

Clotton Hoofield Neighbourhood Plan Consultation Statement



Contents

1. Introduction and Background.....	3
2. Draft Neighbourhood Plan and Community Engagement.....	6
3. Regulation 14 Responses.....	13
Appendix 1 - Members of the steering group and minutes from meetings	15
Appendix 2 - Promotional material and responses from local residents at consultations, Sept 2017.....	21
Appendix 3 - Clotton and Hoofield Regulation 14 Responses	24
Appendix 4 - Regulation 14 leaflet.....	42
Appendix 5 – Regulation Comments Form	43
Appendix 6 – Email sent to Statutory Regulation Consultees	48

Table of Figures

Figure 1: Clotton Hoofield Designated Neighbourhood Area.....	4
Figure 2: community consultation at the bulls head	6
Figure 3: information station at community consultation.....	6
Figure 4: Table Of Consultation Responses And Action.....	9

1. Introduction and Background

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. Clotton Hoofield is situated approximately two miles N.W from Tarporley town centre and is a civil parish in the borough of Cheshire West and Chester (CWaC) in the county of Cheshire. Today it has a population of 425, half of whom are aged over 50. There are 126 households. The Parish contains the small settlements of Clotton, Clotton Common and Hoofield, and is predominantly rural.

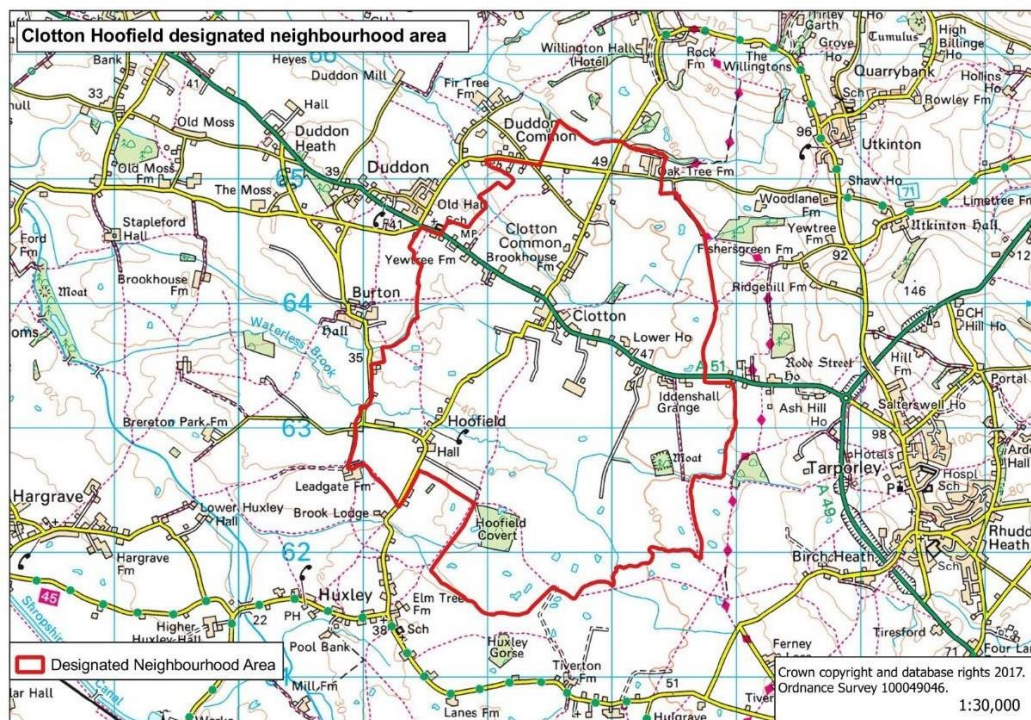


FIGURE 1: CLOTTON HOOFIELD DESIGNATED NEIGHBOURHOOD AREA

- 1.3. The Neighbourhood Plan (NDP) process started in November 2016 as a discussion held by the Clotton and Hoofield Parish Council Community under then Chairman Chris Prescott, to determine whether or not to undertake a neighbourhood plan for the village. It was decided to proceed with a neighbourhood plan and attention turned to agreeing upon the designated area.
- 1.4. In February 2017, a series of events were held to explain the neighbourhood planning process to local residents and to invite them to participate.
- 1.4.1. A public meeting was held in Duddon Village Hall on Monday 27th February, during which Planning Consultant, Andrew Thompson was able to discuss the process of developing a Neighbourhood Plan. Nine members of the community joined the discussion which focussed largely on how an NDP could influence road traffic accidents in the area. Several members of the public agreed to be members and others also expressed interest in becoming members.
- 1.5. On Tuesday 28th March 2017, the Clotton and Hoofield Neighbourhood Plan Steering Group was formed by local residents and Parish Councillors. A list of members of the Steering Group together with minutes of the first meeting are attached in Appendix 1 (this document). All minutes from meetings held by the CHNPG can be found online at: <http://www.clottonhoofieldparishcouncil.co.uk/neighbourhood-plan/minutes/>
- 1.6. In March 2017, pages dedicated to the Clotton and Hoofield Neighbourhood Plan were added to the Clotton and Hoofield Parish Council website, available here: www.clottonhoofieldparishcouncil.co.uk/neighbourhood-plan/.
- 1.7. In summary the processes that the Neighbourhood Plan went through were:
- Seeking permission to produce a neighbourhood plan for the town
 - Recruiting volunteers to make up the Steering Group and working groups
 - 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 Clotton and Hoofield
 - Regulation 14 consultation

- Review of the comments received and revisions and amendments to the Regulation 14 plan.



FIGURE 2: COMMUNITY CONSULTATION AT THE BULLS HEAD



FIGURE 3: INFORMATION STATION AT COMMUNITY CONSULTATION

2. Draft Neighbourhood Plan and Community Engagement

2.1. Clotton and Hoofield Parish Council (CHPC) submitted an application to Cheshire West and Chester Council (CWaC) on the 17th June 2017 to prepare a neighbourhood plan. In compliance with regulation 5A of the Regulations and Development Management Procedure (Amendment) Regulations 2016, a consultation period on the Clotton Hoofield Neighbourhood Area application was not required. The Clotton and Hoofield Neighbourhood Plan Area was formerly designated on the 14th July 2017 (See figure 1).

2.2. The Parish Council held an extraordinary public meeting on 27th February 2017 at which a Neighbourhood Plan Group was formed comprising Clotton Hoofield Parish Councillors and members of the public. Copies of the minutes can be found in Appendix 1 (this document). Local residents were invited to contact the Parish Council if they were interested in joining the steering group.

2.3. In July 2017 CHPC were informed that CWaC had granted permission for the Parish Council to develop a neighbourhood plan for the parish.

2.4. The first meeting of the Clotton and Hoofield Neighbourhood Plan Steering Group (CHNPSG) was held on Tuesday 28th March 2017, when discussions revolved around timetabling and finalising the group constitution. The following meeting, held on Thursday 13th April 2017, focused on local concerns and it was agreed that the following key issues should be addressed (see [website](#) for meeting minutes):

- Housing
- Road/highways
- Footpaths
- Facilities in the village
- Local economy/business
- Countryside
- Tourism

2.5. Peter Manby was elected chair of the CHNPSG, terms of reference were agreed as well as the roles and responsibilities of the other members of the CHNPSG.

2.6. In September 2017, a survey of local residents was undertaken to find out what they liked and disliked about the plan area. The survey was posted to local addresses and public consultations were held in addition to enable residents and those with an interest in the community to discuss their thoughts with members of the group. The survey can be found in Appendix 2 (this document). (Summarised responses and actions can be found in Figure 4)

2.7. During a group meeting held on Thursday 12th October 2017, the CHNPSG set out its structure together with the remit of various individuals, working groups were set up to look at specific issues that had been raised by the local community through surveys and consultations including:

- History
- Parish Profile
- Traffic, Transport and Services
- Housing Needs
- Employment and Economy
- The Natural and Built Environment

2.8. At every stage in establishing the CHNPSG discussions were held with officers from CWaC.

2.9. A web site for the neighbourhood plan was set up as an attachment to the Clotton Hoofield Parish Council website in March 2017 and all the CHNPSG minutes together with reports from the various working groups were posted on the site (see also 1.5).

2.10. In May 2018, a Housing Survey was prepared, along with a leaflet, which was posted out to houses in the Neighbourhood Plan area. This was also made available to complete online and was uploaded onto the Parish Council website. There was a positive response with a 20% return rate. A full report is included as Supporting Evidence to the Neighbourhood Plan: Housing Needs Survey

2.11. A further questionnaire was sent out in October 2018 to clarify resident's responses to the affordable housing question posed in the housing needs survey. This asked whether residents supported affordable housing as is defined by the NPPF or rather houses that are affordable to buy on the market. This questionnaire and responses are included as supplementary material Appendix F.

2.12. Also in May 2018, a Roads Report was produced looking at the particular issues of the A51 road that bisects the Parish. The report was informed by responses to the initial survey questionnaire and the actions undertaken by residents as part of the community speedwatch project. In addition, proposed changes to the road network were explored and the potential impact on the community was assessed. This report was in response to the A51 being identified as

a particular issue for residents of Clotton Hoofield (see Supporting Evidence to the Neighbourhood Plan: Roads Report).

2.13. In June 2018, a series of interviews were conducted with businesses in the plan area. 14 of the 20 businesses in the area responded in detail, a response rate of 70%, and responses were received from businesses in a wide range of sectors, ensuring that it is as representative as possible. A full report is included as Supporting Evidence to the Neighbourhood Plan: Business Needs Report.

2.14. Throughout the whole consultation process regular items were included in the Parish Council Newsletter, as well as in Tarporley News and online via the [Parish Council's Facebook](#) page.

FIGURE 4: TABLE OF CONSULTATION RESPONSES AND ACTION

Consultation Action	Date	Response	Action
---------------------	------	----------	--------

Initial Consultation Survey regarding the positives and negatives of the parish	Received by 22nd September 2017	Need to maintain rural feel of the countryside Problem with the A51 – speed, pollution and danger Seeking more of a sense of community	Housing policy to ensure any new/converted buildings should reflect the character of surroundings. A key issue explored in RT1-4, seeking speed control and safe crossing points
Consultation survey at the Bulls Head Public House	18th September 2017	Affordable housing	Policy C1-2 looking at preserving and enhancing community facilities
Consultation at Iddenshall Hall	21st September 2017	Anxiety regarding types of housing seeking planning permission	Housing survey circulated May 2018
Roads Report	May 2018	Residents in Clotton Hoofield reported a number of major concerns regarding the A51 road. These included safety, damage to property, negative impact on community cohesion, and severe impacts on health and wellbeing. Residents wished to see a number of improvements put in place to counteract these concerns. These included the completion of a bypass, extension of the 30mph speed limit, speed limit enforcement, traffic restrictions, and pedestrian crossings. The A51 through Clotton Hoofield falls under the Major Roads Network corridor D, linking the North West with Wales. As such there is a desire to see	Policy RT1 – 3 address directly these concerns where it is possible within the remit of the NDP. Limitations of the NDP in addressing the issues of the A51 are likely to be contentious with the residents, however the community concerns are also being addressed through the A51 residents forum who are supported by the Clotton Hoofield Parish Council.

		<p>improvements to the road, in particular improving traffic flow.</p> <p>While money is available as part of this strategy, it is unlikely that this will complement the changes that residents wish to see.</p> <p>A study has been proposed to look at the A51 corridor, due to take place in the Autumn of 2018 and be published in Spring 2019. This will assess the viability of the road as part of the MRN and consider the need for an alternative route. Any proposed outcomes from this would be long-term rather than short-term.</p> <p>The transport strategy for the region makes note of support for improving bus routes and provision for cyclists. Residents indicated that these were priorities and so this may be a vital component of the NP.</p>	
Housing Survey	<p>May 2018</p> <p>Oct 2018</p>	<p>Should give priority to brownfield sites before green to maintain rural green space</p> <p>Large housing estate would increase the volume of traffic</p> <p>Residents would like housing that is affordable and not housing that meets the NPPF definition of 'Affordable Housing'</p>	<p>Plan will support Brownfield site development when they adhere to national planning policy</p> <p>Group discussion over size and number of new housing</p>

Business Survey	July 2018	While A51 is good for bringing passing trade, it is perilous both for cars trying to leave car parks and for pedestrians attempting to reach business sites.	Policy RT1 seeking to reduce speed and create safe crossing points
Parish Community Event to hear thoughts on draft plan	30th September 2018	Confusion over the definition of 'affordable housing' Nature of vehicles on A51	A follow-up question to be circulated with clarification of the phrase. Maintenance of pavements, condition of footpaths and speed limit to be discussed further.
Consultation Surgeries at the Bulls Head Public House	Throughout March 2019	RT1 The speed limit should be 30 mph throughout the whole village and we should include this request in the NP. Particularly as the footpaths are very narrow and dangerous when large vehicles are travelling at 40mph and, it is very difficult and dangerous to enter and exit private driveways situated along the A51.	All reviewed together with feedback from CWaC at this time

3. Regulation 14 Responses

- 3.1. Between 25th February and 11th April 2019, the neighbourhood plan entered the Regulation 14 consultation stage. Statutory consultees and residents were sent a copy of the draft plan and asked to comment on it. A table of responses is set out in Appendix 3.
- 3.2. A leaflet was made to accompany this stage and sent out to all residents (see Appendix 4). Due to an alteration in the dates of entering Regulation 14, the dates on the response form do not cover the full 6 weeks specified in the regulations. The deadline for responses was extended to the 11th April 2019 in order to ensure 6 weeks consultation. Residents were informed of the correct dates in the accompanying newsletter, on the parish website, online version of the comments form and online survey, in email communication, as well as in person at the public consultation events. Statutory consultees were emailed the correct dates (see Appendix 6).
- 3.3. Hard copies of the draft plan were left in the Bulls Head Public House, Clotton and The Little Coffee Shop, Hoofield for members of the public to pick up.
- 3.4. Digital copies were also available on the website with Facebook posts directing traffic to it.
- 3.5. A comment and feedback form was provided for feedback comments (see Appendix 5).
- 3.6. A table of groups, organisations and individuals sent a copy of the Regulation 14 plan are attached in Appendix 3 together with their responses.
- 3.7. On 9th April 2019, feedback was received from CWaC and circulated to all members of the CHNPG to discuss making relevant amends.
- 3.8. On 24th May 2019, members of the Steering Group met with CWaC in order to discuss further the comments made by CWaC in response to the Reg 14 consultation and in particular the suggested revision to Objective 1 relating to traffic and Policy H1. It was agreed we would reflect on our discussion with the planners

and respond back to CWaC with our thoughts. Having undertaken this reflection process, the Steering Group has decided to go back with a justification of the first objective (traffic) and expand upon our reasoning referring other made plans (eg the Tarvin NDP). In respect of Policy H1, redrafted wording and justification has been set out.

Appendix 1 - Members of the steering group and minutes from meetings

Chairman Peter Manby

Secretary Jacqui Baker

Chris Prescott (subsequently left)

Ellie Platt

Hazel Davenport

Peter Hunt

Fran Colton

Julie Griffiths

Stephen Millett

Alison Holloway

Richard Roberts

Simon Smith

Consultant Andrew Thomson

Consultant Ruth Colton

27/02/2017 CLOTTON

HOOFIELD PARISH COUNCIL EXTRAORDINARY MEETING

MINUTES Held at Duddon Village Hall, Duddon
commencing at

7.00pm on Monday 27th February
2017.

The meeting started a few minute late with apologies from the
Village Hall for this.

PRESENT Cllr Chris Prescott - Chairman Cllr
Jacqui Baker Cllr Hazel Davenport
Cllr Tom Briscoe Cllr G Sant **PUBLIC**
Nine

Cllr Ellie
Platt

Cllr Peter
Manby

APOLOGIES. None

DECLARATION OF INTERESTS. None

APPOINTMENT OF A PARISH COUNCIL REPRESENTATIVE 38. Resolved
unanimously Cllr Jacqui Baker represent the Parish Council on Duddon and
Clotton War Memorial Hall Management
Committee.

PUBLIC PARTICIPATION - NEIGHBOURHOOD DEVELOPMENT PLAN Mr. Andrew Thomson
(Planning consultant) Made a brief introduction to Neighbourhood
Development Planning. (NDP) It would control development not stop it, it
would be an important tool for the next 20 years. It was not be an easy task,
but would be a legal document and would take time to prepare, around 12 to
18 months. Money was available. A NDP was broader than planning and
could include an Action Plan for future community ambitions. A general

discussion followed on how a NDP could influence the road traffic problems in the village.

39

Resolved unanimously adoption, with minor changes, the circulated Neighbourhood Plan Group Constitution.

1. Name of the Group

1.1 Clotton Hoofield Neighbourhood Plan Group

2. Establishment and Purpose of the Group

2.1 The group was established by Clotton Hoofield Parish Council to progress Action BI of the Clotton Hoofield Parish Plan, to prepare a Neighbourhood Plan. The purpose of the group is to raise support and awareness of the Neighbourhood Plan and encourage participation in formulating and preparing the Plan

2.2 To secure any funding required to deliver the Plan and to keep proper financial records and accounts for the project

2.3 To work in partnership with the Parish Council and other organisations, individuals, groups and societies to deliver the Plan

1

9

2

27/02/2017 2.4 To ensure

wide community consultation and participation in the Plan

2.5 Set a timescale for the delivery of the Plan and to keep this under review

2.6 Analyse the data collected from consultation

2.7 Identify local priorities and devise projects based upon the data collected

2.8 Report regularly on progress

2.9 Produce, launch and distribute the final plan, following consultation, submission to Cheshire West, formal inspection and a local referendum.

2.10 Help implement and monitor the resulting projects

3. Relationship with the Parish Council

3.1 Any decisions taken by the Neighbourhood Plan Group that impose a duty or policy on the Parish Council should be referred to them for agreement

4. Membership of the Steering Group

4.1 A minimum of three Parish Councillors appointed by Clotton Hoofield Parish Council

4.2 A minimum of four individuals who are resident or work within the parish

4.3 A Planning Consultant and Administrative Assistant, who are contracted to the group and are non-voting members

4.4 All members of the group must be individuals who have no vested interest to promote through the Plan process. Each member should make a declaration of any personal or prejudicial interest at the start of the process or if any becomes apparent during the process. Having made such a declaration they should not vote on issues that gave rise to it.

4.5 Any member can resign from the Group by notice to the Chair

5. Appointment of Officers and allocation of roles

5.1 At the first meeting the Group will elect a Chair, Vice Chair, Secretary and Auditor or as and when it sees fit

5.2 The Chair will be a member of the Parish Council and will be a resident of the Parish

6. Frequency and conduct of meetings

6.1 The Group will meet at least monthly for the first three months and then on a regular basis at their discretion

6.2 Members will receive written notice of meetings with an agenda

6.3 All group decisions will be made by a majority of members present and voting, with the Chair holding the casting vote in the event of a tie

6.4 The quorum for a meeting of the Group will be three

6.5 The Secretary will minute the meetings of the Group and circulate them prior to the next meeting except in exceptional circumstances

7. Financial Management

7.1 The Auditor of the Group will keep full and proper accounts and records for the Group

7.2 The Auditor will monitor all income and expenditure and report back to the Group in writing as and when appropriate 7.3 The Auditor will put in place an expenses handling procedure agreed and approved by the Group

8. Protocol for dealing with approaches to the group or its members, by persons with a

2

0

27/02/2017 vested

interest in development

8.1 All such approaches should be reported to the Chairman and where appropriate included on the agenda at the next meeting. Where the group agrees, they may provide the opportunity for the person concerned to address the group.

9. Amendments to the constitution

9.1 The constitution can only be amended by agreement of the majority of the Group

9.2 The Secretary will hold a copy of the constitution

10. Winding up of the Group

9.1 On completion of the Plan projects the Group will be wound up and any unspent monies will be dealt with under the terms and conditions of any grant agreements

9.2 Any unspent non-grant monies will either be used for implementation of the Plan Projects or as the Group decides at the final meeting of the Group 9.3 No individual members of the Group will benefit in any way from any dispersal of the Project Funds

It was agreed that that Cllrs Jacqui Baker Cllr Hazel Davenport Cllr Ellie Platt and Cllr Peter Manby be the Clotton Hoofield Parish Councils appointees.

Several members of the public agreed to be members and others also expressed interest in becoming members.

Subject to the Hall being available it was agreed that the first meeting would be Monday 27th March 2017 at 7:00pm.

It was also recorded that Duddon Parish Council would be most welcome to join.

The meeting closed at 8.10 pm.

The date of the next Parish Council meeting

13th March
2017

Signed

|||||
|||||

Richard Salmon
27/02/2017

Appendix 2 - Promotional material and responses from local residents at consultations, Sept 2017

CLOTTON HOOFIELD NEIGHBOURHOOD PLAN - HOUSEHOLD SURVEY

YOUR opinion counts! - can you please complete this Survey and return it either to your street representative or to Jacqui Baker, Group Secretary, Laburnum Cottage, Cinder Lane, Clotton, Tarporley CW6 OUB by the

22nd September 2017 - thank you.

Dear Resident of Clotton Hoofield Parish

Our Neighbourhood Plan is being put together by residents working with your Parish Councillors – recent Parish Newsletters have given information about this and details are also included on the website, <http://www.clottonhoofieldparishcouncil.co.uk>. But we very much need your views to make this work. The results of this Survey will be included in the next stage of the process as well as views gathered at the two public consultation events in September - you are warmly welcomed to drop in and give your views.

If there are issues you feel strongly about there is space at the end of the Survey for you to mention them, as the Group want to truly reflect any thoughts or concerns you may have. Some issues may be beyond the scope of the Neighbourhood Plan but if you feel strongly about an issue we would still like to hear about it.

The planning system helps decide what gets built, where and when. It is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment.

Neighbourhood Plans must generally be in line with local and national planning policies they must be in line with other laws if the local planning authority says that an area needs to grow, then communities cannot use neighbourhood planning to block the building of new homes and businesses, they can, however, use neighbourhood planning to influence the type, design, location and mix of new development neighbourhood plans must contribute to achieving sustainable development

With a neighbourhood plan, communities are able to establish general planning policies for the development and use of land in a neighbourhood. They will be able to say, for example, where new homes and offices should be built, and what they should look like. The neighbourhood plan will set a vision for the future. It can be detailed, or general, depending on what local people want.

The Clotton Hoofield Neighbourhood Plan will focus upon a number of key topic areas including housing, employment, rural development, farming and protecting the natural environment within our community. It is intended that our Neighbourhood Plan will help to guide future development in the Clotton Hoofield Neighbourhood Plan area.

If more than one person in your household wishes to complete the Survey then that is fine - either print off a copy from our website above or contact your street representative or Jacqui Baker at the above address

All completed questionnaires received by 22nd September 2017 which include contact details, will be entered into a prize draw with the chance to win a voucher for A MEAL FOR TWO AT THE BULLS HEAD TO THE VALUE OF £30.00

1. What do you feel are the strengths or positive features of our community and living in the Parish?
2. What do you feel are the weaknesses or negative features of our community and living in the Parish?
3. How would you like to see the Parish change, if at all, in the future (the next 10 to 15 years)?
4. Our Neighbourhood Plan will cover areas such as housing, design and development, issues regarding our roads and the impacts of the A51, working and employment, our community and the natural environment, recreation and sporting facilities, footpaths, transport, attracting and catering for visitors, historical interest, communications and broadband, interaction with other local communities, community support and amenities, health including air and noise pollution, social and well being needs, safety/security and community projects. This list is not exhaustive. Do you have any specific points about any of these matters? Please use a separate sheet if necessary.

Thank you for taking the time to complete the Survey - your input is essential to the improvement of our community. Also, if you have a specific area of interest and wish to take part in a discussion group on that particular subject then please let us know at clottonhoofieldnp@gmail.com

Please give your contact details below. All information will be treated confidentially in accordance with the Data Protection Act and only used in connection with our Neighbourhood Plan.

Name: ..

Address: ..

Phone:.....

Email:...

Age and gender (please circle) - under 18, 18-25, 26-40, 41 to 60, 61 to 70

70+

Male/Female

Appendix 3 - Clotton and Hoofield Regulation 14 Responses

Statutory Consultee Responses		
Consultee	Response	Action
Heritage England	Made some constructive comments and suggested additional wording to be included in policies H1,LE2,LHE5 andD2.	The Neighbourhood Plan has been amended to take account of comments received from Historic England. An Appendix is included to provide further information on designated and non-designated heritage assets as requested.
United Utilities	recommended a change to Policy D2 as follows; ‘All new development in the plan area should seek to achieve high standards of sustainability and, in particular demonstrate how design, construction and operation have sought to incorporate the use of appropriate technologies. Where appropriate All residential developments of 10 or more properties or more commercial development should use sustainable drainage schemes should be used to create new wildlife , open space and recreational areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area. They also suggest the following text is added to the justification for Policy D2; Surface water should be discharged in the following order of priority;	The policy has been revised as suggested.

	<p>1. An adequate soakaway or some other form of filtration system.</p> <p>2. An attenuated discharge to surface water body.</p> <p>3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.</p> <p>4. An attenuated discharge to public combined sewer.</p>	
National Grid	identified assets in the plan area but did not comment on the wording of any policy in the NP.	No action required.
Cheshire West and Chester	<p>As a general point they suggest that some typographical errors and map references are completed before submission.</p> <p>They also suggest that appendices are cross referenced to specific policies in the plan and that any supporting evidence, reports or other information does not need to be listed in the plan but can be available as stand-alone reports.</p>	Many of the points made below have led to revisions in the plan text. In order to ensure that the policies reflect the views of the parishioners, the steering group met with CWaC in order to discuss appropriate policies and wording. The wording contained within the plan reflects the outcome of this meeting and subsequent email exchanges with CWaC.
	<p>History.</p> <p>Sources of data could be removed and listed in an appendix or as a footnote. They suggest that we might also wish to include in an appendix the biography of John Sadler.</p> <p>We should add that The Bulls Head is an Asset of Community Value, designated 18.07.17 until 2022.</p>	Revised the history section as suggested.

	<p>Vision.</p> <p>This could reference the importance of the natural and historic environment to link with the objectives and policies.</p>	Revise the Vision statement as suggested.
	<p>Objectives</p> <p>Revise the wording of the first objective to say 'to support measures which would help reduce the impact of volumes etc.</p>	Amend the wording as suggested.
	<p>Roads and Transport</p> <p>RT1 Traffic and the environment</p> <p>Reword as follows: 'Proposals for development which are likely to generate significant traffic movements should include an assessment of the impact of the development on highway safety, air quality and the quality of life of local residents. Such assessments should include measures to mitigate harmful effects and demonstrate that their traffic impacts will not significantly decrease air quality (moved from RT3) Proposals for development which include measures to reduce the impact of volume, speed, severance, vibration and noise of traffic will be supported. Where funding is available through planning obligations, CIL or other sources, this should be directed to the parish priorities listed below Development which will have a detrimental impact on highway safety and the living conditions of residents will be</p>	<p>Policy reworded in line with feedback and sent back to CWaC for further feedback.</p> <p>The final wording is a reflection of this conversation.</p>

	<p>resisted. Consideration will be given towards securing planning obligations which meet the guidance in NPPF 2018 paragraphs 56 and 57, in relation to traffic management and traffic calming measures which will make the development acceptable.</p> <p>Wherever possible, the mitigation measures should be put in place before the development itself is permitted to be used.</p> <p>Priorities for Clotton and Hoofield are; Safe crossing points for pedestrians, cyclists and horse riders to reduce the severance effect of the A51, together with traffic calming measures on local roads whilst retaining their essentially rural character</p> <p>Measures to reduce the impact of heavy goods vehicles on the A51 and local roads such as control of traffic speeds to improve road safety and environmental impact.</p> <p>We should cross reference to the NPPF 2019 paragraphs 108-109.</p> <p>RT2 Footpaths, cycleways and bridleways.</p> <p>There are several issues covered by this policy which could be drafted as separate criteria. Issues to do with maintenance should be removed.</p> <p>A proposals map would be useful to illustrate the PROW network and reference to national policy guidelines should be more specific.</p>	
--	--	--

	<p>A full copy of the transport report June 2018 should be made available</p> <p>Policy RT2 Footpaths, Cycleways and Bridleways Reword Policy as Follows: Proposals to ensure that existing and new footpaths and bridleways are well maintained and signposted together with be supported. In particular;</p> <ul style="list-style-type: none"> ● The character of existing public rights of way (PROW) must be protected in terms of safety, directness, attractiveness and convenience. ● No obstructions to the existing PROW and Bridleway network should be introduced and any proposed amendments to any routes must follow the national policy guidelines. ● Improvements and/or extensions to the existing public footpath, cycleway and bridleway network in the plan area will be supported and should be linked into both the local and national network. ● The construction and appearance of new paths, tracks or links must be appropriate to the area, suitable for the intensity of the proposed use and sensitive to the character of the locality. Routes should aim to keep crossings and changes of level to a minimum and any new routes should normally be accessible for those with wheelchairs, frames, buggies or other mobility aids. 	
--	--	--

	<p>Policy RT3 Air Quality Incorporate the air quality issues into RT1 and focus on sustainable transport, safe action pedestrian and cycle facilities and the provision of electric charging points</p> <p>Policy RT3 Improving Air Quality 4</p> <p>To protect air quality where it is of a high standard and, improve it elsewhere, proposals will only be supported provided they: Comply with the requirements of the most up to date Local Plan and National Policy Demonstrate that their traffic impacts will not significantly decrease air quality (move to RT1 Implement and support actions that make a positive contribution to improving air quality, by encouraging an increase take up of sustainable transport for example by the inclusion of electric charging points for cars Integrate with existing policies for spatial and transport planning to reduce travel demand and encourage walking, cycling and the use of public transport.</p> <p>RT4 Creation of new accesses Need to be a bit more specific on 'those already in existence'</p> <p>Policy RT4 Creation of new accesses In order to preserve and protect the rural character of</p>	
--	--	--

	<p>the plan area where a new access is created, or an existing access is widened through an existing hedgerow or wall, the new boundary treatment should be consistent with other accesses in the immediate vicinity those already in existence in terms of scale, materials and, subject to safety requirements, height.</p>	
	<p>Housing. Objective; To provide the opportunity for some housing to meet local needs and to successfully accommodate new development that integrates positively with the character of the plan area; Policy H1 Scale of housing development The scale of housing should be in general conformity with SRAT 9 where Clotton Hoofield is a countryside location where new development is restricted to specific development types. In particular infill and rural exception sites are not included and brownfield will only be supported if the land is included on the Council's brownfield land register. The term agricultural worker should be replaced by 'rural worker' and it is suggested we may wish to consider including replacement dwellings.</p> <p>Policy H2 Type and size of new housing The housing needs report should be available at the</p>	<p>As these revisions are contrary to the views of the majority of the community we met with CWaC to discuss how we can move forward.</p> <p>The following draft was proposed: New development in accordance with Policy DM19 in Part 2 of the Local Plan will be supported in principle provided that it is small in scale, and falling within the following categories: Infill development Infilling of a small gap within a settlement in an otherwise built up frontage of up to 2 dwellings in character and scale with adjoining development. Rural exception Sites Small sites to meet identified local housing needs and in character with development on adjoining land. Brownfield land The redevelopment of previously developed sites within the plan area will be supported 5 where they adhere to national planning policy and are supported by an appraisal of the impact of proposals on the significance of designated and</p>

	<p>submission stage. Given the countryside location the draft housing policies as written do not fully align with STRAT9, STRAT 8 or SOC2 or part Two policies R1 and DM19. Clotton Hoofield appears to fall within a S157 area for affordable housing. It would be a 'designated rural area' for the purposes of NPPF 63 and therefore a lower affordable housing threshold may apply. CWaC suggest we may wish to use a policy similar to BE3 in the Beeston Plan (see below)</p> <p>POLICY BE3: HOUSING DEVELOPMENT</p> <p>Future housing proposals should, where feasible:</p> <ul style="list-style-type: none"> ● _Limit development to an appropriate scale which complies with STRAT 9 of the CWAC Local Plan; ● _Provide a suitable mix of housing types and sizes to reflect the identified local housing needs; ● _Provide affordable homes as part of any development of 5 units or more on a single site; ● _Ensure that developer contributions are utilised for the benefit of the local community, primarily to fund infrastructure improvements; ● _Retain as many mature/established trees as possible; ● _Provide sufficient external amenity space, refuse and recycling storage; ● _Provide adequate vehicle and bicycle parking and high quality streetscape. <p>Action</p>	<p>non-designated heritage assets. (see also Policy LHE5) Redundant Buildings The re-use, conversion and adaption of permanent, structurally sound, rural buildings of substantial construction which would lead to an improvement to the character of the area. Essential Agricultural Workers Dwellings</p> <p>Some minor changes to the housing policies have been made following the meeting with CWaC and discussions within the Steering Group. The Plan wording reflects the outcome of these discussions.</p>
--	---	--

	<p>Discuss with CWaC</p> <p>Policy H3 Extensions and Alterations to Existing Dwellings</p> <p>Proposed extensions and/or alterations to existing dwellings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials. The design of any alteration or extension should reflect and enhance the character and appearance of the existing dwelling and the proposal should also retain garden space commensurate with the size of the extended or altered dwelling in accordance with the prevailing pattern of development in the locality. Add the words; 'the resulting development should be subordinate to the original dwelling, surrounding properties and setting.'</p>	
	<p>LE1 New Businesses</p> <p>STRAT 8 supports small scale expansion of existing employment opportunities in the rural area and the plan could be more specific on where these are supported and which could be shown on a proposals map. STRAT 9 supports development requiring an operational need for the countryside location, small scale and low impact farm diversification, re-use of rural buildings and the expansion of existing buildings to facilitate growth. The scope for new employment would</p>	<p>Action</p> <p>3 criteria from ECON 3 were added, namely;</p> <ul style="list-style-type: none"> ● It would support agricultural diversification that is of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses. ● Camping and caravan sites will be supported where there is an unmet need. ● Proposals should be small in scale to limit impact on landscape and amenity and utilise or be well related to existing rural buildings.

	<p>be considered in the context of STRAT 9 and ECON3 . Further evidence/explanation should be provided in relation to tourism to ensure alignment with ECON3.(see text of policy below)</p> <p>ECON 3 Visitor economy</p> <p>The expansion of existing tourism assets or the creation of new tourism opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location. Major leisure, tourism, cultural development proposals and visitor accommodation, which will attract a significant number of visitors, should be located within or accessible to Chester, Northwich, Ellesmere Port and Winsford town centres. Smaller scale development will preferably be located in urban areas, key service centres or local service centres or in the countryside where proposals are of a suitable scale, type and protect the character of the countryside.</p> <p>Development proposals will be assessed against the following criteria, subject to any additional controls that will apply in the Green Belt:</p> <ul style="list-style-type: none"> ● The proposal would enhance the role of Chester as an international tourist and visitor destination. ● It would support the vitality of the borough's other town centres through encouraging greater 	<p>Action</p> <p>Revised policy LE3 as drafted above. A copy of the business survey will be provided together with the plan at submission stage. We have also listed the community facilities in the area.</p>
--	--	---

	<ul style="list-style-type: none"> ● visitor numbers. ● It would bring regeneration benefits particularly through the redevelopment of brownfield land. ● It would be accessible by sustainable modes of transport and / or proximity to major visitor ● attractions. ● It has the potential to improve access to rights of way, green infrastructure and the use of the borough's waterways in particular the canal network. ● It would support agricultural diversification that is of an appropriate scale and type in rural ● areas, and would support the continued viability of rural businesses. ● Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise or be well related to existing rural buildings. <p>The policy continues to support existing and new tourism facilities where appropriate. It recognizes the valuable contribution that these industries make to the local economy. The provision of visitor accommodation though new-build, conversion or expansion will be supported in appropriate locations. Proposals in the rural area should meet Policy STRAT 8 'Rural Area'. Within the Green Belt proposals will</p>	
--	---	--

	<p>have to meet Policy STRAT 9 'Green Belt and countryside' and reasons for very special circumstances will relate to why a development could not be located outside the Green Belt. Camping and caravan sites are considered as tourism development not outdoor recreation.</p> <p>Our policy is as follows;</p> <p>Local Economy Objective; to support and grow the local economy. To facilitate farm diversification and a thriving local economy.</p> <p>Policy LE1 New Businesses Proposals which extend existing or promote new small scale employment and tourism opportunities within the plan area will be supported particularly where that development will positively benefit the local economy and provide opportunities for local employment and training. Proposals for new employment or an extension to an existing facility should not have an adverse effect on the amenity of any adjoining residential properties by reason of noise, smell, smoke or dust.</p> <p>Policy LE3 Loss of employment and community facilities ECON 1 refers to premises no longer commercial viable or environmentally acceptable (rather than 'or required'). CWaC would normally require 12 months continuous</p>	<p>Our policy states; The loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required and the</p>
--	--	--

	<p>marketing and query whether 2 years is an appropriate timeframe. They suggest incorporating similar wording to that in the Whitegate and Marton NP.</p>	<p>premises/site/business has been actively marketed for at least 2 years at an appropriate market price. We revised it to read; There will be a strong presumption against the loss of existing local employment sites and community facilities which provide employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> • The premises or land in question has not been in active use for at least 12 months; and • The premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months which results in no interest from a credible party.
	<p>Policy LHE1 Landscape Quality and Open Countryside CWaC have provided a description of local landscape character to be included in the plan and have suggested we define important views and vistas, referring to the Kelsall NP.</p>	<p>Action Amended the policy as follows; To ensure that development respects village character and the local topography, and contributes to local distinctiveness proposed new buildings or extensions to existing buildings should not damage existing local views</p>

	<p>Our policy was initially as follows;</p> <p>Policy LHE1 Landscape Quality and Open Countryside</p> <p>All new development will be expected to respect and enhance the local landscape quality ensuring that important from development. Any development in the open countryside local views and vistas are maintained and, where possible enhanced and protected will only be acceptable in exceptional circumstances such as rural exception sites or agricultural dwellings (Policy H1) and where the development proposed clearly enhances the area by sensitive siting, planting and landscaping and good design</p> <p>LHE2 Woodlands, Trees, Hedgerows and Walls</p> <p>This policy talks about contributing to the character of the area however it may be difficult to assess whether a particular tree or hedgerow does contribute to character. Our policy states;</p> <p>All new development should seek to protect local woodland, trees, hedgerows, highway verges, walls and boundary treatment from loss or damage where these contribute to the character of the plan area. Where any of these local features are impacted by development then appropriate planting of native species and the reconstruction of walls and/or fences will be required.</p>	<p>and existing visual connections with unobstructed lines of sight shall be maintained. Proposals will be supported which provide or retain views along existing roads and open spaces into the open countryside from the new development.</p> <p>Action</p> <p>Reworded the policy to read: All new development should seek to protect local woodland, trees, hedgerows, highway verges, walls and boundary treatment from loss or damage where these contribute to the character of the plan area. Local woodland, trees, hedgerows, verges and walls contribute to the character of the plan area and should be protected in new development. Where any of these local features are impacted by development then appropriate planting of native species and the reconstruction of walls and/or fences will be required. All new development close to existing mature trees will be expected to have in place an arboricultural method statement to BS5837 standard or equivalent before any work commences. This will detail tree protection policies to be employed during construction.</p>
--	--	--

	<p>All new development close to existing mature trees will be expected to have in place an arboricultural method statement to BS5837 standard or equivalent before any work commences. This will detail tree protection policies to be employed during construction.</p> <p>LHE3 Wildlife Corridors and LHE4 Biodiversity CWaC suggest that the policies are amended and supporting maps are provided at the submission stage. These policies are included in the plan as worded by CWT however CWaC suggest we look at using the wording in the Kelsall NP. 9</p> <p>LHE5 Historic Environment See comments from HE already included in our policy revisions. 10</p>	<p>Ammended in line with this guidance and supporting maps included into the plan.</p>
	<p>Design CWaC point out that NPPF para 125 notes that design policies should reflect local aspirations, and are grounded in an understanding and evaluation of an area's defining characteristics. They suggest we refer to the CWaC Landscape Strategy and features of built development either in the policy or the explanation.</p> <p>Community Facilities CWaC Greenspace team have reviewed the current open space shortfall/surplus position and conclude that the ward does have shortfalls for</p>	<p>Action Referred to the CWaC Landscape Strategy in the explanation.</p>

	<p>all open space typologies. They recommend that if there is the opportunity as part of the NP process to provide some open space that will benefit the community this would be welcomed</p> <p>Policy C2 existing community facilities</p> <p>Reference to the 50p shop and Bulls Head could be provided in the explanation rather than the policy.</p> <p>Policy C2 Existing Community Facilities</p> <p>The retention, continued use, refurbishment or improvement of the existing community facilities in the plan area (namely the 50p Shop and the Bulls Head) will be supported. The loss of these facilities from the plan area will be resisted unless it can be demonstrated that any replacement use will provide equal or greater benefits to the community, including benefits from other sites within the plan area.</p>	<p>Action</p> <p>Deleted the reference in the policy.</p> <p>Action</p> <p>Included the recommended definitions in the glossary.</p>
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan	
Highways England	Highways England have no comment to make on this latest version of the neighbourhood plan	
Coal Authority	Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it.	

Government of Wales	The Cotton Hoofield Neighbourhood Plan will have no impact on any designated heritage assets in Wales. We therefore do not wish to comment further on this matter.	
Dwr Cymru Welsh Water	Thank you for consulting Welsh Water on the Clotton Hoofield Neighbourhood Plan. The area falls outside of our operational boundary, as such we have no comment to make.	
Cheshire Brine Subsidence Compensation Board	No Response Received	
Cheshire Gardens Trust	No Response Received	
Cheshire Police Constabulary	No Response Received	
Cheshire Racial Equality Council	No Response Received	
Dee Valley Water plc	No Response Received	
EE	No Response Received	
Environment Agency	No Response Received	
Health & Safety Executive	No Response Received	
Homes and Communities Agency	No Response Received	
Marine Management Organisation	No Response Received	
Natural Resources Wales	No Response Received	
Network Rail	No Response Received	
Severn Trent Water	No Response Received	
The Mersey Forest	No Response Received	
Three	No Response Received	
United Utilities	No Response Received	

Vodafone and O2	No Response Received	
National Grid plc	No Response Received	
Sport England (North West Region)	No Response Received	
West Cheshire Clinical Commissioning Group	No Response Received	
Wood Plc (representing National Grid plc)	No Response Received	

Feedback received from public consultation events		
Local Resident at the public consultation 20th March	<p>The speed limit should be 30 mph throughout the whole village and we should include this request in the NP. Particularly as the footpaths are very narrow and dangerous when large vehicles are travelling at 40mph and, it is very difficult and dangerous to enter and exit private driveways situated along the A51</p> <p>We need new housing in the village not only because of the scale and range of local employers but also to maintain the vibrancy of the settlement. There should be a strategic policy STRAT 8.5 which would allow this to happen. The application of planning policy needs to be consistent and planning decisions need to be transparent.</p>	Review together with the comments from CWaC
Local Resident at the public consultation 24th March	They were concerned that the proposed housing policies in the plan were more relaxed than those in STRAT 9 and would encourage housing development in the plan area particularly on brownfield sites over and above the levels	Review together with the comments from CWaC

	of development allowed by the strategic policy.	
--	---	--

Appendix 4 - Regulation 14 leaflet

COME AND FIND OUT
MORE AT ONE OF
OUR CONSULTATION
SURGERIES

THE LITTLE COFFEE
SHOP, HOOFIELD -
WEDNESDAY 20TH MARCH,
11AM - 1PM

THE BULLS HEAD,
CLOTTON -
SUNDAY 24TH MARCH, 2PM
- 4PM

WHO ARE WE?

The Clotton Hoofield Neighbourhood Planning Group is a voluntary group of interested residents and Parish Councillors, working on behalf of the Parish Council to drive forward the development of the Neighbourhood Plan.

Neighbourhood Planning provides a way for communities to shape the development of their area. It can help develop a vision and policies that reflect the view of local people.

Please let us know your views and get involved in the consultation process. This is your plan and your neighbourhood and you may have particular concerns, interests or expertise that we have yet to hear about. We would love to hear from you.


WWW.CLOTTONHOOFIELDPARISHCOUNCIL.CO.UK/NEIGHBOURHOOD-PLAN



**CLOTTON HOOFIELD
NEIGHBOURHOOD
PLAN**

YOUR PLAN
YOUR SAY

Make your views known
on Clotton Hoofield's
Neighbourhood Plan



WHERE WE ARE NOW

Since 2016 your Neighbourhood Plan team has been carrying out surveys and consulted with neighbours in order to develop a range of policies which we believe are appropriate to shape the future of Clotton Hoofield.

While we are required to comply with national planning policy and the Cheshire West and Chester Local Plan, we believe that there are opportunities for the residents of Clotton Hoofield to control and direct how our neighbourhood develops.

We have listened to your ideas and views in order to come up with a number of policies in the following areas: Roads and Transport, Housing, Local Economy, Landscape and Historic Environment, Design and Community Facilities.

These policies now form the draft Clotton Hoofield Neighbourhood Plan which is now out for consultation. This is formally known as Regulation 14, and it lasts 6 weeks.

HAVING YOUR SAY

We want to hear from you to find out what you think and whether or not we got it right.

We will be hosting consultation events in the Parish (see overleaf for details) where we will be able to discuss the policies in depth and hear your thoughts.

You can read the full draft by downloading from the Parish Council website found at: <http://www.clottonhoofieldparishcouncil.co.uk/neighbourhood-plan>

Hard copies are available to view at The Bulls Head, Clotton or The Little Coffee Shop, Hoofield.

GIVE YOUR FEEDBACK

Record your responses on the designated feedback sheet available in hard copy or electronically. Alternatively fill in the online survey found by following the links from the website below.

Email your feedback form to:
ruth@ourstories.co
or post to:
Ruth Colton, 1, Lower Farm Mews, Lower Lane, Eaton, Tarporley, Cheshire, CW6 9AN

To make your comments online please follow the links from <http://www.clottonhoofieldparishcouncil.co.uk/neighbourhood-plan/>

WHAT HAPPENS NEXT?

After the consultation process we will update the plan to include any amendments and revisions resulting from the responses we receive. We then resubmit the plan to Cheshire West and Chester with some additional documentation. They will then conduct a further 6 week consultation with statutory bodies (a process called Regulation 15). Cheshire West will then arrange for an external examiner who will determine whether the plan can be adopted or if it requires revisions.

Once the Examiner is happy with the Plan, Cheshire West will organise a referendum in Clotton Hoofield for people to vote on the plan.

At the referendum, if more than 50% of those voting support the Neighbourhood Plan, it will be adopted as a Development Plan by Cheshire West and will have formal statutory force.

Draft Neighbourhood Plan out for consultation with Clotton Hoofield residents and statutory bodies (6 weeks) [Regulation 14]

Amended Plan sent to Cheshire West who take over the Plan

Further consultation with statutory bodies (6 weeks) [Regulation 15]

Amended Plan to Examiner for report to Clotton Hoofield Parish Council and Cheshire West (possible revisions required)

Final Plan subject to Referendum of Clotton Hoofield residents (expected September 2019)

Appendix 5 – Regulation Comments Form

Clotton Hoofield Neighbourhood Plan

Regulation 14 Community Consultation 25th February – 6th April, 2019



Comments form

The Clotton Hoofield Neighbourhood Plan can be viewed on the website:

<http://www.clottonhoofieldparishcouncil.co.uk/neighbourhood-plan/>

There are also a few printed copies (available for reference only) at The Bull's Head, Clotton and The Little Coffee Shop, Hoofield. This is your opportunity to let us know what you think of the plan and whether you agree with the policies. If possible please make the comments directly on the website survey, but if you are not able to do this please use this form instead

and return it to the following address: **FAO Ruth Colton, 1 Lower Farm Mews, Lower Lane, Eaton, Tarporley, Cheshire, CW6 9AN**

Deadline for receipt of comments - no later than the 6th April.

Roads and Transport (RT)

Policy	Do you agree? Y/N	Comments
RT1 Traffic and the Environment		
RT2 Footpaths, Cycleways and Bridleways		
RT3 Improving Air Quality		
RT4 Creation of new accesses		

Housing (H)

Policy	Do you agree? Y/N	Comments
H1 Scale of housing development		
H2 Type and size of new housing		
H3 Extensions and Alterations to Existing Dwellings		

H4 Conversion of Outbuildings to residential use		
--	--	--

Local Economy (LE)

Policy	Do you agree? Y/N	Comments
LE1 New Businesses		
LE2 Use of Rural Buildings		
LE3 Loss of Employment Sites and Community Facilities		

Landscape and the Historic Environment (LHE)

Policy	Do you agree? Y/N	Comments
LHE1 Landscape Quality and Open Countryside		
LHE2 Woodland, Trees, Hedgerows and Walls		
LHE3 Wildlife Corridors		
LHE4 Biodiversity		
LHE5 Historic Environment		

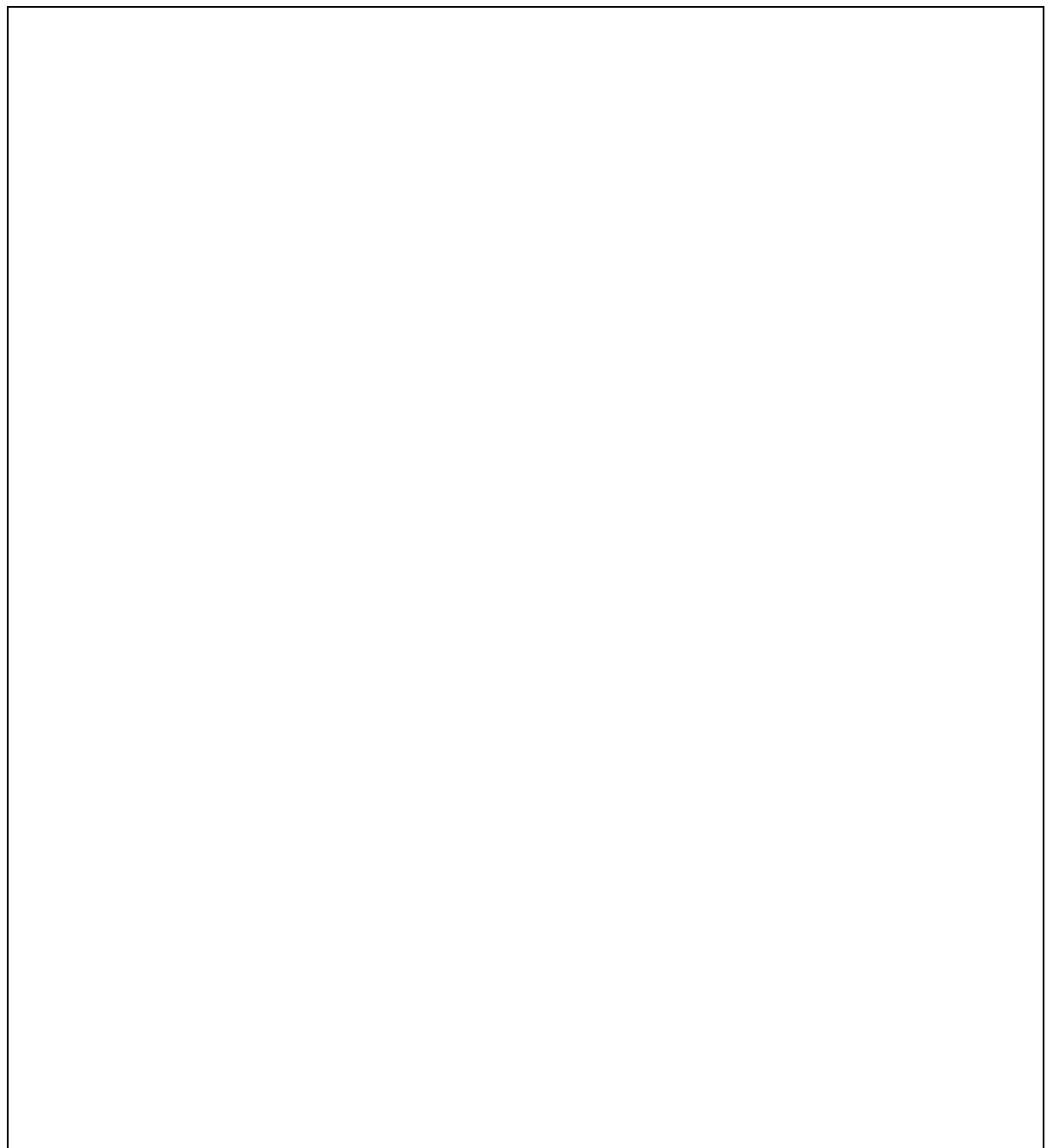
Design (D)

Policy	Do you agree? Y/N	Comments
D1 Design of new development		
D2 Environmental Sustainability and adapting to climate change		

Community Facilities (C)

Policy	Do you agree? Y/N	Comments
C1 Community Facilities		
C2 Existing Community Facilities		

Any further comments on the plan as a whole can be made here



Many thanks for your help
Clotton Hoofield Neighbourhood Plan Steering Group

Appendix 6 – Email sent to Statutory Regulation Consultees

Clotton Hoofield Neighbourhood Plan Regulation 14 Consultation

Dear Consultee,

Notification of Formal Consultation on the Clotton Hoofield Neighbourhood Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Clotton Hoofield Draft Neighbourhood Plan has been published for consultation by Clotton Hoofield Parish Council. The Draft Neighbourhood Plan has been prepared by a neighbourhood planning group of interested residents and Parish Councillors on behalf of the Parish Council following questionnaire surveys of local residents and businesses in 2017 and 2018 and informal public consultations on the emerging Draft Plan.

The consultation period runs for 6 weeks from 25th February 2019 to 11th April 2019.

The Draft Plan and other supporting documents can be viewed by downloading from the Clotton Hoofield Parish Council Website found [here](#).

Hard copies of the Draft Plan can be viewed in the following locations during normal opening times:

- Bulls Head, Clotton
- The Little Coffee Shop, Hoofield

Hard copies can also be provided on request from the Parish Council. Please contact the Clerk via [email](#) or post:

Clerk Clotton Hoofield Parish Council

8 Market Place, Hampton, Malpas, Cheshire, SY14 8HS

The Parish Council welcomes comments by email, in writing, or online via the website. Please submit all comments on the Draft Neighbourhood Plan by email to:

ruth@ourstories.co

or in writing to:
Ruth Colton

1, Lower Farm Mews, Lower Lane, Eaton, Tarporley, Cheshire, CW6 9AN

Following this public consultation process the Plan will be amended and submitted to Cheshire West and Chester Council together with all the supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations have informed the Plan.

Cheshire West and Chester Council will then re-consult, before the Plan is subjected to Examination by an independent examiner. Once any further amendments have been made the Plan will be subject to a local Referendum, and then Made by Cheshire West and Chester Council and used to determine planning applications in Clotton Hoofield.

If you require any further information please contact Ruth Colton. (ruth@ourstories.co)

Yours sincerely

Clotton Hoofield Parish Council