

## Village Consultation Survey (Nov.2013) – combined papers



### **DON'T MISS THIS OPPORTUNITY !!**

Ashton and Horton- Cum- Peel Neighbourhood Planning Team supported by the Parish Council invite you to complete this important survey by 6/12/13 and to return it via the Community Shop or by bringing it with you to the drop in event at the school on 23/11/13 from 11.00 a.m to 1.00 p.m where you can hear and see more of what has been done and be treated to free homemade hot and cold refreshments .

**All those completing and returning forms are entitled if they wish to be entered into a prize draw which will be drawn before Christmas. There will be four prize winners, each being given a voucher to the value of £50 to be spent in the Community Shop .**

The Neighbourhood Plan Group is starting to pull together policies that will form the basis of the Plan and will determine how Ashton Hayes and Horton-cum-Peel develops in the next 20-25 years. You are invited to complete this survey so that YOUR views on key issues are taken into account. You will later on have an opportunity to vote on the Plan but it is important at this stage that the emerging policies in the draft Plan reflect residents' views as closely as possible.

We also feel that it is important to provide good information on the context and backdrop of each question and so you will see that each question is preceded by a short summary statement on the context. **However, this is only a shortened version of the information available: the full information will be displayed at the drop in consultation event to be held on 23/11.**

## **Consultation Survey Results News Flash**

Thank you to everyone who has returned a completed survey form and to those who attended the consultation event on 23/11/13. If you asked to be entered into the prize draw look below to see if you are a winner! The lucky winners are as follows: Mr and Mrs Critchley , Mr and Mrs Gertson , Mr / Ms Latham and Mr and Mrs McDonald . They will each be receiving a voucher to the value of £50 to spend in the Community Shop .We have undertaken an initial analysis of the survey returns we have had back. Here are a few of the highlights from the analysis.

Some 22% of households completed and sent in survey returns.Responses, as percentages of those answering each question, were:

- 99% of those responding were in favour of any future housing or building development being community led as opposed to developer led
- 58% of those responding were in favour of there being green space areas in front of any housing or building development in keeping with some of the recognised characteristics of the existing village .This was on the assumption that a local need had been demonstrated for such development
- 72% of those responding were in favour of there being a new community facility located, if necessary, on a green belt area but again only if a local need could be evidenced for this
- 82.5% of those responding were supportive of an approach which requires developers to meet high standards in respect of carbon reductions
- 89% of those responding felt that there was no further need for business premises and offices in our Neighbourhood plan area.
- Whilst some 69% of those responding said they would either not use or use only on an irregular basis an improved public transport service the remaining 31% of those responding to this question said they would do so on a regular basis .

We have identified a requirement to provide further information to residents on some of the areas covered through the survey and the November event and we are planning an information giving event in the New Year to provide local people with more detail and some further examples of what we are considering.

Please watch out for the notices and flyers and come along to find out more!

## **VILLAGE SURVEY AND CONSULTATION EVENT NOVEMBER 23<sup>rd</sup> 2013-**

### **Questionnaire**

*The Neighbourhood Plan Group is starting to formulate the policies that will form the basis of the Plan and determine how Ashton Hayes develops in the next 20-25 years. You are invited to complete this survey so that YOUR views on the key issues are taken into account. You will later on have an opportunity to vote on the Plan but it is important at this stage that the policies in the draft Plan reflect village views as closely as possible and hence this survey is important.*

*We also feel that it is important to provide good information on the context and backdrop of each question and so you will see that each question is preceded by a short summary statement on the context. However, this is only a shortened version of the information available: the full information will be displayed at a consultation event to be held on November 23<sup>rd</sup> at the school [time to be added]. We therefore urge you to attend this event if you can before you answer the questions. If this is not possible, you may still respond and return your survey to the Community Shop [or whatever].*

#### **1. Extent of Housing Development**

The emerging Cheshire West and Chester Local Plan does not provide for a general expansion of the village. However, existing policies for exceptional development in the Green Belt would remain in place and would provide for affordable housing or other special housing needs on greenfield sites. Such schemes could provide for an element of market housing if needed to make them financially viable. The Neighbourhood Plan offers an opportunity for the village to control or influence development rather than having to respond to speculative applications which may or may not be what the village wants. The Steering Group need to understand the village's feelings about the extent of housing development it would like to see.

**QUESTION.** Please place the following options in order of preference:

[ ] Option A . Resist all new housing developments, other than infill, as much as possible.

[ ] Option B. Allow development of affordable dwellings and accomodation for the elderly to meet the needs of Ashton Hayes (as determined by our own survey). This may involve building up to 20 such units over the next 20 years.

[ ] Option C. Allow multiple developments of up to 30 “market” dwellings (no more than 15 units per development) over the next 20 years (in addition to local needs housing as described in B).

*Please note that the final Plan may provide for a different option but the voting on this question will provide a general sense of village sentiment that will guide detailed policy development.*

## **2. Impact on Character of Ashton Hayes**

The Neighbourhood Plan has identified 9 features of the character of the village which include its compactness, its proximity to countryside, its lack of harsh boundaries and various features of the built environment.

**QUESTION.** Would you like to see put into the Neighbourhood Plan a requirement that the character of Ashton Hayes is retained by any development? YES / NO

[this question is not a controversial one but will assure the reader that we are able to influence developments positively]

## **3. “Green Space” Developments**

We are considering a provision that would allow housing (to the extent determined by the outcome of Question 1 and subject to planning approval) on the edge of the village by those roads that are currently bounded on one side by a field, provided that the housing is set back to provide a publicly accessible green space (like a small village green).

**QUESTION.** Would you in principle support such a provision in the Neighbourhood Plan? YES / NO

## **4. Demography of the Village**

Currently Ashton Hayes has a high proportion of detached dwellings populated by largely well-educated individuals who typically commute long distances. There are fewer people in low-income groups with local jobs. The age profile shows relatively few individuals in their twenties and thirties.

**QUESTION.** Would you like to see the Neighbourhood Plan encouraging any housing development to be of smaller dwellings so that, as far as is possible, we would move towards a more balanced demography? YES / NO

## **5. Carbon Neutrality**

Ashton Hayes has previously committed to an objective to become carbon neutral. Much progress has been made and energy consumption has been reduced by 20% compared to previous patterns of usage. As part of proceeding further, any new developments/extensions would need to adopt thermal efficiency standards higher than the planning regulations currently require, plus household renewable generation capacity would need to be installed albeit in a manner that does not detract from the valued character of the area.

**QUESTION.** Does the community still support these Carbon Neutral objectives and should the plan introduce the necessary design and construction requirements on all and any developments? YES / NO

## **6. The Natural Environment**

Ashton Hayes sits within Green Belt and its current wildlife is protected by Planning and legal measures. The amount of woodland area is 6.5%, in line with the Cheshire average but well below the UK average of 10%. Also the Carbon Neutrality objectives aim to protect the sustainability of the natural environment in which we live by reducing net CO2 release which contributes to climate change.

**QUESTION.** Would you support measures to improve the natural environment, including planting of more trees to absorb CO2 (over time providing a renewable source of fuel), and installation of well-screened solar power generation capacity. YES / NO

SPACE FOR GENERAL COMMENTS:

## Raw Results

Q 1. Community taking lead 88 Developers take lead 1 [89]

Q 2. Green Space Yes 49 No 33 Don't understand 2 [84]

Q.3 Community Facilities ...support ? Yes 63 No 24 [88]

Q.4 Carbon Neutrality ....support ? Yes 71 No 14 Don't know 1 [86]

Q.5 Business and Employment....Agree ? Yes 75 No 7 Don't know 2 [84]

Q.6. Transport and Infrastructure Usage ...daily 2 weekly 14 monthly 7 irregularly 36 never 15  
[74]

Total number of returns as of 4/12/13 ....89

## Household Survey comments

### **1. Housing Development**

I would be in favour of a small development of energy efficient bungalows geared towards the elderly

Don't think the village needs more housing

The current planning process has worked well for years

New developments should follow regular planning regulations

Affordable housing should be a priority.

Any housing development must be locally driven as allowing developers free rein would be disastrous. For example CDHT have planning permission to build on Peel Crescent garage site and seemingly have no impetus/compulsion to do so any time soon .Very frustrating !

Only if such developments were in keeping with the village which would obviously exclude low cost and homes for the elderly which probably more than any other are not generally required .

### **2. Green Spaces**

We feel further use or expansion of existing meeting places should be a priority rather than the building of a new facility in a green field site.

This question is not sufficiently defined or detailed to permit a single yes/no as an answer  
Make more use of Playing Fields facility or possibly enlarge it.

I don't understand the provision as described so cannot answer the question .

Depending on the amount and style of the properties.

You need to be more specific ....Gongar Lane, Church Road, Dunns Lane, Pentre Lane ...all of these ? Then ask the question again!

This would depend upon where the development was to be sited.

It would be preferable to a `block development` but I would not like this preference to be seen as a `carte blanche in favour of greenfield development ...so a qualified `yes`

Why are Ashton Lane and Church Road likely to be excluded from this?

We already have a village playing field .I agree that houses should be set back from the road but not for public access .

Provided there are no existing houses of the same value which haven't been sold

Agree if the question infers that the other side of the road being described is already developed

Providing adequate access and drainage are in place

### 3. Community Facilities

Why not extend the Pavilion?

The village should be pushing hard to regain the Pub ...an empty building will become an eyesore and a target for vandals .Once in use it will make an excellent community space .

Would like any additional Community Facilities to be linked to existing facilities ....the Pavilion, or Village Hall.

Doubtful new facilities are required .

The Church should play a bigger role ...strip out pews etc

No requirement unless the plan is for the village to expand dramatically

As I understand it the village has recently lost access to its main community facility at the village hall because it is now monopolised by a local commercial business. This should not have been allowed without proper public consultation.In addition an opportunity was lost when developing the Pavilion on the Recreation Field which is clearly far too small to meet all the needs of ther village eg. Scouts, WI , larger meetings and events .

If needed but can village not use the sports facility ?

Who finances a new community centre ?

If the local pub was bought by the community could it be used as a facility with or without expansion/ use of land behind it .

If the village needed a new community facility it would need to be placed carefully ,for example where the WI Hall would be the best place

As long as it is `in the character of the village`

Use the building in the Play area/ Sports field

I will not support the use of greenfield sites.If we could get ownership of the Golden Lion I think a lot of problems would be solved

As a member of the WI I am deeply upset in the loss of our Hall and would have welcomed help in any effort to save it . Unfortunately solar panels were not the answer as it would have had an adverse impact on the Church

The loss of the WI Hallis due entirely to insufficient occupancy which shows that the village does not need another facility . Also we have a very good village hall which with a high occupancy should be sustainable

Not on Ashton Lane....we have sacrificed enough for the benefit of the community with the playing field/ pavilion.....elsewhere in principle I would support

Extend the playing fields to meet the needs or engage with the Church to utilise this space Guild Room, Chapel , Scout Hut were never used much except by their own groups

Prefer to see the PARISH Rooms refurbished as a small meeting place and addition[s] to the Pavilion and / or Village Hall and the Pub if and when it becomes available

### 4. Carbon neutrality



Generally agree but think that a case by case assessment would be more appropriate for this issue

Impossible to give a single answer but `yes` I agree with carbon reduction measures but `no` I do not agree with mandation to this at village level .

We think solar panels are unsightly and the benefits are disproportional to their unsightliness .Please don`t even contemplate wind turbines !

Becoming carbon neutral is a laudable aim but community facilities are most important for present need and future villagers .

Do not like idea of a solar power plant .

Support this proposal provided it is not a wind turbine that is being proposed

To first part `yes` , to second part `don`t know ` as unsure of what is meant .

Any increase of carbon neutral power generating would need to be very sensitively placed and screened so as not to spoil the environment or spoil anyone`s enjoyment of the area and its views .

Is this the same as a solar panelled field ? If so `No ` , if other `Yes ` [ this was the one `don`t know` response to this question ]

No developments please, hence no carbon increase !

Solar power has already been shown to be non viable as have wind turbines

Subject to them not having any visual impact

No , this should not be a requirement

Costs ? Proven Efficiency ?

## **5. Business and Employment**

Try to encourage light industry / business to the area.

Utilise unused buildings

Small units to rent could be built giving work to young people leaving school .eg. manufacturing of solar panels , double glazing, lawn mower and farm equipment sale and repair in addition to manufacturing .

We would support any developments that offered local people and others an opportunity to be either employed or having the use of work related facilities and opportunities which would be to the benefit of the community in addition to the individual .

There may not be any demand from this village but there may be demand from outside the village and anyone coming to the village for employment will contribute to the community shop and hopefully the pub

Business should be encouraged/enabled as it provides employment

## **6. Transport and infrastructure**

We feel the lack of public transport facilities and general infrastructure of the existing village does not support and further expansion of housing developments other than infill and conversions .

The existing shuttle bus service every Tuesday , Thursday and Friday is critical to residents reliant on public transport

I would use public transport if I was unable to drive

Irregular use at the moment but in the future probably more .

At the moment because I have a car I would make little use of such transport but that could change

The reason we are given for not having a bus service to / from Chester / Northwich is access to the main road . Farralls got around this problem though !

Widen the road, introduce Ashton Lane traffic lights and make a new road for the new dwellers in the new homes area.

Already use train occasionally

If I was still working all week I would use public transport daily .

As we get older expect to see public transport more ...even weekly within 5 years

At present we drive but do use the station occasionally

## **7. General**

Many thanks to the people who have put in the effort to make this plan

The drop in event on 24/11 was very helpful and thank you to all for your contribution

Any development need to consider existing roads in Ashton which consist of nearly all blind junctions .More houses means more cars on already poorly laid out roads , school would need to take more pupils adding to the burden on motorists . Sort out what we have now please !

Missed the drop in session on 23.11 .We were not made aware of this ...no notices delivered , no e`mails

It has been difficult to answer 2 key questions [ ` Carbon Neutrality` and `Green Space` as they have not been framed in a way or in enough detail to permit the required s yes. No answers .

Are there any plans to improve access on walks .ie. replace stiles with kissing gates ?

Many thanks to all the work put into the Neighbourhood Plan .The event was disappointing as there was no `meet and greet` and we were unable to speak to the Group leaders who were being `hogged ` by others ...we were at the event for an hour !

I would suggest that anyone favouring restructure of a nice village move to Winsford or Northwich where they will find what they obviously require there .  
Should consideration be given to a village pub as part of the plan .It is possible that this key community facility may be unavailable or at worst lost for good .