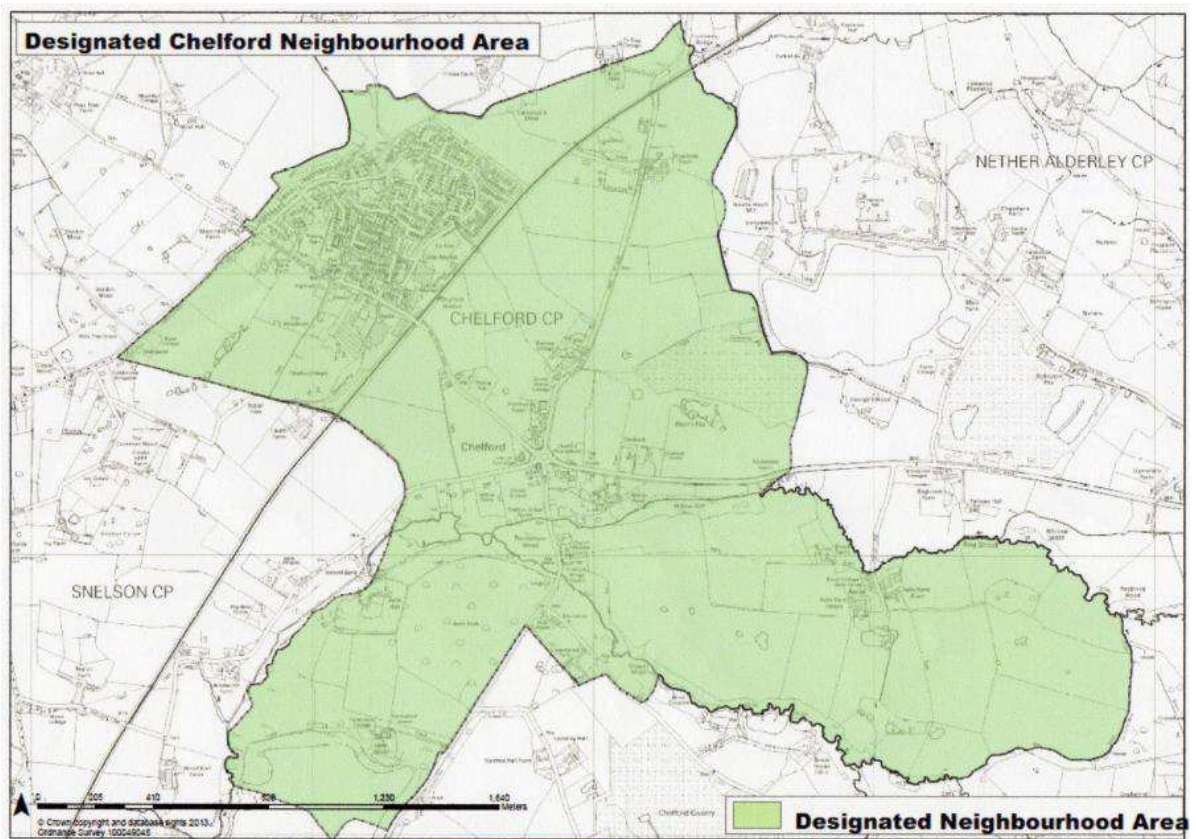


# Chelford Neighbourhood Plan Second Questionnaire Report

March 2018



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## INTRODUCTION

Chelford Neighbourhood Plan Steering Group commissioned Cheshire Community Action (CCA) to carry out an analysis of the Neighbourhood Plan Questionnaire undertaken in February 2018.

This report presents the results of questionnaire and makes some recommendations for 'next steps'. This information will help inform (along with other evidence) the planning policies in the Chelford Neighbourhood Plan. There are also aspects which cannot be dealt with through the Neighbourhood Plan but may become actions or projects for the Parish Council to address through other means.

CCA is a local, independent charity that has supported over 60 neighbourhood plan groups in Cheshire and is therefore one of the most experienced local organisations in supporting and advising on neighbourhood plans.

## METHODOLOGY

The questionnaire shown in Appendix A was delivered to all households in Chelford between 9<sup>th</sup> and 12<sup>th</sup> February 2018. Respondents could complete the questionnaire whereupon it would be collected by a Neighbourhood Plan volunteer between 22<sup>nd</sup> and 25<sup>th</sup> February 2018, or posted in a box at Boon's the Butchers or Chelford Surgery. Additionally, the questionnaire could be completed online on survey monkey, between 8<sup>th</sup> and 24<sup>th</sup> February 2018.

The questions were developed from community feedback at open Neighbourhood Plan events, and from responses received from an earlier, short questionnaire which had been distributed in September 2017 (see Appendix B).

The questionnaire required responses from as many local people as possible and was therefore extensively promoted through a variety of methods. The questionnaire was promoted on the village web site [www.chelfordvillage.org/](http://www.chelfordvillage.org/) a press release in The Knutsford Guardian, and on the Village Facebook Page <https://www.facebook.com/ChelfordVillage>.

The deadline for responses was 24<sup>th</sup> February 2018 so that individuals had 2 weeks to respond. The questionnaires were collected by members of the Neighbourhood Plan Steering Group to try to ensure as good a return as possible, and so that any queries could be answered. Alternatively, the questionnaire could be returned to the village butchers or the doctor's surgery, or filled in online if more convenient. CCA carried out data entry and analysed the responses. Hard copy responses were manually entered into the database using Survey Monkey.

All personal information that has been received as part of the questionnaire was treated as confidential in order to comply with data protection laws.

## OVERALL RESPONSE

A total of 240 questionnaires were returned out of the 550 distributed. This gives an **overall response rate of 43.6%**. 117 of the questionnaires were returned online, and 123 were paper copies that were filled in by hand.

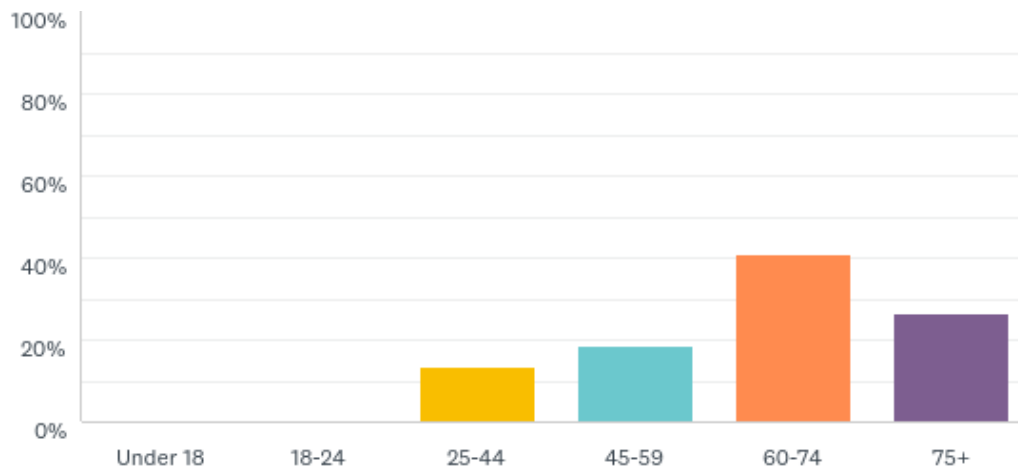
## QUESTIONNAIRE SECTIONS

The questionnaire had eight sections: About You; Draft Vision; Draft Objectives; Protecting and Enhancing the Green Environment; Housing; Infrastructure; Transport and Community. In this report, the results are shown in chart and tabular form. The number of respondents who answered each question are included in the tables. 33 questions in total were asked.

## Section 1 – About You

### Q1: What age are you?

Answered: 236 Skipped: 4



ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	0.00% 0
25-44	13.56% 32
45-59	18.64% 44
60-74	41.10% 97
75+	26.69% 63
TOTAL	236

The age of the respondents is heavily skewed towards the more elderly residents of Chelford. 68% of respondents were over 60. This compares to 37% of the Chelford population (2011 census). In contrast, the respondents in the 45-59 age bracket, which had a return rate of 18.6% of all responses, is far more similar to the percentage in the 2011 census for this age group, of 23%. The 2011 census had 17% of residents in the 25-44 age group. Again, the questionnaire return rate from this age group, of 13.5%, is not too dissimilar to the census data. The main discrepancy is in the under 25 age group. There were no responses from these age groups. The 2011 census highlighted that 22% of Chelford residents were in this age bracket.

Question 3 of the questionnaire, however, asked for information about the age of people in the respondents' households. It is likely that a number of younger residents' views may well have been reflected in their parents' comments and answers.

## Q2: What is your postcode?

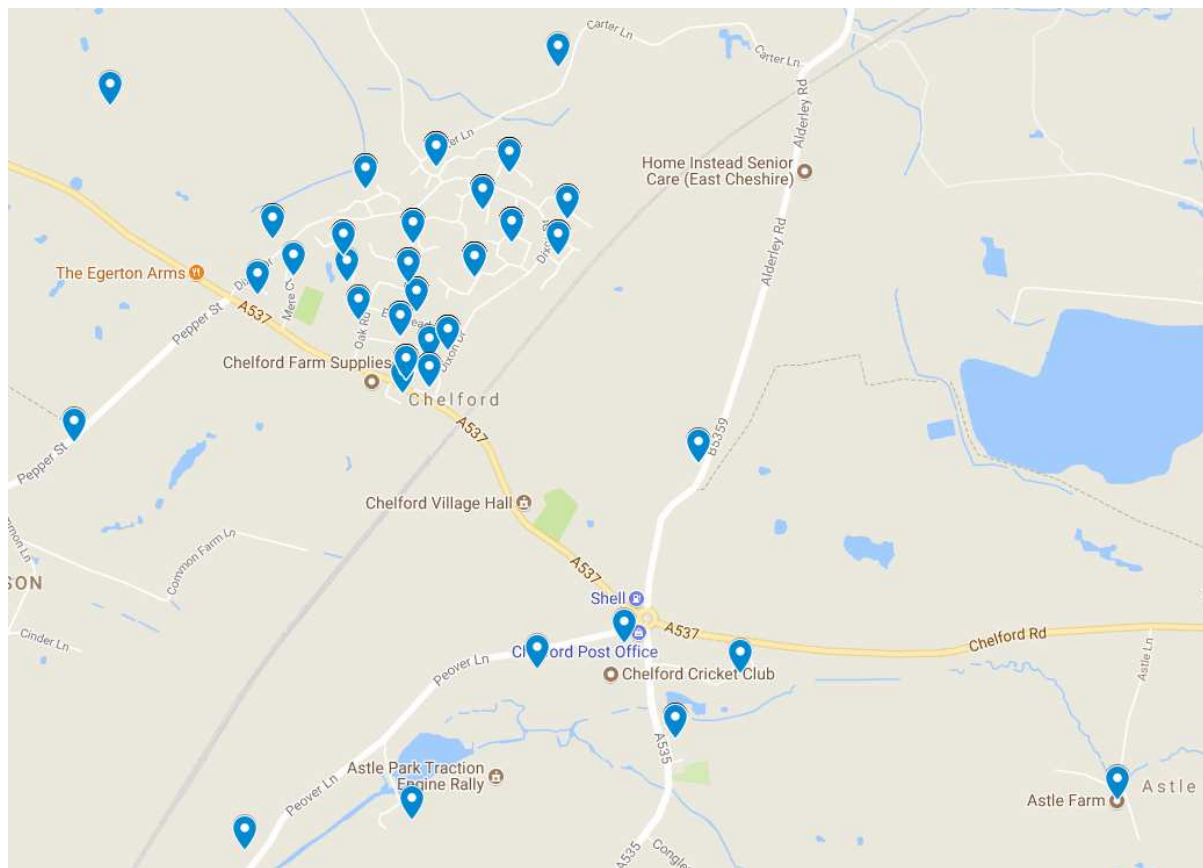
Answered: 233 Skipped: 7

Q2 Postcode:

Sk119ax WA16 Sk119az Sk119au SK11 Sk119ss  
Sk119aq Sk119ap Sk119ay

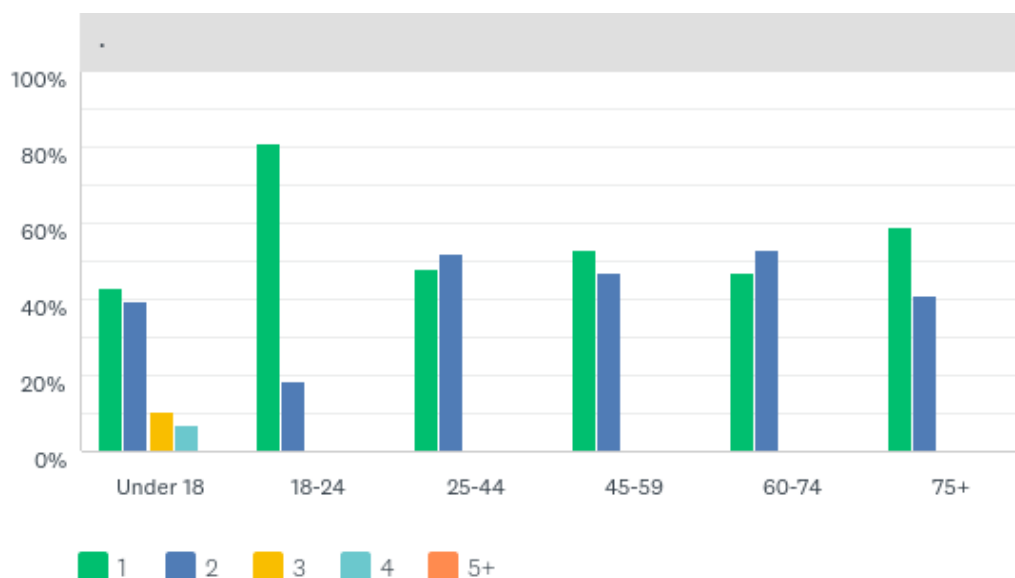
The word cloud highlights the postcodes where the majority of respondents live. Of the 233 respondents who answered this question, 230 lived in an SK postcode. 3 live in a WA16 postcode. Figure 1 pinpoints the postcodes on a map of Chelford.

Figure 1



### Q3: How many people live in your household in each of these age groups?

Answered: 227 Skipped: 13

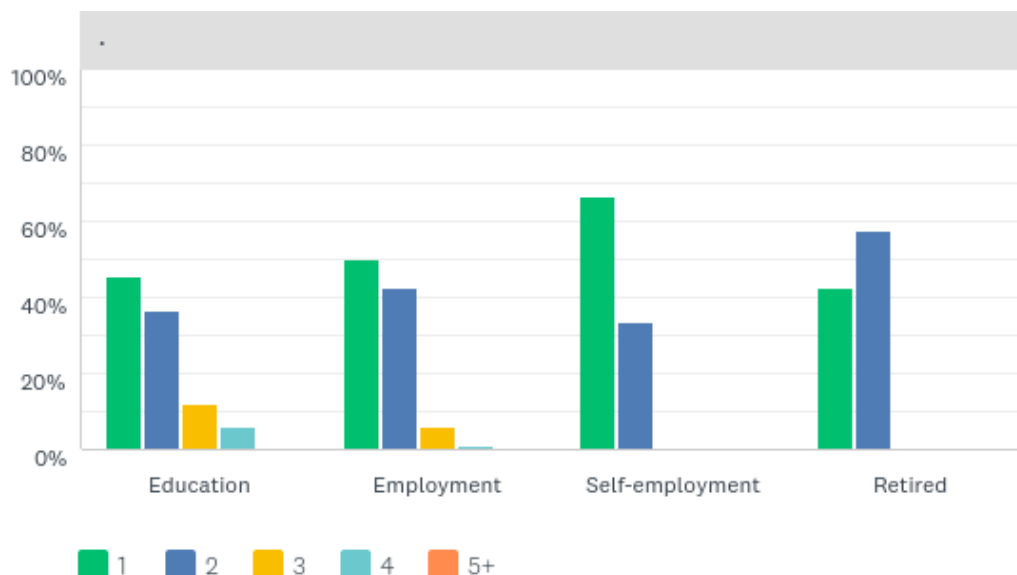


	1	2	3	4	5+	TOTAL
Under 18	42.86% 12	39.29% 11	10.71% 3	7.14% 2	0.00% 0	28
18-24	81.25% 13	18.75% 3	0.00% 0	0.00% 0	0.00% 0	16
25-44	47.92% 23	52.08% 25	0.00% 0	0.00% 0	0.00% 0	48
45-59	53.06% 26	46.94% 23	0.00% 0	0.00% 0	0.00% 0	49
60-74	46.90% 53	53.10% 60	0.00% 0	0.00% 0	0.00% 0	113
75+	59.09% 39	40.91% 27	0.00% 0	0.00% 0	0.00% 0	66

The answers to the above question indicate that 481 people lived in households that returned a questionnaire. Of this number, 70 people were aged under 25. This represents 14.5% of the people represented in the households returning a questionnaire. This is slightly lower than the figures from the 2011 census which has 22% of the population of Chelford as aged 0-24. There is still a higher proportion of responses from those residents who are over 60 (at 55%) however, as compared to census data of 37%.

#### Q4: How many people in your household are in education, employment, self-employment or are retired?

Answered: 220 Skipped: 10



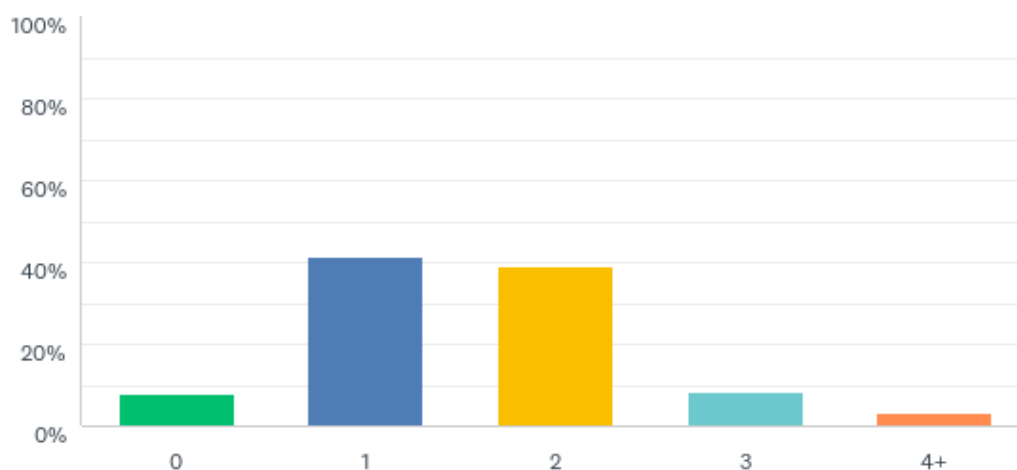
	1	2	3	4	5+	TOTAL
Education	45.45% 15	36.36% 12	12.12% 4	6.06% 2	0.00% 0	33
Employment	50.00% 41	42.68% 35	6.10% 5	1.22% 1	0.00% 0	82
Self-employment	66.67% 18	33.33% 9	0.00% 0	0.00% 0	0.00% 0	27
Retired	42.68% 67	57.32% 90	0.00% 0	0.00% 0	0.00% 0	157

The results highlight that information on the employment/ retirement/educational status of 472 residents were returned for this question. Of these responses, 12.5% were in full time education; 27.5% of respondents were in employment, with a further 7.6% being self-employed. The largest number of responses were from people who were retired, at 52% - echoing the age profile of the respondents to the questionnaire.



## Q5: How many cars are there in your household?

Answered: 230 Skipped: 10

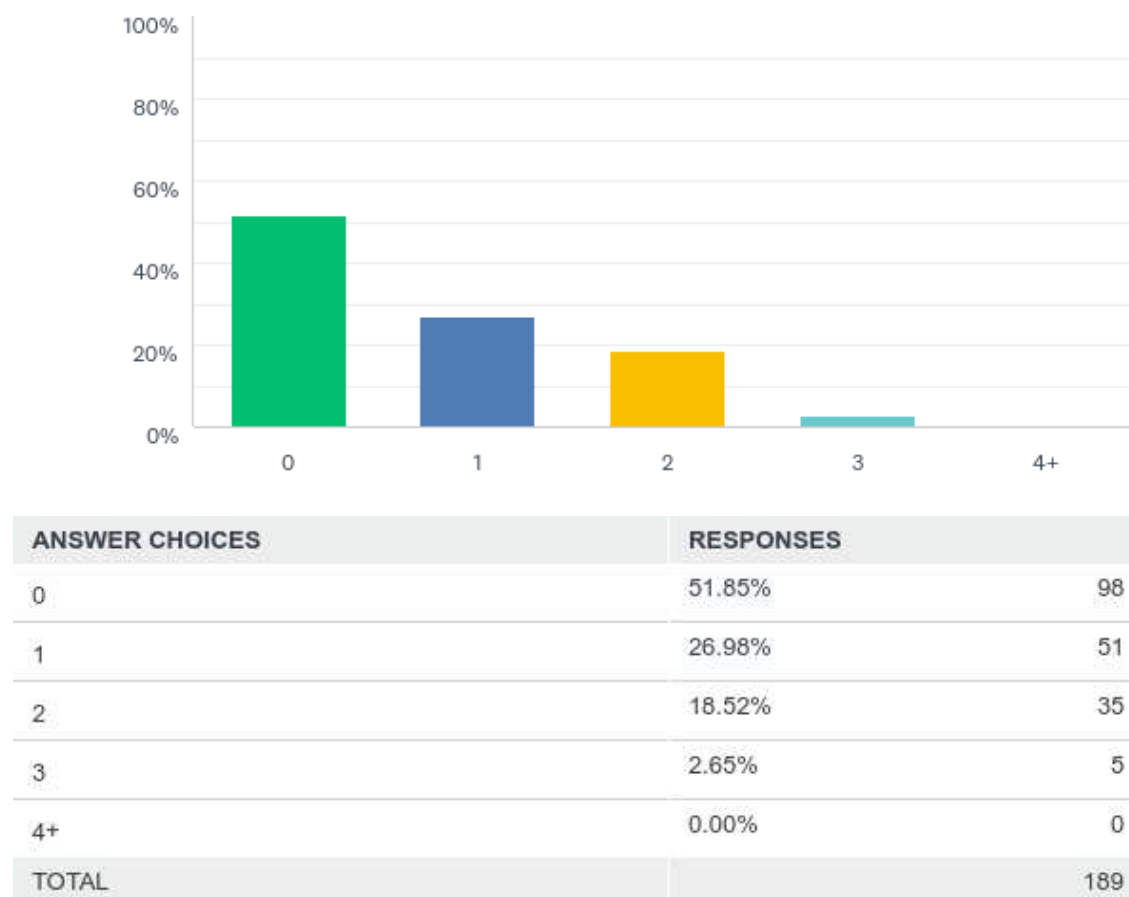


ANSWER CHOICES	RESPONSES	
0	7.83%	18
1	41.30%	95
2	39.13%	90
3	8.26%	19
4+	3.48%	8
TOTAL		230

There was a good range of answers as to how many cars were in the respondents' households. 41% of residents had one car in their household. 47% of respondents had either two or three cars. 3% of households had four or more cars. Almost 8% of respondents to the questionnaire did not have a car in their household however. This is very similar to data from the 2011 census, which had 10% of households with no car, 42% with one car, 44% with two or three cars, and 3% with four or more cars.

## Q6: How many of your cars are used to travel to your place of work?

Answered: 189 Skipped: 51



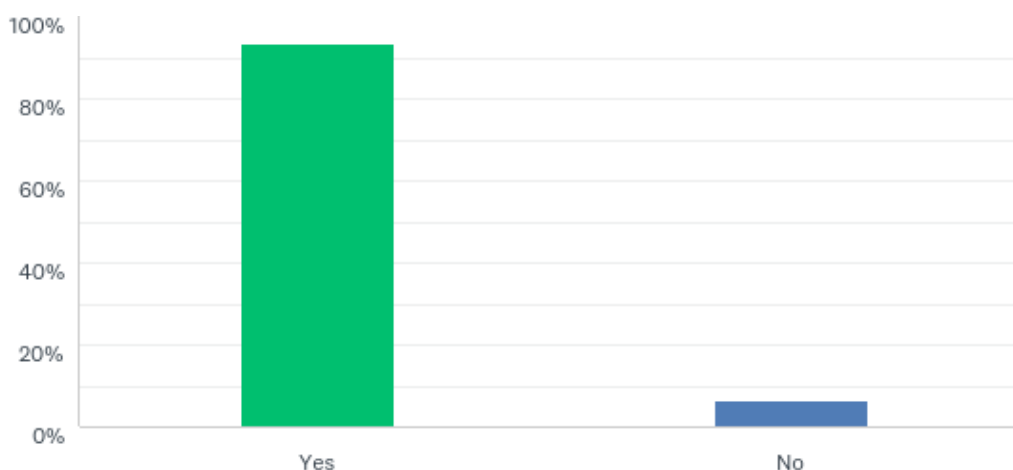
Respondents were then asked how many of their cars were used to travel to their place of work. Less people answered this question, as many of the respondents were retired. It is likely that the answer is slightly skewed, as some of the respondents who were retired answered the question as zero, whereas others left it blank.

The number of cars used by people in employment or self-employment to get to work is shown to be 136. This is a closer match to the figure of 166 respondents who answered in question 4 that they either worked or were in self-employment. The answers will not directly correlate though, as some respondents may have answered one question but not the other.

## Draft Vision

### Q7: Do you agree with the draft vision?

Answered: 228 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	93.42%	213
No	6.58%	15
TOTAL		228

A high percentage of respondents (over 93%) agreed with the draft vision for Chelford, which is Chelford will continue to grow as a thriving community, embracing positive change, but retaining its strong links with, and easy access to, the surrounding countryside. Change in the parish must be sustainable, demonstrate real progress in meeting the needs of residents of all ages and yet conserve and enhance those natural features which are strongly valued by the community. Any new developments must bring long term benefits to the community; be of a scale and design, which reflects the character of a semi-rural parish; be supported by an appropriate infrastructure and provide a housing mix, which reflects local needs.

48 respondents had suggestions as to how the draft vision could be changed. These are listed below. Comments range from thinking that the draft vision is too restrictive, whilst others feel that it is too 'pro'growth. There were a number of comments regarding the need for affordable housing, whilst others make reference for the need for improved infrastructure and village amenities.

New development should not impinge on the quality of life of current residents eg road closures, parking restrictions, lowered water pressure, road congestion, poor mobile reception, infrastructure needs to be in place first
--

Too much emphasis on growth
Improvement for public transport
There is no provision for enhancing local shopping facilities, we need cafe's and takeaway chip shop or other fast food, like Alderley Edge and other areas, we have none, in today's busy world it is a necessity that is not being taken seriously or met locally or mentioned anywhere.
The draft plan should discourage/challenge those damaging or blighting the rural appearance or use of land surrounding our community.
The pace of change must reflect a semi-rural community - iterative and organic
No new development in Chelford. If development continues then Chelford will no longer be a rural village. With the present development it is heading that way.
Community at full strength - therefore no more development - it will not provide or embrace positive change for the best by implying that the village needs more housing. Maintain the infrastructure to a higher quality.
Are we really 'semi' rural?
Include small retail outlets to reflect the growth of the population - to benefit the residents. Also support those not internet connected to have access to banking/post office services
Chelford will continue to 'be' not grow - this is not qualified - how much? a little is ok, a lot is not.
Don't want Chelford to become a town, it would ruin another village like many have been ruined, up and down the country and spoil the few places left like Chelford.
Traffic lights at Dixons Drive
Just get on with the job
More shops, post office, small supermarket, take away
Don't build any more houses in Chelford
Updating the paths and roads of the previous estate now needs considerable attention to safeguard people trying to walk on them. The preservation of the bowling green which is a big concern at the moment, providing exercise for young and older people.
Traffic through Chelford must be strongly and emphatically controlled.
The draft vision assumes that growth is inevitable. Not all residents want or expect growth. The provision is too prescriptive.
Development is semi-rural - emphasis on this - not a clone of other towns and villages
Suggest addition 'and ensure road safety issues are paramount in the design and choice of sites.'
PROHIBITION ON THE BUILDING OF ANY DOMESTIC PROPERTY OVER 2 STOREYS HIGH, i.e. GROUND FLOOR AND FIRST FLOOR ONLY. WE ARE APPALLED TO SEE THE 3 STOREY MONSTROSITY THAT HAS JUST BEEN ERECTED ON THE STOBART SITE IN THE VILLAGE. IT IS A GLARING EYESORE IN THE VIEW FROM THE EAST AND SHOULD NEVER HAVE BEEN GIVEN PLANNING PERMISSION. WE SINCERELY HOPE THAT THERE ARE NO MORE 3 STOREY PROPERTIES PLANNED FOR THIS SITE, OR ANY OTHER IN THE VILLAGE.
Shorten to - a diverse, equitable and truly inclusive sustainable community.
The speed of traffic through the village should be far more strictly controlled AND enforced
Something about protecting green belt- being careful not to 'sprawl' without careful consideration
No ambition and too protective.
Suggest: Chelford will grow as a thriving community. Loss of shops and businesses suggest that the village is not thriving at present.
It's entirely subjective. For example, what exactly reflects the character of Chelford? The vision is carefully coded words for NIMBYism.
How about entering in something about amenities to cover increases in people in the village such as shops, doctor, school & pubs as currently may struggle to cope.
Completely agree
Delete sentence 2. Delete "bring long term benefits to the community" in sentence 3. You are not

being paid by the word for this - it's just meaningless wordage.
Local housing needs should be assessed as being local, not tied in to those of Alderley Edge which distort the identified 'need'.
If not already added- take note of the need for more Public Transport - (if more houses/residents- the need will increase)
Opportunities for local businesses/services to thrive. e.g. local shops, trades, etc. The better served the community the better community is created.
Change "which reflects local need" to "which prioritises the provision of low cost housing for younger members of the community." Otherwise developers will continue to pay lip service to this in their plans to increase their profit and to the detriment of the future of the village.
Concern that the present infrastructure may not be able to accommodate the growth envisaged for Chelford.
Provide appropriate village facilities
Transport needs be available to all & not just a select group. A locally based taxi firm, reliable & friendly to be available to those without transport.
As well a housing mix, local shopping facilities should be available, particularly for the elderly. Schools are also very important.
Yes, agree. There needs to be some definition around what aspects such as "positive aspects" and "real progress" actually mean and how progress is measured.
No high street stores and the village needs tidying up as it is a mess at the moment - the crossing is an absolute eye soar and needs changing to a less intrusive and more environmental looking one - whoever picked this one needs shooting as it is awful and makes Chelford look like the inner city
Yes, a mention of local business and trade, residential is fine, but business is not
Affordable housing for young professionals and those starting a family
Any new developments should also bring the opportunity for residents to work in the village, and for the younger residents to continue to live in the and buy or rent housing, - not have to leave because it's unaffordable
Neighbourhood plans are all very well, but when CEC approved land grab by No 3 Millbank Close, all faith in CEC Planners is now lost.

## Draft Objectives

**Questions 8-12 asked respondents whether they agreed with the following objectives?**

**Q8: Objective 1 - To protect existing green and open countryside and conserve and enhance our natural environment and biodiversity**

**Q9: Objective 2 - To promote a sustainable housing strategy which will be sensitive to the needs of our community, protect our landscape and be of a scale, density and design which retains the distinctive character or a semi-rural parish**

**Q10: Objective 3 - To encourage and promote the provision of local facilities and the delivery of a well planned physical and connectivity infrastructure appropriate to the needs of the community and local economy**

**Q11: Objective 4 - To encourage and promote sustainable forms of transport which benefit the environment and the community**

**Q12: Objective 5 - To protect and enhance existing green and open community spaces, community buildings, assets of value and amenities and services, to meet the demand from all ages in the Parish**

An average of 232 people answered each of these question, with an average of 8 skipping them. The objectives were very highly supported. 98% of respondents supported objective 1 and objective 5, 95.6% supported objective 2, and 97.8 supported objectives 3 and 4.

The questionnaire asked what respondents would like to see changed. Despite the high percentage of people agreeing with the objectives, a number of suggestions were made (21 respondents commented). The responses are shown in the table below.

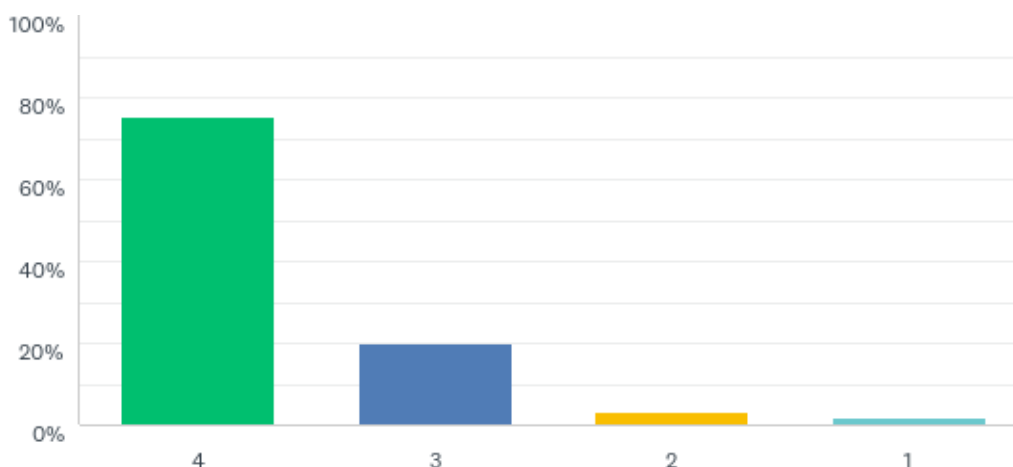
If you have answered No to any of the objectives, what would you like to see changed?
Beyond that already agreed, we do not need to promote further housing development. Chelford is becoming semi-rural (being surrounded by countryside as present makes Chelford rural) but we don't want to become semi-rural or urban. Need public transport.
Housing strategy to be reviewed after 2 current schemes have been integrated
Increasing density would destroy the distinctive character of the village Local economy is the main reason for further facilities Ambiguous questions - demands? Amenities? Assets of value?
2 - sustainable needs to be defined - what is sustainable - 10 or 100? 5 - need to retain rural character amenities - not theme parks
Green open spaces should include wide grass verges such as on Dixon Drive Estate from land grab - new residents add the verges to their gardens.
I feel that Chelford should have more than two establishments which provide food of all varieties.
Presumes a housing strategy. Most people live in Chelford because it is rural and not over developed.
Objectives that don't just set out a NIMBY mentality
No to number 3 as I am not sure how this would materialise
PROVISOS TO 1 AND 3 ABOVE: REFUSAL OF ANY SCHEMES SUCH AS THAT IN THE RECENT APPLICATION FOR WATERSPORTS ACTIVITIES IN THE OLD QUARRY TO THE EAST OF THE ALDERLEY EDGE ROAD.

Objectives are too insular, I suspect reflecting the blinkered view of the older generation. Not ambitious at all. Most of countryside managed by private individuals/businesses. Planning regulations do this also. Objectives to focus on what can be influenced not just a wish list. More housing in needed for all, unless you suggest birth control.
Shows unwillingness to change and develop to modern needs. Protects village as it is rather than for future generations
If you want to protect existing green space you are barring all forms of development including new facilities. Contradictory.
David Wilson Homes supports the inclusion of matters relating to the protection and enhancement of the open countryside and natural local environment. Objective 1 however fails to recognise that new development on greenfield land may be required to meet local housing needs. There must be flexibility within this objective to ensure the strategic objectives of Cheshire East Council can be met. The Neighbourhood Plan should highlight that new development in Chelford can underpin the vision and objectives of the Neighbourhood Plan by supporting the sustainability and vitality of Chelford.
Delete the word 'sustainable' from any of the Objectives. What is 'sustainable housing' and how is it different from 'housing' ? What is sustainable transport - we need more frequent and regular buses and we need the train to stop twice an hour - sustainable or not...
Schemes which deliver against the statements made in objective 5 should be supported, not obstructed. Greater diversity on the Parish Council may be beneficial here.
There are very few "brownfield" sites in Chelford. To grow and balance the community sensibly you have to use some land currently designated as green belt. Dixon Drive was once green belt.
I don't think Chelford needs any more transport links or any more local facilities. The addition of facilities like a Tesco or coop just brings traffic and hustle and bustle. I would prefer Chelford to remain a quiet residential villiage. If a facility was to be built then it would have to be small and suitable to the residents of Chelford. Not something the size of the Knutsford Aldi!
Transport is a very sensitive issue. I would not like to see any major road building or metro links
The parish field needs to be accessible to the village occupants 24/7 - the village field SHOULD NOT be rented out to outsiders - we have been to the fields on many occasions to find we cannot use the facility that for all intents and purposes we helped to pay for! Mere Court needs developing as well

## Objective 1: Protecting and Enhancing the Green Environment

**Q13: The extent of the green belt must be retained unless exceptional circumstances can be clearly demonstrated which necessitate small scale adjustments to meet Cheshire East's Local Plan Strategic Objectives.**

Answered: 230 Skipped: 10



ANSWER CHOICES	RESPONSES	
4	75.22%	173
3	20.00%	46
2	3.04%	7
1	1.74%	4
TOTAL		230

The questionnaire gave statements on issues relating to each objective, and respondents were asked to circle a number indicating whether they strongly agreed (4) broadly agreed (3) tend to disagree (2) or strongly disagreed (1).

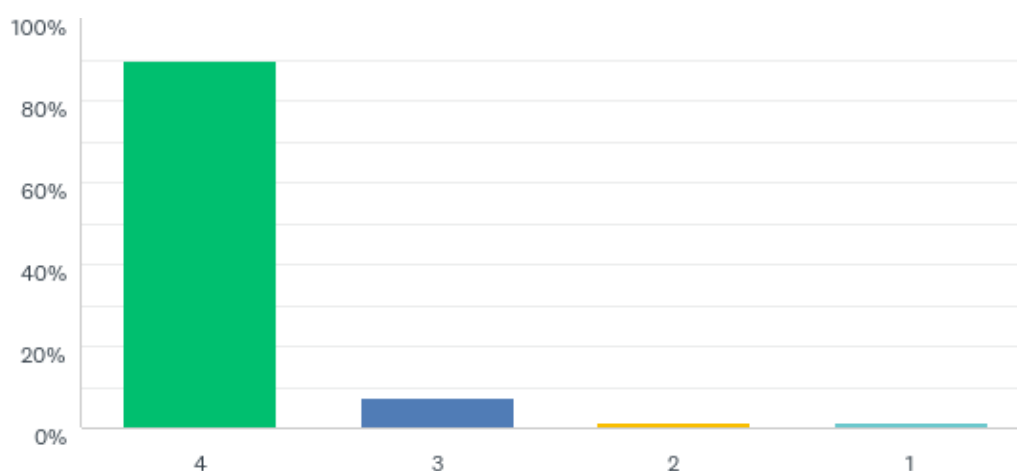
95% of respondents either agreed or strongly agreed that the extent of the green belt must be retained unless exceptional circumstances can be clearly demonstrated which necessitate small scale adjustments to meet Cheshire East's Local Plan Strategic Objectives. Less than 2% strongly disagreed.

Further comments could be made on the statements at the end of each section of the questionnaire.



## Q14: Future developers should consider any suitable brownfield sites before putting forward plans to build on open countryside.

Answered: 230 Skipped: 10

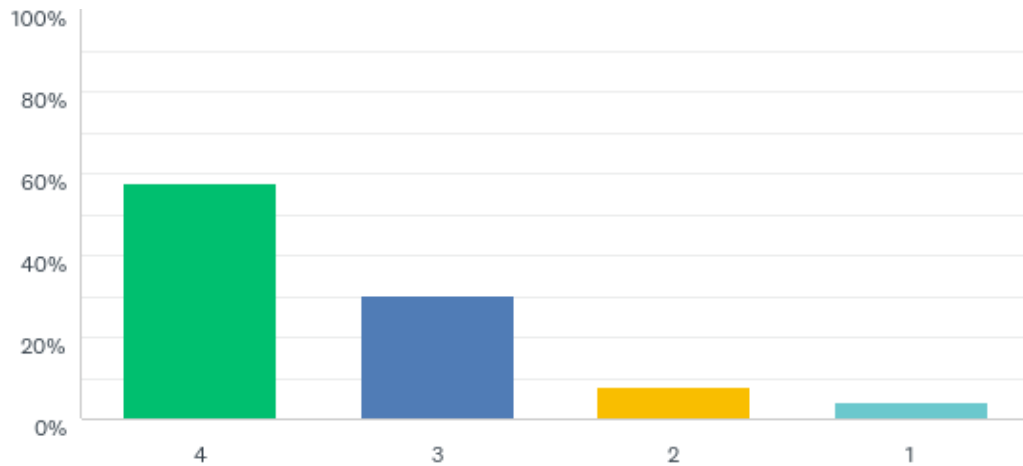


ANSWER CHOICES	RESPONSES	
4	90.00%	207
3	7.39%	17
2	1.30%	3
1	1.30%	3
TOTAL		230

There was a similar response to question 14, with over 97% of respondents agreeing that brownfield sites should be considered before green field sites for development. Less than 3% of respondents disagreed with this statement. Of all the statements relating to this objective (questions 13-18) this statement received the most 'strongly agree' scores at 90%.

# **Q15: Infill sites that emerge within the existing developed areas will be given priority for affordable or individual small-scale housing development.**

Answered: 231 Skipped: 9

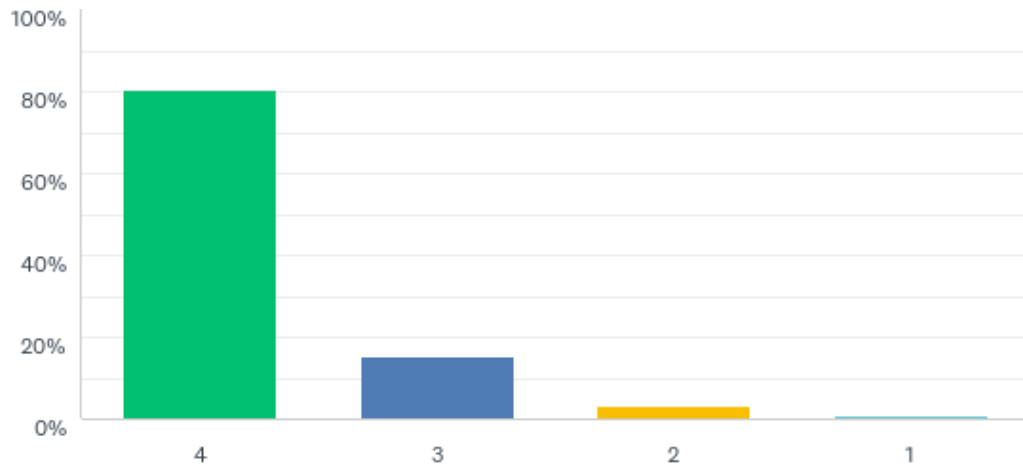


ANSWER CHOICES		RESPONSES	
4		57.58%	133
3		30.30%	70
2		7.79%	18
1		4.33%	10
TOTAL			231

Out of the 17 statements that were given in the questionnaire, this received the far lowest 'strongly agree' score, at 57.58%, and over 12% of respondents either disagreed or strongly disagreed that infill sites should be given priority for development. Comments received are detailed below after question 17, but some respondents felt that infill may lead to the urbanisation of Chelford, and not fit in with the spacious feel of the village.

**Q16: Development proposals that are likely to have significant adverse impact on the local natural environment [including wildlife] will not be permitted.**

Answered: 231 Skipped: 9

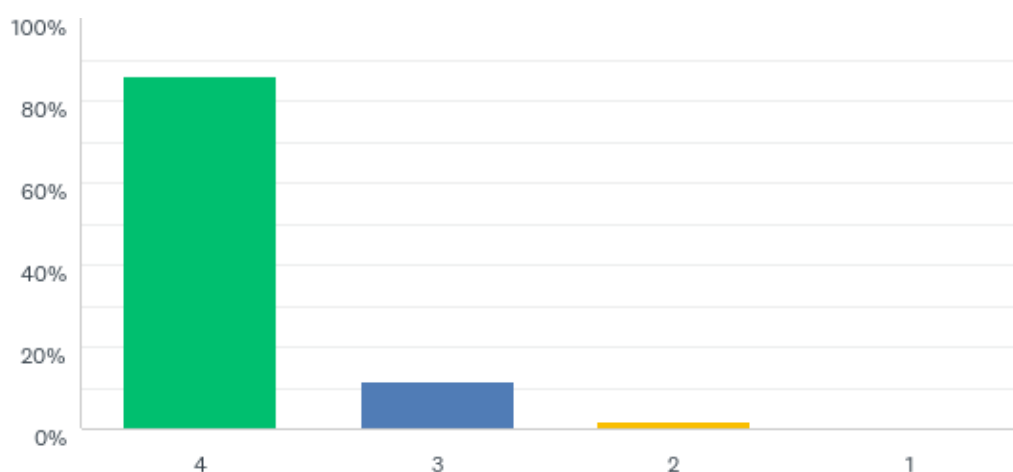


ANSWER CHOICES		RESPONSES	
4		80.52%	186
3		15.15%	35
2		3.46%	8
1		0.87%	2
TOTAL			231

There was support for the statement that development that would have a significant adverse impact on the local natural environment would not be permitted, with over 95% of respondents either strongly agreeing or agreeing. Just over 4% of respondents did not agree or strongly disagreed with the statement.

**Q17: Access to surrounding countryside will be promoted and protected by preserving public rights of way and by the provision of additional routes to open spaces and the local natural environment.**

Answered: 233 Skipped: 7



ANSWER CHOICES	RESPONSES	
4	86.27%	201
3	11.59%	27
2	1.72%	4
1	0.43%	1
TOTAL		233

This statement received the highest combined strongly agree or agree score from all the statements related to Objective 1 – Protecting and Enhancing the Green Environment, with a combined score of 97.86%. Only 2% of respondents disagreed with the statement that access to the surrounding countryside should be promoted and protected by preserving public rights of way and by the provision of additional routes to open spaces and the local natural environment. Their main concerns were the effect that this may have on local farmers.

Respondents were asked to make comments on the statements or make suggested suitable alterations. 30 comments were received and are listed below. The comments cover all the statements, but the majority are concerned with infill, and possible development of the Green Belt.

Cheshire East Planning have clearly demonstrated that they cannot be trusted to take the views of local residents seriously. Question 1 is worded to sound like it's promoting the preservation of the green belt but in fact it's giving the discretion directly to Cheshire East Planning to do whatever suits their objectives!

The problem with all these statements is that you can agree with the principle but disagree with a sub-clause. EG. Proposal 1 limits development in the green belt to small scale development, even

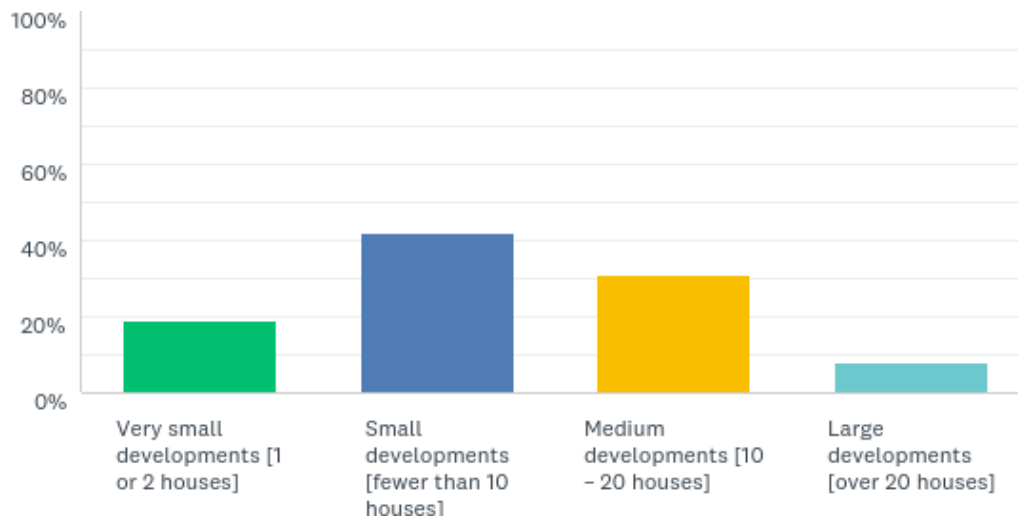
when exceptional circumstances exist. This is the problem created by using too many words.
What are exceptional circumstances? no future developments. No reason to keep extending the village, but small scale infill affordable preferable to new sites
I do not think Chelford needs to sacrifice its green belt for this as there are plenty of other alternatives. I do not know of any applicable 'infill' sites unless it means Mere Court which definitely should be protected. I also think that the portion on land not yet owned by Barratts at the old Chelford Market site should become a green space for that development and the rest of the village. This could possibly incorporate a more practical sports space than the one outside the village hall accessed by a dangerous road and therefore not easily accessed by the village residents on foot.
Green belt should remain untouched
Q13 there should be no need at all to encroach on green belt. Chelford has grown significantly and in my view more than enough by using brownfield sites currently being developed. Q15 use of infill sites would promote overcrowded development in a village respected for its spacious layout of housing
Should not be used as an excuse to prohibit any development and should consider future needs and not just those of current residents.
David Wilson Homes welcomes the inclusion of reference to small scale adjustments to the extent of the Green Belt if exceptional circumstances can be clearly demonstrated to meet Cheshire East's Local Plan Strategic Objectives (question 13). The wording of question 13 suggests Chelford Parish Council acknowledge the significance of the settlement hierarchy identified within Cheshire East's Local Plan Strategy 2010-2030 (adopted 2017) and the role Chelford plays as a Local Service Centre in ensuring the needs of future generations are met. Cheshire East is in the process of preparing a Site Allocations and Development Policies Document (SADPD) which will allocate sites to ensure the development requirements identified within the Local Plan Strategy is met. The proposals in that document must be reflected in the emerging Neighbourhood Plan. In relation to question 14, a 'brownfield first' approach to delivering housing is not supported by Government and is insufficient to provide the new homes needed. A draft neighbourhood development order that includes this preference would therefore fail to meet the required basic conditions. The Neighbourhood Plan should recognise that development of brownfield sites alone is insufficient to accommodate sustainable growth. Question 16, although supported in principle, is worded in a restrictive way that is not in full accordance with Cheshire East's Local Plan Strategy 2010-2030. David Wilson Homes considers that some development, which may be necessitated by strategic objectives, may be required to be built on greenfield land and thus significant adverse impacts on the local natural environment should be suitably mitigated against as part of a development proposal. David Wilson Homes agree that access to the countryside and local natural environment should be promoted and routes, including public rights of way, preserved and enhanced (question 17).
While I believe that most in Chelford would agree that they wish to retain the rural character of the village, I believe that this still can be achieved with development other than "brownfield". The village is little more than a blip on a highway which allows people to get from Knutsford to Macclesfield. A vibrant village could be achieved by creating a "go to environment", a stark departure from our current "pass through environment". The area could easily support, but currently lacks sufficient retail outlets, restaurants, entertainment and potential professional office space; with a significant void between Alderly Edge/Wilmslow, Knutsford, Macclesfield and Holmes Chapel we're perfectly suited to attract entrepreneurs with environmentally friendly and attractive developments in keeping with a country village. Without this development that would be supported by villagers and neighbouring villages, Chelford will remain a "pass through" blip on the local map where motorists disrespect the village with speeds well in excess of 50 mph day and night...
Does affordable mean 'cheap' housing?
Use of brownfield sites yes - greenfield no
Building on infill results in urbanisation and destroys the character of an area.
Infill sites should be developed with housing in keeping with surrounding properties - not necessarily affordable/small scale properties!
"Will be given priority" is too permissive in my view and could negate intelligent local planning decisions.
Part of the attraction of this area is the spacious layout and infill would be to the detriment of this.
Don't want infilling, we would not have the space we have now, things need to stay as they are. We

should not agree with Cheshire East doing small scale adjustments because eventually they turn into bigger ones.
Infill properties should reflect the design of their locality. There is no policy requirement for infill housing to be affordable. If mitigation can overcome harm to natural environment it could be permitted.
We would not like the existing dwellings to be spoilt by overcrowding, as it would spoil the appearance of the village. These would be associated with car parking problems
We would be strongly against any use of infill spaces within the Dixon Drive estate to be used for development of more properties
Infill totally fills the previous land which was undeveloped, so this needs to be mitigated against.
I agree with the comments regarding small scale housing but i would prefer for this to be utilised to allow the younger population to remain in the village rather than making affordable / social housing available for people outside the district
Not sure how the NP would be able to affect this as we don't believe that affordable housing can be prescribed by means of the NP. Also affordable rental is 80% of market value and therefore still outside the reach of some local young families. What the village needs is three bedroom social rental housing so as families grow they can move from 2 bedroom social accommodation but stay within their community. What does smallscale housing development mean? Does the village really need this? Section 13, we believe that this statement is too open and can be interpreted that CEC can override the views of the local community. Who defines exceptional circumstances and how is this clearly demonstrated?
Significant adverse impact not defined. It could be put in terms of SSSI or similar. As written it's a NIMBY dream.
The planned water sports facility on Alderley Road has been stopped after the lakes were dug out because of bird life being attracted there. This is not a good enough reason, the birds, duck and geese found somewhere before and will do again
Question 16. Can be used to block developments like the wakeboard centre which had more positives for the community and the enjoyment of the surrounding countryside than it had negatives. The planners or objectors to plans should not be able to use "adverse" impact on the local natural environment to block all future developments.
The Lakes project should have been backed by the Parish Council 100% -this would have filled all the above criteria and provided local jobs! If the parish Council supports all of the above then by refusing planning for the Lakes Project you are contradictory - you should have listened to the feeling of the village and not individual members of the PC
Countryside is also where farmers make their living- too much access makes this difficult. Existing public rights of way should be protected and maintained.
Please bear in mind that farmers and gamekeepers are affected by public misuse

## Objective 2: Housing

### Q18: If there is to be more development in Chelford do you think it should be (please tick one)

Answered: 219 Skipped: 21

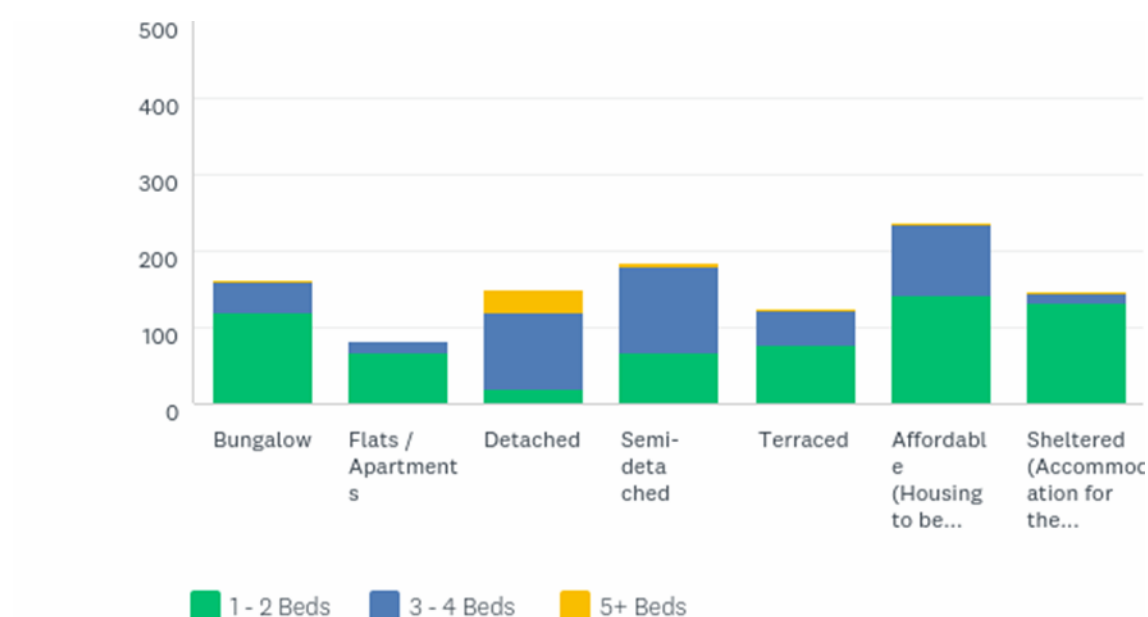


ANSWER CHOICES	RESPONSES	
Very small developments [1 or 2 houses]	19.18%	42
Small developments [fewer than 10 houses]	42.01%	92
Medium developments [10 – 20 houses]	31.05%	68
Large developments [over 20 houses]	7.76%	17
TOTAL		219

There was a wide range of views for this question, with the majority of respondents wanting to see small developments of fewer than 10 dwellings (42% of respondents). The next largest score was for medium developments of 10-20 houses. Almost 20% of respondents preferred very small developments of 1 or 2 houses, with almost 8% preferring large developments.

## Q19: What type of dwelling (s) do you think we need in Chelford? (Please select as many options as you wish)

Answered: 221 Skipped: 19



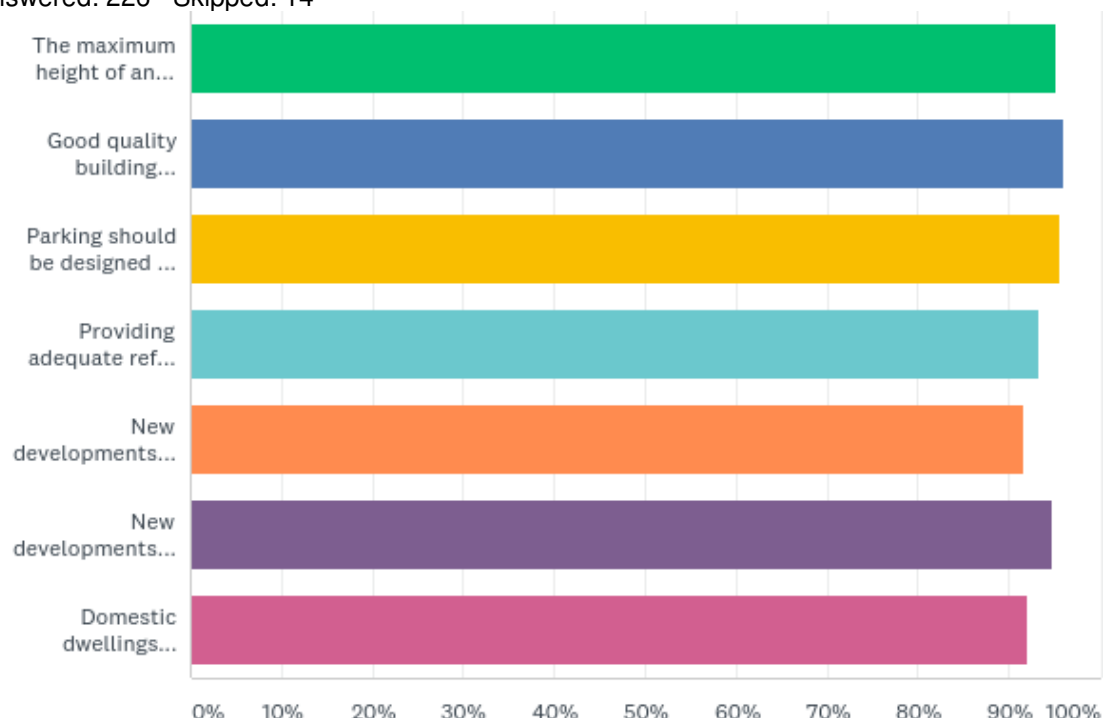
	1 - 2 BEDS	3 - 4 BEDS	5+ BEDS	TOTAL RESPONDENTS
Bungalow	90.91% 120	29.55% 39	2.27% 3	132
Flats / Apartments	93.15% 68	19.18% 14	0.00% 0	73
Detached	17.24% 20	85.34% 99	26.72% 31	116
Semi-detached	48.92% 68	79.86% 111	3.60% 5	139
Terraced	81.25% 78	45.83% 44	2.08% 2	96
Affordable (Housing to be built to meet the needs of those having a local connection to the Parish)	79.78% 142	52.81% 94	1.12% 2	178
Sheltered (Accommodation for the elderly)	97.06% 132	10.29% 14	1.47% 2	136

There was strong support for the provision of affordable housing, with 178 respondents answering that they thought this should be developed. The next highest answer was semi-detached, followed closely by sheltered and bungalows. Less respondents favoured terraced or flats/ apartments (96 and 73 respondents out of 221). In all cases, other than detached and semi-detached, respondents favoured dwellings with 1-2 bedrooms.



## Q20: What should be the key characteristics of new housing development in Chelford? (Please select as many options as you wish)

Answered: 226 Skipped: 14

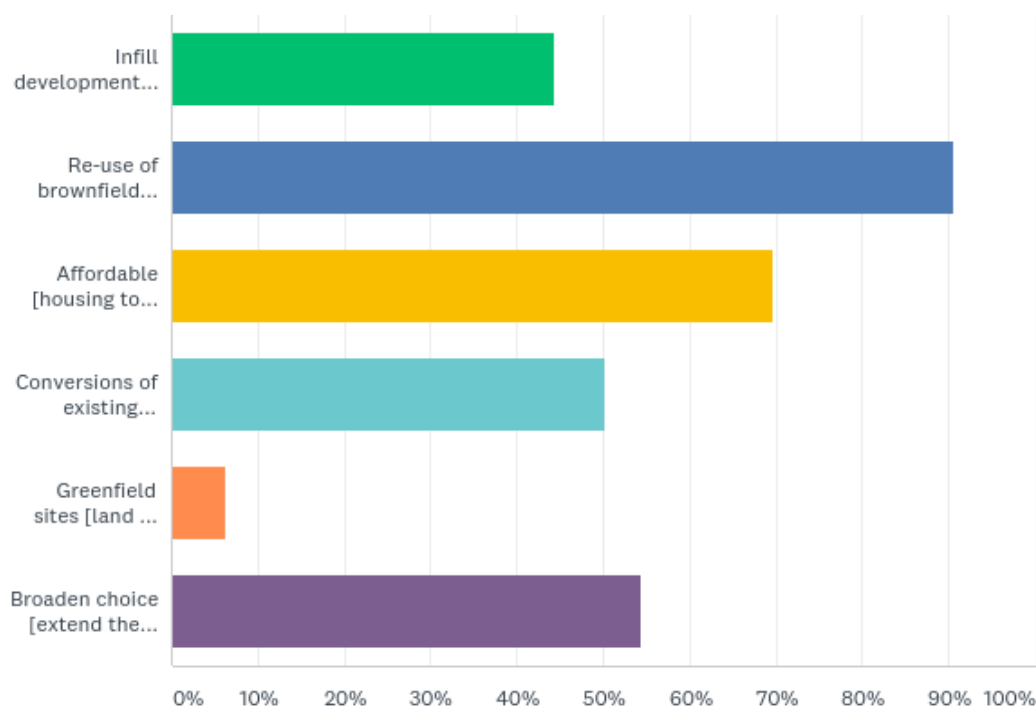


ANSWER CHOICES	RESPONSES	
The maximum height of any new buildings should be in keeping with the existing buildings within the village and not exceed 3 storeys high.	95.13%	215
Good quality building materials must be used so that they complement existing houses in the area.	96.02%	217
Parking should be designed so that it fits in with the character of the proposed development. Considerations should include:• Garages designed to reflect the style of the house they serve• Garages set back from the street frontage• Parking located on the footprint of the plot so that it does not dominate the street scene.	95.58%	216
Providing adequate refuse and recycling storage to minimise visual impact.	93.36%	211
New developments must make use of green hedging and/or trees for highway boundaries wherever possible and in keeping with the existing character of the area.	91.59%	207
New developments must adopt well designed sewage and drainage systems that meet planning requirements and best practice for the proposed site.	94.69%	214
Domestic dwellings should provide sufficient private garden space to meet household needs. Garden space should match the size of dwelling and reflect the character of the area.	92.04%	208
Total Respondents: 226		

There was strong support for all of the ideas as to what the characteristics of new housing development in Chelford should be. All ideas received over 92% support from respondents. The most popular suggestion was that good quality building materials must be used so that they complement existing houses in the area. This received over 96% support.

## Q21: The priority for new development in the Parish should be: (Please select as many options as you wish)

Answered: 221 Skipped: 19



ANSWER CHOICES	RESPONSES	
Infill development [the development of 1 or 2 properties within any gaps in a built-up frontage]	44.34%	98
Re-use of brownfield sites [former commercial/industrial land]	90.50%	200
Affordable [housing to meet the needs of those with a Parish connection as well as newly forming families.]	69.68%	154
Conversions of existing buildings [change of use of existing building or demolition and replacement on existing footprint]	50.23%	111
Greenfield sites [land not previously built on]	6.33%	14
Broaden choice [extend the opportunity to local people of all ages, to rent or own a house within the Parish]	54.30%	120
Total Respondents: 221		

A high number of residents supported the reuse of brownfield land as a priority for new development (over 90% of respondents). Affordable homes and the need to broaden choice were also supported. Just over 50% of respondents supported conversions, with only 44% supporting infill, which echoes concerns raised in question 15. Only 6% of respondents favoured greenfield sites being developed.

Respondents were able to comment on further housing priorities, and 40 comments were received. A large number of comments were supportive of more affordable housing, particularly in order for younger members of the community to stay in the parish.

Care that existing properties are not allowed to extend blocking neighbours light, or adding to parking problems with additional cars and garages/ drives incorporated into garden and living space.
Existing Green Belt site behind Chelford Farm Supplies currently used as a car park overflow could be released as long as there is demonstrable advantage and benefit to the village.
Priority should be given to younger residents inhabiting the village since childhood who may wish to leave home but remain in the village, by way of making housing affordable to them. We must ensure the promotion of diversity within the village
Parking could be an issue when houses now can have 3 or more cars
Small terraces based on the original buildings towards the railway
I totally disagree with affordable housing in this area. Oil and water do not mix.
NO NEW DEVELOPMENT
With the great primary school we can expect more families to be moving in. Smaller houses for people to downsize will free up family homes
Stop the buying of affordable homes which are then put on the market to rent out. Would prefer new development to be residential not commercial. Noise buffering facilities implemented similar to the bank between Chapel croft houses and the railway
Local and affordable must come first
Starter homes with shared ownership and to rent is a priority. Peaks and plains are similar organisation. Not more £500,000 and £600,000 houses until this area is sorted.
Much more social housing needs to be built
Affordable - I am in favour of more housing as long as the health centre can cope and additional shops - mini supermarket - take away/coffee shop.
Developments should include electric charge points
With regard to question 20, support is given for an additional point that states: a full range of housing is required to meet the housing needs of Chelford and to provide an inclusive, community based mix of dwellings.
Any development should be sited on one side of the main roads to reduce vehicular conflicts and potential accidents to pedestrians. No direct access to main roads by pedestrians and vehicles.
No further dwellings
I would not wish to see any further planning sanctions other than the Stobart and market sites.
There isn't a wide enough choice of housing in the village. Too many 4 or 5 bed properties in relation to smaller properties. No new property should be allowed to be more than 3 beds with no further extension allowed to convert to 4 beds. The village has become a place only for those who can afford large houses.
In question 20 no.1, you state the max height of any new building should be in keeping with the existing buildings within the village and must not exceed 3 storeys. The existing buildings are without exception technically 2 storey plus roof space not 3 storeys. The only 3 storey buildings are unfortunately the ones in the new development at Cricketers green under construction. This should not be allowed to become a norm.
More bungalows for senior residents to 'downsize' to. Not all seniors want to live in apartments!!
Definitely no infill development
more social housing
AS STATED EARLIER, 20 a ABOVE SHOULD REFER TO 'NOT EXCEED 2 STOREYS HIGH' NOT 3.
Housing should be affordable enabling young families to stay in the village. Starter homes should be the priority not larger detached housing

There needs to be some 3 bedroom social housing (to meet the needs of those with a Parish connection) as currently there are none in the village. This is not the same as affordable which is still out of the reach of some local families. This social housing could still be allocated by a cascade process to ensure that local families get priority and as we are a rural village these homes would be retained in perpetuity. What the village does not need is commercial rentals. Don't understand section 22 point 6, surely this is a planning regulation which all development must abide by or the plans would not be approved.
Local housing should be for local people. Not for the wealthy to use as honey pots. We need to sustain a solid, settled community and to do that landlords buying off plan and renting at high prices, pushed out first time buyers and increases rent prices as well as young couples being pushed out of the market, resulting in transient communities. Affordable homes, must be affordable to the average couple. 3 / 4 bedroom starter homes must be of adequate size, quality and have a reasonable garden size. Rights of way to existing green spaces must be retained and enhanced where possible (fenced in, safe green space for dog walkers would be excellent).
Q18-21 it entirely depends on the site, housing demand at the time and surrounding housing/land uses.
Bungalows with small gardens for older persons who wish to own but need a smaller garden. Something for younger people to have sufficient space for their family but not as expensive as the houses at the bottom of Woodfir. Too small for a family really.
More proper affordable houses to rent at reasonable rents for young people, families and retired. Not more large houses for sale
More houses are going to bring an excessive number of cars into the village itself, will some thought be given to an Express Supermarket being built on brownfield site nearby with landscaping being the ultimate priority.
I think 'Affordable' should mean affordable to first time buyers and not just the cheapest property on that particular development.
Although choice of housing development size is important, it is also important to address the question of how much development should be permitted ( in total ) in order to preserve the character of the village. With continuous additions of medium housing developments, the village would eventually become a town.
A lot of former Chelford residents have had to move out of the village because of a lack of suitable, affordable housing. This needs to be considered on future developments.
The over-arching priority is to build more houses.
Affordable rented and social housing
Chelford has too many elderly and we don't need any more elderly houses building - what we need to address the balance of the village is more affordable housing for the 'children' of the parish to move into and by affordable NOT over £150,000! These should be solely for the residents of the village and not for outsiders. We are seeing all our children moving out of the village as they can't afford housing yet the elderly are increasing - we are a dying village because of this - Chelford needs life!! There is also one/two council tenants in houses which are too big i.e. one occupant and three bedrooms - these houses could home the young and families and I don't see why we are paying for them to have these houses as they don't have any income when they are too big for them
It's important not to disconnect priority for new development from an associated priority for infrastructure. The current 40% increase in housing in the village has not seen an associated 40% increase in infrastructure.

## Objective 3: Infrastructure

**Questions 22 – 26 gave the following statements regarding infrastructure.**

**Q22: Any proposed development, should demonstrate where appropriate, a positive impact on village facilities and services to meet the needs of all ages.**

**Q23: Any proposed development should ensure that there is a safe and easy access to local facilities and services.**

**Q24: The Neighbourhood Plan should support the retention, development and sustainable growth of new and existing businesses [including retail], which are important to the local economy and community, including those working from home.**

**Q25: The Neighbourhood Plan should seek to secure developments in mobile reception and broadband linkages to meet the needs of our changing population, local organisations and all forms of business.**

**Q26: Walking routes should be encouraged and protected in and around the village to link up with open countryside.**

Answered: 226   Skipped: 14

The results for each of the statements were fairly similar, with 81% strongly agreeing that any proposed development should have a positive impact on village facilities and services, 83% strongly agreeing that development should ensure that there is a safe and easy access to local facilities and services, and that there should be developments in mobile reception and broadband linkages. The slightly strongest agreement was 84% of respondents agreeing that walking routes should be encouraged and protected in and around the village to link up with open countryside. When adding the respondents who agreed with the statements, rather than strongly agreeing, the figures jump to 97%.

0 respondents strongly disagreed with the statements that development should ensure that there is a safe and easy access to local facilities and services, or that the Neighbourhood Plan should seek to secure developments in mobile reception and broadband linkages to meet the needs of the changing population, local organisations and all forms of businesses. For all statements, less than 5% of respondents either disagreed or strongly disagreed.

A lower figure of 75% of respondents strongly agreed that the Neighbourhood Plan should support the retention, development and sustainable growth of new and existing businesses (including retail) and working from home (although a further 20% agreed).

The questionnaire gave the opportunity for respondents to comment on objective 3, or make suitable alterations. 20 comments were received and are listed below.

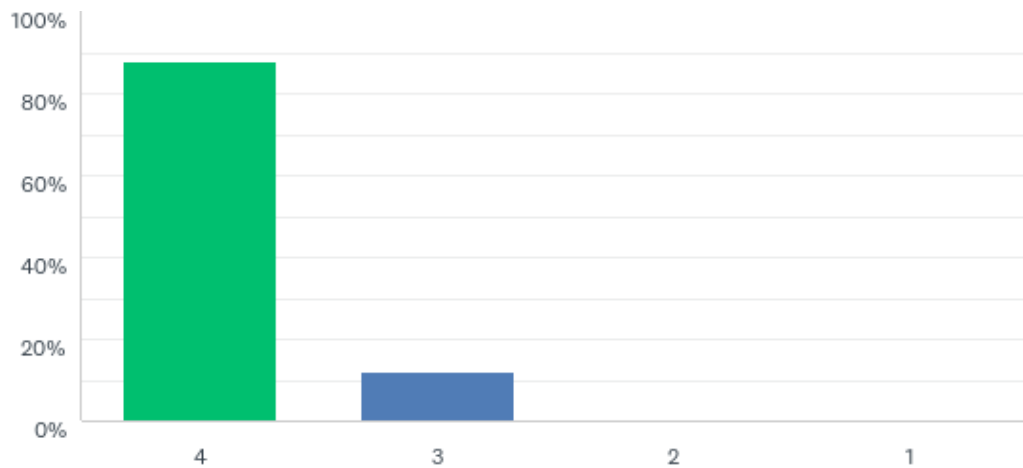
Q. 22, strongly suggest that 'where appropriate' is removed
NO NEW DEVELOPMENT
Developments get out of hand and turn us into a town. They must be chosen carefully

What is a positive impact? The school and doctors have sufficient numbers, further development would reduce their capacity to serve the communities to a high standard. Broadband has been improved, expanding this facility to more businesses and residents would deny the facility.
A single development can rarely meet the needs of all ages yet this clause as written stipulates it must.
Disagree that new developments should be suitable for All Ages as there is currently a severe lack of facilities for younger people with a disproportionate level for older people
Q23 pedestrian routes through the development to the main road should be encouraged but removal of bollards currently existing on Dixon Drive must not be allowed - making Dixon Drive a through route would be disastrous with increased traffic speed and decreased security
I agree safe and easy access but strongly feel the removal of bollards on Dixon drive would create a higher speed route for some drivers making it more dangerous for pedestrians, especially children, and cyclists so I think this should be avoided at all costs
Working from home needs to be controlled. Some attract numerous deliveries or visitors. Narrow closes with no footpaths were not designed for this. Parking at such sites sometimes fills the whole close.
I am concerned at the nature of new businesses and over expansion
Could the community take over important businesses such as the shop etc.?
We have never had a problem with mobile reception or broadband speed so this isn't an immediate objective for us.
We get no improved reception even though looking at ugly phone mast at parish hall
Telecommunication poles should be unobtrusive and not have any detrimental effect on existing properties - all communication poles that are for the use of new builds should be located on the new build sites ONLY - not at the expense of the other areas of the village
I don't necessarily think the mobile and broadband service is of poor quality
Existing public rights of way should be better maintained.
I notice from the Old Market planning proposal that the footpath from Dixon Drive to the kissing gate is not recorded and should be to enable access to the footpath that is recorded without having to climb stiles. Dog walkers should be encouraged to poo pick and another appropriate bin should be installed so they have no excuse.
As well as walking routes - what about cycling routes. The road through Chelford is very busy and it would be great to have improved cycling routes in the area - particularly through to Knutsford and Macclesfield
Health services should be encouraged.

## Objective 4: Transport

**Q27: Any proposed development should demonstrate, where appropriate, necessary enhancements and improvements, in order to limit negative impacts on pedestrians, cyclists, road safety, parking and congestion within the Parish.**

Answered: 227 Skipped: 13



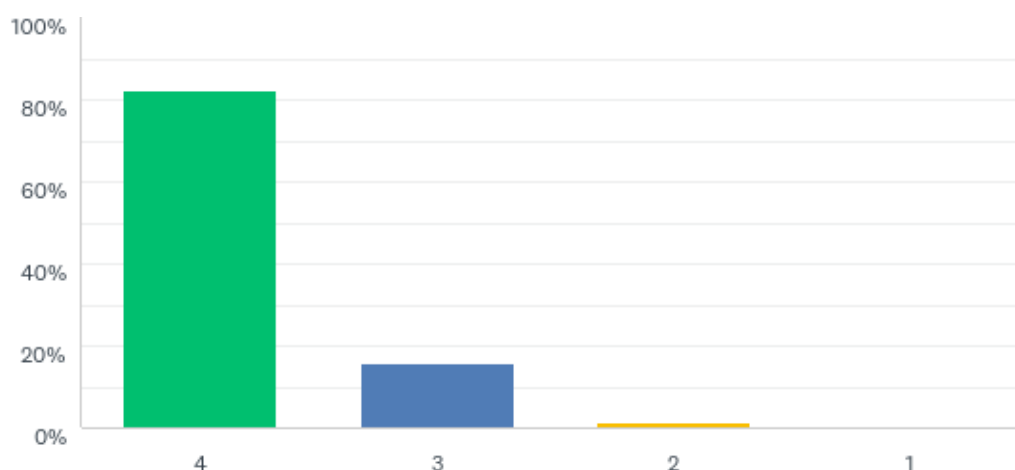
ANSWER CHOICES	RESPONSES	
4	88.11%	200
3	11.89%	27
2	0.00%	0
1	0.00%	0
TOTAL		227

There was great support for the statement that any proposed development should demonstrate, where appropriate, necessary enhancements and improvements, in order to limit negative impacts on pedestrians, cyclists, road safety, parking and congestion within the Parish, with 100% of respondents either strongly agreeing or agreeing. Nobody disagreed. This was the most well supported statement for the transport objective, although all three statements under this objective heading were well supported.



**Q28: The Neighbourhood Plan should emphasise the crucial importance of preserving and enhancing public transport links to surrounding areas, in sustaining the village community across all age groups.**

Answered: 226 Skipped: 14

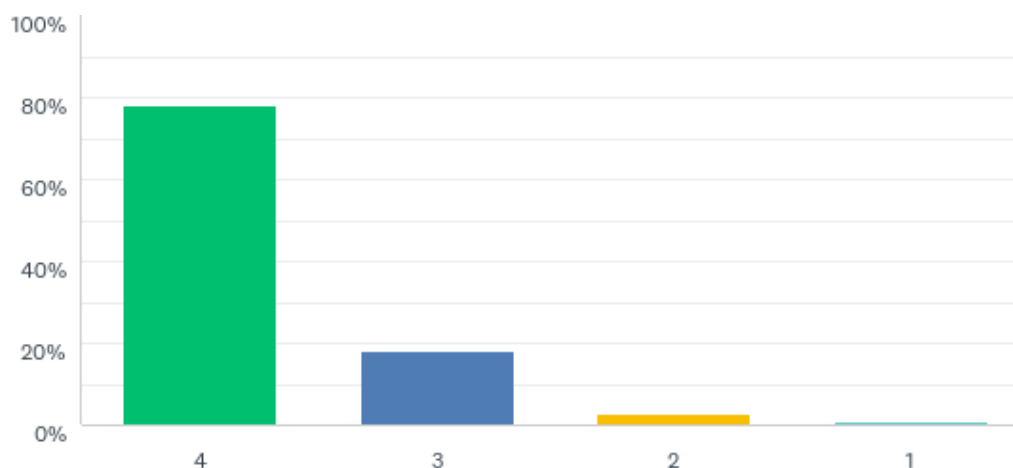


ANSWER CHOICES	RESPONSES	
4	82.30%	186
3	15.93%	36
2	1.33%	3
1	0.44%	1
TOTAL		226

A very small number (less than 2%) disagreed with the statement that the Neighbourhood Plan should emphasise the crucial importance of preserving and enhancing public transport links to surrounding areas, in sustaining the village community across all age groups.

## Q29: Any proposed development must demonstrate that it promotes sustainable transport links.

Answered: 224 Skipped: 16



ANSWER CHOICES	RESPONSES
4	78.13% 175
3	18.30% 41
2	2.68% 6
1	0.89% 2
TOTAL	224

There was also a large amount of support for the statement that proposed development must demonstrate that it promotes sustainable transport links, with over 96% of respondents either strongly agreeing or disagreeing with the statement.

Respondents were asked for their comments or any suitable alterations for the transport objective. 17 respondents commented, with the comments listed below.

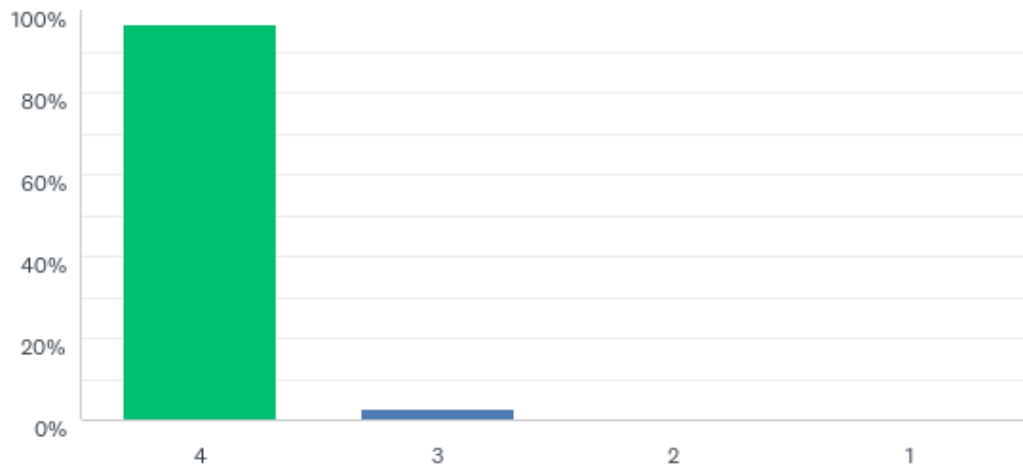
The bollards on Dixon Drive MUST be retained. Otherwise the requirements of Q27 will NOT be met.
Consideration needs to be given to number of cyclists which use routes through village to ensure safety of drivers and cyclists alike
Again, for 27, "where appropriate" weakens the statement
The only the way to secure public transport links is rising ridership yet the philosophy of the plan is anti-development. Without new people the village will remain firmly old and car usage high.
Bus services etc not adequate at the moment, provides no appropriate alternative to use of car for most people
Would like to see more trains that pass through Chelford stop here, eg the local airport train, expand the service. Stops at most places just not Chelford and Goostrey - time to improve our service.
As there is an hourly service from Alderley Edge to Manchester Airport why not incorporate

Chelford in the same way. As it is there is only one direct service at 8:50am.
I don't want the roads around Chelford to be filled with busses.
Many older residents need the bus as they don't drive
The need to keep some parking for station users, hopefully free. Rumours of bus services being cut. This is a vital service to many for shopping, appointments etc.
Both 28 and 29 mix issues - we need clear statements about transport.
Fully in favour of sustainable travel links, however, green travel plans (as per the Stobarts development) that encourage the use of cycling are not a significant solution in this rural community.
We are a village, we just don't need more transport links, we have a station and a bus route - we don't need anymore - we need to address the balance of the village i.e. young/elderly and it is only the elderly that use the buses so if we addressed the balance as a priority then to keep the current level of buses is adequate - we need someone to ensure that Knutsford Road isn't used as a race track and a police force that do something about it!
29- Entirely dependent on the development. One new house or change of use from a shop to a bank may not need it.
Chelford is already congested - limit additional traffic onto Knutsford Road
We need more transport facilities
We do not want a lot of community facilities which would mean more buildings. We already have a community hall which is great.

## Objective 5: Community

**Q30: Facilities such as the primary school, GP surgery, the church and community buildings, should be retained, supported and where appropriate enhanced.**

Answered: 230 Skipped: 10

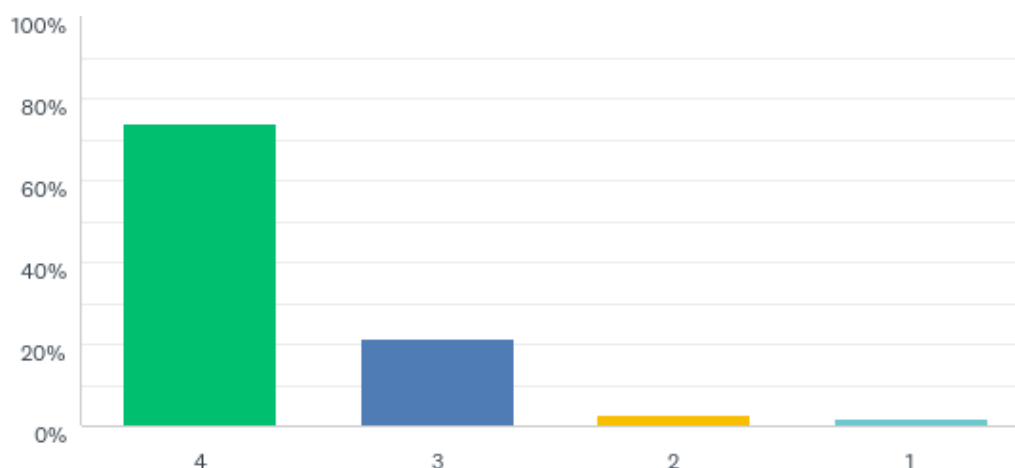


ANSWER CHOICES	RESPONSES	
4	96.96%	223
3	2.61%	6
2	0.43%	1
1	0.00%	0
TOTAL		230

There was overwhelming support from respondents that facilities should be retained, supported and enhanced, with almost 97% of respondents strongly agreeing.

### Q31: The Plan should seek to encourage the development of additional community facilities and services to meet the needs of all ages.

Answered: 228 Skipped: 12



ANSWER CHOICES	RESPONSES	
4	74.12%	169
3	21.49%	49
2	2.63%	6
1	1.75%	4
TOTAL		228

Almost three quarters of respondents strongly agreed that the Neighbourhood Plan should seek to encourage the development of additional community facilities and services to meet the needs of all ages.

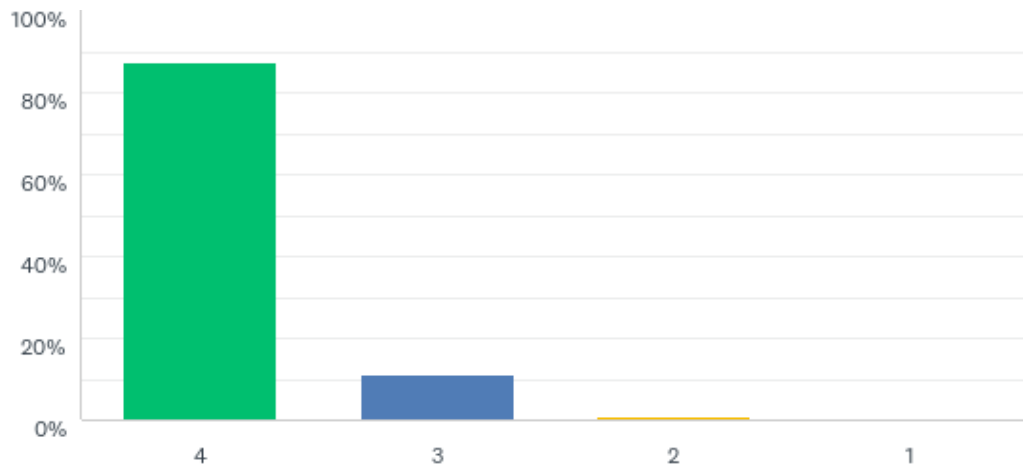
Respondents were asked to list any community facilities that they wished to see developed or enhanced. This received the highest response for comments than any other section of the questionnaire, with 99 respondents commenting. The largest number of comments were concerning the need for further retail, particularly a convenience store, and the need to develop the village hall. A number of respondents commented on the access difficulties and how the village hall was located away from the centre of the village. Respondents also mentioned the need to retain the post office and the bowling green, and maintain and enhance the facilities at Astle Court. The need for improved footpaths and safe walking and cycling routes to and from facilities was a comment made by a number of respondents. The responses are summarised below.

Develop village hall - needs to be more accessible x22
More retailers for day to day shopping, not a supermarket x27
Small supermarket x2
Post office x13
Bank
Crown green bowling x11
Improved bus and train services x3
Take aways x3

Community café x6
Car parks x3
Astle Court Community Room x15
A new community space x5
Better walking, cycling routes x10
Improve Mere Court Play area x2
More children's parks x11
Improve footpaths
Chemists x2
Station buildings for pop up businesses or a café x2
Health care x3
Dentists
Improve the duckpond and areas for wildlife x3
Youth facilities x3
Scout hall x2
School x2
Indoor leisure (pool/gym)
Outdoor sport recreation x4
Tennis courts x2
Football pitches
Water park
Cricket ground
Summer school
Development of wrap around childcare at Chelford School
We have excellent community facilities in Chelford
Depends how appropriate the proposal is to other objectives in the plan.
Should be left to market forces.
What community facilities have been put forward? I do not wish to vote for development that is unforeseen or given as an example as an additional facility.
This is a priority
Only when demonstrated to be needed/ viable
Any community facilities which are supported have to be genuine community facilities for the benefit of all and managed appropriately to this effect.
Current facilities and amenities should be retained and supported, any future amenities should be in keeping with a village setting, ie no chains but small private businesses.
For the safety of our community investment into village "gateway" entrance structures such as those seen in Oxfordshire. These both promote the village name more prominently and make it much clearer to drivers that they are in a village and need to reduce their speed accordingly.

### Q32: Any development proposals that result in either a loss or significant harm to valued community assets will be opposed.

Answered: 227 Skipped: 13

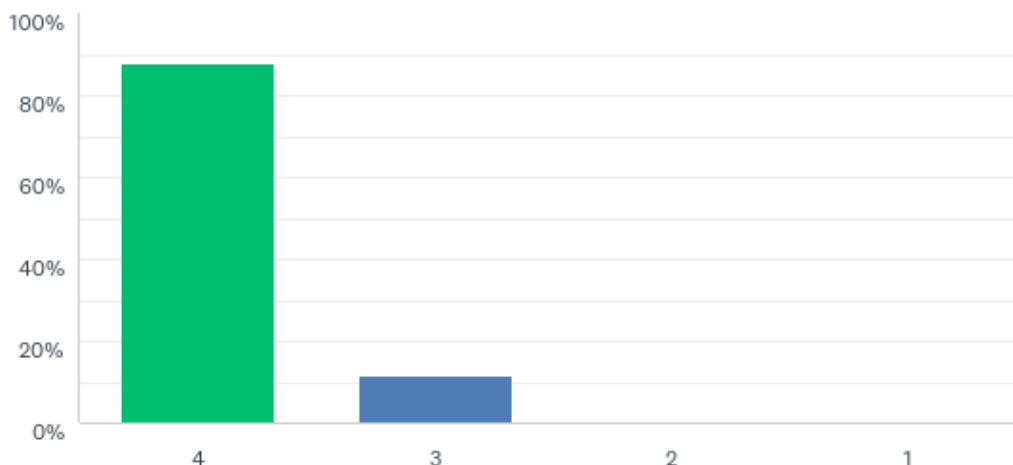


ANSWER CHOICES	RESPONSES	
4	87.67%	199
3	11.01%	25
2	0.88%	2
1	0.44%	1
TOTAL		227

There was strong support to the statement that development proposals that result in a loss or significant harm to valued community assets will be opposed, with over 98% of respondents being in agreement.

**Q33: The retention and enhancement of existing green and open spaces that contribute to healthier lifestyles, recreation, leisure and sports opportunities is essential.**

Answered: 229 Skipped: 11



ANSWER CHOICES	RESPONSES	
4	87.77%	201
3	11.79%	27
2	0.44%	1
1	0.00%	0
TOTAL		229

Almost 100% of respondents agreed with the statement that the retention and enhancement of existing green and open spaces that contribute to healthier lifestyles, recreation, leisure and sports opportunities is essential. Only one respondent disagreed.

Respondents were asked for their comments on the community objective statements, or asked to give suitable alterations. The comments are listed below

Vague statement - what would enhancement involve, we have natural beauty, why would we need to provide healthy lifestyles, leisure, sport and we have an area at the village hall. There are excellent facilities all within 5 miles at Macclesfield and Holmes Chapel.
The nature of the recreation facility is critical
It is important to retain the rural character of the area
Development of community buildings must be watched very carefully, we haven't much spare ground and it could be swallowed up with more buildings and nothing else, and no more spaces to enjoy outside.
Development on football area/pond at mere. It seems a 'wasted' space - a communal centre for residents.
It is important for the health of the young and old to keep and expand any recreation activities otherwise our village will die.



Future development for recreation needs to be more central
Who decides value??
32- depends on definition of valued community asset
Any new developments must include their own green and open spaces in keeping with the rest of the village.
33- unless become redundant from use
This is totally contradictory to the refusal of the Lake project which the Parish Council, we believe were against - HOW CAN YOU say this statement when the Lake project would have FULFILLED all of the above - hypocrites!!
There is no reason to retain those community assets that are only little used, eg outdoor table tennis table. Although the church is very little used, I would not want to see it lost; consideration and discussion should be held with the authorities to making it available for other activities/functions.
Thank you for putting this together.
Thank you for all the work that has gone into this.

## **APPENDIX A – CHELFORD NEIGHBOURHOOD PLAN SECOND QUESTIONNAIRE**

# Chelford Neighbourhood Plan

Shaping Future Development of the Parish

## Second Questionnaire - February 2018

### VISION AND OBJECTIVES

We've taken the comments from the first questionnaire and the two public meetings and identified five key objectives to form the vision of how Chelford could develop in the next 12 years.

### Now it's up to YOU again

We want **YOUR** thoughts on the Vision and Objectives we've identified. **Please complete this second questionnaire and help shape the future planning policy for Chelford.**

Your Opinions are valuable –

It's **YOUR** community – How do **YOU** want it to develop?

It's time for **YOU** to give **YOUR** views.....

A member of the Neighbourhood Planning Group will call to collect your responses between the 22<sup>nd</sup> and 25<sup>th</sup> February.

Please let the caller know if you have left your responses in the box provided at Boon's the Butchers or the Chelford Surgery, or you have completed the questionnaire online.

The questionnaire can be completed quickly online using the following link: <https://www.surveymonkey.co.uk/r/ChelfordNP>

The link is now open and closes at 11.45pm Saturday 24<sup>th</sup> February. It is very easy to access and it will save you time.

If you want more information or another copy, please contact Dr E. Maddock, the Parish Council Clerk [clerk.chelfordpc@gmail.com](mailto:clerk.chelfordpc@gmail.com) Tel: 01477 571444

PTO

## Section 1

## About You

These initial questions will provide anonymous information on residents, household groups and their general location, to help the Team assess coverage of responses. No information will be shared with a third party.

1. Are you (please indicate with a cross):

U 18	18-24	25-44	45-59	60-74	75+

2. Postcode:

SK

3. How many people live in your household in each of these age groups? (put number in boxes)

U18	18-24	25-44	45-59	60-74	75+

4. How many people in the household are in: (put number in boxes)

Education	Employment	Self-employment	Retired

5. How many cars are there in your household?

6. How many of your cars are used to travel to your place of work?

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## Section 2

## The Draft Vision for Chelford's Neighbourhood Plan

Chelford will continue to grow as a thriving community, embracing positive change, but retaining its strong links with, and easy access to, the surrounding countryside. Change in the parish must be sustainable, demonstrate real progress in meeting the needs of residents of all ages and yet conserve and enhance those natural features which are strongly valued by the community. Any new developments must bring long term benefits to the community; be of a scale and design, which reflects the character of a semi-rural parish; be supported by an appropriate infrastructure and provide a housing mix, which reflects local needs.

7. Do you agree with this draft vision?  
(indicate with a cross in a box)

YES

☐

NO

☐

Can you think of anything that should be changed in the draft vision?

## Section 3

## Draft Objectives

*These objectives have been drafted from the responses we received from the initial questionnaire and the two public meetings. **Do you agree with these objectives? {please indicate with a cross per objective}***

**8. Objective 1.** To protect existing green and open countryside and conserve and enhance our natural environment and bio diversity.

Yes

☐

No

☐

**9. Objective 2.** To promote a sustainable housing strategy which will be sensitive to the needs of our community, protect our landscape and be of a scale, density and design which retains the distinctive character of a semi-rural parish.

Yes

☐

No

☐

**10. Objective 3.** To encourage and promote the provision of local facilities and the delivery of a well-planned physical and connectivity infrastructure appropriate to the needs of the community and local economy.

Yes

☐

No

☐

**11. Objective 4.** To encourage and promote sustainable forms of transport which benefit the environment and the community.

Yes

☐

No

☐

**12. Objective 5.** To protect and enhance, existing green and open community spaces, community buildings, assets of value and amenities and services, to meet the demand from all ages in the Parish.

Yes

☐

No

☐

*If you have answered **no** to any of these objectives, what would you like to see changed?*

## Objective 1: Protecting and Enhancing the Green Environment

*Please say whether you agree with each proposal by circling a number between 1 and 4 for each proposal; 4 being agree strongly, 3 broadly agree, 2 tend to disagree and 1 being disagree strongly.*

13. The extent of the green belt must be retained unless exceptional circumstances can be clearly demonstrated which necessitate small scale adjustments to meet Cheshire East's Local Plan Strategic Objectives.

**4                      3                      2                      1**

14. Future developers should consider any suitable brownfield sites before putting forward plans to build on open countryside.

**4                      3                      2                      1**

15. Infill sites that emerge within the existing developed areas will be given priority for affordable or individual small-scale housing development.

**4                      3                      2                      1**

16. Development proposals that are likely to have significant adverse impact on the local natural environment [including wildlife] will not be permitted.

**4                      3                      2                      1**

17. Access to surrounding countryside will be promoted and protected by preserving public rights of way and by the provision of additional routes to open spaces and the local natural environment.

**4                      3                      2                      1**

*If you have given a 1 or a 2 for any proposal in Objective 1, please use the space below to comment on your decision or make suitable alterations.*

## Objective 2:

## Housing

Feedback suggests that the village needs to retain a good balance in its housing styles.

18. If there is to be more development in Chelford do you think it should be: *[please cross one]*

Very small developments <i>[1 or 2 houses]</i>	
Small developments <i>[fewer than 10 houses]</i>	
Medium developments <i>[10 – 20 houses]</i>	
Large developments <i>[over 20 houses]</i>	

19. What type of dwelling (s) do you think we need in Chelford? *[please cross as many boxes as you wish]*

	1 – 2 Beds	3 – 4 Beds	5+ Beds
Bungalow			
Flats/Apartments			
Detached			
Semi-detached			
Terraced			
Affordable*			
Sheltered**			

*\*Housing to be built to meet the needs of those having a local connection to the Parish*

*\*\*Accommodation for the elderly*

20. What should be the key characteristics of new housing development in Chelford? *[please cross as many boxes as you wish]*

The maximum height of any new buildings should be in keeping with the existing buildings within the village and not exceed 3 storeys high.	
Good quality building materials must be used so that they complement existing houses in the area.	
Parking should be designed so that it fits in with the character of the proposed development. <i>Considerations should include:</i> <ul style="list-style-type: none"> <li>• <i>Garages designed to reflect the style of the house they serve</i></li> <li>• <i>Garages set back from the street frontage</i></li> <li>• <i>Parking located on the footprint of the plot so that it does not dominate the street scene.</i></li> </ul>	
Providing adequate refuse and recycling storage to minimise visual impact.	
New developments must make use of green hedging and/or trees for highway boundaries wherever possible and in keeping with the existing character of the area.	
New developments must adopt well designed sewage and drainage systems that meet planning requirements and best practice for the proposed site.	
Domestic dwellings should provide sufficient private garden space to meet household needs. Garden space should match the size of dwelling and reflect the character of the area.	

21. The priority for new development in the Parish should be: *[please cross as many boxes as you wish]*

- ☐ Infill development *[the development of 1 or 2 properties within any gaps in a built-up frontage]*
- ☐ Re-use of brownfield sites *[former commercial/industrial land]*
- ☐ Affordable *[housing to meet the needs of those with a Parish connection as well as newly forming families.]*
- ☐ Conversions of existing buildings *[change of use of existing building or demolition and replacement on existing footprint]*
- ☐ Greenfield sites *[land not previously built on]*
- ☐ Broaden choice *[extend the opportunity to local people of all ages, to rent or own a house within the Parish]*

Should you have any further housing priorities please use the space below.

### Objective 3: Infrastructure

Please say whether you agree with each proposal by circling a number between 1 and 4 for each proposal; 4 being agree strongly, 3 broadly agree, 2 tend to disagree and 1 being disagree strongly.

22. Any proposed development, should demonstrate where appropriate, a positive impact on village facilities and services to meet the needs of all ages.

**4                      3                      2                      1**

23. Any proposed development should ensure that there is a safe and easy access to local facilities and services.

**4                      3                      2                      1**

24. The Neighbourhood Plan should support the retention, development and sustainable growth of new and existing businesses [including retail], which are important to the local economy and community, including those working from home.

**4                      3                      2                      1**



25. The Neighbourhood Plan should seek to secure developments in mobile reception and broadband linkages to meet the needs of our changing population, local organisations and all forms of business.

**4                      3                      2                      1**

26. Walking routes should be encouraged and protected in and around the village to link up with open countryside.

**4                      3                      2                      1**

*If you have given a 1 or a 2 for any proposal in Objective 3, please use the space below to comment on your decision or make suitable alterations.*

## **Objective 4:                      Transport**

*Please say whether you agree with each proposal by circling a number between 1 and 4 for each proposal; 4 being agree strongly, 3 broadly agree, 2 tend to disagree and 1 being disagree strongly.*

27. Any proposed development should demonstrate, where appropriate, necessary enhancements and improvements, in order to limit negative impacts on pedestrians, cyclists, road safety, parking and congestion within the Parish.

**4                      3                      2                      1**

28. The Neighbourhood Plan should emphasise the crucial importance of preserving and enhancing public transport links to surrounding areas, in sustaining the village community across all age groups.

**4                      3                      2                      1**

29. Any proposed development must demonstrate that it promotes sustainable transport links.

**4                      3                      2                      1**

*If you have given a 1 or a 2 for any proposal in Objective 4, please use the space below to comment on your decision or make suitable alterations.*

## Objective 5: Community

*Please say whether you agree with each proposal by circling a number between 1 and 4 for each proposal; 4 being agree strongly, 3 broadly agree, 2 tend to disagree and 1 being disagree strongly.*

30. Facilities such as the primary school, GP surgery, the church and community buildings, should be retained, supported and where appropriate enhanced.

**4                      3                      2                      1**

31. The Plan should seek to encourage the development of additional community facilities and services to meet the needs of all ages.

**4                      3                      2                      1**

*In this box please list any community facilities you would wish to see developed or enhanced.*

32. Any development proposals that result in either a loss or significant harm to valued community assets will be opposed.

**4                      3                      2                      1**

33. The retention and enhancement of existing green and open spaces that contribute to healthier lifestyles, recreation, leisure and sports opportunities is essential.

**4                      3                      2                      1**

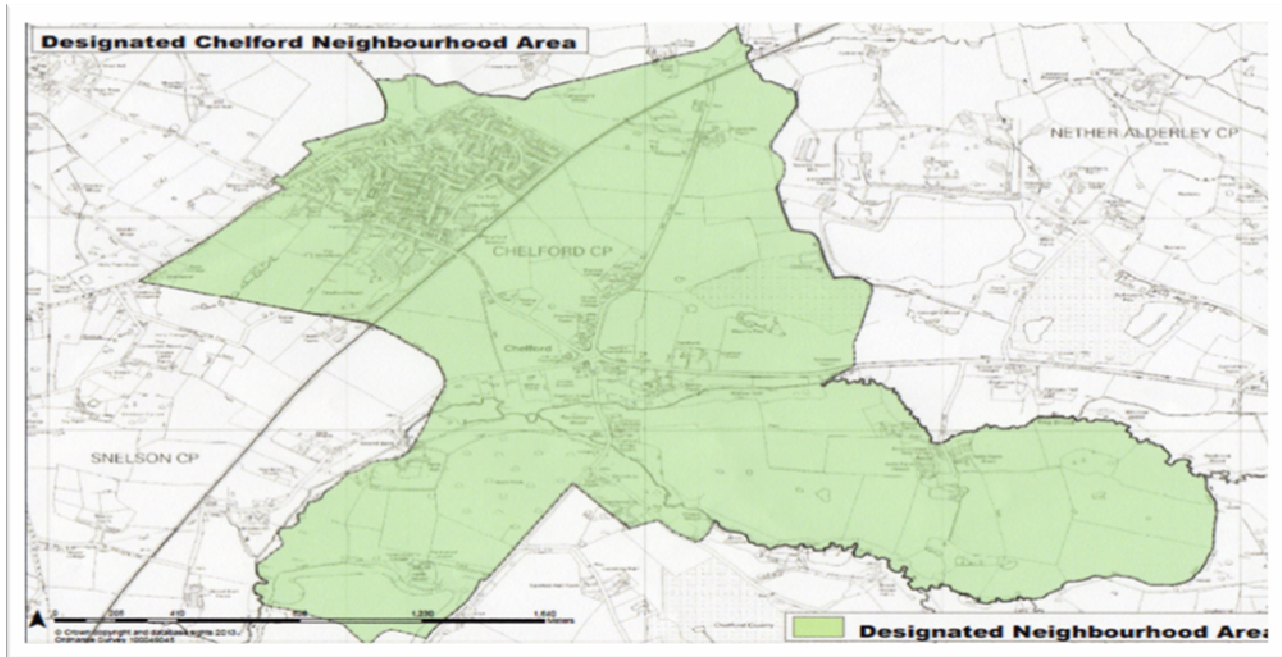
*If you have given a 1 or a 2 for any proposal in Objective 5, please use the space below to comment on your decision or make suitable alterations.*

**Thank you for taking the time to complete this  
questionnaire**

# APPENDIX B – CHELFORD RESIDENTS' SURVEY – INITIAL QUESTIONNAIRE (SEPTEMBER 2017)

## Chelford Neighbourhood Plan

### Help Shape the Future of Our Community



### What is a Neighbourhood Plan?

- A Neighbourhood Plan is an opportunity for every resident in Chelford to have a say in how Chelford Parish should develop up to 2030 to meet local needs.
- Neighbourhood Plans are important planning documents. When completed and accepted, the plan will have legal status for planning purposes. Cheshire East planners must use the plan, alongside their local plan, to determine planning decisions of future development in the parish.
- The Neighbourhood Plan must conform to the principles and strategies of the Cheshire East Local Plan and although our plan cannot stop future development, it will give us a major say in influencing and shaping that development.
- There are approximately 50 Neighbourhood Plans in Cheshire East underway or completed. They are being used successfully to help decide planning applications and have been used to fight appeals.
- A Neighbourhood Plan can allocate sites for development and can have a number of policies covering planning issues such as housing, local character and design, the natural environment, community facilities and more.

## **Why Have We Decided to Produce a Neighbourhood Plan?**

- Our parish is about to undergo significant change with two new housing developments, which could increase the population by almost 500 people (+40%) and the housing stock by about 180 dwellings (+36%)
- Chelford is experiencing pressure from landowners and developers to take land out of the green belt and build even more homes.
- A Neighbourhood Plan will allow us to state where and how we want future development to occur-- housing, businesses, services, infrastructure
- A Neighbourhood Plan will offer us a measure of control and influence to ensure that the parish grows and develops in an appropriate and acceptable way.

## **What Do We Have To Do?**

- The plan is a community plan not a Parish Council Plan, although the Parish Council has overall responsibility for the process
- We have to consult with all interests in the parish including residents of all ages, businesses and other organisations and any other interested parties, so that we can gain information on their future needs and issues.
- We will hold public events and consultations at different stages of the Neighbourhood Plan process to ensure that everyone is well informed and has the opportunity to make their views known
- We will keep you informed regularly and all relevant documents, information and updates can be found on the Village Website via the Neighbourhood Planning Portal on the Home Page.
- We must gather a wide variety of information and evidence; analyse it in detail and then use it in order to write the plan
- We have to prepare a draft document which is then subject to public consultation, before being formally submitted to Cheshire East for further consultation, prior to independent examination
- Cheshire East will then organise a referendum of Chelford residents on the electoral roll, at which 50% of votes cast must be in favour of the Plan before it can be formally adopted.

## **What Have We Done So Far?**

- We have gone through the required consultation process with Cheshire East to have our Neighbourhood Area designated (see map on page 1)
- We have formed a Steering Group which has drawn up a project plan; has successfully bid for central government funding; has gained consultancy support; has begun the consultation process

## How Long Will It Take?

- It is a major project, which will require considerable work. It will require the help of a number of volunteers to work on specific aspects of the plan.
- We are aiming to complete the process by the end of 2018 but this will require your help by completing questionnaires thoroughly and returning them promptly; getting involved in consultations; and where possible by volunteering to help the planning team.

## PLEASE ANSWER ALL THE QUESTIONS

**All responses will remain anonymous and will be treated as confidential**

## RESIDENTS' SURVEY

**We want to know your views on Chelford Parish and what are the main planning issues over the next 13 years that we should consider in the Neighbourhood Plan?**

**This information will help us draw up a vision and objectives for Chelford and help us to design a more detailed questionnaire, which we will then ask you to complete in due course. This will help us draft planning policies.**

**Please complete all aspects of the questionnaire. If you prefer it can be completed online using the Neighbourhood Plan link on the Village website home page. Additional copies can be obtained from local shops.**

### 1. What do you like about living in Chelford Parish?

a)

b)

c)

### 2. What do you dislike about living in Chelford Parish?

a)

b)

c)

3. What do you see as the main threats for the future of Chelford Parish?

a)

b)

c)

4. By 2030, please describe what type of place you would like Chelford to be?

5. Do you agree that the main planning issues below, should be considered by the Planning Group when developing a Neighbourhood Plan up to 2030? Please indicate with a tick by Yes or No and also rank them in order of importance to you e.g. 1 being the most important. **(Please note that issues relate to land use planning)**

**RANK**

a) Housing Mix/Tenure	YES	NO
b) Location of Any New Developments	YES	NO
c) Design of Any New Developments	YES	NO
d) Employment and the Local Economy	YES	NO
e) Infrastructure (e.g. parking, broadband )	YES	NO
f) Community Facilities (e.g. leisure/recreation)	YES	NO
g) The Natural Environment	YES	NO
h) Historic Buildings	YES	NO

**6. Please state any other issues that you think we should consider when developing the Plan ( Please note that issues must relate to land use planning and should not include things as road maintenance, litter, speeding, bus services, etc).**

i) \_\_\_\_\_

\_\_\_\_\_

ii) \_\_\_\_\_

\_\_\_\_\_

iii) \_\_\_\_\_

\_\_\_\_\_

**Thank you for completing this first questionnaire. One of our representatives will call and collect your responses**

**Responses may also be left in the following local shops in the appropriate box:**

**AJ Boons Butchers, Chelford Newsagents. Chelford Surgery**

**If you would like to be involved in anyway with developing the Neighbourhood Plan, please contact the Clerk to Chelford Parish Council at:**

**[clerk.chelfordpc@gmail.com](mailto:clerk.chelfordpc@gmail.com) Tel: 01477 571 444**