

**Beeston, Tiverton and Tilstone Fearnall  
Neighbourhood Plan  
2017-2030**

**Consultation Statement  
Submission Version 1.1  
January 2017**

**Part 5, Section 15 of The Neighbourhood Planning General Regulations,  
2012.**

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## **1 INTRODUCTION**

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Beeston, Tiverton and Tilstone Fearnall Neighbourhood Plan (NPlan).

The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which require that a consultation statement should:

- contain details of the persons, bodies and organisations who were consulted about the NPlan.
- explain how they were consulted;
- summarise the main issues and concerns raised by those consulted;
- describe how those issues and concerns have been considered and where relevant addressed in the proposed NPlan.

## **2 BACKGROUND**

### **2.1 Tiverton Parish Plan**

A Parish Plan was produced by Tiverton Parish Council in 2006 in consultation with the residents, businesses and organisations in the area. The Household Survey used in that plan was revised in 2013 to make it compatible with the requirements of the Neighbourhood Planning Regulations 2012 with particular emphasis on land use and development. The survey provided a robust basis for the development of the policies subsequently included in the NPlan. The Parish Plan can be accessed at [www.Tiverton-Cheshire.org.uk](http://www.Tiverton-Cheshire.org.uk)

### **2.2 Neighbourhood Plan Area.**

Following consultation with Cheshire West and Chester Spatial Planning and discussions with other neighbouring Parishes, Beeston and Tiverton and Tilstone Fearnall agreed to apply for a single Neighbourhood Plan Area. The principle reason for that decision was that the three parishes share a corridor formed by the Crewe to Holyhead railway line, the Shropshire Union canal and the River Gowy. There are therefore common issues related to land use, development and the environment which would benefit from joint consideration.

The formal agreements of Beeston Parish Council and Tiverton and Tilstone Fearnall Parish Council were obtained on 5 and 12<sup>th</sup> of March 2013 respectively. (Appendix 1).

Application was made to Cheshire West and Chester for a Neighbourhood Plan Area on 13 March 2013 and this was approved on 9 July 2013.(Appendix 2).

### **3 CONSULTATION**

#### **3.1 Neighbourhood Plan Working Group**

A Neighbourhood Plan Working Group was established by Tiverton and Tilstone Fearnall Parish Council in May 2012 and following the approval of the Plan Area this was widened to include representatives from Beeston Parish Council.

Tiverton and Tilstone Fearnall Parish Council was agreed to be the lead Parish Council for the NPlan preparation process (Appendix 3).

Topic Groups were established for each of the topics. The Groups were : Development, Transport, Safety and Security, Community, and Environment.

#### **3.2 Household Survey**

The Survey questionnaire was issued to all households and businesses in the NPlan Area on 30 August 2013. 244 Questionnaires were issued and 134 (55%) were returned. These expressed the views of 343 people across the 3 Parishes. In addition to the specific questions in the survey Question 19 asked for general comments on the future of the 3 villages. Over 180 responses were received to that question alone and where the comments were relevant they were included in the Draft NPlan. The Neighbourhood Working Group met on 6 November 2013 to discuss the results. Chairs for the 5 Topic Groups were identified to consider the results in detail and to produce the text for inclusion in the Draft NPlan.

#### **3.3 Public Launch**

The Working group arranged a Public Launch and presentation evening in Tiverton Village Hall on 1 February 2014.

A newsletter invitation was issued to all residents and businesses, notices placed on the 4 village notice boards and on the Villages Web sites. Presentations on the Localism Bill and an outline of the processes and structure of the NPlan were given by Councillor Cheshire and Tiverton Parish Clerk. Poster presentations of the NPlan process were set up in the Hall. Over 60 people attended the event and 35 people signed up to be part of the Topic Groups.

Between February and August 2014 each Topic Group met at least 4 times and developed the text for the Draft NPlan.

### **3.4 Policy Proposals Survey**

Following discussions with Cheshire Community Action in October 2014 it was agreed that they would be engaged to produce a Policy Proposals Survey which developed a vision, aims and policy directions for the plan which were better aligned to the requirements of the Neighbourhood Plan Regulations. The Survey was distributed to all residents and businesses in the NPlan area on 8 February 2015.

A total of 115 surveys were returned out of 310 distributed which gives a response rate of approximately 37%.

### **3.5 Policy Proposals Report**

A Policy Proposals Report was completed in March 2015. This report developed the detailed NPlan Visions, Aims and Policies based on the evidence from the survey. The Policies were then incorporated into a revised Draft NPlan. A copy of both the Policy Proposals Survey and the Policy Proposals Report are included as Appendix 4.

### **3.6 Revised Draft Plan**

The revised Draft NPlan was issued to Beeston and Tiverton and Tilstone Fearnall Parish Councils on 5 April 2016 and was approved by both for issue under Regulation 14-Pre-Submission Public Consultation .

### **3.7 Regulation 14 Pre-Submission Consultation**

The Pre-Submission Consultation on the NPlan took place from 15 August until 24 September 2016. Copies were made available electronically from Beeston Parish Council Web site and Tiverton and Tilstone Fearnall Web site. Hard copies of the Plan were placed in Tiverton Village Hall, Tilstone Fearnall Village Hall and Peckforton Village Room. Hard copies were also made available from Tiverton Councillor Cheshire and Beeston Councillor Weedall. Newsletters were distributed to all residents and businesses and placed on the 4 village Notice Boards informing people of the Consultation, how to obtain a copy and how to comment. Single Page notices with a copy of the plan were mailed or electronically sent to all the Statutory Consultees on the list provided by Cheshire West and Chester Council as follows:

- Cheshire West and Chester Council

- Natural England
- Historic England
- Homes and Communities Agency
- United Utilities Water Ltd
- Cheshire Racial Equality Council
- The Mersey Forest
- Network Rail
- Dee Valley Water plc
- Sport England (North West Region)
- West Cheshire Clinical Commissioning Group
- Cheshire Brine Subsidence Compensation Board
- Marine Management Organisation.
- Highways England
- Environment Agency
- EE
- Vodafone and O2
- Three
- Health and Safety Executive

### **3.8 Responses to Pre –Submission Consultation Representations**

Nine representations were received.

Seven of these were from Statutory Consultees and required no response.

One member of the Public gave 2 comments. One concerning infill development could not be included because it was inconsistent with Strategy 9 of the CWAC Local Plan. The second comment provided detailed description of the density and design of new developments and has been incorporated in the Revised Draft NPlan.

The remaining representation was from Cheshire West and Chester Council and included comments from: Spatial Planning Department, Public Rights of Way Officer, Highways Dept., Environment Officer, Conservation Officer, and Archaeology Officer. The total number of comments from the Council was 18.

The concerns and comments were principally about ensuring new developments would not adversely affect the character and appearance of the area and that the built and natural environments would be protected from inappropriate development. There were also comments

that the plan would be improved by references to the Strategy and Environment Policies of the CWAC Local Plan, the Chester Canal Conservation Area Character Appraisal and the Landscape Strategy for Cheshire West and Chester (2016).

A list of all the comments received is given in Appendix 5 together with how they have been considered and/or incorporated into the Draft NPlan.

#### 4.0 CONCLUSIONS

This Consultation Statement and the supporting reports are considered to comply with section 15(2) of the 2012 Neighbourhood Planning Regulations.

The Neighbourhood Planning Working Group ensured that at all stages of the preparation of the NPlan residents, businesses and organisations were consulted and had the opportunity to comment on the evolving NPlan. The willingness of residents to be involved is reflected in the responses rates of 55% and 37% to the 2 Household surveys and by the fact that over 180 comments were received in response to the call in the later survey for additional general comments.

The Vision which was developed from the input of the Communities and which forms the foundation for the Plan is:

**“Beeston, Tiverton and Tilstone Fearnall will retain its rural character and be a peaceful, beautiful and safe place to live and work. The environment, historic landscape, and features will continue to be enjoyed by residents and visitors alike. The three villages will remain as distinctive communities with their own identifies that will be enriched by small scale changes to the built environment. Residents will be able to enjoy a good quality of life, with safe and sustainable transport options, and through access to a range of local businesses, services and social opportunities. The Parishes will be well connected with the wider world via excellent utilisation of modern technologies.”**

#### 4.1 Regulation 15 Submission

The revised Draft Plan will now be submitted to CWAC for Regulation 15 Consideration along with a Basic Conditions Statement and this Consultation statement.

The Working Group would like to acknowledge the support given by CWAC Planning Policy Space Strategy Department and Cheshire Community Action in the preparation of the Plan.

# Appendix 1

## TIVERTON AND TILSTONE FEARNALL

### PARISH COUNCIL

Minutes of the Special Parish Council Meeting held on Tuesday 12 March 2013 at Tiverton Village Hall, commencing at 7.50 pm.

**Present:** Parish Councillors Ibbotson (Chairman), Cheshire (Vice Chairman), Farrall, Byrd, Hocknell, Wright and Turner. Parish Clerk.

There were no members of the Public at the Meeting

1. Apologies for Absence: None.

2. Declarations of Interest: None.

3. The Meeting was called to formally consider the Resolution to develop a joint Neighbourhood Plan for the area of the Parishes of Tiverton, Tilstone Feamall and Beeston.

4. Members had been presented with the documentation regarding the proposal to join with Beeston Parish Council to develop a Neighbourhood Plan at the previous meeting of the Parish Council on 8 January 2013. Beeston Parish Council held a Special Meeting on 5 March 2013 at which they formally agreed to jointly develop a Neighbourhood Plan.

5. It was proposed by Councillor Cheshire and seconded by Councillor Farrall that the Parish Council would develop a Neighbourhood Plan jointly with Beeston Parish Council. This was agreed unanimously.

6. The Terms of Reference of the Joint Sub Committee to develop the Plan are as follows:

a) To develop a Neighbourhood Plan for the area of the combined Parishes of Tiverton, Tilstone Feamall and Beeston

b) The Joint Sub Committee would normally consist of 4 Members from Tiverton and Tilstone Feamall PC and 3 Members from Beeston PC. This number may be varied and may also include co-opted residents from either PC.

c) The Sub Committee would develop the Draft Plan but decisions affecting implementation and finance require the approval of both PC's.

d) The Chairman and Clerk of both PC's will receive copies of all correspondence in relation to development of the Plan.

7) The Meeting closed at 8.00PM

Signed:

Chair



# Beeston Parish Council.

Minutes of a special meeting held on Tuesday, 5<sup>th</sup> March, 2013 at Beeston House, Moss Lane,  
which meeting started at 7.30pm.

The meeting was called as a special meeting to consider this council's response to a request from Tiverton and Tilstone Fearnall Parish Council regarding their proposal that our two Parish Councils might work together to develop a Joint Neighbourhood Plan for the area.

This request had been submitted at a recent meeting of Tiverton and Tilstone Fearnall Council when our parish councillors were invited along to consider this matter. There was considerable support from our council, but it was felt that a special meeting of our council should be called to formally agree or disagree such proposals.

There were no members of the general public at the meeting.

**1. Declaration of Interests.**

There were NO declarations of interest.

**2. Attendance and Apologies.**

In attendance, Parish Cllrs B Jenkins, (chairman), S Dunbar, G Thexton, D Weadall, D Haynes. (Clerk).

Apologies were received from Cllrs Jordan and Bennett.

**3.** It was agreed that as this was a one off special meeting the minutes of the P.C. Meeting held on 15 January 2013 along with the minutes of this special meeting should be presented at the next full meeting of this council in May.

**4.** Members were presented with all the available documentation regarding the proposal to jointly set up the Neighbourhood Plan.

After much consideration it was proposed by Cllr Jenkins, seconded by Cllr Dunbar and unanimously agreed that this council should agree to the setting up of a joint Neighbourhood Plan committee. It was proposed and seconded and unanimously agreed that Cllrs Dunbar, Weadall and Thexton, should be our representatives on that committee, and that all correspondence should also be sent to Cllr Jenkins as chairman and Doug Haynes as clerk to Beeston P.C. and that these two should have the right to attend as and when required at such joint meetings.

The clerk was instructed to notify Tiverton and Tilstone Fearnall (Cllr R Cheshire) of this decision, and to supply him with all contact details as necessary for our council to be so involved.

The meeting ended at 8.40 p.m.

## Appendix 2

### Cheshire West & Chester Council

Mr Phil canHore  
21 Linnet Close  
Winsford  
CW7 3FA

#### Spatial Planning

Cheshire West And Chester Council  
Chester, CH1 2HS  
Tel: 0300 123 7027

Web:  
[www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

our reference:  
**NP032/CM**

your reference: please ask for:  
Catherine Morgetroyd  
01244 973804

date:  
15 June 2013

Dear Phil

Neighbourhood Planning (General) Regulations 2012

Proposal: Application for the designation of a neighbourhood area

Location: The area of Tiverton, Tilstone Fearnall and Beeston

Thank you for submitting an application for a neighbourhood area on behalf of Tiverton and Tilstone Fearnall Parish Council.

I can confirm that Tiverton, Tilstone Fearnall and Beeston Neighbourhood Area was approved and designated on 13<sup>th</sup> June 2013.

The following information will now be published on the Cheshire West and Chester Council website at:

<http://www.cheshirewestandchester.gov.uk/residents/planning> and building control/neighbourhood planning.aspx:-

- Tiverton, Tilstone Fearnall and Beeston designated neighbourhood area
- map of the neighbourhood area
- name of the body who applied for the neighbourhood area

Neighbouring areas and other interested parties will also be informed of the decision.

Please find attached a copy of a map showing the designated neighbourhood area and a consultee letter with advice and information on Neighbourhood Planning.

If you require any further information, please do not hesitate to contact me.

Cont/d

# Cheshire West & Chester Council

Yours faithfully

Catherine Morgetroyd

Catherine Morgetroyd Principal Planning Officer Tel: 01244 973804  
Email: [NeighbourhoodPlanning@cheshirewestandchester.gov.uk](mailto:NeighbourhoodPlanning@cheshirewestandchester.gov.uk)

# Tiverton and Tilstone Fearnall Parish Council

Chairman  
Gordon Ibbotson  
Fountainhead Cottage  
Huxley Lane  
Brassey Green  
Tarporley  
CW69UG

Clerk to the Council Phil Sanders  
21 Linnet Close  
Winsford  
Cheshire  
CW73FA  
13 March 2013

Mr J Owens  
Strategic Manager-Spatial Planning  
Cheshire West and Chester Council The  
Forum Chester,  
CH12HS

Application for Neighbourhood Area under Part 2 Regulation 5 of the Town and  
Country Planning, England.  
The Neighbourhood Planning (General) Regulations 2012.

Dear Sir,

The Parish Councils of 1) Tiverton and Tilstone Fearnall and 2) Beeston have met separately and together and have in both Parish Councils voted unanimously to apply for a Neighbourhood Area in order to develop a Neighbourhood Development Plan. (See attached Minutes of the Formal Resolutions of the relevant Parish Councils). The Neighbourhood Area covers all of that land contained within the Parishes of Tiverton, Tilstone Fearnall and Beeston, the borders of which are marked in red on the attached OS Map copy.

In considering this application both Parish Councils feel that they have geographical and communal similarities. Both areas are predominantly agricultural areas interspersed with low density housing in small rural clusters. More importantly the border area between the Parishes is an important corridor formed by the Chester to Crewe Railway, the River Gowy and the Shropshire Union Canal. This corridor gives both Parish Councils strong common interests in the areas of Tourism, Industry,

Retail and Housing activities. A common Neighbourhood Plan covering both sides of the corridor is felt to be essential to ensure that any future development is in keeping with the character of the area and is sustainable, particularly in terms of the wellbeing of the residents and the protection of the built and rural environment.

This application is being made by Tiverton and Tilstone Fearnall Parish Council and Beeston Parish Council who are both relevant bodies with respect to 61G of the 1990 Act (schedule 9 Part 2 of the Localism act).

The Parish Councils would wish the Neighbourhood Area to be known as “ The Tiverton, Tilstone Fearnall and Beeston Neighbourhood Area.”

Key Contact Details:

Tiverton and Tilstone Fearnall Parish Council Chair: Mr Gordon Ibbotson,  
Clerk: Mr Phil Sanders, [Phil.sanders@sky.com](mailto:Phil.sanders@sky.com) Mr Roger Cheshire,

Beeston Parish Council: Mr B S Jenkins,  
Clerk, Mr D Haynes,  
Ms Daphne Weedall,

We the undersigned are hereby declaring our intent to apply to designate the Parish of  
Tiverton, Tilstone Feamall and Beeston as a Neighbourhood Area:

Phil Sanders      G Ibbotson  
BS Jenkins      (Acting Clerk)

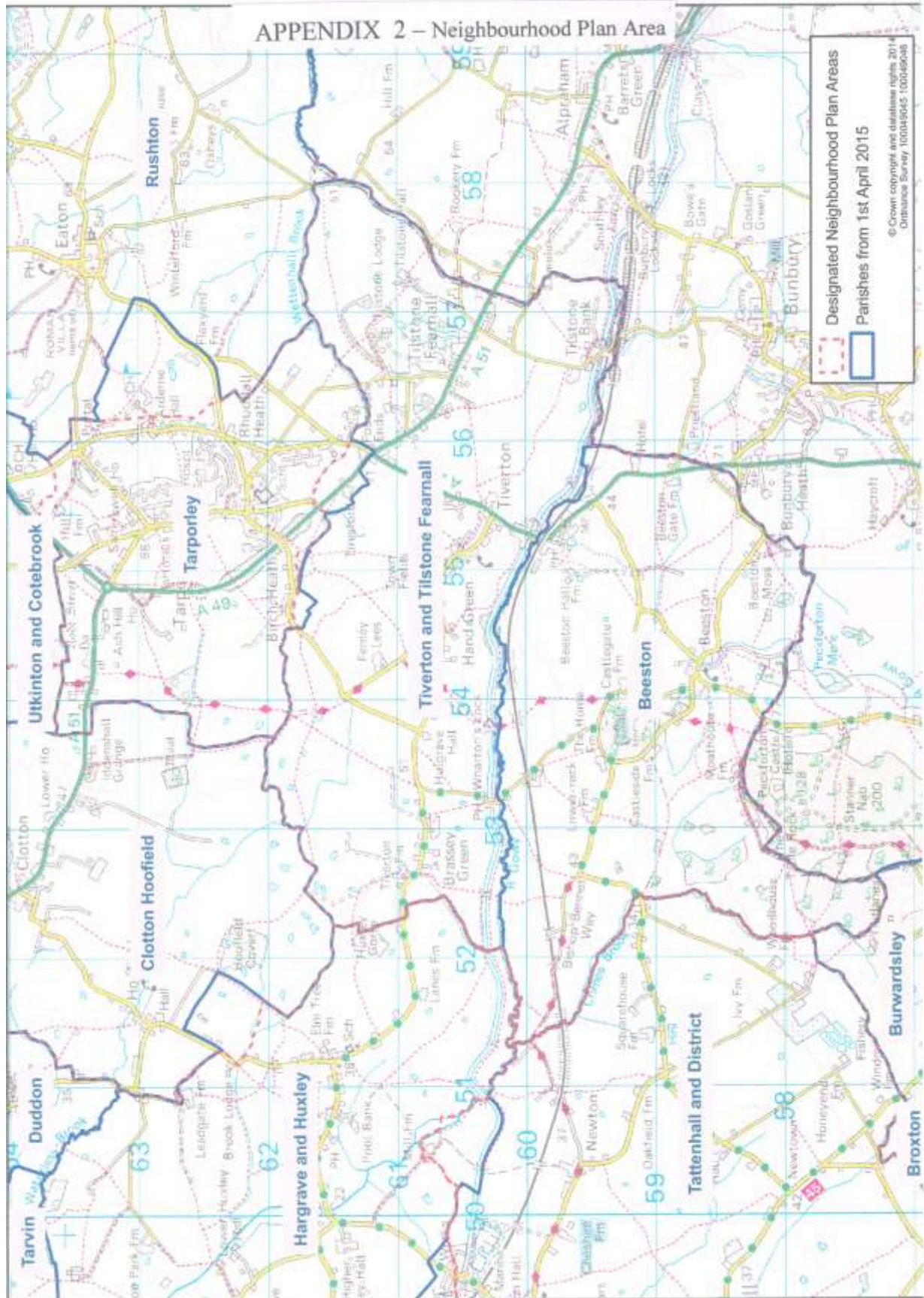
D Haynes

Dated :13 March 2013

Phil Sanders

Clerk to the Council

## APPENDIX 2 – Neighbourhood Plan Area



## Appendix 3

### Tiverton and Tilstone Fearnall Parish Council

Chairman  
Gordon Ibbotson  
Fountainhead Cottage  
Huxley Lane  
Brassey Green  
Tarpoley  
CW69UG

Acting Clerk to the Council Roger Cheshire  
Hill House  
Beeston Brook  
Tiverton  
Cheshire  
CW69NH  
18 March 2013

Ms C Morgetroyd Principal Planning  
Officer Cheshire West and Chester  
Council The Forum Chester.  
CHI 2HS

Application for Neighbourhood Area under Part 2 Regulation 5 of the Town and  
Country Planning, England. - Lead Council

Dear Catherine,

The Parish Councils of 1) Tiverton and Tilstone Fearnall and 2) Beeston  
agree that Tiverton and Tilstone Fearnall Parish Council will be the lead council with  
respect to activities in connection with the above application

Yours faithfully,

For Tiverton and Tilstone Fearnall Parish Council:

Gordon Ibbotson

Roger Cheshire  
Acting Clerk to the Council

For Beeston Parish Council:  
Brian Jenkins  
Chair

**Douglas Haynes Clerk to the Council**



## APPENDIX 4- POLICY PROPOSALS REPORT AND SURVEY



# Policy Proposals Survey Report

**March 2015**



Registered Charity: 107467 | Company No: 3555199 |  
[www.cheshireaction.org.uk](http://www.cheshireaction.org.uk)



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## **1.0 Introduction**

This report presents the results of a survey to assess the opinion of the communities of Tiverton, Tilstone Fearnall and Beeston on the policy proposals of the Neighbourhood Plan. The policy proposals were prepared by the Tiverton, Tilstone Fearnall & Beeston Neighbourhood Plan Working Group in the light of previous consultations with the community and other evidence.

The survey was designed with the help of Cheshire Community Action, an independent charity supporting rural communities. Cheshire Community Action also collated and analysed responses to the survey.

This report is prepared by Cheshire Community Action on behalf of the Tiverton, Tilstone Fearnall & Beeston Neighbourhood Plan Working Group. All personal information that has been received as part of the survey is treated as confidential in order to comply with data protection laws.

## **2.0 Methodology**

The survey, shown in Appendix A, sets out the vision and then a series of objectives and policy proposals for five topics covered by the neighbourhood plan. A summary of the work done on the plan to date and feedback from earlier consultation on issues and priorities was also presented at the start of the survey. Individuals were asked to respond 'Yes' if they agreed to a proposal or 'No' if they disagreed.

The survey was posted on 18<sup>th</sup> February 2015 to all households in the neighbourhood area, comprising the parishes of Tiverton, Tilstone Fearnall and Beeston. Individuals could either complete the hard copy of the survey or complete it on-line. Those filling in the survey by hand could return it in a freepost envelope addressed to Cheshire Community Action. The deadline for on-line responses and hard copy returns was 14<sup>th</sup> March 2015 and therefore households had over three weeks to respond.

Cheshire Community Action carried out data entry and analysis of responses. Hard copy responses were entered onto the same database as those already completed on-line, using Survey Monkey. This software was also used to analyse the responses.

## 3.0 Results

### 3.1 Overall response

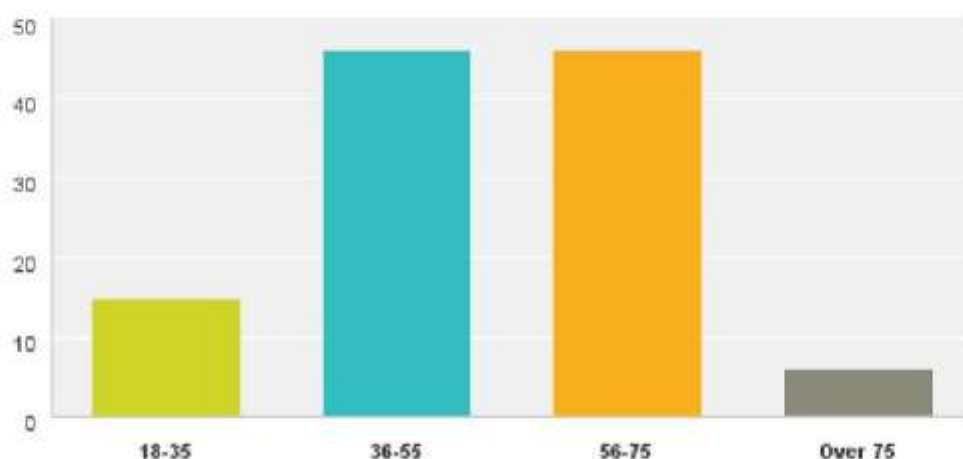
A total of 115 surveys were returned out of the 310 surveys distributed. More than one response was allowed per household so it is not possible to be exact about the response rate, however, this gives an approximate response rate of 37% which is a good response and to be expected for a community led plan.

### 3.2 Who responded to the surveys?

At the end of the survey people were asked to provide some basic information about themselves. 58 women and 49 men responded to the question on gender. Most respondents were aged 36 to 75. There was a relatively good response from young adults for surveys of this kind, with 15 (13%) respondents aged 18 to 35. Overall the profile of respondents is a fair reflection of the age profile of the neighbourhood area.

#### Q38 2. How old are you?

Answered: 113 Skipped: 2



Fifty two respondents indicated that they wanted to be contacted at a later stage to comment on the draft plan and provided their email addresses (these have been provided in confidence to the Neighbourhood Plan Working Group). Fifty nine respondents did not want to be contacted at a later stage.

### 3.3 Responses to the Policy Proposals

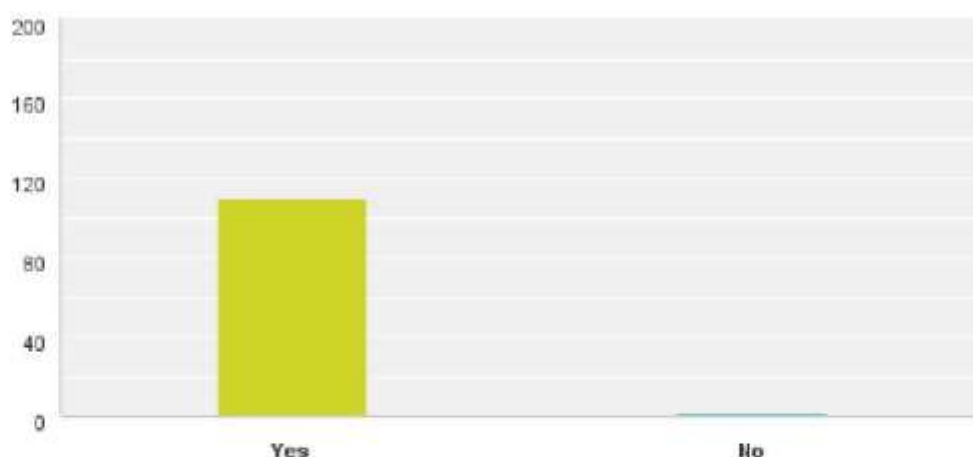
In this section some of the results are shown in chart form and some in tabular form. Both the tables and charts show the **number** of responses to each question, remembering that people were asked to indicate 'Yes' if they agreed with the proposal and 'No' if they disagreed with it. Objectives and proposals set out in the survey are summarised in this section. See Appendix A for the full text. This section also refers to the comments received at the end of survey which are shown in full in Appendix B.

#### Vision

The Vision was presented as: *"The area of Tiverton, Tilstone Fearnall and Beeston will retain its rural character and be a peaceful, beautiful and safe place to live and work. Its historic landscape and features will continue to be enjoyed by residents and visitors. The three villages will remain as distinctive communities with their own character. Residents will be able to enjoy a good quality of life with access to local facilities and activities as well as efficient transport and communication systems."*

#### Q1 Please tick Yes if you agree with the Vision or No if you disagree

Answered: 112 Skipped: 3



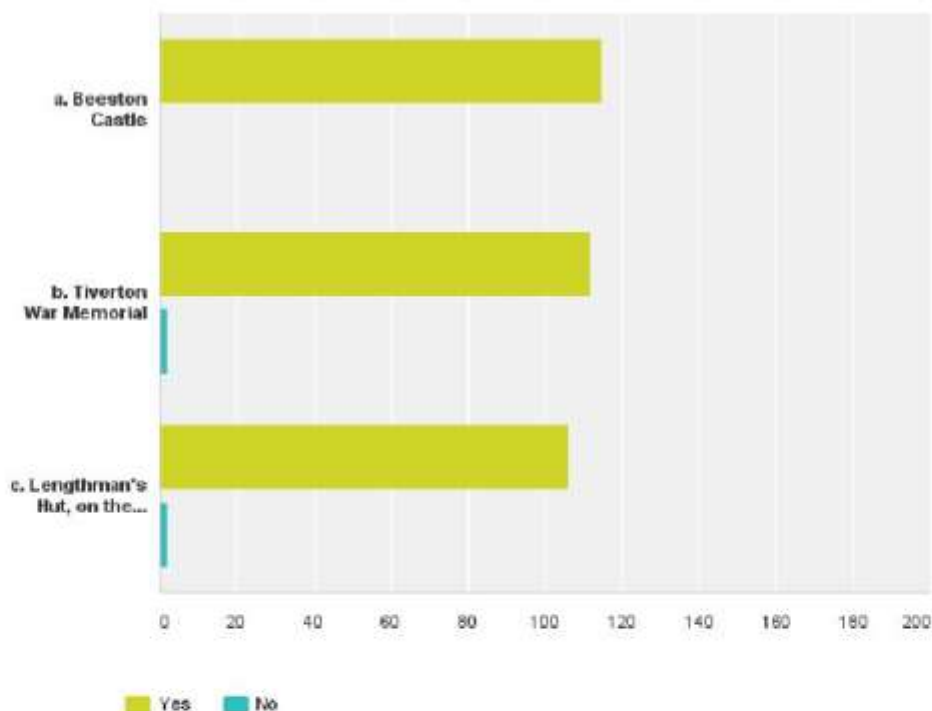
93% of respondents agreed with the Vision and only two people disagreed with it. There were no specific comments on the Vision.

## Built Environment and Heritage

	Yes	No	Total
<b>Objective 1: to protect the rural character and heritage assets of the area</b>	25	2	27
<b>Proposals:</b>			
1. Development must respect local built character	114	0	114
2. Development must protect existing views of the castle from the villages and public footpaths	112	2	114
4. Encourage development that incorporates renewable energy initiatives, energy efficiency measures and reused building materials	99	11	110

### Q5 3. Buildings and structures of historic significance will be identified as historic assets and will be protected from harmful development. These are:

Answered: 115 Skipped: 0



There was strong support for the proposals on built environment and heritage. 100% of respondents agreed with the first proposal that development should respect local built character. The relatively low response to the objective can be explained by the 'Yes' and 'No' options being missed from the hard copy



survey form. Despite this, the majority of those responding to the objective (mostly on-line responses) were in favour of it.

There was some opposition to the proposal for renewable energy initiatives, although this came from a minority of respondents. Analysis of the comments on this issue suggests that this is because of concerns about the unsightliness of wind turbines and in one case "*large banks of solar panels*".

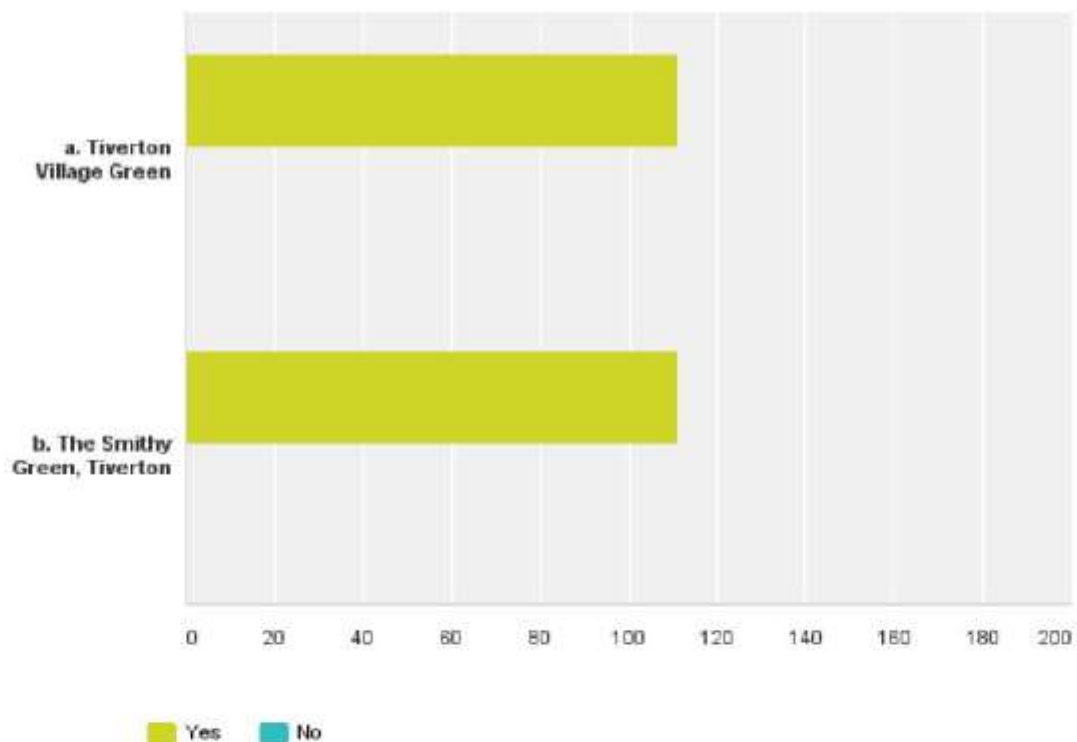
## Natural Environment and Local Character

	Yes	No	Total
<b>Objective 2: To protect the natural environment and tranquillity of the area</b>	106	0	106
<b>Proposals:</b>			
1. Development proposals must respect and respond to local landscape character.	111	1	112
2. River Gowy, Shropshire Union Canal, towpath and embankment areas will be protected and enhanced.	114	0	114
3. Development along the River Gowy and Shropshire Union Canal must be sensitive and enhance their heritage and environmental value.	114	0	114
4. All public footpaths will be protected from development and maintained.	113	1	114
5. Development must retain and be sensitive to views of open countryside and local landmarks from public footpaths.	112	2	114
6. Development must ensure the retention of existing stone and wooden stiles.	108	5	113
7. Where feasible new development should incorporate sympathetic landscaping plans.	113	1	114
8. All new developments should plant at least one tree of a native species for every new household.	102	10	112
9. Mature trees must be retained with all development proposals.	100	13	113

10.Existing hedgerows and their surrounding features should be preserved and maintained.	111	4	115
11.Development must protect and where possible enhance existing ponds and their wildlife value.	107	7	114

**Q19 12. Open spaces of value to the community will be designated as Local Green Space and as such must not be harmed or lost by development except in very special circumstances. These open spaces are:**

Answered: 111 Skipped: 4



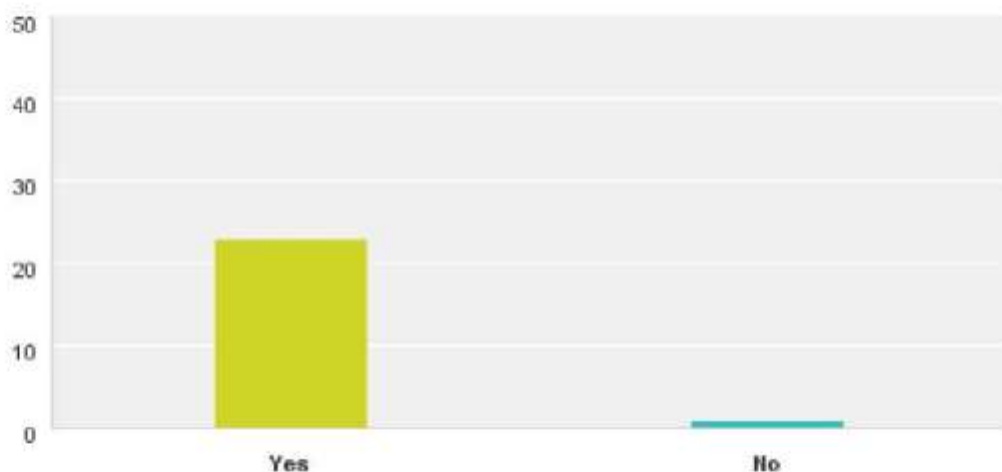
There was strong support for the objective and proposals to protect the natural environment. All of the proposals received support from over 88% of respondents. Proposals to respect and enhance the River Gowy and Shropshire Union Canal received unanimous support. Proposals to designate Tiverton Village Green and The Smithy Green in Tiverton as Local Green Space also received unanimous support.

There were a couple of comments in opposition to the proposal relating to tree planting. One comment was: *"tree planting is laudable and necessary but should be done with thought and consideration"*. Another comment was *"the placing of new trees can in the future create many problems, such as root damage to drains, septic tanks, walls, footings and subsidence. They can also cause neighbour disputes by casting shadows on homes and gardens."*

## Housing

### Q20 Objective 3: To ensure new housing meets the needs of the local population

Answered: 24 Skipped: 91



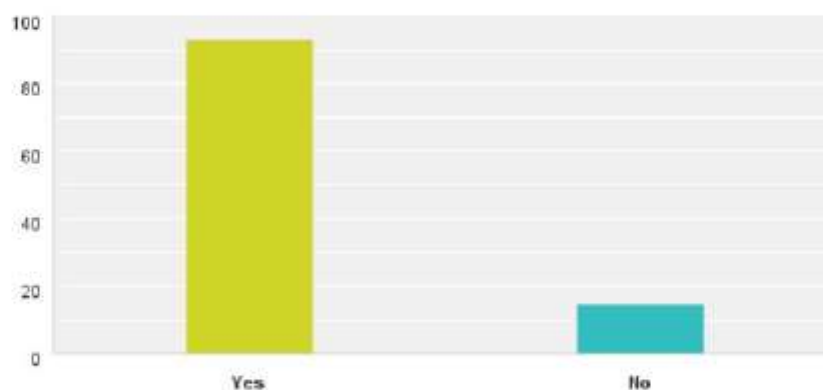
The majority of respondents supported the housing proposal. Although there was a relatively low response to the objective because the 'Yes' and 'No' options were omitted from the hard copy survey, the majority of those responding to the objective (mostly on-line responses) were in favour of it.

There were a few comments about the recent housing development in Beeston and concerns about controlling the scale of future housing. One comment was *"while supporting growth and development in the area I am strongly opposed to housing developments that are disproportionately large compared to the number of existing properties."*



**Q21 1. New housing schemes must reflect housing needs as identified in the 2013 household survey and include affordable and sheltered housing**

Answered: 108 Skipped: 7



## Employment

	Yes	No	Total
<b>Objective 4: To encourage small businesses that will support the local economy and provide jobs for residents of the three villages</b>	106	5	111
<b>Proposals:</b>			
1. Proposals which extend or provide new small scale employment opportunities for the local economy will be encouraged, especially on previously developed sites.	102	7	109
2. Proposals that combine living and small-scale employment space will be encouraged.	101	9	110
3. Proposals for the re-use or conversion of suitable buildings for small business purposes will be supported.	105	6	111
4. All proposals for business development must demonstrate that they will support the local economy, respect the local character, provide adequate vehicle and cycle parking and that the traffic generated can be adequately accommodated on the local highway network.	107	3	110
5. Loss of existing business premises and sites will be resisted.	88	15	103

The employment objective and proposals received support from the majority of respondents, with at least 85% of respondents agreeing with them.

## Community

	Yes	No	Total
<b>Objective 5: To sustain and improve existing community facilities</b>	112	0	112
<b>Objective 6: To ensure the area is safe and easy to move around in</b>	111	1	112
<b>Objective 7: To encourage sustainable forms of transport</b>	108	3	111
<b>Proposals:</b>			
1. Proposals for the retention, refurbishment or improvement of existing community facilities will be supported.	107	1	108
2. Proposals for the expansion and improvement of the electronics communication network and high speed broadband will be supported.	108	2	110
3. Development proposals that generate increased through traffic in the villages must ensure the safety of pedestrians.	106	5	111
4. Proposals for new street lighting must be in keeping with the rural character of the area and may include 'part night' lighting.	109	3	112
5. All new development will be expected to address the impact and benefits on new community infrastructure and how any impacts can be mitigated.	107	0	107
6. Financial contributions paid by developers to the community will be used to deliver priorities identified in the neighbourhood plan.	106	1	107

The community objectives and proposals received particularly strong support with at least 95% of respondents in agreement with them.

This topic received the most comments, in particular comments relating to traffic speeds, public transport and broadband. There was concern about the impact of traffic speeds on the safety of pedestrians, especially near Beeston outdoor centre. There were comments that there should be speed restrictions on the A49 and A5. Some considered better bus services to be a priority,

calling for better links to Northwich, Crewe & Chester. One comment was: *"The transport sub-committee specifically recommended the existing Tarporley bus service routes closer to the railway stations at Crewe and Chester thus increasing the value of the current service at minimal cost. It was agreed in committee that this should be specifically identified as an objective."* Another comment was *"better broadband is greatly required, as more pressure is put upon us to complete various business activities via the internet, we are at the end of the line and have very poor speed causing a lot of problem."*

## **4.0 Conclusions & Recommendations**

Overall there was very strong support for the vision, objectives and proposals set out in the survey.

Particular issues where there were a number of concerns were:

### **Renewable energy**

There was concern that the plan would encourage wind farms and solar farms. The plan therefore needs to make clear that it supports renewable energy initiatives on an individual property basis or small scale eg solar panels on the roof or rainwater harvesting systems.

### **Tree planting**

There was concern that encouraging tree planting could lead to problems for property owners. Any policy should be carefully worded to ensure that tree planting must be implemented in a sensitive fashion.

### **Scale of housing**

There was opposition to large housing sites because of the impact on existing character of the communities. The Local Plan policies should provide some control over this but the neighbourhood plan could also ensure there are adequate policies protecting the character of the villages and the surrounding landscape.

### **Traffic speeds, public transport and broadband**

There were concerns about these issues and suggestions for improvements. Since planning policies alone cannot deliver these improvements, the plan document could instead identify a number of projects that are a priority for the community and could be funded by developer contributions or other sources.

The results of the survey provide a good basis for preparing the next stage of the plan, the draft plan stage. It is recommended that the Neighbourhood Plan Working Group reviews the results of the survey, takes on board the comments made and considers how the issues above should be addressed in the draft plan.

## **APPENDIX A- POLICY PROPOSALS SURVEY AND REPORT**



# **Tiverton, Tilstone Fearnall & Beeston Neighbourhood Plan**

**Policy Proposals Survey  
February 2015**

The Neighbourhood Plan Working Group has considered all your comments so far and identified a vision of how the area should look up to 2030 and objectives for achieving the vision

**Now it is up to you again to express your views**

Your responses to this survey will help us draft policies for the Plan

Responses are required by 14 March 2015



## About our neighbourhood plan

A neighbourhood plan is a plan drawn up by a community. It sets out a shared vision and policies to shape growth and development of the local area. Our neighbourhood plan will cover the three parishes of Tiverton, Tilstone Fearnall and Beeston for the next 15 years to 2030. Once it is made the plan must be used by Cheshire West & Chester Council in deciding planning applications, alongside the borough-wide Local Plan. It will also help to identify projects that are important to the community.

### The Neighbourhood Plan Area



## What has been done so far?

- Neighbourhood plan working group established in May 2012
- Newsletter to all households and businesses in Tiverton & Tilstone Fearnall parishes announcing intent to produce a neighbourhood plan August 2012
- Agreement with Beeston parish council to apply for a joint neighbourhood plan area March 2013
- Application for Neighbourhood Area approved by Cheshire West & Chester Council in July 2013
- Questionnaire to all households and businesses August 2013
- Analysis of results of questionnaire and topics established November 2013
- Presentation evening at Tiverton Village Hall, sub-groups formed February 2014
- Gathering evidence and drafting proposals February to August 2014

## What you think of the Neighbourhood Area

(Taken from the questionnaire responses in 2013)

### **Your likes:**

- Rural character of villages
- Beauty of the landscape
- Trees and natural environment

### **Your concerns:**

- Traffic speeds and safety of pedestrians
- Lack of safe pathways
- Poor broadband
- Poor mobile phone reception
- Poor public transport
- Lack of social events
- Maintenance of roads and pavements
- Poor street lighting

### **Your priorities:**

- Retention of rural character of village
- Better broadband
- Better mobile phone reception
- Better road surfaces
- More, safer pathways
- Re-opening of Beeston railway station
- Better public transport
- Improvements to Red Fox traffic lights
- Traffic calming, better enforcement of speed limits
- Shops
- More social events
- Protection of areas of beauty

## What we would like you to do now

On the next few pages we set out the vision, objectives and proposals with questions.

Please tick Yes or No on the right of the page. You do not have to answer all of the questions if you do not want to, but please answer as many as you can as this will help us, the Working Group, to draft the plan. If you wish to add any comments there is a space on the back page.

Anyone aged 18 or above and resident in the parish can complete the survey so more than one response per household is welcome. You may take copies of the form so that each person can complete their own. There are a number of ways to complete and return the survey:

- Please try to complete it on-line at:  
[www.surveymonkey.com/s/ttfbpolicyproposals](http://www.surveymonkey.com/s/ttfbpolicyproposals) , otherwise
- Return the completed survey in the freepost envelope provided

## What will happen after the return of the survey?

- Cheshire Community Action (an independent charity supporting rural communities) will collate, record and analyse your responses on behalf of the Working Group
- The Working Group will draft the Plan
- You will get a chance to comment on the full draft plan in Spring 2015
- The proposed Plan will be submitted to Cheshire West & Chester for consultation with a range of statutory groups and for subsequent approval by the Council
- The proposed Plan will be examined by an independent examiner
- You will then be able to vote on the Plan in a local referendum and it must be approved by a majority of those voting for the Plan to come into force ie used to decide planning applications in Tiverton, Tilstone Fearnall and Beeston parishes.



# Survey

## A. Vision

The area of Tiverton, Tilstone Fearnall and Beeston will retain its rural character and be a peaceful, beautiful and safe place to live and work. Its historic landscape and features will continue to be enjoyed by residents and visitors. The three villages will remain as distinctive communities with their own character. Residents will be able to enjoy a good quality of life with access to local facilities and activities as well as efficient transport and communication systems -----

Yes No

Please put a circle around Yes if you agree with this Vision or around No if you disagree

## B. Built Environment and Heritage

Please put a circle around Yes if you agree or around No if you disagree

Objective 1: To protect the rural character and heritage assets of the area

Our proposals:

1. Development must respect and where possible enhance local built character, especially in terms of scale, density, integration with surrounding buildings, materials and impact on views----- Yes No
2. Development must protect existing views of the castle from the villages of Tiverton, Tilstone Fearnall and Beeston, and from public footpaths---- Yes No
3. Buildings and structures of historic significance will be identified as historic assets and will be protected from harmful development. These are:
  - a. Beeston Castle \_\_\_\_\_ Yes No
  - b. Tiverton War Memorial \_\_\_\_\_ Yes No
  - c. Lengthman's Hut, on the Canal \_\_\_\_\_ Yes No
4. Development that incorporates renewable energy initiatives, energy efficiency measures and reused building materials will be encouraged -- Yes No

## C. Natural Environment and Local Character

Please put a circle around Yes if you agree or around No if you disagree

Objective 2: To protect the natural environment and tranquillity of the area--- Yes No

Our proposals:

- |  |     |    |
|--|-----|----|
| 1. Development proposals must respect and respond to local landscape character as identified in the Cheshire Landscape Character Assessment 2008*-----       | Yes | No |
| 2. The River Gowy , Shropshire Union Canal, towpath and embankment areas will be protected and enhanced -----  | Yes | No |
| 3. Any development along the River Gowy and Shropshire Union Canal must be sensitive to and enhance their heritage and environmental value -----             | Yes | No |
| 4. All public footpaths including green lanes and the Sandstone Trail will be protected from development and maintained -----                                | Yes | No |
| 5. Development must retain and be sensitive to views of open countryside and local landmarks, including Beeston Castle, from public footpaths----            | Yes | No |
| 6. Development including new gates and access ways, must ensure the retention of existing stone and wooden stiles -----                                      | Yes | No |
| 7. Where feasible new development should incorporate sympathetic landscaping plans that include traditional hedgerow plants such as hawthorn and beech ----- | Yes | No |
| 8. All new developments should plant at least one tree of a native species for every new household -----   | Yes | No |
| 9. Mature trees must be retained with all development proposals -----  | Yes | No |
| 10. Existing hedgerows and their surrounding features, including sandstone walls, should be preserved and maintained -----                                   | Yes | No |
| 11. Development, including extensions of existing properties, must protect and where possible, enhance, existing ponds and their wildlife value ----         | Yes | No |

*\*The Cheshire Landscape Character Assessment 2008 classified the whole of Cheshire's landscape character, as a tool for informing planning policies, guiding development and managing the landscape. This area is covered by three landscape types: Sandstone Fringe, West Lowland Plain and Rolling Farmland*



12. Open spaces of value to the community will be designated as Local Green Space and as such must not be harmed or lost by development except in very special circumstances. These open spaces are:

- |                                     |     |    |
|-------------------------------------|-----|----|
| a. Tiverton Village Green -----     | Yes | No |
| b. The Smithy Green, Tiverton ----- | Yes | No |

## D. Housing

Please put a circle around Yes if you agree or around No if you disagree

Objective 3: To ensure new housing meets the needs of the local population

Our proposal:

- |  |     |    |
|--|-----|----|
| 1. New housing schemes must reflect housing needs as identified in the 2013 household survey and include affordable and sheltered housing----- | Yes | No |
|--|-----|----|

## E. Employment

Please put a circle around Yes if you agree or around No if you disagree

Objective 4: To encourage small businesses that will support the local economy and provide jobs for residents of the three villages -----

Our proposals:

- |   |     |    |
|---|-----|----|
| 1. Proposals which extend or provide new small scale employment opportunities for the local economy will be encouraged, particularly on previously developed sites -----  | Yes | No |
| 2. Proposals that combine living and small-scale employment space will be encouraged provided that there is no adverse impact on the character and amenity of residential areas -----   | Yes | No |
| 3. Proposals for the re-use or conversion of suitable buildings for small Businesses purposes, including bed & breakfast establishments, will be supported -----  | Yes | No |
| 4. All proposals for business development must demonstrate that they will support the local economy, respect the local character, provide adequate vehicle and cycle parking and that the traffic generated can be adequately accommodated on the local highway network ----- | Yes | No |
| 5. The loss of existing business premises and sites will be resisted -----  | Yes | No |

## F. Community

Please put a circle around Yes if you agree or around No if you disagree

Objective 5: To sustain and improve existing community facilities -----	Yes	No
Objective 6: To ensure the area is safe and easy to move around in -----	Yes	No
Objective 7: To encourage sustainable forms of transport -----	Yes	No
Proposals:		
1. Proposals for the retention, refurbishment or improvement of existing community facilities will be supported provided the proposals have no significant harmful impacts on amenities of residents or neighbouring uses -	Yes	No
2. Proposals for the expansion and improvement of the electronics communication network and high speed broadband will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings or other structures and the cumulative impact on character and appearance of the neighbourhood plan area is minimised ----	Yes	No
3. Development proposals that generate increased through-traffic in the villages must ensure the safety of pedestrians, by way of lighting, improvements to pavements, speed restriction signs or other safety measures -----	Yes	No
4. Proposals for new street lighting must be in keeping with the rural character of the area and may include 'part night' lighting -----	Yes	No
5. All new development will be expected to address the impact and benefits on new community infrastructure and how any impacts can be mitigated ---	Yes	No
6. Financial contributions paid by developers to the community, either through S106 contributions, New Homes Bonus or Community Infrastructure Levy will be used to deliver priorities identified in the neighbourhood plan*-----	Yes	No

\*These will be priorities identified in responses to the previous household survey:

- Re-opening of Beeston railway station
- Introduction of a 'dial-a-ride' service within the Greater Tarporley area
- Improvements to bus services to and from Tarporley, Chester and Crewe
- Safety improvements to key road junctions at the Red Fox, A49/Huxley Road and A49 Bridge at Beeston Brook
- Traffic calming measures in all three villages
- Improve street lighting on the A49 through Tiverton and Beeston
- Pavement improvements throughout the area

## G. About You

To be able to check how representative this survey is of the community, we would be grateful if you would provide some information about yourself.

Please **tick** the appropriate box

1. Are you:            Female ☐            Male ☐
2. How old are you?  
18-35 ☐    36-55 ☐            56-75 ☐            Over 75 ☐
3. Would you like to be contacted on-line at a later stage to comment on the draft neighbourhood plan?  
Yes ☐            No ☐

If yes, please supply your email address .....

### Other Comments

Please use the space below for any other comments:



## Appendix B Comments

the boatyard and buildings at beeston castle wharf should stay as a boat yard
very happy with all of this except the proposal referring to sustainable forms of transport. this sentence seems to me to be unclear in its meaning
while supporting growth and development in the area i am strongly opposed to housing developments that are disproportionately large compares to the number of existing properties
public transport and opening of beeston train station would be a great asset to beeston community and help the disabled and venerable to be more mobile and get around easier. more street lighting would be good
between the red fox and alraham on the a51 the speed limit should be a max 40mph.
natural hedging should be used instead of closeboarded fencing
i am particularly concerned with the speed of the traffic on the a49- want it to be 30mph
we are amazed at the current property development in beeston. the proximity of houses to the a49 is unbelievable. taking into account the sheer volume and speed of traffic through beeston, they are an accident waiting to happen. Also, additional entry/exits raise safety issues on what is already a dangerous stretch of road
a speed restriction is urgently needed on the A51 tarporley to alraham
speed limits in beeston village and a better parish council in beeston
question b4- except for wins farms and large banks of solar panels
the countryside should be allowed to breath and expand
you certainly made a mistake by demolishing the pub at beeston and developing houses on there. looks terrible.
tree planting- is laudable and necessary but should be done with thought and consideration. my neighbour has planted numerous trees which has improves his environment but cost me my view of the welsh hills
the countryside is made up of narrow country lanes, not many pathways, certainly not littered with signs and filled with desirable houses and green fields;not cheap red brick boxes! it should be kept this way so that people aspire to move here
whilst i understand that street lights on the a49 might improve safety i am also concerned that it should not be intrusive to those who live alongside the a49
no more developments wanted like that on a45 at beeston - should never have been allowed.
we strongly object to be joined with tiverton and tilston fearnall as we have nothing in common with them.
some cycle paths would be nice
better broadband is greatly required, as more pressure is put upon us to complete various business activities via the internet. we are at the end of the line and have very poor speed causing a lot of problem.
as a family with teenager, public transport is our top priority, much more than landscape and views. faster broadband would be very helpful as well, but mobile is already very here on bates mill lane.
the neighbourhood plan should ensure that if the railway line is electrified in the future, the visual effect of pylons and cabuns is kept to a minimum and views are protected from footpaths and canal towpaths and the conservation area of tilstone bank.
protect the local area and dont just build anywhere
please help ensure these rural villages have very good public transport dial a ride etc
although we have indicated (c8) as "no", this is based on the fact that the placing of new trees can in the future create many problems, such as root damage to drains, septic tanks, walls, footings and subsidence. they can also cause neighbor disputes by casting shadows on homes and gardens. there should be an urgent review of heavy commercial large farm tractors and implements traveling through tiverton at dangerous speeds without consideration to local infrastructure and life. it is throughout the spring, summer and autumn they lead up to 24 hours a day farm produce, etc. the size of the roads cannot sustain such vehicles which almost cover the full width of the roads and lanes.
flooding often occurs on a number of roads, also there are many pot holes on the roads.

no thought whatsoever seems to have been put into the positioning of the new houses on the beeston market site. they are dreadful-built smack on the pavement
There is no mention of tilstone fearnall in these question's. you are not covering the area completely
I am dismayed that an OS field has been allowed, to the detriment of the beauty of the landscapes, been turned into a chicken rearing business. The field is full of ramshackle sheds and has spoiled the landscape. The brook has been turned into a duck pond and the council has done absolutely nothing about this.
Increased agricultural traffic is impacting on the condition of roads in the area.
Litter - new bins provided at a49/beeston castle junction.
more grid maintenance
Traffic speeding through tiverton, especially large vehicles are destroying verges. It no longer feels safe to walk where there is no pavement. Internet connection has very poor speeds and fluctuates wildly.
there is no mention of connecting gas to the village. This should be considered a priority Improved road signs to approach to beeston outdoor centre for school children. better maintenance of footpath on pecforton road, beeston leading to above. Also speed restrictions in place especially in outdoor centre area. Ditch clearing should be made compulsory for farmers and councils to minimise flooding on country lanes and roads.
C.8 - the beeston auction site could develop into over 120 houses, in a quite wooded area, and that many trees planted may not be feasible. D.1 - social housing should be included in this for local children brought up in villages. F.7- To include opening beeston railways station. it is an extremely voiced wish of local people. proposals 2 - Extra care should be taken in s.si areas. 3.g have looked into reducing the speed of traffic through beeston. C.W.A.C informed me of the procedure, and it isnt an easy formula to implement. We have the outdoor education centre where children are walking the pavements often. Traffic comes through much to fast for safety.
1- in view of the huge development of the beeston brook area i feel we must oppose any further large scale housing projects in our area. any more housing will destroy the area.
We would prefer that wind turbine proposals are rejected.
I am not in favour of wind turbines as a form of renewable energy.
I would hope that future developments will be entirely sympathetic with the environment and blend with existing properties in the area, unlike the new development at St George's Place in Beeston.
B. 4. I would not like to see any windmills though. F. 2. I hope this does not mean that there are going to be lots of satellite dishes, etc, seen on buildings everywhere.
Please do not allow wind farms or other unsightly and ineffective renewable energy initiatives.
we have beee here before. some of the questions are possibily a bit menaingless in terms of most peoples every day lives. the days of a living community has virtually disappeared, and one of the main issues - safe pedestrian travel around the village and between Tarporley is addressed -then people will continue the live their lives in their cars and not engaging with neighbours. A pedestrian crossing at the Red Fox is a must
The Transport sub committee specifically recommended the existing Tarporley bus service routes to pass closer to the Railway Stations at Crewe & Chester thus increasing the value of the current service at minimal cost. It was agreed in committee that this should be specifically identified as an objective. GV
Some boxes not ticked because statements were unclear, comments only at the end do not allow expression of this. Street lighting essential for safety which is more important than rural character.. Bus service needs more emphasis, even if station is reopened.
I would like to see a direct bus link to Northwich. There is a massive investment going into Northwich at the moment in terms of supermarkets and leisure facilities. There would also be employment opportunities for people living in the Tiverton area. It would also be useful if there was public transport to one of the nearby railway stations (e.g. Cuddington) to enable a train to be caught to Stockport or Manchester (for example).
we feel that any extra money flowing to the village should be looked at on a one off basis and not used for costs that should be paid by other bodies such as the railways or the highways authorities.Paying for gas to be provided to the village may well be worth considering.

## Appendix 5

### List of Comments and How they have been addressed

Aims - add enhance and designated and non designated heritage assets to Aim 6.	Aims revised to include comment
Include reference to Landscape Strategy for Cheshire West and Chester (2016)	Included in Policies BE 1,2 and 3 Policy explanation
Reference to infill not consistent with Strategy 9 of Local Plan	"Infill" removed from Aims
Reorganise Policy BE2 to focus on energy efficiency and positive environmental changes.	Policy BE2 reworded to include efficient and renewable energy use
Policy BE2 bullet point 2 overlaps with Policy NE4	Bullet point removed
Policy BE3 reference to no more than 10 dwellings in a group not justified	Replaced by reference to Strategy 9 of CWAC Local Plan
Policy BE3Bullet Point 2 needs reference to CWAC Strategic Housing Market Assessment (2013)	Reference added as explanation
Policy BE3 Bullet Point 3 needs explanation of changes to government policy with respect to affordable homes requirement	Explanation of section 157(1) of the Housing Act 1985 and current government policy added.
Policy ED3 needs conditions that attempts to preserve employment are not viable.	Condition added to Policy
Policy ED3 refers to ED6	Reference changed to reference to Policies EDI and 2
Policies ED5 and 6 need separating into ED5 Broadband and ED6 Radio and Telecommunications Masts	Policies separated as advised
Policy T2 Outside the remit of the Local Plan or national agendas	Changed to being an aspiration in explanatory text.
Policy NE1, Beeston Casle, text of Policy needs expanding to be more specific.	Text of Policy rewritten to include more detail.
Policy NE1 Beeston Castle, add reference to Historic England Guidance on "Setting"	Reference added in explanatory text
Policy NE1 Beeston Castle is not an SSSI but is a Scheduled Monument	Explanatory text changed to correct
Policy NE2 Waterways, change "conflict with" to "adversely affect"	Text Changed
Policy NE2 Waterways, add reference in explanatory text " Chester Canal Conservation Area Appraisal (2016)"	Reference added
Policy NE2 Reference to Beeston Iron Lock Scheduled Monument needs adding	Text added to section on Shropshire Union Canal

Policy NE3 Footpaths, Green Lanes not known.	Green Lanes deleted
Policy NE4 Views Appendix 4, Views not related to Policy	Text Added to Policy NE4 to refer separately to Specific and Public Views
Policy NE4 Views, View 1 is of a Road	View 1 removed from local views
Policy CPI and CP2 no distinction between activities and assets	Policy rewritten for clarification and renamed Community Assets and Community Activities