

# BROXTON & DISTRICT CONSULTATION STATEMENT



October 2015

# BROXTON & DISTRICT CONSULTATION STATEMENT

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# BROXTON & DISTRICT CONSULTATION STATEMENT

## Introduction

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This Consultation Statement is a summary of the community consultation that was undertaken when producing the Broxton & District Neighbourhood Plan (NP).

This document shows how the requirements of Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been met during the production of the Neighbourhood Plan.

In July 2012 after gaining the support of the Broxton & District Parish Council, a Neighbourhood Plan Steering Group (NPSG), consisting of local residents and Parish Councillors was formed, and tasked with producing a plan.

From the outset the objective was to produce a Neighbourhood Plan that was for the people of Broxton and District. For this reason, particular emphasis was placed on community consultation throughout the duration of producing the Plan in order to engage as wide a range of local people and interested parties as possible, before any specific proposals were formulated.

At the outset the sub group realised that it required additional professional help so accordingly IBI Taylor Young were appointed. The sub group liaised with them throughout the production stages of the NP. Their support and guidance proved to be essential. This provided us with an additional and wider perspective form of consultation, and ensured that we were working effectively and that we remained focused upon the essential issues. Additionally the sub group received a great deal of support and guidance from the LDF Planning Officer CWaC

The consultation initiatives took place at the following stages of the neighbourhood plan production process: -

The key stages in developing the Plan were

- gaining approval of the Neighbourhood Plan area from CWaC –
- establishing a web presence to disseminate progress and publish outcomes of consultation process
- an initial public meeting in July 2012 when the key issues were identified by the community.

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- Working Group was mandated in the Minutes of 26th Nov 2012, resolution 195 to complete an NDP on behalf of the Parish Council.
- further meetings in March 2013 and May 2013 at which the Vision and Objectives for the Plan were developed from the key issues and views sought.
- Submission to CWaC for designation in June 2013
- Public consultation commenced November 2013
- Grant secured from Locality early 2014
- Consultants Taylor Young hired early 2014
- Production of Evidence Base, Character Assessment and draft Neighbourhood Plan during 2014
- Further consultation with the community June 2015
- The Neighbourhood Plan is an agenda item at each Parish Council Meeting

This Consultation Statement provides a summary of each of the key stages with additional details provided in the appendices.

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## Public Consultation – Phase 1

An initial meeting was held by the Parish Council in July 2012. This meeting sought views from local residents on:

- What do you like about living in the parish?
- Could any of these factors be improved?
- Is there anything the parish lacks or that you dislike?
- How would you like to see the parish develop over the next 10 years?
- What benefits to the community would you like to see from any developments?
- Volunteers to assist in the Neighbourhood Planning process

The outcome of this meeting was to form a Neighbourhood Plan sub group that initially worked on defining the Vision and Objectives for the Neighbourhood Plan. (appendix 2)

A further public consultation took place on the 20<sup>th</sup> May 2013 to review the Vision and Objectives and seek further comment on the key areas of Housing, Protection of Landscape, Regeneration of Local Economy, Tourism and Infrastructure.

This meeting was attended by Bolesworth Estate, Police, CW&C – Principal Planning Officer, Housing Strategy Officer, Parish council and local community residents

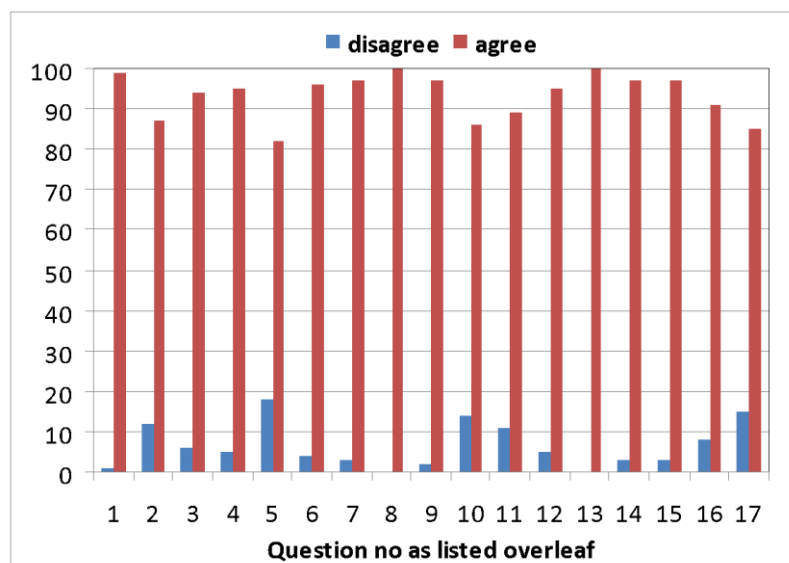
The outcomes of this meeting are documented in Appendices 3 and 4

In turn this lead to the production of a questionnaire to seek the views of all residents in Broxton and District (See Appendix 5). The questionnaire was presented a public meeting on the 28<sup>th</sup> November 2013 and subsequently distributed to all residents in Broxton and District

Some 55 forms representing the views of 99 individuals were returned. This equated to a return rate of 27.4 % of all occupied households (based on the 2011 census), with a good spread over all age ranges. In survey terms this is a meaningful response rate. The initial numerical results of the survey are illustrated below and show a consistent level of agreement across the various topic areas. (Fuller analysis of results is contained in Appendix 5a)

Percentage responses to each question

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Age range	percent
0 - 15	10
16 - 24	10
25 - 44	10
45 - 59	29
60 - 74	30
75+	10

Based on 77  
responders who gave  
their age

The above graph is based upon the following questions

## **Maintain the rural character of the area, protect the landscape & encourage nature conservation**

- 1** Any development should take into account the unique characteristics of the area (trees, hedges, fields, individual buildings).
- 2** Large -scale industrial buildings and structures (including those associated with renewables energy) are seen to be inappropriate.
- 3** Designation and preservation of green spaces and specific views, including from adjacent National Trust land should be supported.

## **Provide new homes to meet the needs of local people & to broaden the housing stock**

- 4** The character of the area should be maintained by using traditional materials & keeping new buildings in a scale & style with existing buildings.
- 5** There should be a mix of new houses of all sizes, including affordable homes. The number of affordable homes should be in line with government targets & include some houses for rent.
- 6** Any development should be a mixture of infill and /or small groups (no more than 3) houses. Large- scale developments should be avoided.
- 7** Sheltered housing is better catered for in the larger villages such as Tattenhall & Malpas, where there is better access to key services.

## **Support the local economy**

- 8** Support existing businesses and farms which are in keeping with the wider objectives within the Neighbourhood Plan.

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**9** Support using spare capacity on nearby existing commercial sites (including Hampton, Chowley Oak, Tattenhall, Gatesheath) to attract new businesses to the area.

**10** Support small-scale developments that provide benefits for the community & that do not unduly impact the Service Centres such as Tattenhall, Malpas & Farndon.

## **Support local tourism**

**11** Support appropriate small-scale tourist initiatives providing they do not result in overdevelopment or loss of rural character.

**12** Any expansion of tourist activities should recognise the limitations of the area regarding access, parking and toilet facilities.

## **Improve facilities & infrastructure**

**13** Support existing facilities & promote their use & development, to maintain a strong community.

**14** Accept that many facilities( e.g. shops & medical ) will be provided by the Service Centres of Tattenhall & Malpas or by limited mobile facilities.

**15** Improved broadband speed and better mobile phone reception is needed.

**16.** Safety on the A41 & A534 as they pass through our area should be improved as well as safety on minor roads within Brown Knowl.

**17** Public transport links within the area need to improve.

Following the results from this survey a number of activities took place

- Production of a two sided pamphlet that summarised the results, this was distributed to all residents
- Updating Web Site
- Review and finalisation of evidence base
- Review and finalisation of character assessment
- Commencement of production of draft Neighbourhood Plan (NP)
- Drafting the policy sections of the Neighbourhood Plan (NP)
- Continuous consultation with CW&C
- Updating key stakeholders on progress.



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## **Public Consultation - Phase 2**

The sub group continued to meet to revise and agree contents on the NP and after much deliberation with the Parish Council and support from CW&C it was able to convene a further public meeting on the 10<sup>th</sup> June 2015 – Appendix 6 shows the key slides presented at this meeting.

The objective of the meeting was to inform interested stakeholders of progress and to obtain comments on the policies that had been constructed in the NP.

Appendix 7 shows the result of the consultation

The outcome from this lead to:

- Subsequent meetings with the Bolesworth Estate Manger
- Revision of the Policies to take into account comments made
- Revision of both the Evidence Base and Character Assessment
- Update of the web site

## **Views of the Extended Community**

- A six week consultation period which finished on the 28<sup>th</sup> September 2015, was entered into . During this time the Neighbourhood Plan , Evidence Base , Character Assessment was made available to Parish Council Members, neighbouring parish councils , organisations recommended to us by CWaC .
- Further public views were also sought by making copies of the Neighbourhood Plan available to the following premises:
- two local public houses -, The Sandstone and The Egerton Arms-
- a local community hall – The Bickerton Institute
- the Methodist Chapel in Brown Knowl
- local business premises – R. G. Lewis Motor Garage

The results of this consultation are shown in appendix 8 and lead to the following outcomes

- Specific comments were made by Bolesworth Estate , Natural England and CWaC this lead to a review and updating of relevant Policies.
- Following a meeting of the sub group on 16<sup>th</sup> October at which the amendments to the Policies were agreed it was resolved to continue to the formal consultation



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## Conclusion

**This Consultation Statement and the supporting consultation reports are considered to comply with section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulation.**

Throughout the Neighbourhood Planning process, the Sub Group sought the views of the residents of Broxton and District and those whose lives and livelihood bring them to the Parishes. We were pleased by the level of participation, from start to finish, and how community engagement was the cornerstone of the Neighbourhood Plan. The vision which the community crafted is this:

**Broxton and District will continue to be an attractive place, where distinctive and traditional buildings sit comfortably within a beautiful landscape. It will be seen as an excellent place to live, to visit and to work; people will come to enjoy the scenery and the views and to enjoy walking, cycling and horse riding**

**The larger centres of Tattenhall, Malpas, Farndon and Holt are close at hand and will service local residents.**

**Employment in the area will continue to be in farming, the economy in the rural area and local businesses**

Through a continuing community consultation process the Neighbourhood Plan was assembled with the energy and intelligent contributions of local people.



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## **Appendices**

### **Appendix 1**

#### **Broxton & District Parish Council.**

Notes of the Parish Meeting held at Brown Knowl Methodist Chapel Hall,  
23 July 2012 at 7.30pm

#### **PRESENT**

Cllr. Gill Kendall – Chairman

Cllr Mike Jones –Leader Cheshire West and Chester Council and Ward Councillor

Parish Councillors - 8

Electors – 19

Visitors – 17

The Chairman welcomed everyone and explained the principles of Neighbourhood Planning to which this meeting would be devoted.

Cllr Jones then gave the Cheshire West and Chester perspective of Neighbourhood Planning;

#### **Background**

CWAC is committed to providing some 1800 houses per year in its Core Strategy. This Core Strategy is an over-arching plan, which allows for 5-10% growth in the community - the detail of which will sit in Neighbourhood Plans. The Core Strategy will not be finalised until 2014. Unlike surrounding villages, Broxton is not under immediate pressure from developers so can afford to take a measured approach to the preparation of a Neighbourhood Plan.

This was followed by an interesting Question/Answer session.

#### **Issues raised in the Q/A**

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- Will the required infrastructure be taken into account, i.e. schools, roads and junctions, doctors, transport, etc?
- As the Core Strategy is 'work in progress' is it worth going ahead with a Neighbourhood Plan at this time?
- What happens if the Neighbourhood Plan doesn't deliver enough to satisfy the deficit in housing?
- What type of housing is to be provided – starter homes, homes for the elderly? Are there fixed percentages laid down?
- What happens if the new houses can't be sold?
- Is the Neighbourhood Plan process iterative? Will it take into account diversification on farms for example?
- How will conflict with CWAC plans be resolved - say with respect to wind powered turbines?
- Are there any advantages in proceeding quickly with a Neighbourhood Plan?
- Is there provision for industrial development and how would subsequent reduction in house prices be handled?
- Is there a means of encouraging developers to provide some of the infrastructure?
- Would there be advantages for the smaller parish councils in working together to prepare a joint Neighbourhood Plan? If so, how can we work with Cheshire East as their plans are not as far forward as those of CWAC?
- What effect does a Neighbourhood Plan have on the planning process?
- Can constraints be placed on any large developments?
- Can help be obtained with resources (time, expertise, printing, etc)?
- Is there a standard template? How long/detailed should a Neighbourhood Plan be?
- What happens if there's a change of government?
- Will there be funding to build extra secondary schools to accommodate the extra households?
- How can we prepare a Neighbourhood Plan that meets all the criteria when the Core Strategy will not be adopted until 2014? And how are we supposed to make ourselves familiar with all relevant legislation?

## Summary

Cllr Jones answered these points in the meeting, but if we do go ahead with a Neighbourhood Plan they will need to be revisited as part of the process involving a wider audience

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## **Interactive session**

Residents and visitors were then invited to participate in an Interactive session using maps and 'post-its' focusing on

- What do you like about living in the parish?
- Could any of these factors be improved?
- Is there anything the parish lacks or that you dislike?
- How would you like to see the parish develop over the next 10 years?
- What benefits to the community would you like to see from any developments?
- Volunteers to assist in the Neighbourhood Planning process

Light refreshments were provided.

The meeting closed at 9.35pm. The next step will be to get a mandate to proceed and to draw up terms of reference

Richard Salmon  
24/07/12

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## Appendix 2

### Neighbourhood Development Plan Working Group Minutes

Monday 4 March 2013 at 7.30 pm, Sandstone Room, Bickerton Village Hall, BICKERTON

Present:

Gill Kendall

Roland Blackburn

Glyn Davies

Mike Dixon

Phil Marsland

John Roberts

David Walker

Clerk:

Richard Salmon

#### 1 Apologies

Nikki Heffer, Carol Weaver.

- 2 **Acceptance of the Minutes** of the meeting held Monday 21 January 20013. were accepted with a minor alteration

#### 3 Community profile

To be kept for inclusion in final draft of ND plan. Meanwhile parts to be used for compilation of the Introduction to the Vision and Objectives questionnaire

#### 4 Physical appraisal

To be kept for inclusion in final draft of ND plan. Meanwhile parts to be used for compilation of the Introduction to the Vision and Objectives questionnaire

#### 5 Questionnaire review

- The NDP working group are mindful that the consultation process must be robust, measurable and reflect the overarching CWAC plan
- 'Limited feedback' to date shows rural character and housing to be the two main issues. These will be emphasised in the Introduction to the launch of the questionnaire
- Rural economy, tourism and facilities/infrastructure will be the other three topics for review
- The four-option ranking system was selected as delivering the most information
- Personal data age/gender/name will appear only once on the questionnaire but

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will be optional

- It was agreed to ask every resident (not just the 'household') to complete a questionnaire
- Numbering the questionnaires was discussed but the decision on whether to do it deferred
- It was agreed to further develop the questionnaire with a view to presenting it at a public meeting in Spring to garner more views for incorporation into the next version of the document that will be delivered to every resident in the parish
- John Roberts and Roland Blackburn were thanked for their excellent work in preparing the questionnaire proposals

## 6 Next steps

- Once we have the map, follow up our intention to complete an NDP with Cheshire West and Chester such that CWAC appoints a planning officer to work with us and to help us produce a Sustainability Appraisal concurrently with the NDP. **Action: Richard**
- Once the officer is appointed, confirm our process, level of consultation, etc is acceptable. **Action: Gill and Richard**
- Start to list the green spaces, protected views, areas for housing, and key documents etc. – compare Tattenhall plan **Action: All**
- Prepare a General Introduction to the questionnaire (based on the documents in 3 and 4 above), emphasizing the importance of Neighbourhood Planning and also a simple, but short, introduction to each of the five questions. **Action: Phil and Gill** to prepare drafts and then review with **John and Roland** before next meeting.
- Monitor views/activity of National Trust and Bolesworth Estate. **Action: All**

## 7 Next meeting

Monday 8 April 2013, 7.30 pm Sandstone Room, Bickerton

The meeting closed at 9.05 pm

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## **Appendix 3**

### **Broxton & District Parish Council**

Notes of the Parish Meeting held at Brown Knowl Methodist Chapel Hall,  
20 May 2013 at 7.30

Cllr. Gill Kendall – Chairman

Parish Councillors - 6

Matthew Morris- Bolesworth Estate Manager, present for the first 30 minutes

Jonathan Hurst- Police Community Support Officer

Rosie Morgan- Principal Planning Officer, Cheshire West and Chester Council

Lesley Bassett- Housing Strategy Enabling Officer Cheshire West and Chester Council

Members of the public- 24

Clerk Richard Salmon

### **Matthew Morris, Bolesworth Estate Manager**

Bolesworth would like to see their rental housing stock increased gradually and with no large-scale developments. They propose a mixture of house types for rental, about 42 across the whole estate, with around 10 of these being sited in Harthill. For Brown Knowl the figure would be less than 10, 2-5 units were mentioned. Matthew offered to share the location of the sites in their ownership that Bolesworth might consider as suitable for development as part of their 15-year plan.

The 75 houses for which Bolesworth is seeking permission in the key service centre of Tattenhall will be for sale.

### **Jonathan Hurst, Police Community Support Officer**

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Jon outlined the Western Rural policing set-up and explained the various roles of the officers in the community.

## **Progress to date**

The Chairman briefly described the progress to date that the Neighbourhood Planning Working Group has achieved, the draft documents that have been produced, and the five issues that have been identified so far with a view to producing a survey form to be circulated for comment to all households in the parish in June.

## **Rosie Morgan, Principal Planning Officer**

The timetable for production of the CWAC Local Plan is expected to be ready for comment mid-August for a six-week period. This plan-led system should form the basis for decision-making re development. Communities with a Neighbourhood Plan will be able to influence any decisions.

## **Lesley Bassett, Housing Strategy Enabling Officer**

Currently a Strategic Housing Market Assessment is being compiled for CWAC to capture needs/demographics of the area. The Neighbourhood Plan should take account of this survey.

Rosie and Lesley jointly answered residents' concerns re the following.

- Whether we need additional new housing in Brown Knowl when there are several houses for sale/rent, whilst others have been left empty for extended periods. The parish council will follow up with the responsible person from CWAC.
- Whether we will need a sustainability report, covering spatial, environmental, economic factors will depend on the scale of any development

## **Interactive session – next steps**

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Residents were then invited to study the flip charts listing the issues identified to date and to add their comments on the issues and to include any other pertinent factors. (See attached) The Chairman noted that these comments will be included in a survey form to be circulated to all households in June. This round of consultation will culminate in a Wine and Cheese event for which the 'entry price' is a completed survey form.

The meeting closed at 9.00pm.

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## Appendix 4

Interactive session, Parish meeting 20<sup>th</sup> May

The text in black shows the 'prompts' added to each chart. The text in blue represents the comments made by the meeting attendees

### Flip chart 1 – Housing

How many?                    2, 3, 4+ bedrooms?

What type – affordable, sheltered, starter homes, family homes?

Style of building and of building materials

Where – infill, small group, large estate

How to assess housing needs

### Comments

Maximum of 5 low-cost houses

2 beds as rentals

Low cost (2x)

No estates only infill (2x)

Starter housing that has to remain as such

Infill only

Infill preferable to estate

Style to fit with existing using natural local materials

In keeping with existing character

Family infill traditional style, assess local needs, help for first home

If a group of houses is built, they should be varied in style and size to go with the nature of the rest of the village

Scope to accommodate the occasional high-end property – no reverse prejudice

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Make sure that house that have been empty for many years are used

Several houses for sale, two for rent – What demand?

Flip chart 2 – Protect the landscape

Building

do no harm,

be appropriate in scale and design for the area

Keep green spaces - where

Keep views - which

Land availability – comment on Draft Plan

## Comments

Small scale individual houses as infill, maintain linear feel of house along road

Keep the views and preserve the landscape(trees, hedges, traditional buildings)

Building ??? to be appropriate

Views of hills vital Preserve National Trust land and views of same

No wind turbines

No high masts or wind turbines where they impact on superb views

Can't comment on land availability on 20/5/13

Flip chart 3 – Regeneration of local economy

Support diversification on farms

Attract new business to existing brownfield sites Where are these sites?

Support change of use for properties if jobs are created

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## Comments

Tourism B&B accommodation

Holiday accommodation

Local businesses already struggling

Look to Hampton Industrial estate for business development

Support tourism and advantage of National Trust and Sandstone Trail

Encourage small businesses

Local employment and public transport are key issues

Need a way to attract businesses to existing sites

Flip chart 4 - Tourism

Support small scale increase

- National Trust

- Cookery school

- Mountain boarding

- Anything else

Liaise with National Trust/Sandstone Ridge Trust

## Comments

Increase holiday accommodation, holiday rentals

Limit tourism to present levels because of infrastructure ( few car parks and no toilets)

Preserve the character – don't overdevelop

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We are increasing tourism opportunity How about a Brown Knowl web site linked to other tourist sites

Strongly agree preserve national Trust and tourism

How will additional housing increase tourism

Flip chart 5 - Improve facilities/infrastructure

Faster broadband

Better mobile phone reception

Avoid social isolation – young and old

## Comments

Faster broadband – not urgently necessary

Mobile phone reception – Needed given national expectations

Needed for public safety in this area, busy with strangers

Better bus service for youngsters

Need safe road crossings, speed bumps or camera

Road markings and safety on A534 at Sandstone turn a common overtaking place. Very dangerous

Through village it needs a safe low speed limit

Agree Should be help to young families

Traffic calming outside the Sandstone

Slow excessive speeding on 534

What about drainage problems locally

No facilities for current residents, i.e. bus, shop

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## Appendix 5

### Broxton & District Parish Council

#### Neighbourhood Plan



#### Brown Knowl 2013

**What will it be like in the future?**

Come along to Brown Knowl Chapel at 7.30 pm on **Thursday 28<sup>th</sup> November** for ‘nibbles and a natter’ with your neighbours about the future of our Parish – and a chance to win a dinner for two at the Sandstone Inn. See inside for details. We look forward to seeing you there.

Gill Kendall (Chairman)



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## MAKE YOUR VIEWS COUNT

### Background

As you will have seen in both the local and national press and on television, a number of communities have felt they had not been fully involved in developing plans for their area. In those areas without a published Local Plan – like ours\* – a development might be proposed which ignores local opinion. Developing a Neighbourhood Plan is one way to tackle this issue.

A Neighbourhood Plan must be in keeping with the wider objectives of the current draft Local Plan\* and national planning policies, but we need to start preparing our Neighbourhood Plan **now** as it is a lengthy process with many consultation stages. Once in force, a Neighbourhood Plan carries real legal weight. Decision-makers are obliged, by law, to take what it says into account when they consider proposals for any development.

The Parish Council has set up a Development Plan Working Group to begin the process of drawing up a plan but we need your views on what type of development you want - or don't want - in Broxton and District (encompassing Brown Knowl, Duckington and Harthill).

By responding to this survey, you will have a chance to express your opinions and to influence the decision-makers, such that we can avoid or minimise any inappropriate development.

\* Cheshire West and Chester (CWAC) have published a draft Local Plan for consultation. This sets out views on vision, strategic objectives and strategic planning policies until 2030 and this includes where housing and developments should go.

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## Issues identified so far

These were identified from the first round of public consultation – the Parish Meeting held on 23<sup>rd</sup> July 2012 and reinforced at the subsequent Parish Meeting held on 20<sup>th</sup> May 2013

The issues that have emerged (in order of the number of comments received) are:

1. Maintain the rural character of the area, protect the landscape and encourage nature conservation
2. Provide new homes to meet the needs of local people and to broaden the housing stock
3. Support the local economy
4. Support local tourism
5. Improve facilities and infrastructure

The Neighbourhood Development Plan working group has taken these issues and drawn up preliminary thoughts for you to consider. We would also welcome hearing of any other issues that concern you.

Each person in your household is invited to give their views on the five topics covered in the survey document by circling the appropriate number as Person 1, 2, etc. Should you need more forms please contact the clerk, Richard Salmon at [Richard@offroading.net](mailto:Richard@offroading.net) or 0780 3129477.

The consultation period runs until **15<sup>th</sup> December**, but you are invited for ‘nibbles and a natter’ at Brown Knowl Chapel at 7.30 pm on **Thursday 28<sup>th</sup> November**. The ‘entry fee’ is a completed survey form – and you get a chance to win a dinner for two (up to value of £50) at the Sandstone Inn. If you are unable to attend this event please drop your completed form into a box at the Sandstone Inn or Brown Knowl Chapel or call 0780 3129477 for someone to collect it.

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**MAKE YOUR VIEWS COUNT**

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## 1. Maintain the rural character of the area, protect the landscape and encourage nature conservation

*Any new development should ensure there is no harm to the landscape and must enhance the surroundings such that the quality of life for all current and future residents is improved.*

### ***The issues that have been identified***

*a) We will be required to recognise and follow policies laid down in Government and CWAC Local Plans.*

*b) There is a strong feeling that the landscape, views, nature and the built heritage of the area should be maintained. The draft Local Plan recognises the intrinsic character and beauty of the Cheshire countryside.*

*c) Specific areas within our parish have been designated to protect the aspects referred to in (b) because of their particular value, such as Areas of Special County Value, The Sandstone Trail etc.*

*d) The draft Local Plan supports the use of renewable energy where there is no unacceptable impact on landscape, visual or residential amenity.*

*e) The draft Local Plan states that developments must be modest & in keeping with the form & character of the settlement & local landscape setting and proposals that fundamentally conflict with the principles or policies within the Local Plan will be refused.*

### **Your views**

Please circle to give your view: from 1 = strongly disagree to 4 = strongly agree.

Q1. Any development should take into account the unique characteristics of the area (trees, hedges, fields, individual buildings)

Person 1	1	2	3	4
Person 2	1	2	3	4

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Person 3	1	2	3	4
Person 4	1	2	3	4

All subsequent questions followed this format – only the questions are referred to in the rest of this section

Q2. Large-scale industrial buildings and structures (including those associated with renewable energy) are seen to be inappropriate.

Q3. The designation and preservation of green spaces and specific views, including those from adjacent National Trust land, should be supported.

## **2. Provide new homes to meet the needs of local people and to broaden the housing stock**

*The scale and type of housing provided should not undermine the character of the area. New homes should add to the vitality of the community and should complement the existing stock*

### ***The issues that have been identified***

*a) CWAC's Local Plan aims to direct new housing development to more sustainable locations, including key Service Centres such as Tattenhall and Malpas. In smaller rural settlements like ours, development is quite strictly limited to re-use or replacement of existing buildings, small-scale rural diversification schemes and development that has an operational need for a countryside location. There may be scope for small scale rural exceptions sites for affordable housing although these would generally be directed to larger settlements with access to more services.*

*b) Housing needs for our area will be influenced by replies to this survey combined with possible future consultation and valid existing data.*

*c) There are National Planning rules governing aspects of new housing (e.g. mix, sustainability) that we will have to follow.*

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*d) There are limitations on infrastructure in our area (e.g. sewerage, road width, lack of public transport)*

## **Your views**

Please circle to give your view: from 1 = strongly disagree to 4 = strongly agree.

Q1. The character of the area should be maintained by using traditional materials and keeping new buildings in a scale and style with existing buildings

Q2. There should be a mix of new houses of all sizes, including affordable homes. The number of affordable homes should be in line with government targets and include some houses for rent

Q3. Any development should be a mixture of infill\* and/or small groups (no more than 3) of houses. Large-scale developments should be avoided

Q4. Sheltered housing is better catered for in the larger villages such as Tattenhall and Malpas, where there is better access to key services.

\*Infilling is defined as the filling of a small gap (up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement.

## **3. Support the local economy**

*Support change of use of existing premises/buildings if they contribute to the local economy in terms of jobs and have no adverse impact on the area*

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## ***The issues that have been identified***

- a) There is a need to maintain a thriving economy including creation of jobs.*
- b) There is recognition that farming needs to remain viable.*
- c) Any development should be considered on its individual merit and be in keeping with the wider objectives within the Neighbourhood Plan.*

## **Your views**

Please circle to give your view: from 1 = strongly disagree to 4 = strongly agree.

Q1. Support existing businesses and farms which are in keeping with the wider objectives within the Neighbourhood Plan.

Q2. Support using spare capacity on nearby existing commercial sites (including Hampton, Chowley Oak, Tattenhall, Gatesheath) to attract new businesses to the area.

Q3. Support small-scale developments that provide benefit for the community and that do not unduly impact the Service Centres such as Tattenhall, Malpas and Farndon

## **4. Support local tourism**

*Support applications to extend existing tourism or leisure facilities providing there is no unacceptable impact on the local environment and that the character of the area is preserved.*

## ***The issues that have been identified***

- a) The open nature and rural character attract visitors to this area.*
- b) Tourism is important to the economy of Cheshire.*
- c) Larger scale tourist activities already exist in the area close to Broxton and District (e.g. Ice Cream Farm, Candle Factory, Tattenhall Marina, Cholmondeley Castle etc)*
- d) There is limited parking and access to the publicly accessible countryside within the Parish.*



# BROXTON & DISTRICT CONSULTATION STATEMENT

*e) There are at least two major landowners (Bolesworth Estate and National Trust) who will have an interest in how the Broxton and District area develops.*

*f) We value the National Trust stewardship of the adjacent Sandstone Trail and the role played by Bolesworth Estate in maintaining the rural character of the area.*

## **Your views**

Please circle to give your view: from 1 = strongly disagree to 4 = strongly agree.

Q1. Support appropriate small-scale tourist initiatives providing they do not result in overdevelopment or loss of rural character

Q2. Any expansion of tourist activities should recognise the limitations of the area regarding access, parking and toilet facilities.

## **5. Improve facilities and infrastructure**

*Support community facilities for residents, with particular emphasis on young people and the elderly. Explore extending facilities, enhancing transport links and improving communication links (high-speed broadband mobile phone reception)*

### ***The issues that have been identified***

*a) The CWAC Local Plan proposes that Service Centres, such as Tattenhall and Malpas, will provide key services and facilities for the surrounding area.*

*b) There are existing facilities which are well used by our community e.g. Brown Knowl Methodist Chapel, Bickerton Church, Bickerton Village Hall and tennis club as well as local pubs and restaurants.*

*c) There are no public transport links directly into the villages and hamlets except the route from Whitchurch to Chester through Broxton roundabout.*

*d) There are limitations on electronic communication in the area.*

*e) There are concerns about the safety of the two main roads, A41 and A534.*

# BROXTON & DISTRICT CONSULTATION STATEMENT

## Your views

Please circle to give your view: from 1 = strongly disagree to 4 = strongly agree.

Q1. Support the existing facilities and promote their use and development, to maintain a strong community.

Q2. Accept that many facilities (e.g. shops and medical) will be provided by the Service Centres of Tattenhall and Malpas or by limited mobile facilities.

Q3. Improved broadband speed and better mobile phone reception is needed

Q4. Safety on the A41 and A534 as they pass through our area should be improved as well as safety on the minor roads within Brown Knowl.

Q5. Public transport links within the area need to be improve

## Finally

Now that you have had the opportunity to think about what is important to you in how the Parish should develop, it would be of interest for to us to know which issues covered in the Survey form are most important to you.

**Please select the three that are most important to you and indicate the order of importance by numbering 1, 2, 3 as appropriate.**

☐ Maintain the rural character of the area, protect the landscape and encourage nature conservation

☐ Provide new homes to meet the needs of local people

# BROXTON & DISTRICT CONSULTATION STATEMENT

and to broaden the housing stock

o Support the local economy

o Support local tourism

o Improve facilities and infrastructure

If there are young people (under 18 yrs) or children in your household, are there any issues that are of particular importance to them which they would like you to list? If so, please comment below.

Comments

## About you

To help with our analysis it would be useful to have some idea of the make-up of the residents in your household. If you don't wish to complete this section, that's fine.

## Your Household

# BROXTON & DISTRICT CONSULTATION STATEMENT

How many people of each of these age groups live in your home?

0-15 ☐ 16-24 ☐ 25-44 ☐

45-59 ☐ 60-74 ☐ ☐ 75+ years ☐

Your name:

Address:

Email:

Phone number:

**Thank you for taking part in this survey**

# BROXTON & DISTRICT CONSULTATION STATEMENT

# BROXTON & DISTRICT CONSULTATION STATEMENT

Appendix 5a

# BROXTON & DISTRICT CONSULTATION STATEMENT

## Appendix 6 – Presentation to Local Community Held on 10<sup>th</sup> June 2015

### Broxton & District Neighbourhood Plan

- Cheshire West and Chester (CWaC) now completed part 1 of Local Plan . Part 2 to follow next year
- The Local Plan has set the framework of the Neighbourhood Plan
- "A Neighbourhood Plan needs to be consistent with and sit below any Local Plan which in the case of Broxton and District has been produced by Cheshire West and Chester (CWaC)".
- CWaC have indicated we should assume that B&D will become "Open Countryside"
- - This has implications for
  - Housing
  - Other Development
- Our Plan adds value to the CWaC Local Plan

### Broxton & District Neighbourhood Plan

#### Issues identified from earlier consultation

- Maintain the rural character, protect the landscape and encourage nature conservation.
- Support the local economy and local businesses.
- Support local tourism and recreation.
- Limited and appropriate building development .
- Improve infrastructure and access to facilities

### Broxton & District Neighbourhood Plan

#### Vision

Broxton and District will continue to be an attractive place, where distinctive and traditional buildings sit comfortably within a beautiful landscape. It will be seen as an excellent place to live, to visit and to work; people will come to enjoy the scenery the views and to enjoy walking, cycling and horse riding. The larger centres of Tattenhall, Malpas, Farndon and Holt are nearby and will service local residents

Employment in the area will continue to be in farming, rural industries and small local businesses

### Broxton & District Neighbourhood Plan

#### Your Views Please

- Maintain the rural character, protect the landscape and encourage nature conservation
- Housing
- Support the Local Economy and Businesses
- Support Local Tourism and Recreation
- Improve Infrastructure and Access to Facilities

### Broxton & District Neighbourhood Plan

#### Maintain the rural character, protect the landscape and encourage nature conservation

- Designated Open Countryside - thus very limited development
- Protect Panoramic & Key views
- Any development to fit in with existing building styles
- Protect green spaces ( village greens)
- Protect wildlife

### Broxton & District Neighbourhood Plan

#### Housing

- The level of provision of community facilities and infrastructure in the area means that it is not a suitable location for the development of additional dwellings
- CWaC have indicated we should assume that B&D will become "Open Countryside"
- Given the low level of existing provision of shops and services and public transport, the area is not considered appropriate for specialist developments of older person's housing such as sheltered housing or care homes. These should be directed to the Key Service Centres of Tattenhall, Malpas and Farndon.
- All permitted development has to fit in with existing styles

### Broxton & District Neighbourhood Plan

#### Supporting the Local Economy and businesses

- The community supports the limited expansion of small scale local businesses where this does not negatively affect landscape character and residential amenity
- Small businesses operating from home, and rural businesses wishing to diversify, should be permitted to do so where proposals do not negatively affect residential amenity and are of a scale that will not impact on landscape character or give rise to other negative impacts.
- The development of renewable energy technology should be permitted in Broxton and District, provided landscape character and residential amenity is not significantly adversely affected

### Broxton & District Neighbourhood Plan

#### Supporting Local Tourism and Recreation

- It is the distinctive landscape character of Broxton and District that makes it attractive for tourism and recreation. Planning applications for tourism related uses must be assessed with regard to potential impacts on landscape character. They should also be assessed with regard to impacts on local infrastructure.
- Tourism activity will be supported where it does not harm landscape character or place significant additional demands on local infrastructure. Given the rural context of the area it is considered that only small scale tourism development is likely to be acceptable

### Broxton & District Neighbourhood Plan

#### Improving Infrastructure and access to facilities

- Broxton and District is not designated as a Local Service Centre and significant retail or local services development is not appropriate
- Any development proposals that will potentially increase pedestrian movement on the narrow country lanes should not be permitted
- Developments that will improve virtual connectivity in the area will be supported. Such proposals will only be considered appropriate where they do not negatively impact on landscape character or residential amenity



# BROXTON & DISTRICT CONSULTATION STATEMENT

Appendix 7 – Feed back from Presentation on 10<sup>th</sup> June 2015

## Broxton & District Neighbourhood Plan

v1

### “Post-it” feedback from Community Meeting 10 June 2015

#### Maintain Rural Character

- Agree (*presumably with Plan proposals*)
- Leave it as it is- no new developments, no cutting down trees
- Absolutely minimal development – fitting in with overall building style. We must be informed of any planning applications
- Paramount!- Limited development
- Maintain the rural character. Any development to be minimal & sympathetic with existing
- Character yes but what style are we protecting? Should we develop one?
- Maintain not change
- With development of Tattenhall & Malpas it is important to retain the rural character of the surrounding area
- We like the variety of house styles but would not want “modern” buildings in the village
- Agree with all statements & in favour of active management of countryside & wild life habitats
- Protect wildlife + current habitat

#### Improve infrastructure etc

- Superfast broadband- is (*should be?*) a requirement in all exchanges ie Broxton doesn't have it, Brown Knowl does
- Mobile phone coverage – this now works hand in hand with the internet lifestyle. Deliveries etc. It is a negative not to have it for all who require it. Those that don't want it, don't have a mobile phone!
- If possible we would like better mobile phone coverage
- No masts for mobile phone in centre of village. ? location outside village & not visible
- Want better internet service in area to enable my small business to function better
- We need a mobile phone signal, but ideally a mast should be away from the village centre

# BROXTON & DISTRICT CONSULTATION STATEMENT

- Mobile phone coverage & internet access –emergency services for internet ??? for seeing rural patients
- Mobile phone masts can be disguised as tree etc & are very unobtrusive.
- Lanes are not suitable for more traffic but are too dangerous for riding /walking on most of them
- Worry that if continue to restrict use of roads then they might become no go zones

## Other comments

- I support the Plan 100%. It's excellent
- I would like to thank the Parish Council & fully support the contents of the Plan

## Housing

- Agree ( with statements)
- Minimal development and planning applications to be notified to potential neighbours
- Agreed , no development
- Housing – agree
- Housing- agreed , also agree with comments about empty housing – we should keep the “open countryside”
- No more developments until empty properties, not currently for sale, are brought back into use
- The wide ranging nature of existing styles means that appearance is quite diverse already. Not sure that limiting style of development has much additional benefit, as long as in keeping
- Is this going to satisfy the overall demand for 200,000 houses in the UK? Should we propose a development on our terms rather than risk it being applied?
- Minimal development in keeping with existing, some smaller dwellings for younger people
- Planning in keeping with area/limiting numbers but review those improving/ contributing to improvements in the area
- We agree with the statement but emphasise that new building (if any) should be limited and in keeping with existing properties

# BROXTON & DISTRICT CONSULTATION STATEMENT

## Support Local Economy

- Agree (with statements)
- No wind farms, no mobile phone masts in village
- No fracking
- Agree with support for local businesses and farm developments
- Fast broadband in other areas than Brown Knowl would be appreciated
- Support for rural businesses (agree with statements)
- Should farm expansion be limited in terms of additional barns (and size of outbuildings)
- I cannot think of any renewal energy technology which would blend in , other than possibly panels on roofs
- No mobile phone masts, no wind turbines
- Mobile phone signal would help

## Support Local Tourism

- Agree (with statements)
- Nothing to be permitted which will change the character of the village or increase traffic. Countryside – hills / fields etc to remain as they are
- Planning applications for tourism is fine if using existing buildings- not build on land designated for animals and walkers
- I agree with comment that all planning applications should take into account the countryside with minimum impact. The village roads are not suitable for too much traffic
- Lanes not suitable for lots of traffic. Development would change quiet character of village
- The parking at The Sandstone and the Chapel are adequate for “tourism” needs. Local roads are not suited to walking or mass cycling etc

Comments from Bolesworth

- The Vision – pg 5 Employment in area .... Employment in area will continue to support the rural economy and small local businesses
- Comments on sustainable and reduce carbon dependency -- challenge this since dependency on cars

# BROXTON & DISTRICT CONSULTATION STATEMENT

- RC1 pg 8 why focus on housing
- Suggested that instead of using phrase “permitted development” use “all development “
- Pg 9 Suggest that refer to Area of Special County Value
- NEED TO REVISE FIG 4
- Ducking Village Green –not owned by community and “not a village green”
- LE 1 pg 17 Do you need a fracking statement?
- LE 2 pg 17 new is not existing, need to define small scale (suggestion could define this in terms of turnover say circa £175k
- Pg 18 - what about re use of buildings and farmsteads. 2<sup>nd</sup> para contrary to the stated policy . LE3 -not a planning issue unless development requirement
- Pg 19 LT1 – define small- scale tourism development
- Pg 20 NH1 – what about key workers / rural workers/ agricultural workers
- Pg 21 explanation 2<sup>nd</sup> para “their loss should be avoided” comment – allowed diversity
- IF2 comment not a community facility –(Suggested that Sandstone Trust is a private sector organisation ) could rephrase to retained for the benefit of the local community and local economy
- Pg 22 – comment fails to recognise the importance of the sandstone trail
- IF4 comment – mobile phone mast contrary to this policy

# BROXTON & DISTRICT CONSULTATION STATEMENT

## Appendix 8 Consultees 28<sup>th</sup> September 2015

### Consultees

#### Parish Councils

	Comments
Bickerton	none received
Bulkeley	none received
Burwardsley	none received
No Mans Heath	none received
Coddington	none received
Handley	none received
Tattenhall	none received
Tilston	Received general comments no action needed

Consultees	Comments
Canal & River	none received
Cheshire Community A.	none received
Cheshire East	none received
Cheshire Racial	none received
Cheshire Wildlife	none received
Chester Council PHT	none received
Coal Authority	none received
Dee Valley	none received
Dwr Cymru	none received
Electronic Comms. NO	Received general comments no action needed
Environment Agency	Received general comments no action needed
Fire Service	none received
Gas Providers	none received
Highways England	none received
Historic England	Received detail appraisal and followed up with telephone call , no further action needed
Homes & Communities	none received
Marine Management O	none received
Marine Management O	none received
Matthew Morris	none received
National Grid	none received
Natural England	Received detailed appraisal which resulted in several policies being revised
Network Rail	none received
Police	none received
United Utilities	Received response no action needed

# BROXTON & DISTRICT CONSULTATION STATEMENT

West Cheshire CCG	none received
CWaC Planning Policy Officer	Received detailed response policies revised accordingly
Mike Jones	none received
English Heritage	none received
Bolesworth	Received detailed response policies revised accordingly
Egerton Arms	none received
R. J. Lewis	none received
The Sandstone	none received
Methodist Chapel	none received