



Ashton Hayes & Horton cum Peel Neighbourhood Plan

Policy Proposals Survey October 2014

We have considered all your comments so far and identified a vision of how Ashton Hayes and Horton cum Peel should look in 20 years' time along with objectives for achieving the vision

Now it is up to you again to express your views

We want to check your views on the vision and objectives. We also want your opinions on the thrust of the planning policies before drafting the plan itself which will then be circulated in draft

Please send us your responses and help us shape future policy for Ashton Hayes & Horton cum Peel

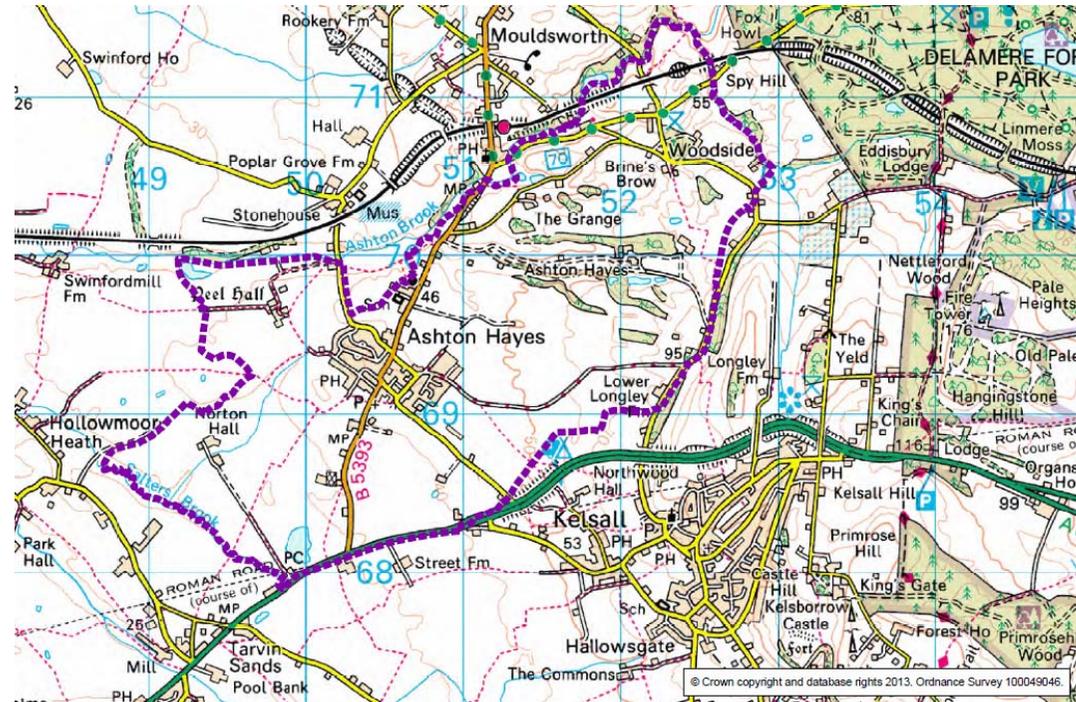
Responses are required by Friday 31st October

About our neighbourhood plan

Our neighbourhood plan will cover the next 20 years until 2035. It will relate to the Ashton Hayes & Horton cum Peel Neighbourhood Area which lies in Green Belt where development is restricted. The plan is being drawn up by the community and will set out a shared vision and policies to shape future growth and development of the Neighbourhood Area, consistent with Green Belt policy.

Once it is made, the plan will be used by Cheshire West & Chester Council in deciding planning applications, alongside the borough-wide Local Plan. Without the neighbourhood plan, sections of the community who may be affected by development would have to respond to each planning application as it is made. Our neighbourhood plan will also help to identify and fund projects that are of priority to the community.

The Neighbourhood Plan Area



NB. It is anticipated that there will need to be minor modifications to the boundary of the neighbourhood area as a result of the boundary changes recommended in the Community Governance Review currently being carried out by Cheshire West & Chester Council

About this Consultation

In this survey we first set out a vision of how the parish should look in 20 years' time. We then set out five topic areas and identify objectives and proposals for each. These have been identified from various sources of information, most importantly from earlier consultation with residents and other stakeholders in the parish.

We would like you to rate the **objectives** and **proposals** along a scale of 1 to 5 whereby **5 means that you strongly agree** with the proposal and **1 means that you strongly disagree**. Please tick the appropriate box. If you wish to add comments you may do so on the last page of the survey.

Some issues such as environmental projects or traffic management cannot be dealt with by planning policies of the neighbourhood plan alone. So we are also preparing a Community Action Plan which includes these matters. In the Transport & Infrastructure section of this survey we identify which proposals are likely to be in the Community Action Plan.

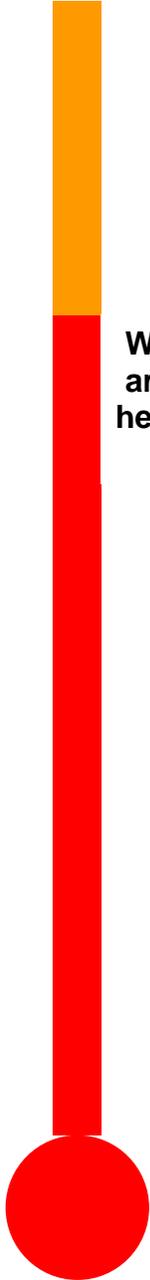
There are a number of ways in which you can complete and return this survey:-

- Please try to complete it **on-line** at: www.surveymonkey.com/s/ashtonpolicyproposals (this would greatly reduce our time and costs), otherwise
- Return the completed survey in the **freepost envelope** provided, or
- Drop the completed survey to a **collection box** at the Community Shop.

You are welcome to take copies of the survey for other members of the household to complete.

Responses to this survey will be collated and summarised by Cheshire Community Action (an independent charity supporting rural communities) on behalf of the Ashton Hayes & Horton cum Peel Neighbourhood Planning Team. Individual responses will not be seen by the Team or other third parties. The feedback from this survey will be used by the Team when preparing the draft plan later this year.

Milestones and Progress



July 2015	Neighbourhood Plan is made
June 2015	Referendum
May 2015	Examination by Independent Examiner
March 2015	Submission of draft plan to CWAC
Jan/Feb2015	Community consultation on Draft Neighbourhood Plan
Oct 2014	Household survey on policy proposals
July 2014	Picnic in the Park informal survey
Jan-July 2014	Drafting proposals and evidence
Dec 2013	Consultation event with owners, managers and users of community facilities
Nov/Dec 2013	Survey of Special Housing Needs
Oct/Nov 2013	Household survey on vision and objectives
June 2013	Dept. of Communities & Local Government grant approval
Jan 2013	Consultation event at school on emerging vision and objectives
Oct 2012+	Formation of topic-based Task Groups, on-going research + surveys
Sept/Oct 2012	Hierarchy of issues and further comments via newsletter and on-line
June/July 2012	Initial survey to households, businesses and clubs, drop-in sessions at parish rooms
March 2012	Public launch of plan at Carbon Neutral event

A. Vision

In 20 years time Ashton Hayes will be a characteristic Cheshire village that retains its balanced and compact form. It will place value on its heritage, its sustainability and its commitment to carbon neutrality, all within a rural landscape setting. It will be a welcoming place where all can participate and influence the further developments of their community.

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

strongly agree					strongly disagree
5	4	3	2	1	
<input type="checkbox"/>					

B. Housing

Issues you have raised:

- There is limited opportunity for young people and young families to stay in the area because of higher than average house prices.
- Limited opportunities for older people occupying large, high maintenance properties to down-size.
- There is great community spirit and ability and accordingly 98% of people consulted were of the opinion that new housing development should be community-led through strong partnerships with developers or community owned organisations such as a Community Land Trust*.
- The natural landscape and compactness of the village are highly valued so their protection through Green Belt and Conservation Area designations are supported.
- New housing should meet the needs of the plan area not a wider area
- New development should occur as much as possible through infill, reuse of redundant buildings, brownfield sites and (where appropriate) subdivision of existing dwellings.
- New housing should be aesthetically pleasing, not detract from the valued characteristics of the area and contribute to the Going Carbon Neutral Strategy.
- Local traditional materials and natural landscaping should be used with new housing so that it blends with the built environment.

* A Community Land Trust is a non-profit community-based organisation run by volunteers which provides permanently affordable housing for local people and can provide other assets such as workspaces and shops

Other evidence:

- New housing development is normally prohibited in the Green Belt, however Cheshire West & Chester Council has a Rural Exception Sites policy which means that proposals for affordable housing will be allowed in the Green Belt as an exception if they meet local housing needs. Up to 30% of the housing proposed on a Rural Exception Site may be market housing if it is required to fund the affordable housing.
- There is a high proportion of people aged 65 yrs+ (29% compared to 19% in the Cheshire West & Chester area as a whole)
- The Ashton Hayes Housing Survey 2013 identifies a stated need for 11 affordable homes and 11 units for the elderly
- The area does not contain any retro-style properties such as Neo-Georgian or mock Tudor, only modern properties following a traditional cottage style.

Housing continued

Your opinion:
Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

Objective

To ensure that the provision of rural exception site housing as far as possible meets the needs of the Plan Area and is led by the community.

Proposals:

1. Rural exception sites are supported where they meet the proper evidenced need of the Plan Area.
2. An element of market housing will be supported if it is appropriate for the needs of the elderly in the Plan Area.
3. New housing schemes must be led by the community either through a community development initiative eg Community Land Trust or through the developer working in partnership with the community.

strongly agree				strongly disagree
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5	4	3	2	1
<input type="checkbox"/>				
5	4	3	2	1
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5	4	3	2	1
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Objective:

To ensure that new development is located in places which do not adversely affect the character of the Plan Area.

Proposals:

1. Rural exception sites must respect the valued characteristics of the area, including the compactness of the village and its nestling into the landscape, its proximity to the countryside and views.
2. Rural exception sites must be selected on the basis of least impact so sites should preferably be away from key roads or next to key roads where there is a green buffer.
3. Development that includes housing for the elderly must be located as close to the village centre as possible and have good, safe pedestrian access ways to the centre.

5	4	3	2	1
<input type="checkbox"/>				
5	4	3	2	1
<input type="checkbox"/>				
5	4	3	2	1
<input type="checkbox"/>				
5	4	3	2	1
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Housing continued

Objective:

To ensure new development is in keeping or contributes to both the character of the Plan Area and the carbon neutrality aspirations of the community.

Proposals:

1. New housing must be of a good design, not detract from the valued characteristics of the area, blend with its surroundings, be constructed to the highest energy efficiency standards and not dominate the surrounding area.
2. Contemporary designs will be allowed as an exception as long as they make an outstanding contribution to the Going Carbon Neutral Strategy and the design contributes positively to the appearance of the area.

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

strongly agree					strongly disagree
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
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C. Environment & Landscape

Issues you have raised:

- Conserving the built & landscape character of village, including green spaces and Green Belt, is of prime importance.
- Wildlife should be protected and encouraged
- Footpaths and roads should be maintained
- Strong support for Ashton Hayes's Carbon Neutral project.
- Concern about pollution levels including noise, air and waste.

Other evidence:

- Cheshire Landscape Assessment 2009 shows a general decline in habitats.
- An Ecological Assessment and Management Plan shows that there are key habitats in the area and birds and mammals listed for protection in the Cheshire Habitat Action Plan.
- Government carbon reduction target of 80% reduction in greenhouse gas emission by 2050 from 1990 levels.
- 21% reduction in local domestic carbon emissions between 2006 to 2010.

Environment continued

Objective

To protect and maintain the local character of the area.

Proposals

1. New development must be designed and located so it is sensitive to the built environment and rural setting. This means reflecting the character of the village, building to good practice design standards, preserving rural views, protecting and managing hedgerows.

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

strongly agree					strongly disagree
5	4	3	2	1	
<input type="checkbox"/>					

5	4	3	2	1	
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Objective

To reach the community goal of achieving carbon neutrality.

Proposals

1. Allow up to 3 acres (approx 1.2 hectares) of Green Belt over 1 or more sites for community renewable energy facilities if there is a net environmental benefit.
2. Renewable energy facilities will only be allowed if they reduce carbon emissions, they have the agreement of the Ashton Hayes Community Energy initiative, the business case is sound, the site is capable of being restored back to Green Belt and any impact eg noise, smell and visual appearance is minimal and can be compensated for.

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5	4	3	2	1	
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Objective

To ensure existing pollution levels do not increase and to help mitigate existing and future levels by supporting access to local services and local employment.

Proposals

1. Development must: not expose people to increased pollution levels, minimise the risk of groundwater pollution, encourage use of cycle ways and footpaths and minimise light pollution.

5	4	3	2	1	
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Environment continued

Objective

To protect and maintain the local green environment and access to it.

Proposals

1. The following areas will be designated as ‘Local Green Space’ for protection from the impacts of development:
 - i. Sites of value as **open space** (roadside woodland between Grange Rd and Andrew’s Wood, between the village hall and Ashton Brook and from Mouldsworth to Delamere; the triangle at the end of Peel Hall Lane, the triangle at the bottom of Grange Rd and the greens of Peel Crescent and Brookside; green verges and Church Rd opposite the school and Meadows.)
 - ii. Sites of value for **nature conservation** (all significant habitats of importance to wildlife, including 5 sites on the National Inventory of Woodland, Andrew’s Wood, the 3 wildlife corridors along Shay Lane, Gongar Brook and the railway embankment, the 3 streams and the ponds of significant wildlife value.
 - iii. Sites of **recreational** value (the recreation field, playing field behind the community hall and the cricket ground)
2. Proposals for new developments and changes of land use must include full site and surrounding area surveys and set out mitigating actions to address any adverse impacts.
3. New developments and changes of land use must take opportunities to enhance existing habitats and biodiversity, encourage new habitats, establish wildlife corridors, improve access between different parts of the neighbourhood area and create environmentally friendly communal areas.

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

strongly agree					strongly disagree
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
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5	4	3	2	1	
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5	4	3	2	1	
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D. Community Facilities & Services

Issues you have raised:

- Not able to hold events for 100+ people, youth related activities or church related activities
- The pub is closed
- Would like new community activities such as cultural events, community education and indoor exercise programmes
- Locally-provided services are vitally important

Other evidence:

- Many existing community-led initiatives including community shop, time bank for local volunteer help, community resilience plan, snow angels
- Strong social community with an active church and various clubs and groups
- Golden Lion pub and WI Hall sites designated as Assets of Community Value

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

Objective

To protect sites and/or buildings and secure freedom to establish new facilities.

Proposals

1. Protect existing community facilities and services by designating sites or buildings of importance as Assets of Community Value (ACV)*
2. Resist the loss of community facilities unless they can be replaced by facilities of equal or greater value to the community
3. New or improved community facilities must meet the needs of the community, be financially viable, minimise environmental impacts (eg use of land, carbon emissions, noise and visual), take compensatory measures where there are negative impacts and improve access for local people
4. Limited greenfield land may be used for new community facilities under the Community Right to Build Orders**(CRBO) if the facilities support community objectives and no brownfield land or infill sites are suitable or available

strongly agree					strongly disagree
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
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* ACV are land or buildings that are of value to the community and nominated by the parish council or community group to be on a list held by the local planning authority. If accepted, the parish council or group will be given time to bid for the asset if/when it is sold.

** CRBO allow local people to carry out development so that the community collectively owns, develops and manages their own land and development.

E. Business & Employment

Issues you have raised:

- The business survey shows no current need for new premises by existing businesses
- Poor and unreliable mobile phone coverage is a major concern
- Broadband speeds are a concern

Other evidence:

- Ashton House Nursery and Farrall's Transport, the two major employers in the area, employ few local residents
- There are a number of home-based, self employed workers
- Existing offices in converted farm buildings at Lane End have been continually occupied

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

Objective

To support existing and new businesses that create local employment and have a sustainability ethos.

Proposals

1. Preference given to the conversion of farm buildings for office rather than residential purposes
2. Support home and garden offices where they have no negative impact on neighbouring properties
3. Encourage development proposals that provide local employment, enhance the village, provide additional facilities and support the village's sustainability ethos and agenda

strongly agree				strongly disagree
5 <input type="checkbox"/>	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>
5 <input type="checkbox"/>	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>
5 <input type="checkbox"/>	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>
5 <input type="checkbox"/>	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>

F. Transport & Infrastructure

Issues you have raised:

- Increasing amount of through and local traffic and speed of vehicles means that pedestrian safety is an important issue
- Particular danger at the junction of B5393 and A54, especially heading towards Chester

Other evidence:

- Public transport services to nearby service centres are poor so there is a reliance on the car for even short journeys. This conflicts with the carbon neutral aspirations of the community.

Your opinion:

Please tick a number between 1 and 5, 5 being strongly agree and 1 being strongly disagree

Objective

To reduce the reliance on private cars by improving public transport and access to it.

Proposals

1. Development should contribute towards the improvement of pedestrian safety and access to public transport.
2. Improved safety and comfort of pedestrians crossing the A54 to get to Chester bound buses

strongly agree					strongly disagree
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
<input type="checkbox"/>					
5	4	3	2	1	
<input type="checkbox"/>					

Objective:

To improve the safety of residents and road users by managing the traffic.

5	4	3	2	1
<input type="checkbox"/>				

There are other proposals that are intended to be included in the Community Action Programme (CAP). These include: improvements to pedestrian access to the bus service on the A54 and rail service at Mouldsworth, secure cycle storage for bus and rail users, traffic calming measures through the village and traffic lights at the B5393/A54 junction. The CAP will involve the parish council working with the highway authority, Cheshire West & Chester Council and other partners.

G. About You

We'd like to check how representative this survey is of our community. Please provide some information about yourself by ticking the appropriate boxes.

1. Female Male
2. How old are you?
18-25 36-45 56-65 76-85
26-35 46-55 66-75 Over 85
3. In this area are you (please tick all that apply):
a resident a business owner
a property owner a landowner*
*ie own additional land to your home & garden
4. Would you like to be contacted on-line at a later stage to comment on the draft neighbourhood plan?
Yes No
If yes, please supply your email address:

Other comments

Please use the space below for any other comments you may have:

Thank you for taking the time to share your views. Your response will help shape the future of our community.

This survey has been published by the Ashton Hayes & Horton cum Peel Neighbourhood Planning Team