the property, please share this letter with the landlord.

Yours faithfully,

Claire Green

Vice-chair of DH&H Parish Council

Neighbourhood Plan project lead

Appendix 15

Response to questions raised by owners of property identified as a heritage asset (sent by return of email)

Dear (resident)

Thank you for getting in touch about your property being identified for inclusion in the proposed Neighbourhood Plan which is being drafted.

Inclusion on the list would identify the property as a 'non-designated heritage asset'. This does not result in additional restrictions in terms of permitted development rights (i.e. whether you need planning permission for things such as updating glazing, adding solar panels/heat pumps etc), but means that the Local Planning Authority will need to ensure that any future planning proposals are sensitively designed and limit harm to their significance.

In terms of the criteria used for inclusion, CWaC Local Plan (Part One) Policy ENV5 states that "Heritage assets are defined as...having a degree of significance meriting consideration in planning decisions, because of its heritage interest." There is more helpful information in Historic England's [Advice Note 7 'Local Heritage Listing: Identifying and Conserving Local Heritage'](#), which lists criteria such as asset type, age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest, and landmark status. Specifically in relation to the Post Office Row cottages, these were identified in the 2008 Dunham Conservation Area Appraisal as demonstrating a number of features that contribute positively to the village character: where buildings have previously been identified in the CAA as making a positive contribution, it usual practice to regard them as non-designated heritage assets and include them in any formal 'local list' that is subsequently compiled. In addition, historic mapping shows that the row was present at least as far back as the late 19th-early 20th They are therefore considered to have sufficient age, architectural interest, and group value to merit inclusion on the local list.

It has been the experience of other Neighbourhood Planning groups that identification as a non-designated heritage asset/inclusion on a 'local list' tends to add value to the property. There are no material disadvantages in terms of planning restrictions, the formal identification of the building simply helps to highlight its local significance and heritage value within the planning system.

Other building of similar historic value and significance have also been identified by the parish council and the full list will be included in the plan once we have had the opportunity to contact all the owners for their comments and views.

There will be further opportunity for you to review and comment when the plan goes out for consultation in 2024. We intend to hold some open information sharing events at this time to enable residents to meet with parish councillors to share their views and opinions.

I hope the information in this email answers the questions you raise, please let me know if you have further questions or comments.

*Kind regards,
Claire Green*