

# Providing a Community Hub

Hankelow Neighbourhood Plan  
Second Consultation



This is your opportunity to help set  
the character of the village



## **What is the Neighbourhood Plan?**

A Neighbourhood Plan is drawn up by a community to set out a shared vision and policies to shape the future growth and development of an area. It is used by Cheshire East in deciding planning applications, alongside the Local Plan. Once approved, it has the same legal status as Cheshire East's Local Plan. It also helps to identify projects that are important to the community.

## **Where are we up to?**

In 2015, Hankelow Parish Council agreed that a steering group should be set up to develop a Neighbourhood Plan for Hankelow. A questionnaire was circulated, the results collated, and from them a steering group has been developing the plan.

However, in the two years which have elapsed since the work was started, the face of Hankelow has changed significantly with the loss of the White Lion and the closure of the Brookfield Golf Course, while the number of houses in Hankelow is rising considerably - there are currently 29 under construction, with planning permission for another 5.

Hankelow has a reputation as a place with a strong sense of community. During the recent drop-in sessions to discuss the Neighbourhood Plan, the concept of a community hub for Hankelow was strongly endorsed by residents. Also, before the plan to demolish the White Lion was allowed, the campaign to save the White Lion received strong local support, with pledges for over £200,000 of investment being made.

## **What are your thoughts on our community facilities?**

In order to complete the Neighbourhood Plan we need to clearly establish the wishes of the majority of Hankelow residents concerning a community hub. A hub of some sort is required to promote interaction between villagers of different age groups, to help prevent social isolation, and to enable the many newcomers who will be arriving in the new developments to integrate with the current residents.

However, depending on the options chosen we may need to allocate some land in the village to allow for a new building at some time in the future. We cannot complete the Neighbourhood Plan until there is a clear decision as to whether we need to do so or not.

For the provision of a hub, there are currently two opportunities, more details on which are given in this document:

- Firstly, the Chapel Hall could be purchased from the Methodist Church to secure its future as a community facility.
- Secondly, a community-owned pub could be built, which could be complementary to the use of the Chapel Hall if well planned.

We encourage all members of the community to complete the questionnaire, so that the responses we receive come from as wide a cross section of residents as possible. This will be helpful in guiding the steering group in the right direction in drafting a Neighbourhood Plan which identifies what the community wants and needs from a hub and to ensure that the hub is a success both for now and for the long-term future of Hankelow.

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# Community Facilities Questionnaire

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Outlined below are extracts from the draft Neighbourhood Plan which address the question of community facilities in Hankelow:

## **Amenities and well-being**

Objective: The community in Hankelow is strengthened by the amenities which exist in the village. These policies seek to retain, enhance and add to those community components which contribute to well-being, and which the residents value, by:

- Protecting existing community assets and amenities.
- Promoting schemes for recreational and leisure opportunities.
- Maintaining access to the countryside

## **Community**

Objective: To enhance social interaction in the community by seeking to improve social amenities:

- Ensuring any development contributes to community infrastructure.
- Providing a community hub where villagers can meet informally.

During the recent drop-in sessions to discuss the Neighbourhood Plan, the concept of a community hub for Hankelow was strongly endorsed by residents. In order to complete the Neighbourhood Plan we need to clearly establish the wishes of the majority of Hankelow residents concerning a community hub.

**A meeting will take place at 7pm on Wednesday 11<sup>th</sup> April 2018 when you will have the opportunity to seek clarification on any issues from the Steering Committee and express your views.**

Please read each of the questions on pages 5 and 6 and give us your thoughts.

Before you complete this questionnaire, please ensure that you have reviewed the information provided in Appendices 1 and 2 on pages 8 to 15 on the various options under consideration.

1. Do you believe that it is important that there be a building for communal use in Hankelow?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	I don't have an opinion

2. Once the Chapel Hall has been adapted as proposed (see Appendix 1 for details), do you believe this will provide an adequate community hub?

<input type="checkbox"/>	Yes, the Community Hall is adequate
<input type="checkbox"/>	No, the village needs a new facility
<input type="checkbox"/>	I don't have an opinion

3. If the village decides it would like a **new** facility, which of the following would you prefer to see as a community hub in Hankelow?

<input type="checkbox"/>	A - If possible, purchase the Chapel to secure as a community hub More details in Appendix 1
<input type="checkbox"/>	B - Allocate land for development in order to secure a site to build a new community pub More details in Appendix 2
<input type="checkbox"/>	I don't have an opinion

If a majority of respondents choose option B, there will be a further consultation and village meetings to consult on the allocation of the land. However as a result of our call for sites, the options have been narrowed down to those described in Appendix 2. It would be helpful if you could indicate which of the proposed schemes you might prefer. Please note however that this information would only be used as a basis for further consultation and negotiation with the landowners, not to finalise the plan.

Which of the site schemes for a new community pub would you favour?

Site A - land behind the Swedish houses - 29 houses with gift of land for the pub

Site B - land to the north east of the village centre:

Option 1 - 26 houses to the north of the site with a gift of land for the pub

Option 2 - 43 houses near the Longhill Lane junction with developer building the pub

Option 3 - 19 houses and holiday lodges near the Longhill Lane junction with a gift of land

Option 4 - 15 houses along Audlem Road with a gift of land

4. If the purchase of the Chapel or the building of a new community pub were to go ahead, the community would need to raise some money towards the initial outlay. Would you consider buying shares in a community enterprise set up for this purpose?

I would consider investing in the purchase of the Chapel

I would consider investing in the building of a community pub

I would not invest in either scheme

5. If the building of a new community pub were to go ahead, would you be interested in getting involved with the project? Please indicate in the space below the ways in which you could help:

6. Please provide any other comments or suggestions which you feel are important:

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# Completing the Questionnaire

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To help build our evidence base for the Neighbourhood Plan, and to demonstrate that we have sought views across the community, it would be helpful to have some information about you. This information will not be used outside of creating and consulting upon our Neighbourhood Plan.

Your Name (optional)	<input type="text"/>	Your Postcode	<input type="text"/>
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How long have you lived in the village?		To which age group do you belong?	
Fewer than 5 years	<input type="checkbox"/>	Under 17	<input type="checkbox"/>
5 to 10 years	<input type="checkbox"/>	18-35	<input type="checkbox"/>
10 to 20 years	<input type="checkbox"/>	36-65	<input type="checkbox"/>
Over 20 years	<input type="checkbox"/>	Over 65	<input type="checkbox"/>

## What happens next?

A representative of the Steering Group will call to collect your questionnaire by the deadline of Saturday 14<sup>th</sup> April 2018.

Once the questionnaires have been returned:

- The Steering Group will collate, record and analyse your responses
- These responses will help the Steering Group to draft policies for the Neighbourhood Plan
- You will get a chance to comment on a draft of the Neighbourhood Plan at a public meeting
- The proposed plan will be sent to Cheshire East for consultation with a range of statutory groups.
- The plan will be reviewed by an independent examiner.
- You will then be able to vote on the plan in a local referendum. It must be approved by a majority of those voting on the plan for it to come into force.

## We would like to thank you for the time you have taken in completing this questionnaire

If you would like to speak to a member of the Steering Group regarding this questionnaire, you can contact Gin Foster (Chair of the Parish Council) on 811558, John Durrant (Chair of the Steering Committee) on 811223, or email us at [hankelow.steering.group@gmail.com](mailto:hankelow.steering.group@gmail.com).

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# Appendix 1

## Option A: Purchase the Chapel as a village Community Hub

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The only community facility currently available in Hankelow is the Methodist Chapel Community Hall. The Church Council has responded positively to the Neighbourhood Plan consultation with a proposal to work in much closer partnership with the Parish Council. Discussions have identified two broad options for further exploration:

1. Without any need for further development, the use of the Methodist Chapel is to be further adapted by increasing the available space and activities. Plans are already in hand to adapt the worship area so that the whole building will become a flexible secular space. It will then be available for larger non-religious village events such as the autumn supper. The hall and worship area will then be available for large community group meetings, fitness classes, youth groups, large private functions etc, although the current restrictions on the consumption of alcohol will remain.
2. The Church Council with the support of the local Methodist Circuit, has suggested that the Parish Council could purchase the church building and allow the Church to lease it back for Sunday morning services and other occasional church events.

The Parish Council has already registered the church building as a community asset. It is important to stress that this purchase/leasing option is only available to the Parish Council. The Church has full Circuit support to continue having a Christian presence in Hankelow into the future.

Opportunities relating to option 2	Risks relating to option 2
<ul style="list-style-type: none"><li>• Building could be extended/modified by the Parish Council to suit requirements including a license to serve alcohol</li><li>• Building is fully refurbished and low maintenance</li><li>• Purchase may be able to take place over several years</li><li>• Ability to secure the building for community use - <b>the church has no plans to sell now or in the foreseeable future</b>, but circumstances could change.</li></ul>	<ul style="list-style-type: none"><li>• If the Parish Council needed a loan to fund the purchase, repayments would need to be funded through the parish council tax precept. A community enterprise could be established to seek grants and funding from other sources.</li><li>• Although ongoing running costs are low, it is unlikely that the hall would make a large profit. Any losses would need to be recovered through the parish council tax precept.</li><li>• Management of the hall would need to either rely on village volunteers or the service of a manager would need to be paid for.</li></ul>

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# Appendix 2

## Option B: Building a New Community-Owned Pub

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When the White Lion pub closed in 2017 and the planning application was first submitted, the Parish Council set up a “Save the White Lion” group and attempted to purchase the pub. Unfortunately, they were unsuccessful as the planning application succeeded. However, that exercise demonstrated that there was a high level of interest within the village in community ownership of a pub. Clearly, opening the doors again on the White Lion is unlikely, however a new community pub could be built on a new site to be identified within the village.

A new pub could be designed to meet the needs of the village; for example it could house a restaurant, a coffee bar, a function room or a small shop. If this complex was close enough to the main road and provided easily accessible parking, it could attract a lot of passing trade - walkers, cyclists, regular commuters, tourists and passing traffic, thus bringing extra business to Hankelow and promoting local employment.

Opportunities for a community pub	Risks of a community pub
<ul style="list-style-type: none"> <li>• The pub can be designed to meet the needs of the village; a purpose-built set up could provide a multi-functional space.</li> <li>• Provides employment opportunities</li> <li>• The facility could be leased and run by a professional tenant/landlord, meaning potentially less demand on village volunteers.</li> </ul>	<ul style="list-style-type: none"> <li>• Funding - The community would need to raise money to fund the development</li> <li>• Land supply - Would have to be built on green field site and would mean further residential development to allow contribution of land for the pub.</li> <li>• Will take some time to achieve.</li> <li>• There is the risk that the venture may ultimately fail, leaving the community without a pub once again.</li> </ul>

Funding to build would be raised by adapting the business and investment plan developed for the “Save the White Lion” initiative, which had already received indications of possible investment interest of over £200,000. The building would be a community-owned asset, but would be leased to a tenant to operate the business and generate wider community facilities. The tenant would take the business risks.

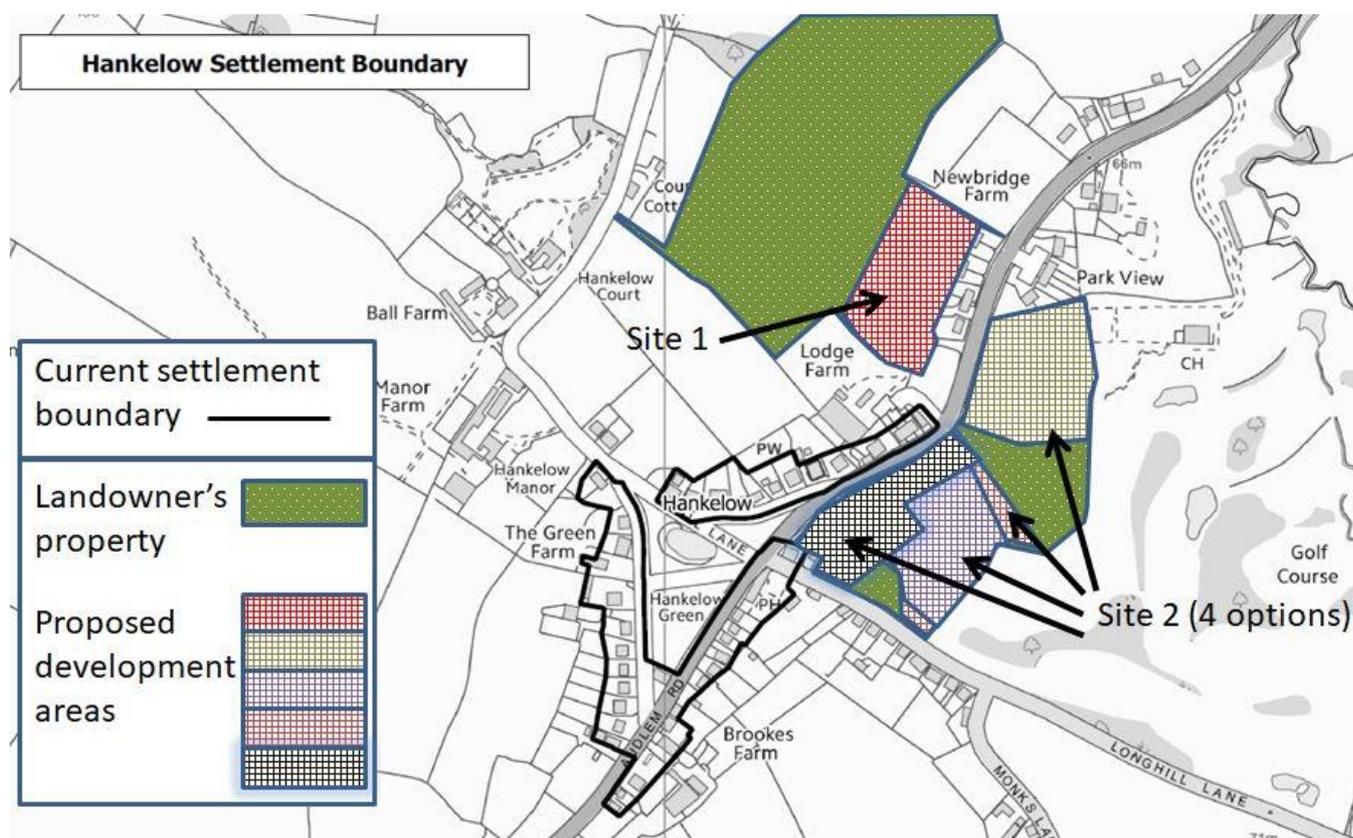
The business and investment plan developed for the “Save the White Lion” initiative indicated that a new community-owned pub could generate a return of around 5% per annum on a fundraising of £500,000.

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## Land Supply Options for a New Community-Owned Pub

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No landowner has offered to donate land to the village without accompanying residential development, but two landowners have offered to donate a site, free of cost, assuming our Neighbourhood Plan allocates their land for some further residential development. These proposals, which are subject to negotiation, are described on pages 10 to 14 and are identified on the map below:



Either site could be developed over a long period, or in stages. For the Neighbourhood Plan, all that is required is to decide if a site is needed and to allocate the land accordingly. However, in order to persuade landowners to donate some land to the community, further development on greenfield sites will have to be accepted.

It should however be noted that:

- There is currently no identified need for further housing in Hankelow in the period up to 2030
- Despite our Neighbourhood Plan, there may be new pressure to build in Hankelow before 2030.
- At the moment some of the landowners are willing to work with the village to shape development. The parish may be forced to accept undesirable developments before the Neighbourhood Plan is in place.

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## Option B1 - Land Behind the Swedish Houses

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The following letter and plans were received from the landowner:

**Re: letter 30<sup>th</sup> January 2018 from Hankelow Parish Council in relation to Hankelow Neighbourhood Plan 2018.**

Thank you for your letter about the proposals for the Hankelow Parish Neighbourhood plan. In this letter you requested options for development of our land that might result in donation of some land for communal amenity use which is much needed due to the recent loss of important local social amenities- namely the village pub and golf course.

Elizabeth and myself would like to work with the parish council to develop our land in a sustainable way that would lead to benefits for all the villagers. My wife was born and bred in Hankelow, and we currently live in a rural village smaller than Hankelow with little infrastructure, but we do have access to a village hall and children's play area with car park that acts as a social hub for our village. We believe that such a development would be very beneficial to the current residents of Hankelow and potentially raise house prices.

In response to your request for further details about what development we would like to undertake, we have had informal discussions with planning officers at East Cheshire Council who felt that a development of up to 30 houses may be appropriate in return for providing land for amenity development. It was stressed by them that this would need to be a mixed development including some social housing and smaller homes suitable for older residents. Cheshire East Council sets a guideline that 30% of the houses in small developments such as is proposed should be of such type. The planning officer also made it clear that if the development were to be successful at planning application our land must be marked for development by the Parish Council in the Hankelow Neighbourhood Plan which is currently under review. This is therefore an absolute requirement from us if the amenity land is to be donated.

We have subsequently instructed the Green Planning Studio of Shrewsbury to inspect the site of our land and draw up a suitable outline plan proposal. The proposed development is outlined in the attached pdfs. The proposed amenity land we suggest allocating is in our field directly adjacent to the current Lodge Farm building site. There would be road access from Audlem Road down an access we own next to the Swedish Cottages which is ~10M wide through the proposed housing development. The amenity land would have pedestrian access from the Lodge Farm new development access road. In addition, we would grant a permissive footpath across our land from the access we have from Hall Lane which is a short and safe walking distance from the houses near the village pond that doesn't involve crossing any roads. There is also a public footpath that crosses the edge of the proposed development that would allow a second footpath access to the site near the current Hankelow View development and at the other side of the field from Hall Lane and the new houses at Hankelow Hall. We suggest therefore that this land is both close to the centre of the village and has excellent safe footpath access from several of the new developments already underway as part of the linear development plan for the village.

We believe this proposed plan addresses all your important issues raised in your letter of 30<sup>th</sup> January namely:

- 1) **Safe pedestrian access within easy walking distance of the majority of households in the village:** 3 proposed pathways for access from within the centre of the village.
- 2) **The site should be close to the main A529 to enable easy access and aid commercial viability:** Our site is off the main A529 so fulfilling your requirement.

- 3) **Suitable Car parking:** We have included a car park with disabled parking and non-disabled spaces for up to 25 cars.

Our architects suggest that the Community Hub building is of a suitable size to accommodate a single badminton court in the main hall with a small stage area, associated changing and toilet facilities, a couple of meeting rooms, a couple of stores and kitchen and small bar facilities.

In your letter you asked us to address 5 further questions:

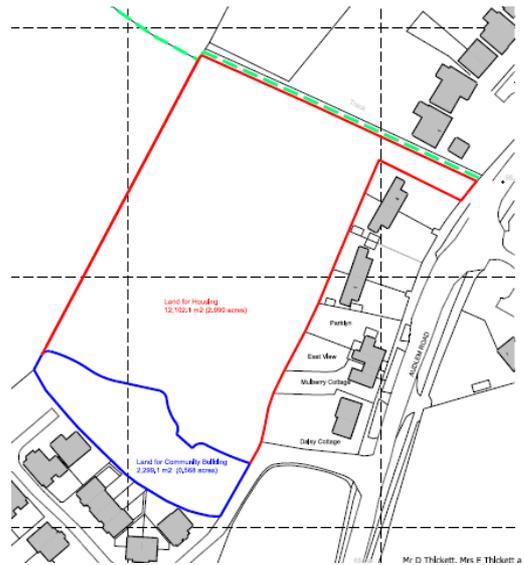
1. **Would we be willing to give land free of cost to the village?** Yes - but we would place a covenant on the gift to ensure the land is always used as amenity land and not sold for development.
2. **Where would the site for the hub be situated and what size would it be?** The plans make this clear. The proposed amenity site is 0.568 acres. The community hub building proposed would be 21M x15 M in footprint. The development site is 2.990 acres (see attached site plan PDFs).
3. **What minimum additional development would you need to make such a gift?** This is outlined in the plans and above. The requirement for 30% social housing plus the proposed gifting of land means that to be economically viable for a developer this is the smallest development suitable based upon advice we have received. Social Housing often costs more to build than is achieved at sale.
4. **Where would the additional development lie and what type of properties would be proposed?** See attached plans. The affordable houses would be 2 x2 bed semi-detached houses, 4x 3 bed semi-detached houses and a terrace of 3x3 bed houses. This represents 31% of the total proposed development thereby complying with the council's requirement and aids compliance with the conclusions of the 2013 Rural Housing Needs Survey for the Parish of Hankelow. The open market properties would be 2x 3 bed semi-detached, 9x3 bed detached, 5x 4 bed detached, and 4x 5 bed detached houses.
5. **When would the site be available?** Currently the land is rented to a farmer. We would make the land available once outline planning has been achieved and the development land sold to a house builder. Realistically, given the length of that process, we would suggest September-October 2019 perhaps after the 2019 maize crop has been harvested. This should give the village sufficient time to raise money for construction.

In relation to your request for a range of options, we have prepared plans that cover an amenity hub, child's play area and car park. If further land was requested for sports facilities, such as tennis courts or five a side football for example, this would require further development land to be allocated within the village development plan but that would have to be a phased development over time given advice from the planners about limiting the size of any rural developments. In addition, if so desired, we would offer the owners of the 4 Swedish Cottages 2M of extra land to extend their gardens if they wished to purchase that land. Currently this land is shown hatched in green behind their plots on the indicative site plan.

I hope that you will agree that this is a sustainable and exciting proposal to the Parish Council. We hope that our proposed development addresses all your concerns over the development and will provide Hankelow with much needed mixed housing and an excellent social hub that can be safely accessed by most of the villagers on foot. We are happy to discuss any of the above with the Parish Council. Please do not hesitate to contact me for further information or clarification.

Yours Sincerely.

David R Thickett



Mr D Thickett, Mrs F Thickett a

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## Option B2 - Land to the North East of the Village Centre

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Four alternative detailed plans have been received, as shown below. The architect has asked us to include his explanatory comments:

This should be read in conjunction with the four draft options produced for the community to consider how they can increase the sustainability and further the community of Hankelow. At present these are for discussion and subject to change and review with the village residents. They are not a formal offer at this stage but hopefully with village approval one will prove a viable option.



Option 1



Option 2



Option 3



Option 4

### **Option One - Land for Community Hub**

Within this option we have proposed building away from the centre of the village, to the north end of the field, to provide a small number of houses. This allows for using the rest of the field as a market garden or similar activity and provides a plot of land gifted to the village for them to build a community centre/hub. We have further provided a small playing field next to the community area for village access subject to usage terms to be agreed. The community and open space amount to just over one acre. We can provide a mix of housing types but mainly detached three and four bedrooms with some affordable houses. A footpath behind some of the hedging so that pedestrians do not have to be close to the traffic is possible to give better access to the community centre/hub.

### **Option Two - Land and Building a Community Hub**

We have proposed using the south end of the field closest to the centre but have provided a large open space and community use area of around 1.8 acres. Building along the frontage of Audlem Road helps to follow the profile of the village. By gifting a triangular piece of land behind, similar to the existing open spaces helps it remain in keeping with the village and provides a safe zone for families and children, away from traffic. We have increased the number of properties which allows us to provide a greater mix of property types including bungalows and houses both detached and semi-detached in two, three and four bedrooms with a good number of affordable properties. A major benefit of this scheme is that it significantly increases the sustainability of the village and provides customers to the new community hub. Additionally, we can make a significant contribution to the village by gifting the land and building a community centre/hub (up to the value of £400,000). From Longhill Lane safer pedestrian access could be possible with a footpath across the open space.

### **Option Three - Land for Community Hub**

This development is at the south end of the field and close to the centre of the village but we have reduced the housing and the area of land gifted to the village would be about 1.1 acres which would be for the village to build a community centre/hub and public open space. By forming holiday lodges around an ornamental lake, away from sight and behind the new housing, we consider this would bring major benefits to the village in terms of income to the community hub, if licensed, a small shop for holiday essentials/daily essentials/newspapers and the like. Employment in the shop, reception, cleaning and maintenance would all help in the sustainability of the village. The housing mix would be reduced in line with the reduced number of properties. A footpath from Longhill Lane onto the new road would be safer and give access to the main road.

### **Option Four - Land for Community Hub**

This is a smaller development reducing the overall impact on the village but also reducing the future sustainability for the village. The community area and open space is just over half an acre with the housing being linear in nature and wrapping around the land for a community centre/hub which is the closest to the centre of the village as is possible. The mix of housing would be limited.

### **Generally**

The housing will be mainly behind the hedging and accessed from the main road via service roads to limit the visual impact to the existing village. Most of the proposals will increase the pedestrian access without the need to use the main road footpaths which can feel a little close to vehicles where the existing footpaths narrow. Option two, three and four have the Hub close to the existing chapel and options two and three provide better, safer access to existing residents to the bus stop. Options one, three and four provide land for the village to raise funds for their centre whilst option two provides a building free of charge to the village and without the need for raising major funding separately.