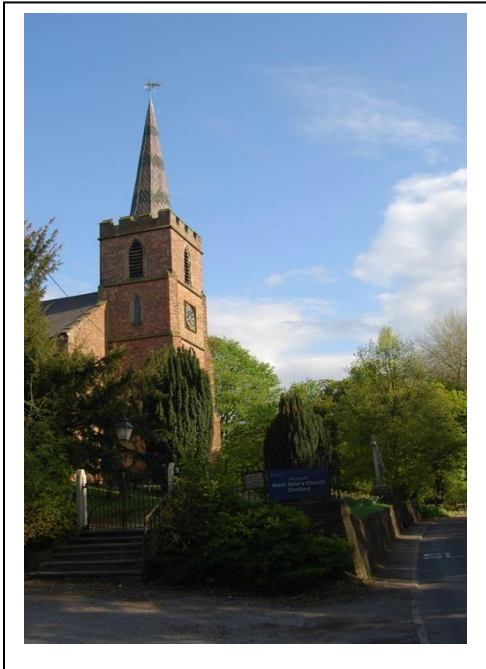


CHELFORD PARISH COUNCIL NEIGHBOURHOOD PLAN



**CONSULTATION STATEMENT
JANUARY 2019**

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CHELFORD NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

Section 1: Introduction

1.1 This consultation statement has been prepared to fulfil the Neighbourhood Planning Regulations 2012 in respect of the Chelford Neighbourhood Plan. The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed Chelford Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Chelford Neighbourhood Plan.

1.2 The policies contained in the Chelford Neighbourhood Plan are the result of close interaction and consultation with residents and businesses across the Parish. The development of the Plan has taken approximately 20 months and has included public meetings, surveys and consultation events, to ensure that all residents were fully informed and were able to contribute to the Plan. This process has been overseen and coordinated by the Chelford Neighbourhood Plan Steering Group, which was formed from a group of resident volunteers and parish councillors. Views and interactions from various consultations led to the Vision and Objectives in Section 3 of the Chelford Plan and subsequently formed the basis for the key policies set out in Section 4 of the Plan.

Section 2: Background

2.1 Initial soundings were made at the Annual Village Meeting in May 2015 via a presentation to residents on neighbourhood planning by a Cheshire Community Action consultant. Based on the positive reaction from residents and feedback from information placed on the Village website, Chelford Parish Council determined to submit an application to designate the Neighbourhood Area. The designation process was completed in December 2015. Feedback from further meetings with Parish Councillors and Cheshire Community Action Consultants, Cheshire East Planning Officers and residents in 2016 and early 2017, provided strong impetus for the Parish Council to move forward with a Neighbourhood Plan.

During this time, the Parish Council began a lengthy process of recruiting volunteers to form a Steering Group. A Neighbourhood Plan link was also established on the Village website and detailed information about neighbourhood planning was made available for residents to access. Following the positive response from residents received over an extensive period and a successful volunteer recruitment process, a formal resolution was taken by the Parish Council in July 2017 to proceed with the Chelford Neighbourhood Plan and a Steering Group was formally constituted with appropriate terms of reference. The 12 members drew up a project plan and put in place, strategies and actions to acquire funding, seek consultancy support and engage fully with residents. In late 2017 a Parish Council website was established where relevant documents could be accessed.

2.2 Throughout the development of the Neighbourhood Plan, key principles have been consistently applied to ensure that relevant wishes of the community were incorporated into the Plan. These were:

- Promote a high level of awareness of what the Neighbourhood Plan can and cannot achieve
- Ensure that the community was fully informed on the status and progress of the Neighbourhood Plan
- Provide opportunities for any resident to participate in the planning process and development
- Consult regularly with the community and use feedback effectively

2.3 Community engagement was sought through village meetings and newsletters, consultation and drop in events, survey questionnaires, focus groups, leaflet drops and social media. Documents, questionnaires, survey reports, agenda, minutes and other information could be accessed via the Parish Council and Village websites at:

www.chelfordparishcouncil.org.uk

www.chelfordvillage.org

Cheshire Community Action Consultants, Cheshire East Officers and Cheshire Wildlife Trust have provided planning support.

Section 3: Designation and Initial Consultations

3.1 Designation

3.2 Formal consultation on designation was organised by Cheshire East and ran from 18th September 2015 until 30th October 2015, the required 6 week period. During which time, the proposed area could be accessed on Cheshire East website by statutory consultees and interested parties. No comments were received. Official designation took place in December 2015.

3.3 Initial Questionnaire—Who was consulted and how were they consulted?

3.4 This was prepared by the Steering Group and was designed to highlight the issues, which were deemed to be important to the community and to help inform the vision, objectives and the direction of planning policies, along with other evidence. The questionnaire was delivered to all households during the week 7th-15th September 2017 but was also promoted on the Village website. It was then collected by volunteers calling at households or residents could leave it at two local shops and the local surgery. A Cheshire Community Action consultant carried out the data entry and analysed the results from 211 returns, a response rate of 32%.

3.5 The survey had a number of key questions: What do you like about living in Chelford Parish? What do you dislike about living in Chelford Parish? What do you see as the main threats for the future of Chelford Parish? By 2030 what type of place you would like Chelford to be? Do you agree with the suggested planning issues? Please rank; Are there any other issues that should be considered?

3.6 Issues and Concerns Raised from the Questionnaire

3.7 Analysis of the responses indicated that the residents' key issues and concerns focused on:

1. Overdevelopment and the scale of any future development
2. The location and design of any new developments
3. The weak infrastructure including parking and broadband
4. Community leisure and recreation facilities
5. Preserving the natural environment
6. Transport and traffic

3.8 Additional Surveys--Who was consulted and how were they consulted?

3.9 In order to engage with the younger age groups, pupils of years 4- 6, Chelford Primary School, completed a simplified version of the initial questionnaire. Two focus groups were also held with the Scouts and Guide groups, using the initial questionnaire as a basis for discussion and to give older children an opportunity to state their views. The Steering Group also prepared a business survey, which was hand delivered to all businesses in the Parish. Questions focused on locational influences, recruitment, future plans, and business obstacles.

3.10 Issues and Concerns Raised from the Additional Surveys

3.11 Key issues and concerns expressed by the schoolchildren were less busy roads, more shops, improved recreation areas and fewer houses. Like the primary school children, the key issues and concerns for the older age groups were the busy roads, the lack of shops, need for improved recreation areas, poor Internet connectivity and keeping the village small.

3.12 Although the response rate from the business survey was low (about 10%), these businesses cited historical factors, home location, transport links and office suitability as location influences. All of the businesses intended to remain in Chelford but with some considering possible expansion. Obstacles reported were difficulty in recruiting staff, broadband speed, parking and the weak infrastructure.

3.13 Drop In Events

3.14 Once the feedback results were analysed, the Steering Group produced a draft vision with key objectives. In order to inform residents of the results of the initial questionnaire and surveys and to receive feedback on the draft vision and objectives, two drop in events were organised, one at the Village Hall and one at Astle Court Community Hub. Residents were informed of the events by a leaflet drop to each household and via the Village website.

3.15 Printed copies of all the analyses from all the surveys were made available and the questionnaire responses were displayed. A draft vision and objectives were also displayed, drawn from the initial questionnaire responses. Those attending were invited to write comments and members of the Steering Group were available to answer queries and provide information. Over 200 people attended the events, which reflected strong interest in the events.



Astle Court Community Room November 18th 2017

PUBLIC MEETING

CHELFORD NEIGHBOURHOOD PLAN

THURSDAY NOVEMBER 16th, 6.00pm-9.00pm Chelford Village Hall	SATURDAY NOVEMBER 18th 2.00pm-4.00pm Astle Court Community Room
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Chelford Parish Council and Chelford Neighbourhood Planning Group
 For further information please contact the Clerk to the Parish Council
clerk.chelfordpc@gmail.com Tel: 01477 571444

3.16 Issues/Concerns Raised from the Events

3.17 Some residents wanted the wording of the Vision and Objectives to be more specific, whilst others felt that they were forward thinking. There was continued emphasis on preserving the character of the village by restricting further development and preserving its rural identity.

3.18 A number of residents stressed that the existing infrastructure was insufficient to meet the needs of the growing population, but particularly the more elderly. The negative impact of additional housing on the Surgery was also a focus of some comments. There were strong view expressed regarding preservation of green belt land and open spaces and the need to improve public transport services.

3.19 Other comments included concerns about the digital infrastructure, growing traffic problems like parking and speeding and the need to provide affordable housing for young families wishing to stay in the Village.

3.20 How have the issues and concerns during the first stages of consultation been considered?

3.21 The Vision and Objectives were redrafted to provide greater clarity and the policy options were considered in more detail and worded in ways, which reflected more accurately, the wishes of the residents. The feedback provided a clear direction for constructing the main questionnaire and in particular for targeting issues and concerns via specific questions.

Section 4 : The Main Questionnaire

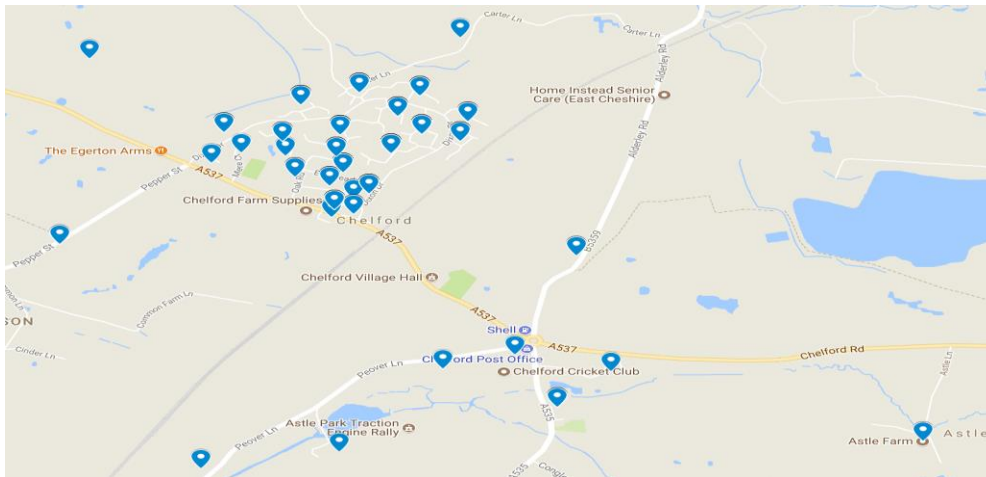
4.1 Who was consulted and how were they consulted?

4.2 In March 2018, a detailed questionnaire was delivered to every household in the Parish and was also made available online via Survey Monkey. Hard copies could also be downloaded from the Parish Council website and the Village website. Questionnaire responses not completed online, were collected by members of the Steering Group from households or from several collection points in the Parish including the local surgery and the butcher's shop.

4.3 The questionnaire consisted of 33 questions, which sought information and views on:

- Households including postcode, car ownership and use, numbers in each age group, employment status
- The draft vision and objectives
- Future housing development in terms of priority and size, type of dwellings, housing design and tenure mix
- Protecting the green and open countryside
- The infrastructure including open and recreational spaces and community facilities
- The local economy and transport

4.4 Of the 550 questionnaires delivered, 240 were returned completed (117 online), a high response rate of 43.6%. Postcodes indicated a good coverage of the Parish (see Map A below)



Map A: Post Code Distribution of Responses to Main Questionnaire

4.5 Issues and Concerns Raised from the Questionnaire

4.6 A detailed analysis and report was prepared by a Cheshire Community Action Consultant, with action points for the Steering Group to consider. Many residents offered individual comments in addition to the questionnaire responses. Residents gave very strong support to the draft vision and objectives, with some commenting on the need to improve further, the clarity in the wording. Further strong support was given to protecting the local environment, including green belt and open countryside, as well as existing recreational areas. Residents expressed concern about any plans for more large-scale development and the majority felt that any future development should be small scale, focusing on more market affordable homes for young families.

4.7 A significant majority emphasised the need for housing design to preserve the local characteristics and that any future development should provide adequate parking and open spaces. Particular issues and concerns focused on the local infrastructure, which many felt was insufficient to meet the needs of the growing population and in particular, the older and younger age groups. The lack of shops and community facilities was a recurring theme in many comments and residents stressed the need to preserve existing sources of local employment. Many residents were worried by the additional pressures from the growing population on the surgery and school.

4.8 Local transport issues, a long running source of concern, were strongly highlighted in the comments. In particular, the lack of parking spaces in the village, speeding traffic, pedestrian safety and better public transport were often mentioned. An improved network of cycleways, preserving footpaths and paths and enhancing links to other areas were also deemed to be important.

4.9 A number of resident comments raised issues, which were outside the scope of the Neighbourhood Plan including the desire to see specific types of shops, more frequent bus services, protecting services like the Post Office.

4.10 Drop in Events

4.11 A second series of drop in events was organised in April 2018, one at the Village Hall and one at Astle Court Community Hub. Residents were informed of the events by a leaflet drop to each household and via the Village website. These events gave residents the opportunity to examine the main questionnaire feedback, to view the consultant's report and to consider all the individual comments made by respondents. In addition, an initial draft vision and objectives, along with draft outline policies, were on display for residents to consider and to offer further comment. Members of the Steering group were on hand to discuss issues with residents and to receive additional feedback before the main drafting process got underway. Over 160 residents attended the events.

4.12 Issues and Concerns Raised from the Events

4.13 Residents confirmed their satisfaction with the direction of policies and were satisfied with the more concise draft vision and objectives. There was general agreement with the draft policy statements, although some residents continued to emphasise the need to address issues outside the scope of the Plan e.g. speeding traffic. It was explained that these issues would be considered by the Parish Council. Other comments focused on the need to protect green belt and to resist large-scale development in the future.

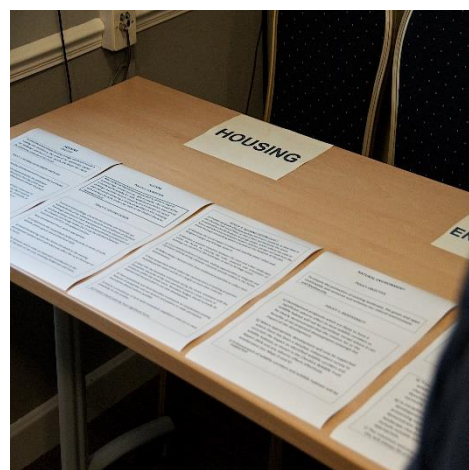
PUBLIC MEETING
CHELFORD NEIGHBOURHOOD PLAN

Designated Chelford Neighbourhood Area

Come and Join us for a Drop in Session
We will give feedback on the
Recent Questionnaire Responses
Most importantly though
We want to hear your further views and
opinions
(Light refreshments available)

THURSDAY 26th APRIL 6.00pm-9.00pm Chelford Village Hall	SATURDAY 28th APRIL 2.00pm-4.00pm Astle Court Community Room
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Chelford Parish Council and Chelford Neighbourhood Planning Group
For further information please contact the Clerk to the Parish Council
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Astle Court Community Room 28th April 2018

4.14 How have the issues and concerns been considered?

4.15 The Steering Group gave further detailed consideration to all responses and comments during the drafting process. The wording of the Vision and Objectives was amended again to provide a more concise basis for policies. Policies were re-drafted in accordance with the feedback from residents. Evidence drawn from the feedback was used to support and justify the draft policies. Those issues, which were beyond the scope of the Plan, were forwarded to the Parish Council for due consideration and action by Parish Councillors.

Section 5: Regulation 14 Consultation

5.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Chelford Parish Council undertook a six-week pre-submission consultation on the draft Plan, between the 30th October and the 11th December 2018. In doing so, the Parish Council consulted with all required statutory bodies and a range of consultees who might have an interest in the draft Plan.

5.2 All consultees were informed of the location of the draft Neighbourhood Plan and associated documents and surveys. Clear explanation was provided on how to make representation along with the closing date for comments to be submitted. A copy of the Plan was submitted to Cheshire East with accompanying documentation. All details of the consultation were published on the Parish Council website and the Village website and all relevant documentation was accessible via the Parish Council website. Comment sheets could be downloaded from the Parish Council website or could be completed online. In addition, consultation packs containing all relevant documentation and comment sheets, were placed in the local surgery, in Astle Court Community Hub and in local libraries at Knutsford and Alderley Edge.

5.3 A list of consultees was provided by Cheshire East Neighbourhood Planning Team and each consultee, along with a wide range of other relevant consultees were contacted and informed of the consultation (see Appendix 1)

5.4 In order to ensure that all residents had the opportunity to examine the draft Plan and the evidence base, a third series of drop in events was organised, with over 120 residents attending two venues, one at the Village Hall and one at the Astle Court Community Hub. All documentation was made available for residents to scrutinise and comment sheets were available for completion.

**CHELFORD NEIGHBOURHOOD PLAN
CONSULTATION
DROP IN EVENTS**



TUESDAY OCTOBER 30th

**CHELFORD COMMUNITY HUB ASTLE COURT
3.30pm-5.30pm**

**CHELFORD VILLAGE HALL
7.30pm-9.30pm**

**YOUR CHANCE TO VIEW AND COMMENT ON THE PLAN AND SPEAK
TO MEMBERS OF THE NEIGHBOURHOOD PLANNING TEAM**

**YOU CAN ALSO VIEW AND COMMENT ON THE PLAN AT:
www.chelfordparishcouncil.org.uk**



Astle Court Community Hub 30th October 2018

5.5 Issues and Concerns Raised from Regulation 14 Consultation

5.6 In total of 82 comments were submitted consisting of 53 comments from 13 residents; 4 comments from 3 local organisations; 12 comments from 5 statutory consultees and 13 comments from 2 developers. A summary of comments reflecting issues and concerns can be found in Appendix 2.

5.7 Resident comments focused on the need to reduce the scale of future housing developments; loss of green belt; lack of community facilities; the need to preserve open and recreational spaces; protecting heritage assets and protecting the environment. There was also concern for more affordable housing for young families and the tendency for the housing mix policy to be biased towards older age groups. Comments from local organisations expressed concern regarding 106 agreements and allocation of monies; the local surgery highlighted the growing pressure from developments

and the local bowls club sought assurances about its future. From statutory consultees, Cheshire East expressed strong approval of the draft with some suggestions for improving the wording of several policies to ensure clearer understanding. It was also suggested that the Parish Council investigate site allocations. United Utilities recommended a number of amendments to the wording of the housing design policy.

5.8 Comments from developers concentrated on proposals drawn from the draft Site Allocations Development and Policies Document, issued by Cheshire East in September 2018. Both developers sought to have several proposals, one for a proposed development site and another for safeguarded land, written into the Plan.

5.9 How have all the issues and concerns been considered?

5.10 The Steering Group gave careful consideration to all comments and responded accordingly. Responses to each comment can be found in Appendix 2. Based on the comments submitted, a number of amendments were made to the draft Plan, mainly resulting in changes to the wording and content of the housing mix (HP2) and design policies (HP3) and the local economy (LE1) and transport policies (T1).

5.11 Conclusion

5.12 Throughout the process of investigation, research, planning and preparation of the Plan, residents of Chelford have been afforded every opportunity to contribute to the process by joining the Planning Team, by raising issues, by identifying their priorities and concerns and by expressing their views at each stage of the planning process. Engagement and consultation has been robust and thorough and those who might have an interest in the Neighbourhood Plan have been fully informed at all times. All statutory requirements for consultation have been fulfilled and completed in accordance with the appropriate regulation, Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

5.13 All relevant documentation, including surveys and reports can be found at:

www.chelfordparishcouncil.org.uk using the Neighbourhood Plan link

Appendix 1 - Consultees

PARISH COUNCILS WITHIN CHESHIRE EAST	
Acton PC (Clerk)	Lower Peover PC (Clerk)
Adlington PC (Clerk)	Lower Withington PC (Clerk)
Agden PM (Clerk)	Macclesfield Forest & Wildboarclough PM
Alderley Edge PC (Clerk)	Macclesfield TC (Clerk)
Alpraham PC (Clerk)	Marbury & District PC (Clerk)
Alsager TC (Clerk)	Marton PC (Clerk)
Arclid PC (Clerk)	Mere PC (Clerk)
Ashley PC (Clerk)	Middlewich TC (Clerk)
Aston-by-Budworth PC (Clerk)	Millington Parish Council
Audlem PC (Clerk)	Minshull Vernon & District (Clerk)
Bickerton & Egerton (Clerk)	Mobberley PC (Clerk)
Bollington TC (Clerk)	Moston Parish Council
Bosley PC (Clerk)	Mottram-St-Andrew PC (Clerk)
Bradwall PC (Clerk)	Nantwich TC (Clerk)
Brereton PC (Clerk)	Nether Alderley PC
Brindley & Faddiley PC (Clerk)	Newhall PC & Sound PC (Clerk)

Burton PC (Clerk)	North Rode PC (Clerk)
Bulkeley & Ridley PC (Clerk)	Odd Rode PC (Clerk)
Bunbury PC (Clerk)	Ollerton with Marthall PC (Clerk)
Burland PC and Barthomley PC (Clerk)	Over Alderley PC (Clerk)
Calveley PC (Clerk)	Peckforton PC
Chelford PC (Clerk)	Peover Superior PC (Clerk)
Chomondeston & Wettenhall PC	Pickmere PC (Clerk)
Chorley PC (Clerk)	Plumley with Toft & Bexton PC (Clerk)
Church Lawton Parish Council	Pott Shrigley PC (Clerk)
Church Minshull PC (Clerk)	Poynton TC (Clerk)
Congleton Town Council	Prestbury PC (Clerk)
Crantage PC, Somerford PC, Hulme Walfield PC, Newbold Astbury (Clerk)	Rainow PC (Clerk)
Crewe Green PC (Clerk)	Rope PC (Clerk)
Crewe TC (Clerk)	Rostherne PC (Clerk)
Disley Parish Council (Clerk)	Sandbach TC (Clerk)
Dodcott-cum-Wilkesley PC (Clerk)	Siddington PC (Clerk)
Doddington PC & Betchton PC (Clerk)	Smallwood PC (Clerk)
Eaton PC (Clerk)	Snelson PC (Clerk)
Gawsworth PC (Clerk)	Spurstow PC
Goostrey PC (Clerk)	Stapeley & District PC (Clerk)
Great Warford PC	Stoke & Hurleston PC
Handforth PC	Styal PC (Clerk)
Hankelow PC & Shavington PC Cholmondeley PC	Sutton PC (Clerk)
Haslington PC (Clerk)	Swettenham PC (Clerk)
Hassall PC (Clerk)	Tabley PC (Clerk)
Hatherton & Walgherton PC (Clerk)	Twemlow PC
Haughton PM (Clerk)	Wardle PC (Clerk)
Henbury PC (Clerk)	Warmingham PC (Clerk)
High Legh PC (Clerk)	Weston & Basford PC (Clerk)
Higher Hurdsfield PC (Clerk)	Willaston PC (Clerk)
Holmes Chapel PC (Clerk)	Wilmslow TC (Clerk)
Hough & Chorlton PC (Clerk)	Windle PM (Clerk)
Kettleshulme PC	Wistaston PC (Clerk)
Knutsford TC (Clerk)	Worleston & District PC (Clerk)
Little Bollington PM (Clerk)	Wrenbury-cum-Frith PC (Clerk)
Little Warford PC (Clerk)	Wybunbury PC (Clerk)

LOCAL AUTHORITIES	PARISH COUNCILS ADJOINING CHESHIRE EAST
neighbourhoods@cheshireeast.gov.uk	malpaspc@hotmail.com
enquiries@greatermanchester-ca.gov.uk	planning@trafford.gov.uk
neighbourhoodplanning@cheshirewestandchester.gov.uk	clerk@tarporley.org.uk
planning@derbyshiredales.gov.uk	beestonparishcouncil@yahoo.co.uk
planningpolicy@derbyshire.gov.uk	parishclerk@tiverton-cheshire.org.uk
customer.service@peakdistrict.gov.uk	audleyparishcouncil@hotmail.co.uk
forward.planning@halton.gov.uk	chapelandhillchorltonpc@gmail.com
lmwf@lancashire.gov.uk	clerk.keelepc@gmail.com
planningstrategy@manchester.gov.uk	kidsgrovetc@btconnect.com
planningpolicy@newcastle-staffs.gov.uk	loggerheadspc@btconnect.com
planning.service@peakdistrict.gov.uk	parish.clerk@madeley.staffslc.gov.uk
Planning.policy@shropshire.gov.uk	biddulph@staffordshire.gov.uk
forward.plans@staffs Moorlands.gov.uk	towncouncil@whaleybridge.com
planning.policy@stoke.gov.uk	admin@newmillstowncouncil.org.uk
environmentalservices@derbyshire.gov.uk	info@woodfordcommunity.co.uk
strategic.planning@trafford.gov.uk	neighbourhood.plans@stockport.gov.uk
estates@tfgm.com	LDF@highpeak.gov.uk
neighbourhood.plans@stockport.gov.uk	clerk@lymmparishcouncil.gov.uk
planning.policy@stockport.gov.uk	clerk@appletonpc.org.uk
strategic.assessment@cyfoethnaturiolcymru.gov.uk	clerk@grappenhallandthelwallpc.org.uk
customer.services@south-derbys.gov.uk	strettonparishcouncil@hotmail.co.uk
planning@derbyshiredales.gov.uk	
hbsmradmin@cheshirewestandchester.gov.uk	
archaeology@cheshirewestandchester.gov.uk	
LDF@Warrington.gov.uk	

planning.policy@shropshire.gov.uk	
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NATIONAL BODIES	OTHER BODIES
The Homes and Communities Agency - now Homes England	Lancashire and Gtr. Manchester NHS
Natural England	Eastern Cheshire NHS Clinical Group
The Environment Agency SPPlanning.RFH@environment-agency.gov.uk	Cheshire and Merseyside NHS
The Historic Buildings and Monuments Commission for England (known as English Heritage)	Electricity North West
Network Rail Infrastructure Limited (company number 2904587);	United Utilities
The Highways Agency;	Western Power
The Marine Management Organisation	South Cheshire Chamber
National Trust	North Cheshire Chamber
Highways England	West Cheshire Chamber
Amec	East Cheshire Chamber
Historic England	Cheshire and Warrington Growth Hub
	Stoke and Staffs LEP
	Cheshire and Warrington LEP

Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	
Chelford Together	Chelford Parish Hall
Chelford Bowling Club	Friends of Chelford Station
Chelford Community Hub	Knutsford Community First Responder Trust
Chelford Cricket Club	Connecting Chelford
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	
Community Rail	Chelford Scouts/Cubs/Beaver Scouts/Brownies
Bodies which represent the interests of different religious groups in the neighbourhood area;	
St. John's Church, Chelford	Chelford CE Primary School
Bodies which represent the interests of persons carrying on business in the neighbourhood;	
Jones Homes NW Ltd	David Wilson Homes
Barratt Homes	Amstone Developments Ltd.
Peaks & Plains Housing Trust	Regenda Housing
Bodies which represent the interests of disabled persons in the neighbourhood area:	
Included in above categories.	

APPENDIX 2 COMMENTS AND RESPONSES FROM REGULATION 14 CONSULTATION

RESIDENTS

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
1	Resident CNP601	HP1 – Housing Development and Scale. With two developments underway accommodating @200 homes we must fight to prevent any more development particularly on the Green Belt site between the railway and village hall.	Noted. Policy HP1 supports new development within the settlement boundaries, or the development of brownfield sites, replacement dwellings or conversions, limited infill or rural exception sites. The Neighbourhood Plan must be in general conformity with the Local Plan and National Planning Policy. The Parish Council will continue to make strong representations to object on behalf of the community regarding the proposed Green Belt land being safeguarded for future development – which may be after the life time of the Neighbourhood Plan.
2	Resident CNP601	GI1 – Green Space. I understand Green Belt land has 4 classifications 1-4. 3+4 classifications have been identified by Cheshire East as potential land for ‘safeguarding’. I understand the Green Belt between the railway and village hall is classed as category 2. Why do we not object in the strongest possible terms in this regard?	This policy is concerned with the designation of Local Green Space which is distinct from Green Belt. The Parish Council will continue to make strong representations to object on behalf of the community regarding the proposed Green Belt land being safeguarded for future development – which may be after the life time of the Neighbourhood Plan.
3	Resident CNP601	CI1 – Community Facilities and Amenities. With the 2 developments being undertaken we must identify and provide services for the community – for example post office, newsagents, retail units. It seems crazy that with an increase in housing stock of 40%+ we are losing necessary services.	The policy seeks to protect existing community facilities. See also Policy LE1 – Local Economy which supports the development of new retail and enterprise opportunities.
4	Resident CNP601	I appreciate the work being undertaken by the Parish Council with particular reference to the housing stock issue. Nonetheless I feel that we as a community are being dictated to by Cheshire East Council. Goostrey has been identified for 16 dwellings and Bollington none which annoys me as we have 200 houses under construction. Did their parish councils take a harder line than Chelford? Should we as a community stand up to Cheshire East in a more aggressive manner and not just accept their dictates to us and be browbeaten by them. Should we consider having a	Noted, with thanks. The Neighbourhood Plan must be in general conformity with Local Plan policies. There are specific circumstances at Goostrey (i.e. the proximity of Jodrell Bank) which limit development there, and Bollington has had a number of large developments and has 4 sites allocated for housing in the draft SADPD. The Neighbourhood Plan is considered to be a sensible and meaningful mechanism in seeking to ensure that the community can help influence planning decisions in the Parish.

		member of planning from Cheshire East attend a further meeting so that they can hear our grievances first hand?	
5	Resident CNP602	<i>HP3 – Housing Design.</i> 4.3.22a) states that new development must complement etc. Why then has a 3-storey building (an eyesore) been erected on the Stobart site whilst another is envisaged on the market site?	Noted. The Parish Council submitted objections to these buildings at the time of the planning applications. It is hoped that policies within the Neighbourhood Plan can help to influence the design of future planning applications.
6	Resident CNP602	<i>GI1 – Green Space.</i> The Mere Court Area has been grossly neglected for the past 8 years, and the pond has not been dredged. Cheshire East have failed in their responsibilities.	Noted. This is beyond the scope of the Neighbourhood Plan. However, a major programme of improvement of this land by Cheshire East, is currently in the planning stages using 106 monies from the Jones development.
7	Resident CNP602	<i>DI1 – Digital Infrastructure.</i> High speed broadband is a must and long delayed.	Noted. The policy seeks to address this issue.
8	Resident CNP602	<i>T1 – Transport.</i> Not enough emphasis has been placed in dangers caused by HGVs exceeding speed limits and racing cyclists riding dangerously.	Noted, this is beyond the scope of the Neighbourhood Plan. The Parish Council is considering ways of reducing speeding.
9	Resident CNP603	<i>HP1 – Housing Development and Scale.</i> Must be brown sites	To insist upon solely brownfield sites would not be in accordance with local and national policies and would be too restrictive. The policy does support the development of brownfield sites but will also allow for other small-scale development that meets specific criteria.
10	Resident CNP603	<i>NE1 – Biodiversity.</i> Effective protection for the environment	Noted.
11	Resident CNP603	<i>NE2 – Landscape.</i> Landscapes are a must	Noted.
12	Resident CNP603	<i>NE3 – Trees and Hedgerows.</i> Trees and hedges must be replaced	Noted. The policy seeks to protect trees and hedgerows which make a significant contribution to Chelford.
13	Resident CNP603	<i>GI1 – Green Space.</i> Green Spaces must be saved	Noted. Local Green Space designation will help to protect valued green spaces.
14	Resident CNP603	<i>GI2 – Open and Recreational Space.</i> All recreation spaces must be kept	Noted. The policy seeks to protect recreation spaces.
15	Resident CNP603	<i>GI3 – Public Rights of Way and Footpaths.</i> Plenty of Public Rights of Way must be kept	Noted. The policy seeks to protect public rights of way.
16	Resident CNP603	<i>CI1- Community Facilities and Amenities.</i> Care of traffic through roads – too many HGVs	Noted. This is beyond the scope of the Neighbourhood Plan. Policy T1 seeks to ensure safer transport and traffic.
17	Resident CNP603	<i>CI2 – Heritage Assets.</i> All heritage sites to be kept – keep the style of the village	Noted. The policy seeks to protect heritage assets.
18	Resident CNP603	<i>LE1 – Local Economy.</i> Must be kept	Noted.
19	Resident CNP603	<i>DI1 – Digital Infrastructure.</i> Digital is important to many	Noted.

20	Resident CNP603	<i>T1 – Transport.</i> No to transport coming down Dixon Drive Estate, and do not open the closed off section.	Noted. This is a highways issue and beyond the scope of the Neighbourhood Plan. The closed off section will remain.
21	Resident CNP604	Many things need sorting out before starting this venture.	Noted.
22	Resident CNP604	<i>HP1 – Housing Development and Scale.</i> Must use brown sites	To insist upon solely brownfield sites would not be in accordance with local and national policies and would be too restrictive. The policy does support the development of brownfield sites but will also allow for other small-scale development that meets specific criteria.
23	Resident CNP604	<i>NE1 – Biodiversity.</i> The environment must be thought about, and not ruined by huge factories	Noted.
24	Resident CNP604	<i>NE2 – Landscapes.</i> landscapes are very important around this village	Noted.
25	Resident CNP604	<i>NE3 – Trees and Hedgerows.</i> Trees and hedgerows must be replaced as soon as possible	Noted.
26	Resident CNP604	<i>G1 – Green Space.</i> All green spaces must be saved so do not get the idea of putting more houses on these	Noted. Local Green Space designation will help to protect valued green spaces.
27	Resident CNP604	<i>G2 – Open and Recreational Space.</i> All these spaces must be left as they are for recreation purposes	Noted. The policy seeks to protect recreation spaces.
28	Resident CNP604	<i>G3 – Public Rights of Way and Footpaths.</i> No blocking off of paths etc. These should be free for walkers etc.	Noted.
29	Resident CNP604	<i>C1 – Community Facilities and Infrastructure.</i> Chelford is very much involved with very heavy traffic, too much heavy traffic is allowed through our road	Noted. This is beyond the scope of the Neighbourhood Plan. However, Policy T1 seeks to ensure safer transport and traffic.
30	Resident CNP604	<i>C2 – Heritage Assets.</i> All heritage should be kept to keep the traditions of the past of Chelford	Noted. The policy seeks to protect heritage assets.
31	Resident CNP604	<i>LE1 – Local Economy.</i> Local economy must be consulted to keep Chelford as it should be kept	Noted.
31	Resident CNP604	<i>DI1 – Digital Infrastructure.</i> Will be helpful for those with computers and need the digital usage	Noted.
32	Resident CNP604	<i>T1 – Transport.</i> Extra roads must not be opened on our estates around Chelford village	Noted. This is a highways issue and beyond the scope of the Neighbourhood Plan. However, Dixon Drive will not be opened up.
33	Resident CNP605	<i>G1 – Green Space.</i> There is not enough green space	Noted.
34	Resident CNP605	<i>DI1 – Digital Infrastructure.</i> The digital infrastructure should not be inhibited by costly camouflage	Noted. It is considered appropriate to include this in the policy, so that any communications infrastructure does not adversely impact upon the character of Chelford.

35	Resident CNP605	<i>T1 – Transport.</i> Public transport needs improving	Noted.
36	Resident CNP606	I agree with the pre-submission version of the plan. It depends on how Cheshire East Council deal with it.	Noted.
37	Resident CNP607	<i>NE3 – Trees and Hedgerows.</i> In only exceptional circumstances should trees and hedgerows be removed	Noted. The policy concurs with this view.
38	Resident CNP607	<i>T1 – Transport.</i> I feel this aspect needs particular attention	Noted.
39	Resident CNP608	Highway (A537) will need changes to deal with the two new developments at Stobarts and Marthall sites especially at Rush hours	Noted. The impacts of the new developments on the local highway network will have been considered at the planning application stage.
40	Resident CNP608	<i>LE1 – Local Economy.</i> I think it is important we have a small spar type shop including a post office	Noted. The policy supports new retail development.
41	Resident CNP609	<i>HP1 – Housing Development and Scale.</i> Worry about the run off from flooding. Feel that all new housing should require the developers to provide funding for the infrastructure in terms of shopping, health, roads etc. Also, for the community care building and use e.g. develop more in terms of offering, fitness, social groups.	Noted. New housing development would need to provide infrastructure or financial contributions in line with the latest charging mechanisms of Cheshire East Council. This would be agreed at the planning application stage. See also policy CI1.
42	Resident CNP609	<i>HP2 – Housing Mix.</i> Would like to see affordable housing for young families	Noted. Affordable housing will be provided in line with policies in the Cheshire East Local Plan. It is anticipated that the sites with planning permission will provide affordable housing to meet Chelford’s needs. Additionally, the policy has been amended slightly to support the development of lower priced small and family sized dwellings (see response 49).
43	Resident CNP609	<i>NE1 – Biodiversity.</i> Wildlife habitat must be preserved	Noted. The policy seeks to protect valued wildlife habitats.
44	Resident CNP609	<i>LE1 – Local Economy.</i> New retail development is essential especially with the loss of the post office, and what has happened to the green grocers?	Noted. The policy supports new retail development.
45	Resident CNP609	<i>DI1 – Digital Infrastructure.</i> Without good infrastructure modern life is not supported	Noted.
46	Resident CNP610	Agree with all the policies	Noted, with thanks.
47	Resident CNP611	It isn't a plan but a list of policies and strategic aims. It only becomes a plan if we start to put some actions in place to make things happen!! With target dates. Otherwise the document will just drift, and things will happen outside of it.	Noted. It is anticipated that the Neighbourhood Plan will become a successful tool to help make things happen in Chelford. The Neighbourhood Plan will become part of the statutory planning framework and will need to be considered

			when all planning applications in the Parish are determined.
48	Resident CNP611	We seem to be overruled and ridden over by East Cheshire Council and our Local councillor who isn't representing us appropriately. So, anything we put in our plan or aims for the village are being forced on us or driven through by external factors rather than design or plan. The Parish Council and our councillor needs to be more challenging in its representation of Chelford.	Noted. The Neighbourhood Plan is considered to be a sensible and meaningful mechanism to seek to ensure that the community can help influence planning decisions in the Parish.
49	Resident CNP612	<i>HP2 – Housing Mix.</i> I find the statement too weighted towards older residents. Young families also need cheaper housing but not small housing.	Agreed. Amend Policy HP2 Housing Mix to read 'New residential development should seek to deliver a range of property type, tenures and size. Where possible, sites should deliver accommodation suitable for older residents, and lower priced small and family sized dwellings. A positive balance should be struck between site layout and urban design delivering a variety of dwellings on site in keeping with the local character of the area (refer to the Chelford Character Assessment 2018).'
50	Resident CNP612	<i>LE1 – Local Economy.</i> Agree in principle but types of work should be regulated. Eg noise levels, extra vehicles for deliveries etc	Noted. The policy highlights that new employment development should not have an adverse impact on residential amenity and the highway network. Any specific concerns re noise and vehicle movements will be dealt with through conditions at the planning decision stage.
51		The Plan is weak when discussing economic issues: e.g. What additional revenue will accrue from the two major housing developments, and how should it be spent?	Noted. The sites already have planning permission and section 106 monies have been agreed for developing open spaces, sport and recreation facilities and community facilities. The monies will be allocated in due course, by Cheshire East not the Parish Council.
52	Resident CNP613	<i>NE3 – Trees and Hedgerows.</i> Who will look after future maintenance of trees and hedgerows?	Noted. The landowners would need to look after the future maintenance of trees and hedgerows.
53	Resident CNP613	<i>LE1 – Local Economy.</i> The Plan fails to recognise the problems or to suggest solutions for the two major issues: local employment and retail provision.	Noted. The policy supports employment opportunities and new retail development.

Local Organisations and Services

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
54	Resident CNP613	We mostly agreed with everything that the Plan stated. I have been asked to compliment the Council on a very well	Noted, with thanks. Disagree, re G11. The proposed Local Green Spaces are important to many members of the

		organised and thorough job was done on the Neighbourhood Plan. G1 – Green Space. The group thought that the money spent was a total waste, the space is very rarely used, kids don't go to the park anymore. The downfall is that the Parish Council is lumbered with the upkeep.	Community and are well used and valued. Any 106 monies spent on open spaces will be determined by Cheshire East.
55	Chelford Together/ Chelford Hub - CNP622	T1 – Transport. The 106 monies from the old market site should have included the repair of the footpaths and road leading to the station. The group appreciate whatever The Council put forward Cheshire East will do exactly what they want.	Noted.
56	Chelford Surgery - CNP623	CI1 – Community Facilities and Amenities. There is significant pressure on the local surgery due to increasing patient numbers. There will have to be service re-design to cope with the patients. The building is currently big enough, but this may not be the case if more development is planned. Recruitment of staff is becoming a problem.	Noted. The medical centre is a very well valued asset in the community. The policy supports the refurbishment and improvement of community facilities and the provision of new ones. The Parish Council will continue to raise these issues forcefully with Cheshire East and in particular when submitting its comments on future planning applications.
57	Chelford Bowling Club – CNP617	Policy G11- Green Space. Please keep green spaces. Appreciate your support for the future of the bowling green. – Keep bowling green.	Noted, with thanks. It is proposed in the Plan that the bowling green be designated as a local green space.

Statutory Consultees

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
58	National Grid – CNP614	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.	Noted.
59	Natural England – CNP615	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.
60	The Coal Authority - CNP620	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted.
61	United Utilities – CNP618	Policy HP3 – Housing Design. We recommend the following amendment to point e of HP3:	Agreed. Delete 'adopt well designed sewage and drainage systems' from e) of Policy HP3.

	<p>e. Minimise the visual impact of refuse and recycling space; adopt well designed sewage and drainage systems.</p> <p>In addition, we suggest the following text is added as a separate point to policy HP3:</p> <p>New development must, where appropriate:</p> <p>n. Incorporate SUDS which avoids all non-permeable surfaces or delivers a water management system which minimises surface water run-off and ensure that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.</p> <p>We suggest the following text is added as part of the justification for policy HP3, point n: Surface water should be discharged in the following order of priority:</p> <ol style="list-style-type: none"> 1. An adequate soakaway or some other form of infiltration system. 2. An attenuated discharge to surface water body. 3. An attenuated discharge to public surface water sewer, highway drain or another drainage system. 4. An attenuated discharge to public combined sewer. <p>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.</p>	<p>Add the following to Policy HP3</p> <p>n) Incorporate SUDS which avoids all non-permeable surfaces or delivers a water management system which minimises surface water run-off and ensure that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.</p> <p>Add new paragraph 4.3.25 to read ‘United Utilities have advised that surface water should be discharged in the following order of priority:</p> <ol style="list-style-type: none"> 1. An adequate soakaway or some other form of infiltration system. 2. An attenuated discharge to surface water body. 3. An attenuated discharge to public surface water sewer, highway drain or another drainage system. 4. An attenuated discharge to public combined sewer. <p>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.’</p> <p>Amend existing paragraph numbers 4.3.25 and 4.3.26 to 4.3.26 and 4.3.27 accordingly.</p>
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Cheshire East Council

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
62	Cheshire East Council – CNP621	The Borough Council congratulates the Parish Council on the way in which the plan has been prepared, closely involving the local community and seeking to address priorities identified through consultation. The Borough Council feels the plan has been very well prepared and	Noted, with thanks.

		correspondingly has only a limited number of specific comments to make.	
63	Cheshire East Council – CNP621	The plan is very well laid out and visually easy to navigate. The inclusion of a summary of evidence and research, plus community feedback, within the justification to each policy is generally helpful and informative although consideration should be given to moving some of this into appendices where it is especially lengthy (design policies, natural environment policies and local green space policies for example). Many of the maps could be consolidated on to a single, or pair, of 'key maps' to detail the spatial aspects of all policies.	Whilst we acknowledge the advice offered, after due consideration, we think it is important that residents can see a coherent and logical progression from background to policy and then to justification. In our view, the text is concise and easy to follow for residents—so we prefer to keep. Also, we wish to keep the maps as they exist currently, again to help residents gain a clear assessment of information.
64	Cheshire East Council – CNP621	The vision and objectives of the plan are clear and provide a natural link between the overall objectives of the plan and the policies chosen and are helpfully re-iterate within each policy section. The vision for Chelford sets a positive set of objectives covering many issues related to sustainable planning.	Noted, with thanks.
65	Cheshire East Council – CNP621	Site Allocations: There are substantial benefits to allocating development sites via the neighbourhood planning process, both in terms of delivering sustainable development and retaining a plan lead approach through delivering local housing need. The parish council are therefore advised to investigate this option and the Borough are happy to advise on how this process can be undertaken.	Noted, with thanks. The Neighbourhood Plan group has carefully considered whether or not to allocate sites. It was decided that as Chelford has met its Local Plan housing requirement as there are two sites with planning permission for approximately 183 dwellings, with a potential for a further 43 including a site allocated in the SADPD (and the settlement boundaries which incorporate that site are being used in the Neighbourhood Plan), that there was no need to allocate further sites for housing in the Neighbourhood Plan.
66	Cheshire East Council – CNP621	HP3 – Housing Mix (B). The policies appear to apply to locations outside of the Chelford Settlement Boundary and if so, the policy could be made more clear by stating this explicitly.	Agreed. Add the word 'all' to read 'All new developments must, where appropriate...' Amend b) to read 'Avoid introducing suburban forms and depth which would adversely affect the rural areas of the Parish'
67	Cheshire East Council – CNP621	LE1 – Local Economy(C). In the case of existing employment sites in B1 and B2 uses the CELPS requires a marketing exercise of 2 years. It is advised that policy reflects the	Agreed. Amend Policy LE1 e) to read 'Changes of use from Classes A1, B1 and B2 uses will only be supported where it can be demonstrated that no alternative user can be found through an appropriate

		strategic policy approach of Policy EG3 in regard to B1 and B2 uses.	and realistic marketing exercise for at least twenty four months.'
68	Cheshire East Council – CNP621	T1 – Transport (B) Rather than use the term 'hazard' which could mean a wide range of subjective matters, for clarity and to introduce words which establish the need for a test of the specific circumstances at hand, it is advised to start the second sentence with the words 'Harmful impacts arising...'	Agreed. Amend Policy T1 b) to read 'The needs of non-motorised users must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Harmful impacts arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use must be taken into consideration. Measures to be considered to ensure this may include, separation of pedestrians/ cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction (see also policy G12).'
69	Cheshire East Council – CNP621	T1 – Transport (F) The policy as written is very permissive. It is advised to alter the wording to: 'Ancillary improvements to Chelford Railway Station which help sustain or improve its operation and facilities (for example, parking improvements and cycle storage) will be supported.'	Agreed. Amend existing T1 f) to read 'Ancillary improvements to Chelford Railway Station which help sustain or improve its operation and facilities (for example, parking improvements and cycle storage) will be supported.'

Developers

Rep No	Respondent	Comment	Neighbourhood Plan Steering Group Response
70	Jones Homes (North West) Limited – CNP616	HP1 – Housing Development and Scale. Whilst overall Jones Homes (North West) Limited are supportive of the Plan, there is one addition which is requested. Policy HPI - the policy should be amended to allocate Site CFDI which is identified to be a housing allocation to be included in the settlement in the Cheshire East SADPD for housing. Neighbourhood Plans are able to suggest Green Belt boundary changes and as this change would tally with the Cheshire East Local Plan SADPD 2018, it seems appropriate to have the land as a housing allocation in the Neighbourhood Plan. I can confirm the car park which exists to the south and east of Chelford Farm Supplies will not be developed for housing a part of Jones Homes' plans, just the land to the south of it.	Noted. The site is included in the proposed settlement boundary for Chelford within the Neighbourhood Plan, and so policy HP1 would not preclude the site from development. It is not considered necessary to allocate the site as this will be done via Cheshire East's SADPD. Cheshire East Council have assessed a number of sites which were put forward for development and determined which should be taken forward, and the site will be considered at the SADPD examination. For clarity, the following will be added in bullet point 2 of para 4.3.3. 'These developments currently, will bring forth a total of 183 homes on completion. However, an imminent planning proposal for an additional 18 homes on the DWH market site and a proposal for another 25 homes on the Jones Homes Stobart

			site (draft SADPD 2018), will create a potential 226 homes in total. This could represent a significant 40% increase in both housing stock and population in Chelford by 2021.'
71	David Wilson Homes North West CNP- 619	DWH urges the steering group to acknowledge that for the CNP to be 'made', it must be in accordance with the basic conditions established within the Town and Country Planning Act 1990, one of which establishes that Neighbourhood Plans must be in general conformity with the strategic policies contained in the development plan for the area.	The steering group is aware that the Neighbourhood Plan must be in accordance with the Basic Conditions Statement and has prepared a Basic Conditions Statement to accompany the submission of the Neighbourhood Plan.
72	David Wilson Homes North West CNP- 619	DWH recommends that the emerging CNP provides support for the safeguarded land to the east of Chelford Railway Station for future development, as established within the emerging SADPD which has proposed the release of the land, measuring 7.8 hectares, from the Green Belt and its designation as safeguarded land to meet identified development needs in the future.	Noted. Whether the land will be safeguarded will be determined at the SADPD examination. The Neighbourhood Plan does not preclude the land being safeguarded for future development. Should the land be taken out of the Green Belt and be designated as safeguarded land, this would not be allocated for development and would remain as open countryside, as per Local Plan Policy PG4, SADPD draft policies PG12 and CFD2. The land would not be required for development until future reviews of the Local Plan, and after the period of the Neighbourhood Plan, which runs to 2030. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.
73	David Wilson Homes North West CNP- 619	DWH is generally supportive of draft Policy HP2 – Housing Mix. DWH urges the steering group to consider the ageing population and the adverse effects that will occur following a decline in the number of younger and working people settling within Chelford, including the increased burden on health-related services and the threat to long-term viability of services in the village; in particular the primary school. It is therefore positive that draft Policy HP2 responds to this need by requiring, where possible, developments to deliver accommodation suitable for older residents, as well as lower priced and smaller dwellings. Specifically, a limited mix of housing within Chelford could lead to the loss of young people and families being attracted to the settlement, and in turn this would have a detrimental impact	Noted. However, should the site be safeguarded and removed from the Green Belt in the SADPD, the site would not be allocated for development at this time. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.

		upon the local economy, facilities and services. As such, DWH anticipates the delivery of a broad housing mix on the land east of Chelford Railway Station, aimed at meeting the local needs. In particular, the development of this site would seek to provide affordable homes, accommodation suitable for older residents and smaller, lower priced dwellings.	
74	David Wilson Homes North West CNP-619	Policy HP3 – Housing Design DWH suggest that the steering group considers how the housing design adopted by different housebuilders will vary from site-to-site. The emerging Policy should therefore reflect this matter and ultimately require any future development to be supported by relevant market evidence which justifies the design rationale for individual development sites. Above all, the deliverability of a development scheme should not be compromised by an overly-prescriptive policy.	Noted. The NPPF is clear that design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. and that Neighbourhood Plans can play an important role in identifying the special qualities of each area and how they should be reflected in development. The Policy is not considered to be overly prescriptive, detailing that development must meet certain criterion ‘where appropriate’.
75	David Wilson Homes North West CNP-619	DWH is generally supportive of the three draft Policies within this section which relate to biodiversity; landscape; and trees and hedgerows. The land to the east of the Railway Station is relatively unconstrained in environment terms and is not at risk of flooding, is not subject to any ecological designations, nor is the site or its surrounding landscape recognised as being high quality in planning policy terms. Future proposals for the site will retain existing trees where possible and is more than likely to result in a net gain of trees within the site and its boundaries. As such, development of the site could commence in accordance with the principles established within the draft policies. As in accordance with paragraph 12.107 of the First Draft SADPD (August 2018), development of this site would be bound by appropriate boundary treatments, to the existing northern and eastern boundaries in order to enhance existing recognisable boundaries that endure in the long term. Appropriate mitigation would also be incorporated within the proposals for the site in order to protect residential amenity given the proximity to the railway line. Therefore, DWH is confident that the proposed development could be delivered	Noted. However, should the site be safeguarded and removed from the Green Belt in the SADPD, the site would not be allocated for development at this time. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.

		in accordance with the Parish Council's overarching objective to ensure the protection of the existing landscape, countryside and conservation of the natural environment.	
76	David Wilson Homes North West CNP-619	GI1 – Local Green Space and GI2 – Open and Recreational Space. DWH is generally supportive of the intention for the draft policies to retain and protect existing green spaces, and the open and recreational space, including all sports fields, as this principle will contribute towards enhancing the health and wellbeing of existing and future residents. Development of the land to the east of the Railway Station could deliver additional open space/recreational facilities at the heart of the local community, in accordance with the objective for this section of the CNP.	Noted.
77	David Wilson Homes North West CNP-619	Policy GI 3 'Public Rights of Way and Footpaths DWH supports this policy which seeks to protect, maintain and enhance access to the countryside, village services and amenities. Specifically, the allocation of land east of Chelford Railway Station will contribute towards the steering group achieving the aims and principles established within the draft Policy: <ul style="list-style-type: none"> • The masterplan for the site will provide a safe walking and cycling route through the site in order to enhance the connectivity between the village, the Railway Station, and the village hall site; and • The proposals will support a new or improved crossing of the railway line adjacent to the Railway Station in order to improve the connectivity of pedestrians and cyclists. 	Noted. However, should the site be safeguarded and removed from the Green Belt in the SADPD, the site would not be allocated for development at this time. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.
78	David Wilson Homes North West CNP-619	DWH supports the overall policy objective which seeks to encourage and promote the provision of local facilities, amenities and services, and the delivery of well-planned physical and connectivity infrastructure to support the community and local economy; as well as the objective to protect and enhance existing community buildings, assets of value and amenities and services.	Noted.
79	David Wilson Homes North West CNP-619	CI1 – Community Facilities and Amenities. DWH is supportive of the CNP whereby it encourages the promotion and retention of community facilities and amenities within the village. The CNP should seek to protect the social infrastructure available	Noted.

		within Chelford to ultimately contribute towards sustaining the vitality and growth of the settlement; an approach which has been supported by the local residents in responses to previous consultation versions of the CNP.	
80	David Wilson Homes North West CNP-619	CI 2 - Heritage Assets DWH recognises that there are several listed buildings within the historic core of Chelford, and specifically, there are no Conservation Areas, Scheduled Monuments or other designated heritage assets that would constrain the redevelopment of land to the east of the Railway Station.	Noted. However, should the site be safeguarded and removed from the Green Belt in the SADPD, the site would not be allocated for development at this time. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.
81	David Wilson Homes North West CNP-619	LE1 - Local Economy DWH supports the CNP's positive approach to the growth of the local economy. This will help to ensure that the village maintains its vitality and its role as a Local Service Centre for the surrounding rural hinterland. It will support the continued vibrancy of the village. The proposed development of land to the east of the Railway Station will contribute towards the objectives set out for the local economy due to the additional residents being able to support the local commercial, retail and employment uses within Chelford itself.	Noted. However, should the site be safeguarded and removed from the Green Belt in the SADPD, the site would not be allocated for development at this time. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.
82	David Wilson Homes North West CNP-619	T1 – Transport DWH supports the principles and objectives established in draft Policy T1 given it promotes better integration between different modes of transport, including links to the local Railway Station and which serve to improve bus routes, services and passenger facilities; all of which have been concerns of local residents to previous consultation versions of the CNP. The delivery of future growth within Chelford will contribute towards the justification for improved public transport services and as such the allocation of land east of the Railway Station can be adopted in accordance with draft Policy T1. DWH urges the steering group to consider the important guidance established at Paragraph 72 of the NPPF. The allocation of suitable and sustainable land to meet the growth requirements of Chelford can create a requirement for and facilitate the delivery of improved infrastructure provision within the village. In particular, existing residents within the village have identified that there should be a higher frequency of public transport routes within	Noted. However, should the site be safeguarded and removed from the Green Belt in the SADPD, the site would not be allocated for development at this time. It is not considered necessary or appropriate to allocate the site in the Neighbourhood Plan.

Chelford and specifically that the train should stop more than once an hour. There are several train services which travel through Chelford on a daily basis but do not stop at the local station, such as the Crewe to Liverpool train and the service between Crewe and Manchester Piccadilly, both of which operate at least hourly. The extent to which these services stop at Chelford is determined by the scale of patronage, which is critical to the viability of the service. Moreover, given Crewe is expected to accommodate a hub station for High Speed Rail 2 (HS2), it is anticipated that this will in turn result in improved connectivity across the region and presents an opportunity for increased services on the regional links, including the potential for more services to stop at Chelford on a more frequent basis.

Therefore, subject to suitable evidence to demonstrate an increased demand for more frequent services, which would be supported by the provision of additional development within the village and the HS2 hub station at Crewe, there is an opportunity for the CNP to encourage improved public transport frequency, as identified as an issue by existing residents. The CNP therefore presents an opportunity to support residential development on suitable sites, which can in turn lead to a higher demand for improved public transport and demonstrate the need for enhanced bus and train services. The proposed development at land east of Chelford Railway Station will lead to several opportunities for investment into local infrastructure, and in particular improve the area's economic potential as a result of additional local residents, as in accordance with Paragraph 72 of the NPPF. Moreover, the development of land east of Chelford Railway Station will maximise sustainability within the settlement, in accordance with Draft Policy T1, summarised as follows:

- Improvements to the facilities at Chelford Railway Station including the opportunity for parking improvements and cycle storage facilities;
- Provision of a safe walking and cycling route through the development site, to connect key facilities and services between

		<p>the village, the Railway Station, and the village hall; and</p> <ul style="list-style-type: none">• Provision of a new or improved crossing of the Railway Line, adjacent to the Railway Station, for use by pedestrians and cyclists. <p>It is recommended that the emerging CNP is amended so that it allocates the land east of Chelford Railway Station, to support suitable growth of the settlement, and to significantly improve the connectivity across the village, in a sustainable manner.</p>	
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CNPSG January 2019