

Farndon Neighbourhood Development Plan

Consultation Statement

Introduction

The British Government passed the Localism Act in 2011, which provided designated localities with the opportunity to prepare a Neighbourhood Development Plan.

On 3 March 2012, Farndon Parish Council, Cheshire, appointed a Development Working Group (Steering Committee) with: -

‘The aim of the neighbourhood planning process will be to provide the community with an opportunity to set out a planning and land use policy framework for the area enable the achievement of identified local priorities. Its preparation will implement, as far as possible, the provision of the Government Decentralisation and Localism Bill.’

Subsequently, the Steering Committee arranged a number of village consultations, analysed the results, prepared a draft Plan for discussion, and undertook a further consultation from late 2015 until early 2016. In May 2017, Farndon Parish Council formally submitted the Plan to Cheshire West and Chester Council.

Consultation Approach and Process

The Steering Committee met on 40 occasions between 17 April 2012 and 2 March 2017. Minutes of each meeting are included with the documentation supporting this Consultation Statement.

A number of publicity and consultation activities have been undertaken including Parish Council discussions, open meetings, drop-in sessions, distribution of information leaflets, questionnaires and updates to residents, publicity posters distributed round the village, meetings at the school, the surgery and the Women’s Institute, discussions with local landowners and meeting with Local Councillors and Cheshire West and Chester Council.

A record or report of each event has been included in the supporting information.

	<i>Events</i>	<i>Dates</i>	<i>Number</i>
	Public meetings and ‘drop-in’ sessions	December 2011 - March 2017	11
	Questionnaire - Household 1	December 2012	670
	Questionnaire - Business 1	December 2012	30
	Questionnaire - Household 2	January 2015	670
	Information and Update Leaflets	July 2012 – February 2016	5
	Regulation 14 – Responses to Draft Plan	October 2015 – September 2016	7
	CWaC presentation	March 2017	1

Discussions and comments arising from the public meetings held during 2011 and 2012, led to the preparation of an Information Leaflet delivered to all properties during July 2012 and subsequently to the development of a Household Questionnaire also distributed to all residences. A separate Questionnaire for Business was delivered to all commercial premises in Farndon Parish during December 2012.

Comments were received in '*drop-off boxes*' at six village locations and at '*drop-in*' Coffee sessions, held at Rock Chapel on the High Street.

During January and February, meetings were held with the Women's Institute, local landowners, the Practice Manager at Farndon Health Centre and the school, to discuss the opportunities offered by the Localism Bill and to gather information about local issues of concern to the different constituencies. Information Notes were prepared for meetings between the Parish Council and the Local District Councillor and Cheshire West and Chester planners also held during February.

An analysis of the responses to the Household and Business questionnaire was conducted during March 2013.

It is directly on the results of the analysis – which clearly identified the views of the residents across a range of issues - that the six policies for the Farndon Plan were developed.

A further Information Leaflet and Invitation was distributed to all households during June 2013 leading to another two '*drop-in*' Coffee Morning sessions, conducted in September. The outline policies were discussed, comments analysed and over this period the policies were agreed.

A number of delays occurred during the summer, autumn and winter of 2013, as the Parish Council was involved in an appeal against a proposed housing development of 105 houses located on the northern edge of the village.

The appeal was lost and disenchantment and disappointment spread throughout much of Farndon about planning procedures in general and the possible worth of the proposed Farndon Neighbourhood Development Plan in particular.

Consequently, during 2014, development of the Plan was rather slow. However, meetings with local landowners, the school, the surgery and an organisation known as '*Planning Aid*' were held and the various groups within the village, the OAP coffee mornings and the Women's Institute were kept updated. The Plan was discussed at the Parish Council, posted on the Farndon Facebook page and Information Leaflet 3; '*Where are we Now?*' was distributed to all residents in November.

In early 2015, the Steering Committee decided that due to the accumulating delay in the overall consultation process, a further series of '*drop-in*' sessions would be arranged which were held between January and February. The

comments were discussed and it was agreed that it was now possible to prepare a formal draft of the Farndon Plan.

A draft Plan was prepared during June 2015, and sent for comment, to the various interested parties including Natural England, Historic England, the Environment Agency and Cheshire West and Cheshire Council. A number of comments were received and discussed by the Steering Committee and were incorporated, as appropriate, into the draft Plan.

In January 2016, the Parish Council received approval from Cheshire West and Chester Council to begin the Pre-Submission Consultation which ultimately ran from 13 March until 28 May 2016. It involved: -

- *Information Leaflet* – delivered to all properties in Farndon Parish advising residents of the progress to date and the next steps of the process. Of the availability of the Plan at 12 locations throughout the village where a copy could be read and where ‘drop-off boxes’ were placed for comments. How a personal copy of the Plan could be requested. The location and times of six ‘drop-in’ sessions arranged during the Pre-submission Consultation period,
- *Draft Plan* - circulated to all statutory consultees including Natural England, Historic England, the Environment Agency, Cheshire West and Chester Council, Local District Councillor, local landowners,
- *Draft Plan* – placed in 12 outlets throughout the village i.e. the two hairdressers, the Physiotherapist, the Post Office, Burrell’s Flower Shop, the Beauty Salon, Dawson’s DIY shop, Griffith’s butchers, Chadwick’s Newsagent, the Surgery and the two public houses, the Greyhound and the Farndon.
- ‘Drop-in’ sessions - at Rock Chapel Farndon - x 6.

Comments and responses from the statutory consultees were considered and where not at variance with the previously stated and more recent views of residents, were incorporated into the Plan and the whole re-submitted to Cheshire West and Chester Council in February 2017.

On 2 March 2017, a final meeting and presentation between the Planning Officers and the Steering Committee was held and agreement reached on all outstanding issues.

Conclusion

A final version of the Plan, the Consultation Statement and the Basic Conditions Statement were completed and with all the supporting documentation, filed on a Google Drive.

Farndon Parish Council formally submitted the Plan to Cheshire West and Chester Council in June 2017.

Farndon Neighbourhood Development Plan

Consultation Statement – All Activities – dated 22 May 2017

- **Documents included in attached file identified thus ***
- **Documents not included e.g. attendance sheets, completed questionnaires, are available.**

	Subject	Activities/Events	Attendees
Section 1	<i>FNDP Terms of Reference and Designations</i>		
*	2012 – March 3	FNDP Terms of Reference approved by Parish Council	
*	2015 – October 23	CWaC delegated report on NP area	
*	2015 – October 25	CWaC approval letter for Farndon NP area	
Section 2	<i>Public meetings and consultations</i>		
*	2011 – December 12	Parish Council – Public Consultation	CLLR Greenwood + CWaC
*	2012 – February 21	Open Public Meeting – Farndon Memorial Hall	PC and residents
	2012 – March 27	Open Public Meeting – Farndon Memorial Hall	PC and residents
	2013 – April 17	Open Public Meeting – Farndon Memorial Hall	PC and residents
*	2012 - June 4	Publicity Event – Diamond Jubilee Fete	PC and residents
	2012 – June 29	Information session – Farndon Junior School	PC, teachers and pupils
	2012 – June/July	Information Articles x 2 – ‘My Village News’	Cheshire villages distribution
*	2012 - July 9	Information leaflet 1 – all households	
	2012 - July	Information session - Farndon OAP's coffee morning	SC and OAP's
*	2012 - October	Coffee Morning 1 – poster in 6 locations	
*	2012 - October 20	Coffee Morning 1 - 10am to noon – Rock Chapel	PC and residents
	2013 – January 26	Presentation to Farndon Women's Institute	SC and WI
*	2013 - February 5	Information note 1 – for politico's and planning	
*	2013 - February 6	Information note 2 – for CLR H Greenwood and CWaC	Local councillors
*	2013 - February 12	Meeting with Farndon Practice Manager	SC and Trevor Ferrigno
*	2013 - February	Feedback from meeting with Farndon Women's Institute	
	2013 – March	Coffee Morning 2 – poster in 6 locations	
	2013 - March 16	Coffee Morning 2 – Rock Chapel, Farndon	

*	2013 - June 11	Information leaflet 2/invitation to Open Day/update	All households
	2013 – June 29	Open Day – Farndon Memorial Hall – 10.30 to 15.00	SC, PC and residents
*	2013 – September	Coffee Mornings 3 and 4 – posters in 6 locations	
	2013 - September 16	Coffee Morning 3 - Rock Chapel, Farndon	
	2013 - September 23	Coffee Morning 4 - Rock Chapel, Farndon	
	2013 – September 23	Information note to Women's Institute	
	2013 – September 30	Information session/update – OAP's coffee morning	SC and OAP's
	2014 – April 10	Meeting with 'Planning Aid'	SC and Planning Aid
	2014 – May 8	Meeting with Messrs Barnston – local landowners	SC, Messrs Barnston x 2
	2014 – July 17	Meeting with 'Planning Aid'	SC and Planning Aid
*	2014 – November 19	Information leaflet 3 – Where are we Now?	All households
	2014 – November 24	Meeting with Pear Technology Mapping	SC/Pear Technology Mapping
*	2015 – January and February	Coffee Mornings 5 and 6 and 7 – posters in 6 locations	
	2015 – February 11	Coffee Morning 5 – Rock Chapel, Farndon	SC and residents
	2015 – February 14	Coffee Morning 6 – Rock Chapel, Farndon	SC and residents
	2015 – February 17	Coffee Morning 7 – Rock Chapel, Farndon	SC and residents
	2016 – January 29	Approval for pre-submission consultation	CWaC
*	2016 - February 8	Information leaflet pre-submission	All households
*	Regulation 14 Consultation – see Section 5		
*	2017 – March 2	Presentation draft FNDP - Slides x 19 plus Speaking Note	CWaC and SC
<i>Section 3</i>	<i>Questionnaires</i>		
*	2012 December	1. Household Questionnaire 1	
*	2012 December	2. Business Questionnaire	
*	2015 January	3. Household Questionnaire 2	
<i>Section 4</i>	<i>Steering Committee Meetings</i>		
	2012 – April 17 to 2017 March	SC Meetings x 40 – List – all Minutes are available	Steering Committee
	2017 – March 2	SC Meeting x 1 – at Planning Office at CWaC (39)	Rosie Morgan and SC
<i>Section 5</i>	<i>2015 – 2016 Regulation 14 plus subsequent discussions. Pre – Submission Consultation on Draft NDP</i>	<i>Period of Consultation 13 March to 28 May 2016 and subsequently until May 2017.</i>	
*	2015 – October 13	Natural England letter	Natural England

*	2015 – October 25	Historic England - letter	Historic England
	2015 – October 25	Farndon Area Designation letter	CWaC
*	2015 – October 25	Environment Agency - letter	Environment Agency
*	2015 – December 10	Employment Issues	CWaC
*	2015 – December 10	Natural England - letter	Natural England
*	2016 – March 1	Comments Collection box poster	
*	2016 – March 1	Drop-in session attendance sheet	
*	2016 – March 1	Drop-in session poster	
*	2016 – March 1	Flyer - Information sheet with invitation /comments section	All households
*	2016 – March 1	Shop door poster	
	2016 – March 23	Drop-in session 1 – Rock Chapel - 14.00 to 16.00	SC and residents
	2016 – March 26	Drop-in session 2 – Rock Chapel – 10.00 to 12.00	SC and residents
	2016 – April 6	Drop-in session 3 – Rock Chapel – 14.00 to 16.00	SC and residents
	2016 – April 7	Drop-in session 4 – Rock Chapel – 10.00 to 12.00	SC and residents
	2016 – April 9	Drop-in session 5 – Rock Chapel – 12.00 to 14.00	SC and residents
*	2016 – April 13	Historic England	Historic England
	2016 – May 21	FNDP Comment Boxes collected	
*	2016 – June 1	CWaC- pre-submission - comments	
*	2016 - June 2	Farndon Residents - Comments on draft FNDP	Farndon Residents
*	2016 – September 29	CWaC – pre-submission comments on draft FNDP	CWaC
*	2016 – December 13	CWaC – Reg 14 - comments	
*	2017- February 23	Steering Committee (SC) pre-meeting note to CWaC	
*	2017 – March 2	SC – note of meeting with CWaC	
*	2017 – May 4	CWaC – Reg 14 – comments version 9.5	
*	2017 – May 14	SC – Reg 14 – response to CWaC	
*	2017 – May 21	Consultation – Reg 14 – summary of comments	
*	2011 December to March 2013	Timeline sheet 1	
*	2013 April to March 2014	Timeline sheet 2	
*	2014 April to March 2015	Timeline sheet 3	
*	2015 April to March 2016	Timeline sheet 4	
*	2016 April to March 2017	Timeline sheet 5	
<i>Section 6</i>	<i>Presentation - Draft FNDP</i>		
*	2017 – February 23	Pre-submission meeting CWaC – note to CWaC from SC	

*	2017 – March 2	Pre-submission meeting CWaC – SC Slides x 19	
*	2017 – March 2	Pre-submission meeting CWaC – SC speaking Note	

Development of the Farndon Parish Neighbourhood Development Plan

Terms of Reference for the Development Working Group

Introduction

The terms of reference outline the key roles and responsibilities of the main partners involved in the development of the Neighbourhood Plan. The Parish Council and the Cheshire West and Chester Council are committed to working in partnership to produce an up to date and effective Neighbourhood Plan for the Parish of Farndon. Resources will be committed as appropriate by all partners, including time, to produce a viable plan.

Overall aims of Neighbourhood Development Plan

The aim of the neighbourhood planning process will be to provide the community with an opportunity to set out a planning and land use policy framework for the area enable the achievement of identified local priorities. Its preparation will implement, as far as possible, the provision of the Governments Decentralisation and Localism Bill.

Roles and responsibilities

Farndon Parish Council

The Parish Council will lead the development of the Neighbourhood Plan and undertake the community consultation with the support of Cheshire West and Chester Council. The Parish council will engage with the community, and seek to involve as many of the community as possible.

The lead officer for the Parish Council will be Fiona Henderson

Cheshire West and Chester Council

The Council will provide support to work closely with the Parish Council and provide technical and procedural advice. The council will have a nominated lead and will be responsible for co-ordinating the input of other technical specialists from within the council as may be required to support the process.

The lead officer from within the council will be Anne Mosquera

Cheshire Community Action (CCA)

The CCA will provide guidance and support to Farndon Parish Council as required, particularly in relation to community engagement, consultation and community led planning.

The lead officer for CCA will be Claire Jones

Cheshire West and Chester Council

Delegated report

Date: 23 October 2015

Neighbourhood Application Area: Farndon

Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012

Date application first publicised: 3 September 2015

Area name: Farndon

Applicant name: Farndon Parish council

Ward: Farndon

Ward members: Howard Greenwood

Case officer: Catherine Morgetroyd

Recommendation: Approval

1 Introduction

- 1.1 This delegated report relates to the assessment of the application for the designation of the Farndon Neighbourhood Area.
- 1.2 The application for the designation Farndon Neighbourhood Area was publicised on 3 September 2015. The application was made under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012. The application complied with the requirements of the regulations as it included: a map identifying the area to which the area application relates; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Plan Area; and a statement that the organisation making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

2 Area description

- 2.1 The proposed Farndon Neighbourhood Area is the area covered by Farndon Parish Council (as amended through the Community Governance Review in April 2015) and follows the same boundary. It includes the settlements of Farndon and Crewe by Farndon The area is located within the wider Farndon Ward.

- 2.2 A map of the proposed Farndon Neighbourhood Area is attached to this report.

3 Publicity

- 3.1 The application was publicised by public notice in the Chester Chronicle on 3 September 2015.

- 3.2 Details of the application were also published on the Council's website from 3 September 2015

www.cheshirewestandchester.gov.uk/neighbourhoodplanning

- 3.3 Copies of a notice advertising the application were placed three locations in the Parish Council area: Parish Council notice board in the High Street; The War Memorial Hall, Church Lane and the Post Office notice board in the High Street.

- 3.4 Local Councillors were informed of the application with the call-in cut off date of 8 October 2015. Members were advised that should they wish the application to be considered by Members in more detail, they must notify the case officer by email or letter before the call-in cut off date.

- 3.5 The four week publicity period ran from 3 September to 1 October 2015.

- 3.6 The neighbouring parish councils of Churton, Coddington and District and Shocklach Oviatt and District were notified of the application by letter on 3 September 2015.

- 3.7 The publicity arrangements complied with Regulation 6 of the Neighbourhood Planning (General) Regulations 2012.

- 3.8 The following internal consultees were notified by email: Housing Policy and Strategy; Legal; Regeneration; Total Environment; Development Planning; Democratic Services; Economic Growth; Energy and Carbon Reduction.

- 3.9 The Council received representations from:

- The Environment Agency – no comments.
- United Utilities – no comments but would like to be kept informed and consulted with further should the designation be approved. May submit detailed comments at the draft plan public consultation stage.
- Historic England – no comments but raised issues to be taken into account in preparation of a neighbourhood plan and advised that the planning and conservation team at the Council would be best placed to assist. Provided a list of designated heritage assets within the area.
- Natural England – no comments but provided general advice.

- Gladman – no comments but highlighted key planning requirements. Would like to participate in the neighbourhood plan's preparation and be notified of further developments and consultations.

4 Issues and assessment

4.1 The main issues in determining this application are:

- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap).
- Confirmation that the applicant is a 'relevant body' to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
- Assessment of whether the extent of the Neighbourhood Area is appropriate.

4.2 An application was previously made covering the old parish of Farndon, which was designated on 11 September 2013. It is proposed that this new neighbourhood area will replace the previously designated neighbourhood area. The change in the area is due to the amendment to the Parish Council area through the Community Governance Review in April 2015. There are no other existing designated Neighbourhood Areas covering or close to the boundary of the Farndon Neighbourhood Area.

4.3 Farndon Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations.

4.4 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Farndon Parish Council. Farndon is a service hub for surrounding areas within a 3 – 5 mile radius.

4.5 It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Plan.

5 Conclusion

5.1 The application for the Farndon Neighbourhood Area complied with the requirements of the regulations. The application was publicised in accordance with the regulations and no representations objecting to the neighbourhood area were received.

5.2 The Farndon Neighbourhood Area is considered appropriate because:

- No other applications have been made for Neighbourhood Areas covering all or part of the area (excluding the previous Farndon Neighbourhood Area, which would be replaced by this new Farndon Neighbourhood Area).

- Farndon Parish Council is the relevant body to undertake Neighbourhood Planning.
- The Neighbourhood Plan Area follows the boundary of the area covered by Farndon Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.

6 Decision

- 6.1 That the Farndon Neighbourhood Area is approved and is formally designated. This replaces the previously designated Farndon Neighbourhood Area.
- 6.2 The reasons for this decision are that the Farndon Neighbourhood Development Plan Area is considered appropriate because:
- No other applications have been made for Neighbourhood Areas covering all or part of the area (excluding the previous Farndon Neighbourhood Area, which is to be replaced by this new Farndon Neighbourhood Area).
 - Farndon Parish Council is the relevant body to undertake Neighbourhood Planning.
 - The Neighbourhood Plan Area follows the boundary of the area covered by Farndon Parish Council and it is appropriate for development in this area to be guided by a Neighbourhood Plan.
- 6.3 The Planning and Strategic Transport Manager hereby exercises their delegated authority to agree the area application.
- 6.4 A copy of this note will be sent to Farndon Parish Council and relevant local Councillors.
- 6.5 In accordance with Regulation 7 of the 2012 Regulations, as soon as possible after the date of the decision the Council will publish the following on its website:
- a) Name of the area
 - b) Name of body who applied
 - c) Decision and reasons
 - d) Details of where the decision can be inspected
 - e) Map of Neighbourhood Plan Area

7 Attachments

- 7.1 Copy of application form and map of Farndon Neighbourhood Area.


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Fiona Hore
Planning and Strategic Transport Manager
23 October 2015

Cheshire West & Chester Council

Planning Policy

4 Civic Way, Ellesmere Port
CH65 0BE

Tel: 01244 973887

Our ref: NP010

Your ref:

Please ask for: Catherine Morgetroyd

Email: neighbourhoodplanning@cheshirewestandchester.gov.uk

Web: www.cheshirewestandchester.gov.uk/neighbourhoodplanning

Date: 23 October 2015

Mrs Suzi Pollard
Clerk
Farndon Parish Council
18 Gladstone Road
Chester
CH1 4BY

Dear Mrs Pollard

Neighbourhood Planning (General) Regulations 2012

Proposal: Application for the designation of a neighbourhood area

Location: The area of Farndon Parish Council

Thank you for submitting an application for a neighbourhood area on behalf of Farndon Parish Council.

I can confirm that the Farndon Neighbourhood Area was approved and designated on 23 October 2015.

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

www.cheshirewestandchester.gov.uk/neighbourhoodplanning

- Farndon 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 consultee responses with advice and information on Neighbourhood Plans.

Cont...

ACHIEVEMENT
AWARDS 2015
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Cheshire West
and Chester

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

Yours sincerely



Catherine Morgetroyd
Principal Planning Officer

Farndon Parish Council
Public Consultation Meeting - Planning.
Monday 12th December, 7pm, at Farndon War
Memorial Hall.

INTRODUCTION.

Cllr Rowlandson welcomed everyone to the meeting and explained the reasons behind calling the meeting; this included the need to discuss shaping the future of the community and passing on vital information regarding new planning policies.

CLLR HOWARD GREENWOOD.

Cllr Greenwood introduced the CW&C planning officers who specialise in rural housing issues and neighbourhood plans.

PRESENTATION: CW&C PLANNING OFFICERS.

Lesley Bassett presented information regarding rural housing issues and in particular, 'affordable housing'. Lesley stated that one of the key points to come from the Rural Housing Survey is that there is an increased ageing population on this 'rural west' side of the borough. This will have an impact on local communities, on the services and amenities. The survey highlighted the requirement for not just about 'affordable' housing but more housing of mixed sizes. The Localism Bill which was enshrined in law in November this year led to the need for 'Neighbourhood Development Plans. In particular in Farndon Parish there has been an overall increase in population since the last census of 5%; but a reduction in the size of the working population and an increase in the retired population. If the trend continues, there will be a continually growing ageing population.

Phill Bamford – talked about the Government's changes to the planning system and the introduction of Neighbourhood Development Plans (NDP).

Phil stated that the current planning system is too complex; CW&C council is still preparing its own local plan and will guide where development will take place.

Chester, Neston and Winsford are included in the areas identified for development.

Key Service Centres, identified for a small element of growth, includes Farndon.

NDP's will not be used to stop development and it will not be possible to state that no development is required within the NDP; but rather they should be used to 'shape' development.

In developing NDP's it is a way of 'giving control' to local people; there will also be a financial incentive. It is expected that NDP's will cover a 10 year period; and they must be in line with both national policy and CW&C policy.

Once ratified and adopted by the local authority, NDP's will have the ability to carry significant weight in planning policy.

The development of NDP's will be led by the Parish Council (in parished areas).

Consultation with residents is vital or it is unlikely to pass the referendum (it must receive a 50% yes vote), only after this can it be adopted by CW&C.

In summary the key stages are: engagement (with the public), independent examination (checking on conformity to national and local policy, and if consultation has taken place), local referendum (50% support will lead to adoption by LA).

Planning issues that are exempt from inclusion in the NDP are areas such as mineral extraction.

Finally Phill pointed out that both Tattenhall and Winsford parishes have been front runners in piloting the development of NDP's and have received a £20,000 grant from the government. Tarporley and Neston are also looking for front runner status. With regards to funding – it is uncertain as yet as to how funding will be distributed and to whom.

ANY QUESTIONS.

Q. Planning Policy - has this been created yet?

A. Yes, national policy is still in place but is being rationalised. Local policy is being developed, it is unlikely that they will be complete until 2014 and they will be developed alongside NDP's.

Q. Are NDP's only for land use planning, can they address other issues?

A. NDP's can be as wide ranging or as narrow as you want, but especially in an area like Farndon, wider issues should be addressed.

However, only planning aspects would be adopted by LA.

Q. How do NDP's affect areas such as ours where our immediate neighbours are in Wales (and therefore a different Local Authority)? Will we have any influence on the neighbouring council?

A. Yes, there is a duty to co-operate enshrined in English law but not Welsh law – there is a need to foster good communication and working practice.

Q. Under the new system with the Parish Council have more or less power on determining development?

A. It will have more power with evidence to back it up.

Q. With regards to the 50% 'yes' vote at the referendum stage – is that 50% of the turnout?

A. Yes.

Q. Assuming that the people here today are interested (which could be considered pretty poor considering the actual population of the village), how do we engage the remaining population?

A. Cllr Rowlandson expressed her delight at the number of people who had turned out (approximately 70).

Q. Will there be a rush from developers in order to beat the new planning system?

A. Yes there does appear to be a bit of a rush at the moment; however, existing policy stands and any applications that are in line with current policy will be difficult to refuse.

2011 census data will be available next year and information will be used to inform NDP's.

From a member of the public – 'this is both daunting but exciting, it will unite the community. I would suggest interested parties leave email addresses in order to begin the web of communication. Agreed and done.

Q. In the interim period, are we seeing 'planning by appeal'.

A. Yes, this is happening.

Q. With regards to the suggested development of land on Sibberfield Lane do you currently have any information to give?

A. there is nothing to report, no plans have been submitted and only general talks have taken place. There are 4 or 5 other sites available around the village; developers know what the opportunities are.

Q. the Communities Minister has suggested to 'think outside the box' for affordable housing (e.g. looking at converting existing buildings), do CW&C support this?

A. Yes, we are looking at it but it comes down to cost (farm buildings are often costly and therefore they would not be 'affordable').

Q. Should we decide not to go down the route of developing a NDP what will happen? A. National and Local policy will still be in place and will act as a protection; but NDP's give you more say and more control.

SUMMARY.

Cllr Rowlandson summarised by stating that that was the background information so far; next the Parish Council will need to go and discuss all the issues. The process will begin once the Parish Council have decided to do so.

FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

STATEMENT OF CONSULTATION

February 2012 to January 2013

PUBLIC MEETING: TUESDAY 21ST FEBRUARY 2012

Held in Farndon Memorial Hall.

This meeting was attended by Councillor Howard Greenwood. 2 members of the Cheshire West & Chester Council Planning Department, members of the Parish Council and approximately 70 members of the public. The members of the planning Department explained the changes to the planning laws and also what a Neighbourhood Development Plan involved. Email and telephone numbers were obtained from all who were interested in furthering the NDP. Following this meeting a notice regarding the NDP was put in the local magazine “Over The Wall” which is delivered to all properties in Farndon.

PUBLIC MEETING: TUESDAY 27TH MARCH 2012

Held in Farndon Memorial Hall

This was a follow up meeting from the 21st February. This was attended by Councillor Howard Greenwood, members of the Parish Council and 20 members of the public. As this meeting was poorly attended it was decided to deliver notices to each property in Farndon advertising a further public meeting to be held on 17th April to try to further the NDP.

PUBLIC MEETING: TUESDAY 17TH APRIL 2012

Held in Farndon Memorial Hall

A meeting was held to discuss compiling a Neighbourhood Development Plan. The meeting was attended by Anne Mosquera representing Cheshire West and Chester Council, members of Farndon Parish Council and approximately fifty members of the public. At this meeting a Steering Committee was formed consisting of four Parish Councillors and five members of the public.

PUBLICITY EVENT: MONDAY 4TH JUNE 2012

Held on the occasion of the Diamond Jubilee Fete

A stall was set up to advertise the Neighbourhood Development Plan and to ask the residents of Farndon what they liked and disliked about Farndon and how they would like to see it develop over the next 10 – 15 years. Their views will be used to compile a Questionnaire which will be delivered to each household in the Farndon Parish.

INFORMATION LEAFLET RE: NEIGHBOURHOOD DEVELOPMENT PLAN 9TH JULY 2012.

An information leaflet was prepared and delivered to each house in Farndon explaining the Neighbourhood Development Plan, the objectives of the Steering Committee and advertising that the Steering Committee would be producing and delivering a detailed Questionnaire to each household in September together with general information re: Farndon i.e. population and conservation areas .

**COFFEE MORNING SATURDAY 20TH OCTOBER 2012 10.00 AM –12 NOON
AT THE CHAPEL.**

Coffee morning inviting local residents to discuss the Neighbourhood Development Plan and to obtain their views together with information as to how far the Steering Committee have progressed with the NDP.

QUESTIONNAIRE – DECEMBER 2012

A Questionnaire was delivered to each household in Farndon in December 2012 for collection on 1.1.13. A Questionnaire was also delivered to local businesses.

PRESENTATION TO FARNDON W.I. ON TUESDAY 29TH JANUARY.

A presentation was given to Farndon W.I. by Gill Morony and Peter Rowlandson on the work that the Neighbourhood Development Plan have done so far and their objectives. A notebook was left so that members of the W.I. could record their views and comments.

Farndon Neighbourhood Development Plan

Jubilee Fête 2012

Thank you to all those who took part by 'posting' a comment on our boards, the raffle prizes have now been distributed to the lucky winners and we have some conclusions to report.

1 What do you like about living in Farndon?

It appears the majority of people feel that Farndon is a friendly village, they have nice neighbours and there is an overall 'community spirit'. The facilities ie shops and Post Office/Pharmacy are also a plus. People like the fact they it is quiet and they are in a rural area with Chester and Wrexham reasonably accessible. The river and the walks both along it and in the surrounding countryside are also popular.

2 What do you not like about living in Farndon?

Perhaps predictably the traffic was one of the greatest 'dislikes' about the village - cars speeding, being parked on the pavement, congestion on the High Street and outside the school and in Townfield Lane at school times.

Next on the dislike list were dogs fouling the pavements. This is obviously outside the remit of the NDP, however, the Parish Council has been in touch with the Dog Wardens who will hopefully do something about it as they have had success in other parishes. The lack of public transport was another complaint, also the lack of shops/a café/village green (or other hub). The state of Avondale and The Boathouse were also commented upon.

3 Farndon will grow in the next 10-15 years – how would you like to see this?

Whilst many people were against any form of development, given that we will be obliged to have some in the future most people were in favour of small-scale expansion on the periphery of the village rather than any significant new development. The provision of affordable housing for young people who wanted to stay in the area was also something which was felt to be important. Concern was also given to the infrastructure and potential problems at the Health Centre and the School as well as the possibility of the village losing its 'character'

4 What new facilities would you (realistically) like to see in Farndon?

This brought up some interesting ideas. Lack of sporting facilities (including hopefully restoring the tennis courts to enable them to be used more), a cash machine, more shops especially a coffee shop/café, a village green, better parking facilities, a slipway, facilities for riding lessons, improved bus services, vet, dentist and more allotments. Oh, and an amusement park and a giant meat pie for people to eat . . .

Whilst most of these things involve co-operation with outside agencies, nothing is impossible and the Steering Group will shortly be putting together a more detailed questionnaire based on your responses here. We understand that the majority of residents do not want to see further development; however, Farndon has been identified by the Local Authority as one of the four growth villages in this area. The Parish Council opted for medium growth and this means that we must work extra hard to develop this Plan and to seek, as the over-riding objective, to maintain the much valued 'village atmosphere'. If we can get a Neighbourhood Plan up and running it will mean that the residents will have a say in how and when events will move forward. We will need improved facilities and probably to encourage new businesses to the area in order that the young people who want to stay here have the opportunity for employment – a village is a living thing and must be given space to grow and not wither and die.

Thank you again to all those who provided us with comments.

Neighbourhood Development Plan Steering Group



FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

What is a Neighbourhood Development Plan and why does Farndon need one?

A Neighbourhood Plan is a written document that identifies the strengths and weaknesses of a defined area of settlement and sets out what the area should look like, where new shops, businesses and homes should go and what green spaces should be protected.

Farndon has been identified (along with other villages including Malpas and Tattenhall) as being a key village suitable for sustainable development by Cheshire West and Chester Council who are fulfilling requirements laid down by the government for projected housing needs. This will mean a probable increase in population which will impact upon not only housing but retail, education, transport and care facilities. By completing a Neighbourhood Plan the village will have a say in how and where any future development, including that for housing, recreational and business use takes place. We must plan for a future which ensures these key issues are adequately provided for.

The Parish Council will spearhead the Neighbourhood Plan and it has set up a Steering Group which comprises four members of the Parish Council and a number of other residents of the village who kindly volunteered their services at a meeting earlier in the year. However, everyone is encouraged to get involved and all your views are important. The chairman of the group is Councillor Fiona Henderson.

Part of Farndon falls within a Conservation Area. This is an area which is considered worthy of preservation - "the character or appearance of which it is desirable to preserve or enhance". The area constitutes much of the High Street and part of both Churton and Barton roads and there are restrictions as to the type of development possible here. In order to retain the integrity of the village the Neighbourhood Plan can influence the styles of future buildings in Farndon.

Our current population is approximately 1,600 (2010) and we have a higher percentage (just over 24%) of people in the 65+ age group than most of Cheshire West and Chester. We need to retain, encourage and attract younger people to move to the village to ensure the continuation of our community. People enjoy living in the area; this was proved by the results of the survey taken at the Jubilee Fete, the feedback from which can be found on the Parish Council website www.farndonparishcouncil.co.uk. The information we received will greatly assist in the compilation of the detailed questionnaire we are compiling.

The Neighbourhood Plan can include many issues other than housing. Transport, education, health centres, leisure facilities are the obvious ones. However, the development of tourism, the creation and protection of open spaces, renewable energy projects and the protection of historic assets are also areas in which we can have an input. It is important for the community to look at these issues as a whole and ensure any future development protects the historic and natural environment in which we live.

By September the Steering Committee will have available a questionnaire, as one of our legal requirements, which will cover many aspects of possible development. We will be asking your opinion on many things including types of housing (affordable, medium size, family homes), size and location of developments (small or large, in the centre or edge of the village), Traffic and Parking issues, Shops, Restaurants, the School and Health Centre, Leisure and Recreational Facilities and we would be grateful if you could give these issues some serious thought.

When the results of this survey have been collated and analysed the results will form the basis of our Plan. Once we have completed this the Plan will be submitted for approval by an Independent Assessor. After this the residents of Farndon will be asked to vote on the Plan and if more than 50% of those who vote are in support, the Local Authority are bound adopt it.

Many people will be aware two new developments have recently been granted outline approval for a total of up to 86 dwellings. However, the Neighbourhood Plan covers the next 15 years so this makes it even more important we have it up and running in order that any future applications will fall within the recommendations we, the residents, will have had some genuine influence over.

As you see, it is a serious opportunity for us to have a say in the future of our village. It involves a lot of hard work and anyone with a little spare time can help. Further information and updates can be found on the website www.farndonparishcouncil.co.uk, the village notice board and we also have a [facebook](#) page.



Farndon Parish Council

FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

COFFEE MORNING

**EVERYONE FROM THE VILLAGE IS INVITED TO DROP IN
TO
TALK ABOUT WHAT IS HAPPENING IN FARNDON
AND THE DEVELOPMENT OF THE NEIGHBOURHOOD PLAN**

AT

THE ROCK CHAPEL MEETING ROOM, FARNDON

ON

SATURDAY 20 OCTOBER 2012

FROM

10.00 UNTIL NOON

PLEASE COME EVEN IF ONLY FOR A FEW MINUTES

20 October 2012

COFFEE MORNING SURVEY

WHAT DO YOU LIKE ABOUT LIVING IN FARNDON? (11 responses)

- Friendly village with convenient amenities. I would like the village to stay a village.
- Community. Being able to walk to shops and services. Being in a village environment.
- Friendly, small village.
- It's a beautiful, friendly, rural village.
- I like living in a village which has most facilities available (school, pubs, shops, chemist, doctor's surgery . . .) yet is still "small". Also it is near to larger places (Chester, Wrexham) with their additional facilities.
- "Peace and quiet" – "Shopping convenient, all necessary requirements for everyday living. Easy travel – buses and train connections are available. Friendly people and helpful too.
- Quiet, friendly.
- Village community, safe environment.
- I like the friendliness most of all. Positive experiences – District Nurses, Pharmacy, Butchers, Restaurants, Church.
- Peace, quiet and friendliness of village with facilities and beauty that encourage those who wish to live in rural villages to move here,
- In a nice convenient setting. Easy access to Chester, N Wales and Merseyside.

FARNDON WILL GROW IN THE NEXT 20 YEARS – HOW WOULD YOU LIKE TO SEE THIS HAPPEN? (20 responses)

- The answer to the question is "slowly". The village needs affordable housing to let, not more to buy.
- A few small groups of dwellings, 5-6. No large estates.
- More shops to provide everyday conveniences eg bakery, deli, etc inc coffee shop.
- With adequate thought given to the necessary facilities ie capacity to cope with schooling, sewerage, highways, etc. Facilities first – then development.
- We need to encourage young people to live here. Need a much better bus service and affordable housing.
- A new or extended doctor's surgery. Not to get too big, people move to a village and don't want to live in a town. No double yellow lines please.
- Affordable houses for sale and rent and bungalows.
- Village centre too constricted for traffic that will result from developments which should be separate fro village with its own access to main roads, not thro' village.
- Development of rural facilities that promote these and encourage people to respect the countryside so they wish to come live/visit/stay here as a difference to towns/large places/cities.
- The village needs to grow but careful consideration needs to be given to ensuring the existing infrastructure – roads, doctors, etc can cope with the increased population. This is not something that can realistically be achieved in retrospect. The very nature of Farndon – a country village needs to be maintained and nurtured.
- Somewhere to sit and meet people eg coffee shop with tables and chairs outside (Old Nags Head Pub) as in Holt where they have two deli's with these facilities right in the heart of the village.
- With provision of reasonable houses. Adequate parking facilities. Safe pedestrian access in all areas.

- Having moved from a lovely village that became a commuter and developed village for 20-40 year olds with families – please do not let Farndon lose the very things that bring those who want to live here/moved here to be destroyed with the wrong development.
- The only growth I would like to see would be a provision of “affordable” living for younger people. Ultimately this is the lifeblood of the village. We must not allow developers to build expensive commuter houses; this would swamp village without adding much to the social fabric.
- We need to consider the school is full; try to get an appointment at the doctors on the day – not easy. All these other properties mean it would be harder. So how are we to address this before large scale family homes fill the area. The infrastructure needs to be in place – also what about secondary schools – will the Heber cope with all the villages expanding – I doubt it? Please note I am retired – I am thinking about the future for our young village families and health services for all.
- Not much more growth. I don't want to merge into Clutton and Churton thank you. I enjoy being able to walk into the next villages so I definitely want a recognised space inbetween.
- Land by the river (T/field Lane, Dee Crescent etc) would be better used for Rural encouragement such as natural walkways, café, visitor facilities, promotion of wildlife/birds/forming to encourage/educate/alignment of valuable assets – car parking to assist/support and anything of that nature. More housing would not do this but spoil/destroy.
- We need homes provided for young 20/30 something Farndon people who want to stay in their village but would not be able to afford these new homes – which are bound to be pricey. They would like good sized homes with decent size gardens.
- Low cost homes to encourage young people and young families to stay in the village or to come into the village other wise it will just become an OAP village.
- New developments need to be focussed on affordable homes for the young.

WHAT DO YOU NOT LIKE ABOUT LIVING IN FARNDON? (21 responses)

- Insufficient balance of housing esp new developments – Bungalows/2 bed houses/shared equity homes, etc
- Apparent unwillingness of county councillors to listen to resident's views.
- Hedges allowed to grow over footpaths.
- High Street too congested with parked cars. How will the doctor's, school, etc cope with more houses?
- I do not like the feeling of not being important. When Paul Roberts was City Councillor he worked hard to keep villagers informed (Farndon Focus) and this now doesn't happen after the re-drawing of boundaries, changes to local government, etc. The CWAC councillor is invisible?
- Having to queue at the Doctor's surgery at 7.50am to get an appointment, also if we have all this extra housing the surgery will not cope.
- Not being able to get a doctors appt for over a week. Traffic congestion on the High Street and outside the school. The prospect of digging up 222 dead and buried foot and mouth cattle at Top Farm!
- That we haven't got an obvious centre or meeting area like Holt has. WE just seem to be a going through to somewhere.
- Buses to run later in the evening.
- Do we need a crossing!
- Better bus service to Chester/Wrexham ie no bus break between 2.30 and 4.45. Service on Sunday!
- Lack of affordable housing to encourage young people to work and stay in the village.

- Lack of facilities for young people.
- Traffic and Parking issues. Parking on pavement!
- The speed of cars coming up Barton road ie a 30 'lit up' sign like on Churton Road would help.
- Traffic and parking and speed of drivers on High St/Barton Road.
- The Boathouse. Bungalow on Barton Road.
- Having to wait so long for an appt at the doctors and the 'littering' of dog walkers.
- If all these planning applications are passed traffic will be horrific. Dr appointments are at the moment difficult to get, so what will happen next? 33 homes on the RH side of Barton Road and 46 on the other, sewerage and traffic? Has the goal post been moved again re noise from the kennels?
- The High Street is congested – what is it going to be like shortly? At the moment worry re all this new housing which will affect the nature of our village. Farndon is special, friendly, rural – we need to keep that.
- Bus service

IF MONEY WAS AVAILABLE TO SPEND ON OPEN SPACE, RECREATIONAL SERVICES WHAT WOULD YOU LIKE TO SEE? (12 responses)

- Have recreational area with space and fitness facilities for adults/children eg walking machines, pull up bars, treadmills (open air style) plus surrounded by trees/borders.
- Would like an open space, near the centre, with provision of swings (play area) for children. Car parking in centre of village is a problem and provision of off road parking would be beneficial.
- Plant a community garden with trees, etc and seats and café in Old Telephone Exchange (Doctors Lane) (model on Reeth, North Yorkshire).
- Definitely a car park facility like Tilston with child, teenage equipment. Space to kick a ball around and accessibility all the time.
- I would like to see Farndon have a definite village centre (Holt has the Cross).
- A village green close to the centre of the village, easily accessible to all villagers, with places to sit but not pushed off to the fringes of the village – something at the hub.
- Plant a tree barrier of trees to shelter the new developments.
- Develop the riverside for the benefit of the village and to attract visitors for the local businesses.
- Village 'space' in the middle of the village (Top Farm field) with facilities – eg seats/pond/recreational.
- Develop walkways/paths/café/old disused buildings to promote Farndon to walkers, birdwatchers so river continues to be an asset, wildlife encouraged and the beauty of the village continues to encourage those who live in towns to appreciate/understand rural/small places of whatever age.
- Village Green.
- Trees/hedges to surround new developments or create open, natural spaces to ensure beauty of village and its wildlife are not harmed/impacted by too much human intervention/development.

Farndon – Neighbourhood Development Plan and planning applications.

This note has been prepared to give interested parties an overview of the current situation concerning the preparation of the Farndon Neighbourhood Development Plan (FNDP) as well as information about the planning applications made between 2010 and January 2013.

Farndon Parish Council established a committee in April 2012 with the remit of preparing the Farndon Neighbourhood Development Plan.

The information in this note is at 5 February 2013 and relies on the facts as we know them.

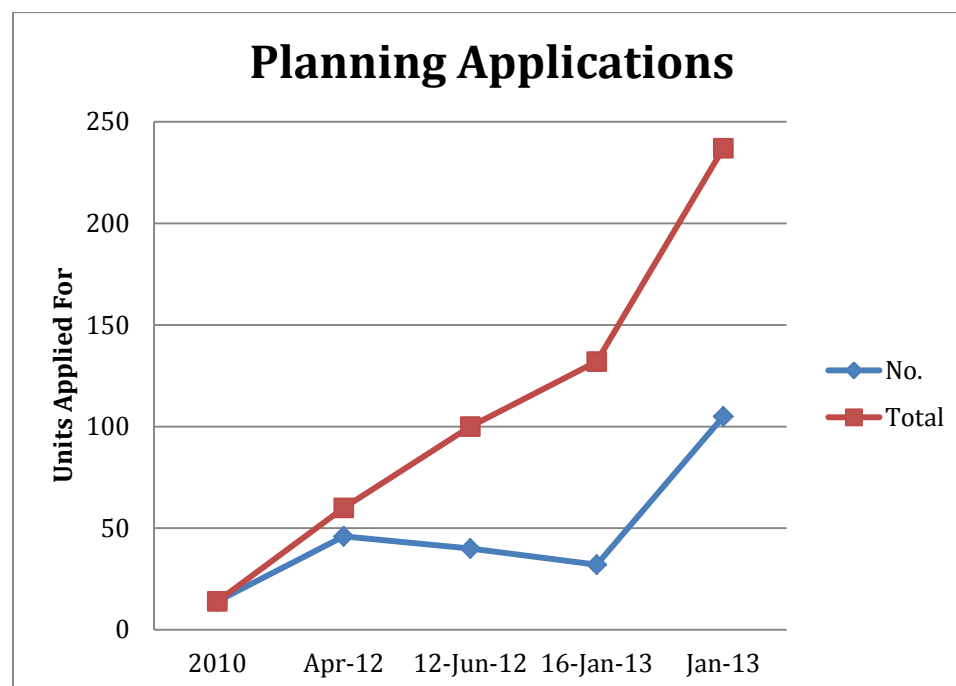
1. Background Information.

- i. Strategic Housing Land Availability Assessment (SHLAA) for Farndon 2010.*
In response to an invitation from CWaC in which people were invited to put forward sites for possible housing development in Farndon, the SHLAA report shows that Farndon has an adequate supply of land available for 225 houses.
The Churton Road site is not included in the SHLAA report.
- ii. CWaC – local plan – October 2012.*
Published figures for housing provision in Farndon by CWaC are 200 houses between the years 2010 and 2030.

2. Planning applications in Farndon - 1 January 2010 to 25 January 2013

	Date	Reference	Location	No	Result
1	2010 onwards	6 applications	Various	14	Approved
2	April 2012	11/05899/OUT	Sibbersfield Lane	46	Approved
3	12 June 2012	12/01277/OUT	Lloyd Close	40	Approved subject to 106 requirements
4	16 Jan 2013	12/04825/FUL	Barton Road	32	Postponed
5	January 2013	13/00283/OUT	Churton Road	105	Consultation stage
	Total			237	

3. Illustrative graph showing planning applications.



4. Farndon Neighbourhood Development Plan – progress.

- i. FNDP Committee - established by Parish Council April 2012.
- ii. FNDP Timetable - prepared and updated weekly.
- iii. Awareness raising events = 7 plus Facebook updated regularly.
- iv. Awareness raising documents = information sheet to all houses (670).
- v. Information notices = Parish Council noticeboard, My Village News.
- vi. Consultation/discussion –
 - 2012 included Jubilee fete (June), Farndon school (June), coffee morning (October), household questionnaire and business questionnaire (November and December).
 - 2013 included questionnaire to some school children and some students (January), WI meeting (January).
- vii. Analysis of questionnaires - is on-going.
- viii. Collating of background documentation – is on-going.

5. Issues raised in consultations.

The issues raised by villagers are consistent and similar for each of the consultations held and are supported by the comments made in the questionnaire. The top ten issues are: -

- i. Village identity - concerns that this small village should not be developed other than by small developments of the in-fill variety and spread over a number of years. Concerns that large-scale development will alter the rural dynamic of the village.

- ii. Village life – concerns that no-one seems to care that a village is to be destroyed and that there will be a loss of open spaces close to the village.
- iii. Services – concerns about the impact on services – the school is almost full and the doctor's surgery is already overstretched.
- iv. Housing required – small houses suitable as starter homes or retirement properties. Houses which can be afforded rather than solely government supported 'affordable' houses.
- v. Housing not required – four bedroomed or larger houses nor estates built on greenfield areas around the village.
- vi. Housing allocation – if there are to be government supported 'affordable' houses, how many are there, what is the need and who will get them?
- vii. Riverside – concerns that it is unused and derelict.
- viii. Traffic – is already very heavy as there are two main roads and few parking areas. Some people believe that yellow lines down the High Street would be helpful but the businesses in the High Street do not want yellow lines as these will adversely affect their business and there is evidence that the presence of yellow lines leads to speeding.
- ix. Parking – concerns that parking is already a problem within the village, at the school and at the health centre and more houses will make this worse.
- x. Timing – any increase in population should be met by the equivalent investment – beforehand – in services especially school and health centre.

6. Next Steps.

- i. 6 February 2013 - meeting between FNDP Committee and Councillor Howard Greenwood and CWaC planners to request information on 'direction' of the FNDP and confirmation of the CWaC housing figures and 20-year timeline.
- ii. 8 February 2013 - meeting between Chair of Parish Council and Chair of FNDP with Stephen O'Brien MP to request that the Government takes account of the overwhelming number of planning applications for hundreds of houses in small villages without any reference to the identified need, to the Council's own published figures and without the consent of villagers.
- iii. FNDP - confirmation from CWaC that the FNDP is 'on-track'.
- iv. FNDP – prepare final timetable.
- v. FNDP – continue to collect background documentation and information for inclusion in the 'draft' FNDP.
- vi. FNDP – prepare 'draft' FNDP and submit to CWaC
- vii. FNDP – revise and re-submit to CWaC.
- viii. FNDP - referendum

Further information is available if required.

NDP Committee
5 February 2013.

Farndon – Neighbourhood Development Plan – 6 February 2013.

Meeting with Councilor Howard Greenwood and CWaC planners.

We are members of the FND Plan Committee and have asked to meet you to discuss the current situation in Farndon –

1. First of all you'll want to know how we are proceeding with the Plan – in brief we have undertaken: -

- 6 public meetings/events,
- Information leaflet and questionnaire – distributed to all houses and some students and young people,
- Parish Council noticeboard, web page and Facebook.

2. We are currently

- analysing the responses to the questionnaire,
- identifying areas where we need additional information,
- preparing a 'draft' of the FND Plan for discussion,
- preparing the 'sustainability' report.
- time schedule - two months.

3. The issues we would like to discuss this evening are: -

- i. CWaC planning policy
- ii. The large number of planning applications that have been submitted in the last 12 months.
- iii. CWaC's view on the number of applications in the light of their published policy.
- iv. CWaC's view of the Gladman application for 105 houses.

4. CWaC planning policy.

As we understand it, CWaC policy is based on two main documents that are: -

- i. *Strategic Housing Land Availability Assessment (SHLAA) for Farndon 2010.*
In response to an invitation from CWaC in which people were invited to put forward sites for possible housing development in Farndon, the SHLAA report shows that Farndon has an adequate supply of land available for 225 houses.
The Churton Road site is not included in the SHLAA report.
- ii. *CWaC – local plan – October 2012.*
Published figures for housing provision in Farndon by CWaC are 200 houses between the years 2010 and 2030.

This would give on average, 10 houses per year for 20 years

5. Planning applications in Farndon - 1 January 2010 to 25 January 2013

	Date	Reference	Location	No	Result
1	2010 onwards	6 applications	Various	14	Approved
2	April 2012	11/05899/OUT	Sibbersfield Lane	46	Approved
3	12 June 2012	12/01277/OUT	Lloyd Close	40	Approved subject to 106 requirements
4	16 Jan 2013	12/04825/FUL	Barton Road	32	Postponed
5	January 2013	13/00283/OUT	Churton Road	105	Consultation stage
	Total			237	

Question 1 – how is CWaC implementing their own policy and what is their view of the current situation in Farndon?

Question 2 – How will CWaC ensure that the 200 houses are phased over the 20 years – at this point in year three of the plan, we would anticipate 30 houses – but the number currently approved is 132 and that is the village allocation for a full 13 years.

**** At present the school is almost full, the surgery is overstretched and the roads are blocked – so*

Question 3 – all development is to be ‘sustainable’ – in which way does CWaC consider that a small village of 670 houses can sustainably absorb the population of the additional 132 houses presently approved, and if approved a further 105 houses? Bringing the total to 237.

**** We understand that CWaC is obliged to take the following into account when considering an application: -*

- i. to maintain social co-hesion,*
- ii. to meet identified needs,*
- iii. to ensure that local services are not overwhelmed,*
- iv. to ensure that the identity of villages and towns are not destroyed.*

Question 4 – how will CWaC takes these obligations into account when considering the Gladman application? And others that will be submitted.

Question 5 – When will the CWaC Strategic Planning Committee finalise the Cheshire Plan and submit it to the SoS.

Notes from meeting with Trevor Ferrigno, Practice Manager, Farndon Health Centre on Tuesday 12th February 2013.

Present: Helen Dutton, Fiona Henderson, Trevor Ferrigno.

Fiona explained what the Parish Council and Neighbourhood Development Plan Steering Committee are trying to achieve in relation to the recent planning application by Gladman for a further 105 houses in Farndon. Trevor was happy to do a letter of objection on the grounds that it was felt that the Health Centre would be unable to cope. He will draft a letter and email a copy for our approval. He confirmed that the Primary Care Trust nor the Surgery has been contacted by Gladman as indicated in their reports.

Trevor explained that the Primary Care Trust has been disbanded and its role had been taken over by

1. Clinical Commissioning Group they deal with all matters relating to the medical side of running a Practice.
2. National Commissioning Board they deal with property and buildings.

Both of these group come into effect from April. However currently they have no money and there has been no building of NHS properties this year. The large medical centre they are building in Chester at present was approved by the Primary Care Trust before they were disbanded.

Should any of the Developers offer to build a new surgery there would be a great many things to consider and it would not be as simple as Dr Duffin saying that would be lovely thank you. The cost of rental, staffing, fittings etc. would need to be sorted and as above the NHS does not have any money for this sort of expenditure currently.

Trevor has been involved in objecting to a project in Mickle Trafford and he has forwarded flyers that they used for guidance and ideas. A point that he raised was ancient hedgerows – if a hedgerow has been in place for 100 years this can form part of an objection. There is also something called a bedroom allowance where the Council is given an allowance for each bedroom. This allowance can go towards the local school. Apparently we have to apply for this the information is not readily available.

On our flyers asking people to register their objections we should make these hard hitting with comments such as house prices will drop with such new developments, there will be more power cuts, the water pressure will fall, crime will rise because of low policing levels, points that might make people think and register their objections.

The Health Centre have offered to do any photocopying if we provide the paper they will provide the ink. They are aware that it would be large numbers but they have back to back facilities on their photocopier and are happy to provide this service.

Farndon Neighbourhood Development Plan – information giving and gathering.

Meeting with Women's Institute on Tuesday 29 January 2013 at 20.00 – updated.

In attendance – Sue Falcus – Chairwoman.

Members attending – 27

Peter Rowlinson - FNDP committee.

Gill Moroney – FNDP committee.

1. The Women's Institute (WI) invited the FND Plan committee to make a presentation on progress and issues arising from the preparation of the FNDP and the recent planning applications. The meeting was held at the village hall.
2. Display - prior to the meeting the following were displayed around the hall: -
 - a map of the village into which the attendees were invited to put a map pin corresponding to their home (to preserve privacy),
 - maps of Farndon from 1949 showing development, and the flood area,
 - comments made at the Coffee Morning (20 October 2012),
 - analysis of questionnaire (Gerry's colour charts of January 2013).The display boards were left in place so that members could read before and after the meeting.
A notebook for circulation to all members was left with Sue Falcus so that members could write their comments on the planning situation and the FND Plan.
3. Presentation 1 – Gill Moroney - described: -
 - FND Plan - reasons why the FND Plan was being prepared,
 - Parish Council and the FND Plan committee - role,
 - legislation (Town and County Planning Act of 2010 and the Localism Bill of 2011),
 - CWaC and role in identifying villages suitable for development and the numbers of houses for each between 2010 and 2030
 - progress to date - information sessions and consultations (Jubilee fete, Farndon school meeting, coffee morning), information leaflet to all houses and business (September 2012), questionnaire to all households, business and some young people (November/December 2012 and January 2013),
 - outcomes of the coffee morning and questionnaire – main points.
 - next steps for the FND Plan committee – meetings with Councilor Howard and planners (6 February 2013) and Stephen O'Brien MP with Sue Rowlinson and Fiona Henderson (8 February), then prepare a draft FND Plan when CWaC have indicated how it is to be done to fit in with their own county plan, respond to amendments and re-submit to CWaC for approval and referendum, also prepare a Sustainability Report for Farndon,
 - Section 25 of the Town and Country Planning Act of 2012 – a possible route for appeals against CWaC approvals,
 - Possible actions for individuals – keep a close eye out for applications (on-line and public notices), if you object submit objections to CWaC who have the responsibility for planning, attend planning meetings.
4. Presentation 2 – Peter Rowlinson - described: -
 - each of the four current planning applications (Sibbersfield, Lloyd Close, Barton Road (delayed but no-one knows why), Brewery/Churton Road. where each was, the number of houses and the status,

- Brewery site – application went in on 25th January 2013, all comments made to Gladman at the village hall meeting and sent to their web-site – about 100 in all – are attached to the application. It is agricultural land and will need ‘change of use’,
- Chester Council are supposed to have a plan for development but they haven’t and that’s why they are losing appeals. We have to try and stop the developments using Section 25 amongst other actions,
- people who can say ‘no’ are the CWaC Planning Committee and - need to say what is possible – what the Parish Council and FND Plan Committee have discovered - evidence of support for approach from the community – the problem is not the developers, its CWaC,
- Personal opinion – the problem is that Farndon has been developed piecemeal and needs to be bound together, it needs a vision, the traffic will be terrible, and we need to talk to the developers. There is a problem for the school and for the doctor’s. An elegant solution would be that only Farndon residents could register at the surgery.
- CWaC will get almost £1million for the 105 houses built at Brewery – the village may get 20% of this from CWaC whereas Shropshire gets 80%.

5. Comments made by WI members at the meeting: -

Q. Is Holt to be involved in the FND Plan as the developments will affect Holt as well as Farndon (3 people at the meeting from Holt)?

A. Peter said not as the developments apply only to the actual parish for example, half of Crewe-by-Farndon was not included in the questionnaire distribution as only half is within the parish. We said we would mention the request.

Q. What about Bangor-on-Dee – they are in the same situation?

A. We will mention the impact of additional housing on other villages.

Q. What size of houses will be built on the Sibbersfield site?

A. it is an outline application so no information is included.

Q. Why does Chester always put things off like highways, parking, traffic, sewage – they are all issues which are ignored?

A. Peter said that the developers say that they will do these things.

Q. Where are the four developments and how many numbers?

A. Sibbersfield (46), Lloyd Close (40), Barnton Road (32) and Brewery site (105).

Q. How many houses at Nags Head - do these count towards the 200?

A. 4 houses, 2 commercial, 3-4 apartments)
plus another two that we know of bringing the current total to about 233.

Q. What about the field down Townfield Lane that is being cleared?

A. Many landowners have indicated that they will make planning applications.

Q. What grounds can we use to object?

A. there is a requirement for the Council to maintain social co-hesion, to meet identified needs, to ensure that local services are not overwhelmed and that the identity of towns and villages are not destroyed.

6. Other comments submitted in a notebook we left behind for the purpose.
- i. As an outsider from Bangor on Dee I have come to Farndon quite a few times a week over the last several years. I feel part of the community. I also feel that Farndon is one of England's special villages – why – the community spirit. Don't spoil this special community unit. Enhance but don't spoil. The villagers here are so special, such lovely people – It's not broke so don't fix it.
 - ii. Farndon cannot cope with so many extra properties, especially the school and surgery.
 - iii. Who can afford to rent or buy houses?
 - Where are they going to work?
 - You can't get an appointment at the surgery now.
 - Bus service – finishes early pm.
 - Extra traffic on narrow roads.
 - Ruination of rural area.
7. There was a general discussion covering: -
- Farndon is a small and self contained village, additional housing of this volume cannot be absorbed,
 - There is no identified housing need in Farndon,
 - Why these huge housing estates?
 - Why not small developments of in-fill?
 - How many 'affordable houses' and who will get them?
 - It is almost impossible to get an appointment at the surgery,
 - No-one seems to care that a village can be destroyed,
 - What about the green belt?
8. One more questionnaire handed in.

The WI could be a pressure group in the future.

Gill Moroney
7 February 2013.



Farndon Neighbourhood Development Plan – Update

Dear Farndon Resident – Welcome to the ‘**Farndon Open Day**’,

As you know, last year the Parish Council appointed a Steering Committee to work with the residents of the village and prepare a Development Plan for Farndon. The Plan will be presented to Cheshire West and Chester Council for consideration later in 2013, after which there will be a local referendum.

During 2012 a number of events were held in the village to gather information and in November, this culminated in the distribution of a Questionnaire to all households and businesses. An analysis of the responses received shows that the major issues for Farndon are very similar to those affecting many villages and include concerns about rapid large-scale housing development, increased strains on existing services and transport, further pressures on the environment and the absence of opportunities for employment.

Most residents accept that the village will change over time as it always has done and the responses to the Questionnaire demonstrate that people would prefer to see small scale in-fill development phased in over a number of years which does not adversely affect the nature of a small rural village and which at the same time, attracts additional opportunities and amenities.

Development of the Farndon Plan has continued into 2013 with information sessions and discussions at village Coffee Mornings and at the Women’s Institute when the analysis of the questionnaire was presented and further comments received.

What is happening during May and June 2013?

The Steering Committee is undertaking further research into the detail of the issues raised in the consultations such as the consequential effects of additional development on the local environment including flooding, water flow and wildlife, the actual effects in terms of numbers on the surgery, the school and traffic - as well as the range and nature of possible new local amenities which have been suggested by residents.

We anticipate that this research and our consultation with relevant authorities including the Local Authority, the Planning Office, the Environment Agency, Welsh Water, the Ministry of Agriculture, the Health and Safety Agency and others, will take about two months.

At the same time as this research is happening, members of the Steering Committee are preparing a draft of the Farndon Neighbourhood Development Plan and the timetable of the actions that need to be completed before the Plan is submitted to Cheshire West and Chester Council for comment.

How can the residents of Farndon get involved?

The Committee would greatly appreciate receiving any comments and observations that you may wish to make on these issues – if so please contact

Fiona Henderson at – 

Farndon Open Day

We have arranged this ‘**Farndon Open Day**’ as another opportunity to bring residents up to date on progress. All the information about the draft Farndon Neighbourhood Development Plan is available – maps, charts, analysis, information from the authorities, and comments from residents.

Members of the Steering Committee and the Parish Council are available for discussion and we welcome your comments and ideas..

What will happen after the Open Day?

1. June and July - we will follow up the issues raised during this next round of consultations and include them in the draft of the Farndon Plan.
2. August – September - the revised Plan will be made widely available in Farndon.
3. September – October 2013 - the Farndon Plan will be finalised and submitted to Cheshire West and Chester Council for comment.

When the Council has agreed that the Farndon Development Plan complies with the government legislation they will arrange a referendum in Farndon when residents will be invited to vote on the proposals.

Thank you for attending this ‘**Open Day**’ – we hope you found it interesting and helpful.

.....

On behalf of the Farndon Neighbourhood Development Plan Steering Committee
June 2013



Farndon Parish Council

FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

COFFEE AND A DANISH

THE ROCK CHAPEL MEETING ROOM, FARNDON

SATURDAY 16 MARCH 2013

10.00 UNTIL NOON

**EVERYONE FROM THE VILLAGE IS INVITED
TO DROP IN FOR AN UPDATE ON THE PLAN SEE
THE RESULTS OF THE QUESTIONNAIRE AND
TALK ABOUT
WHAT IS HAPPENING IN FARNDON**



Farndon Parish Council

FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

COFFEE AND A DANISH

THE ROCK CHAPEL MEETING ROOM, FARNDON

SATURDAY 16 MARCH 2013

10.30 UNTIL 12.30

**EVERYONE FROM THE VILLAGE IS INVITED
TO DROP IN FOR AN UPDATE ON THE PLAN,
SEE THE RESULTS OF THE QUESTIONNAIRE AND
TALK ABOUT
WHAT IS HAPPENING IN FARNDON**

Dear Farndon Resident,

We thought that we would like to bring you up to date on progress so far and the next steps towards completion of the Farndon Neighbourhood Development Plan and how you can contribute.

Where are we now?

You will probably know that in 2010 the government introduced the Localism Bill with a supporting National Planning Framework and as advised in that legislation, Farndon Parish Council appointed a small group of village residents to act as a committee to seek the views of and work with the village to prepare a Neighbourhood Development Plan for Farndon.

The Parish Council was advised by Cheshire West and Chester Council (CWaC), that the housing allocation for Farndon would be 200 houses over the period 2010 to 2030 and that this figure would be included in the CWaC Local Plan to be submitted to government.

During 2012 and 2013, a number of meetings were held with residents and local social groups where the limitations and opportunities afforded by the legislation were discussed and development of a Neighbourhood Development Plan for Farndon began. It was based on the comments made at the meetings and the analysis of the village wide questionnaire circulated at the end of 2012.

Around this time, four planning applications for a total of 223 houses on four greenfield sites adjacent to Farndon were submitted to CWaC and were approved, the largest, for 105 houses, was on appeal by the developer Gladman in December 2013. The current situation with each of these sites is summarised at the end of this leaflet.

Why has this happened?

There are a number of reasons for approval of nearly 260 houses in Farndon during the last four years, the most important of which is that although CWaC has allocated 200 houses for Farndon over 20 years, CWaC itself has not yet finalised and adopted a Local Plan. Consequently, the housing numbers for Cheshire West are not yet set in local statute and therefore, it appears that it is very difficult for CWaC to reject planning applications.

So, what is next for the Farndon Plan? Well now it's back to you.



Farndon Parish Council

FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

COFFEE AND A DANISH

THE MEMORIAL HALL, FARNDON

SATURDAY 29 JUNE 2013

10.30 UNTIL 15.30

**EVERYONE FROM THE VILLAGE IS INVITED
TO DROP IN FOR AN UPDATE ON PROGRESS
AND TO CHAT ABOUT THE NEXT STAGES IN
THE DEVELOPMENT OF THE
FARNDON VILLAGE PLAN**



FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

Dear Farndon Resident,

We would like to bring you up to date on progress with the Farndon Neighbourhood Development Plan and tell you about the next stages.

Where are we now?

You will probably know that Farndon Parish Council appointed a small group of village residents to seek the views of and work with the village to prepare a Plan for Farndon as allowed in recent government legislation including the Localism Bill, the National Planning Framework and the Housing Act.

This work has been on-going since 2012 and a number of meetings have been held with residents as well as discussions with the school, the surgery and other groups. Leaflets and questionnaires have been issued to all the householders and businesses in the parish and as required by law, consultations with Cheshire West and Chester Council (CWaC), Natural England and other statutory and voluntary bodies.

Some delays have been inevitable and include the time required for the Parish Council to respond to planning applications for large housing developments and appeals against the rapid expansion of housing on fields surrounding Farndon plus discussions with landowners, local government officials and statutory bodies.

The good news is that a draft Plan for Farndon has now been prepared and on 29 January 2016, CWaC gave the Parish Council the go-ahead to start the next stage of the process which is a pre-submission consultation with parish residents.

What can we all do now? – we need your help.

Copies of the draft Plan will be available in a number of locations around the village, it will be posted on the Parish Council webpage and the Steering Committee will arrange 'drop-in sessions' at Rock Chapel where the Plan can be read and discussed.

Your comments and views are really very important - we need them to prepare the Final version of the Plan at the end of this pre-submission stage.

What has been included in the Farndon Plan?

Following the village consultations and an analysis of the comments from meetings and responses to questionnaires, the Steering Committee supported by the Parish Council, decided that the Plan should include a vision and six policies: -

*** Vision**

‘ In twenty years time Farndon will still be a rural village with a strong community ethos. It will value its heritage, river and surroundings while providing people with a safe and sustainable environment. Farndon will be a welcoming place providing local employment and encouraging visitors.’

*** Six Policies – a summary**

Policy	Subject
1 – Economy	1.1 Protect and promote employment opportunities, 1.2 Encourage use of the riverbank.
2 – Housing	2.1 Utilise ‘ <i>brownfield land</i> ’ first, and then SHLAA sites, 2.2 Limit house building to seven properties a year unless there is a demonstrable need for first-time homes or sheltered accommodation for residents, 2.3 Provide a mix of housing including smaller two and three bedroomed homes for outright purchase houses defined as ‘ <i>affordable</i> ’ to be built for local people ... and to remain ‘ <i>affordable</i> ’ in perpetuity, 2.4 Enhance the natural and built environment of Farndon with Cheshire-style house design complying with Building for Life 12 Criteria, 2.5 Housing schemes which will exceed the seven per year to be staged over a number of years, of varied style and size built in small groups, reflect the village character, respect the local vernacular and avoid the anodyne style of estate-type building.
3 – Built environment	3.1 New development to be low key and preserve views and vistas, 3.2 Conservation Area and listed buildings to be respected, 3.3 ‘ <i>Brownfield sites</i> ’ to be prioritised.
4 - Facilities	4.1 Proposals for development will be required to prepare a ‘ <i>Development Impact Assessment</i> ’, 4.2 Developers must liaise with the Cheshire Footpaths Society, 4.3 Proposals must contribute positively to Farndon.
5 - Communications	5.1 Road safety and congestion, 5.2 Pedestrians and cyclists.
6 - Environment	6.1 Protect and conserve natural assets, 6.2 Protect green spaces, 6.3 Conserve the landscape.

So, what is next for the Farndon Plan?

The process is set out in legislation and the steps are: -

1. Pre-submission consultation – a six-week period when the draft Plan will be publicised so that residents, businesses, local landowners, neighbouring parishes, CWaC and other statutory and voluntary bodies have an opportunity to comment.
2. Amendments - will be made taking account of the consultations.
3. Submission to CWaC – who will check that the Plan meets the legal requirements for consultation and publicity.
4. Publicity period – a six-week publicity period managed by the local council.
5. Independent examination - CWaC will appoint an approved and independent person to consider whether the proposed Plan meets the basic conditions set out in law.
6. Report – the Examiner will submit a report to the local council and Farndon Parish Council and modifications will be made to the Plan as appropriate.
7. Referendum – CWaC will arrange a referendum to take place in Farndon on the adoption of the Plan.
8. Delivery – Farndon Neighbourhood Plan will be brought into legal force and form part of the statutory development plan for the area.

Individuals on the electoral register will be entitled to vote. If more than 50% of those voting vote 'yes', the local planning authority will bring the Plan into force.

When and what is the pre-submission consultation?

The consultation period will run from 13 March until 25 April 2016 and so that all residents have an opportunity to read an outline and a full version of the draft Farndon Plan and comment, the Steering Committee have arranged the following: -

1. 7 March until 13 March 2016

Information leaflet will be delivered to each house and business in Farndon Parish.

2. 13 March until 25 April 2016

The full Plan and annexes will be available on www.farndonparishcouncil.co.uk.

3. 13 March until 25 April 2016

The Plan (narrative) will be available to be read at the Surgery, Mrs Chadwick's newsagent, Jeremy the butcher, the Farndon, Dawson's DIY, Jeff's Hairdressing, Kathryn the physiotherapist, the Farndon Hair Salon, Paul Burrell flowers, the Post Office, the Beauty Salon and the Greyhound.

Boxes for comments will be available at all the above locations.

4. 22 March until 9 April 2016

'Drop-in sessions' at Rock Chapel, Church Street, Farndon.

Please just call in – it's informal. There will be tea, coffee and biscuits, copies of the Plan and Annexes and some of the Steering Committee will be around if you would like to chat.

i.	22 March	Tuesday	10.00 until 12 noon
ii.	23 March	Wednesday	14.00 until 16.00
iii.	26 March	Saturday	10.00 until 12 noon
iv.	6 April	Wednesday	14.00 until 16.00
v.	7 April	Thursday	10.00 until 12 noon
vi.	9 April	Saturday	12 noon until 14.00

And most important of all.

The Steering Committee and the Parish Council are grateful for all the support and personal time that village residents have give to the production of this draft Farndon Plan which we hope fairly represents your views.

We need and will welcome your comments for preparation of the Final version.

Thank you

Please make any comments and post in a box or hand in at 'drop in sessions'.

If you would like to discuss any of the issues or need additional information, please contact Fiona Henderson on



Farndon Parish Council

FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

As we mentioned in the information leaflet delivered in the summer we are now offering Farndon Residents an opportunity to have a say in major issues for the village such as employment, environment, housing, services and transport, as well as broader issues relating to living in a rural area including tourism, agriculture and security.

The purpose of the Development Plan is to present to Cheshire West and Chester Council a structured, agreed approach on how Farndon may develop during the next 10 years. During this time, it is anticipated that the village could expand by approximately 200 houses and the Steering Committee is seeking to find out what local people would like to see in terms of these future developments – it is important everyone has an opportunity to put their views forward.

Thank you for your interest and please feel free to telephone Fiona Henderson, the Chair of the Steering Committee on 01829 271188 if you would like some assistance or further information. Collection boxes for the completed questionnaires will be situated in places around the village

General Information

1. Which age group do you belong to?

0-18 years	19-24	25-44	45-59	60-74	75+

2. Are you: -

- Female
- Male

3. How long have you lived in Farndon?

Less than 1 year	1-5 years	6-10 years	11-25 years	Over 25 years

4. What is your main method of transport to your work or study place?

Walk-	Bicycle	Private	Public	Private Bus	Taxi	Car/Train	Bus/Train	Other

How often do you use this method?

5. Please enter your postcode below: -

Environment

6. What do you think are the special characteristics of Farndon? Prioritise 1-8.

Village Communi- ty	Rural Setting	Architectural Character	Listed Buildings/ Conservation	Open Spaces	River Dee	Local Facilities	Low Crime Rate	Other

If you have ticked 'Other' – please give details below: -

7. Which of the following actions regarding the River Dee area would you support?

- Appropriate development of the vacant riverside sites which are potentially prone to flooding.
Yes/No
- Continue to support the riverside as a Site of Special Scientific Interest (SSSI) and a wildlife area.
Yes/No
- Encourage the use of the river and its bank for recreation and leisure. Yes/No
- Improved footpaths/rights of way. Yes/No
- Other – please give details below: -

8. As Farndon develops, which issues would concern you most?

Please list in the order of importance from 1-7 with 1 being of the highest concern.

Changes to Farndon as a Community	
School intake	
Increased traffic	
Parking issues	
Changes to the environment	
Impact on local services/facilities	
Impact of leisure facilities	
Other - please describe below:	

Housing

9. What type of housing development in Farndon would you support?

- Starter homes (2/3 bed). Yes/No
- Affordable – rented. (up to 80% market value rent) Yes/No
- Larger family homes (4/5 bed). Yes/No
- Smaller retirement homes/bungalows. Yes/No
- Other - please describe below: -

Affordable Housing.

The provision/support of 'Affordable Housing' is one of the subjects which all Councils may consider when preparing development plans – consequently: -

10. Do you agree with the following statements?

- More houses for shared ownership or discounted sale should be built. Yes/No
- More houses for rent through Housing Associations or provided by Cheshire West and Chester Council should be built. Yes/No

If Farndon were to ask developers to make a financial contribution from the profits of building houses – what infrastructure, services, facilities or other development(s) of benefit to the community should be supported? Please describe below: -

11. What kind of housing could someone in your family need over the next –

	5 years	5-10 years	10-15 years
Affordable			
Flats			
Starter Homes			
Larger Family Homes			
Retirement Bungalows			
Sheltered Housing			
Other, please describe below: -			

12. Where should new housing be built?

- Infill only. Yes/No
- The edges of Farndon. Yes/No

- Smaller scale developments. Yes/No
- Larger scale developments. Yes/No
- No preference/other - if other, please describe below: -

Services

13. How important are the following facilities to you?

			Important	Not important	No Opinion
A	Allotments				
B	Children's play equipment				
C	Churches				
D	Facilities for elderly				
E	Health Centre				
F	Memorial Hall				
G	Open spaces				
H	Parking in village centre				
I	Pharmacy				
J	Post Office				
K	Pre-school facilities				
L	Pubs				
M	Restaurant				
N	School				
O	Shops/Garage				
P	Sports facilities				
Q	Youth facilities				

If other services are important to you and/or your family please describe below: -

Other issues

The Steering Committee is very interested to learn about all the issues which are of concern to residents of Farndon in connection with any further development of the village and the immediate environs - consequently: -

14. We would be pleased to read any comments you may wish to make below: -

Next steps and timetable

The Steering Committee will: -

- Collect and analyse – the comments and information drawn from the various consultations and will prepare a Draft Development Plan before the end of November 2012;
- Publish and consult – the Draft Development Plan will be made widely available in the village and opportunities for consultation will be arranged;
- Collate and review – all comments will be taken into account and a final version of the Development Plan prepared;
- Submit for independent examination – the Parish Council will submit the Plan for an independent examination which Cheshire West and Chester Council is required by law - the Localism Act of 2011 - to arrange;
- Review and amend – the Plan will be reviewed and amended, as advised following the independent examination;
- Referendum – Cheshire West and Chester Council are also required by the Localism Act of 2011 to conduct a village Referendum on the Development Plan and the Parish Council will work with them on this matter.

We hope that this is helpful and thank you.

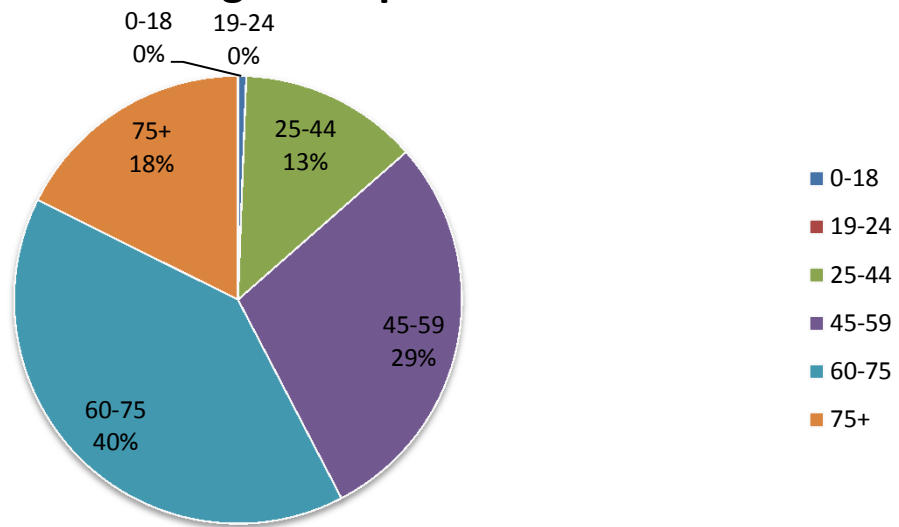
QUESTIONNAIRE RESULTS – COMMENTS

- 1 Development greater than 4-5 houses on small sites should stop entirely for 10-15 years.
No development should take place as above so no money should change hands in this way – if by some reasoning this is inevitable put the money into a fund to finance the prevention of further development or buy village shop to be run by villagers.
- 3 Church and churchyard to be maintained.
Contributions towards Village Hall, Church, Medical Centre, School
- 4 Double yellow lines thought village centre – there is plenty of alternative parking. More shops, not houses.
Provision for car parking NOT in village centre ie Memorial Hall, etc. Provision for retail and shops, not just more houses
- 5 Do not further build to excess as current infrastructure will not support it. Do not alter the village – character and feel
Large leisure facility like Tilston with outdoor and indoor access/use for whole village
- 6 A boat launch on the river and bushes cleared away to make it easier to launch boats. Small business lock-up facilities. Road to Chester better maintained.
River canoe launch point, fibre optic broadband, decorative street lighting on High Street, a distinctive feature Farndon can use as a focus/symbol/ icon
- 7 Requirement for residents parking scheme in conservation area!
Tragic calming measures, enhance the bridge, Public ? statue of John Speed
- 8 *Hole in wall cash machine*
- 11 Concerned primary school would not cope with extra children – danger of congestion outside school at drop off/pick up time.
Development would take away the unique character that has rightly made it a conservation area. What is the point of having a conservation village if lots of housing estates are built? It won't be a village worth conserving any more.
School + safe collection/drop off zone outside. Health Centre. Parking
- 12 No changes to area. We strongly object to any development at the back of Swallowfields, it would create extra traffic, pollution, spoil the views and devalue the prices of the properties on Swallowfields
The only benefit would be if the developers gave a reduced price on houses for residents/families who are already living in the area. Affordable homes – but not linked to housing associations.
- 14 *More parking and a village green*
- 15 I want no more housing developments but no-one listens and this is a waste of time. All the houses that keep getting built are high end
- 17 Any 'affordable' houses should be for local people – say 5 miles radius. They should not be allocated to overflow situations from cities or towns. Derelict nature of Boathouse. Any developments should be of mixed sized houses.
Plant lots of trees, make roads wide enough for car parking, provide a parking area on each estate
- 18 The school would not be able to cope; the health centre struggles to cope now.
Health Centre, leisure facilities for teenagers
- 19 Avoid big estates. Impact of housing on agriculture, wildlife, infrastructure and facilities as well as community and size of the village getting to such that it is not longer a village but a suburb of Chester/Wrexham – ie overbuilding with housing NOT needed.
Surgery, Schools, Roads, Car parking, Utilities, screening by hedges/trees of any new development that should be in keeping with village and surrounding areas
- 20 In view of building applications which have recently been granted, we would not wish to see any further significant development in the foreseeable future.
We do not want large scale development at all. The village should be preserved as a village.
- 21 What about more shops?
- 22 *Superfast broadband, big improvements to Memorial Hall*
- 23 There is no doubt that each new development on Greenfield sites in and around this village erodes the quality of life for existing residents. It is past saturation point and all new developments must be strongly resisted
- 27 No general expansion of existing boundary

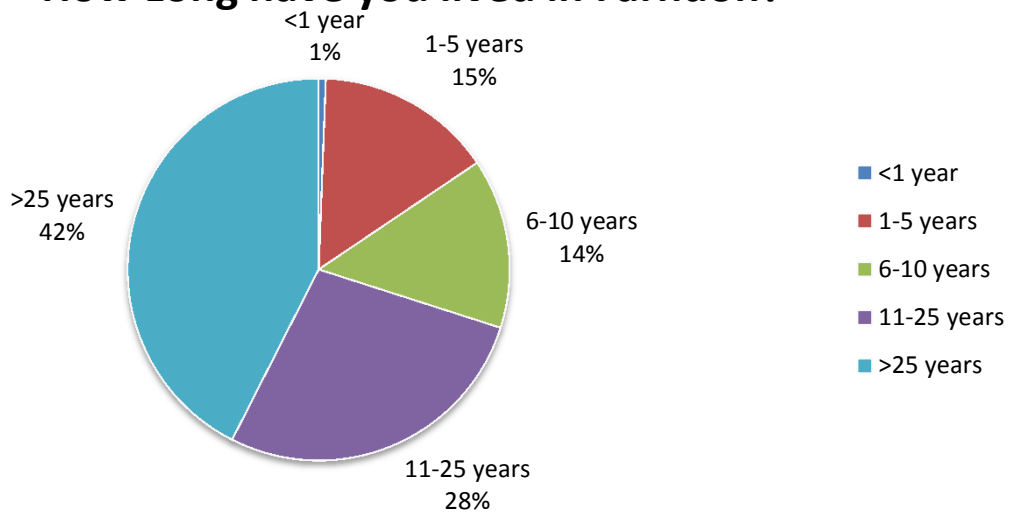
- 28 There are no questions about public transport, provision is poor, there are no evening buses. Keep centre to village – no ribbon development
Parking, public transport, better use of sports and social club, development of boathouse into public amenity eg café, environmental centre, boat hire
- 29 Important to attract young families to keep the village growing forward
- 30 I believe that development is needed to stimulate the village. It always brings in enthusiastic newcomers. But I do think it should be controlled and I feel 500 new homes is too many at once.
Car parks to be include in developments – extensions to school and medical centre to accommodate the influx. Financial help for the Memorial Hall to aid refurbishment so that functions can be organised.
- 33 Concern that Farndon will grow too big; so an upper limit of house units should be decided upon and stuck to, to avoid development creep
Wind turbine! Improve riverside area – upstream of bridge on Farndon side to bend in river by clearing/opening up and providing more picnic facilities, benches
- 34 River banks by bridge should be cut back and maintained to give a better view of the bridge to maximise appeal to locals and visitors
- 35 No over-commercialisation of bridge area, no powered boats beyond bridge, no overnight camping, more dog foul bins on boardwalk. Double yellow lines outside newsagents
- 36 The village has to continue to be a living community and therefore new housing is required for younger families and for elderly people, but not so great that the village is overwhelmed and loses its identity as a small active community
Facilities for children and younger people (extra play areas, youth centre). Local shops but not take-aways (noise and litter pollution)
- 38 Our village has an overstretched infrastructure in doctor, school and parking etc. It has a very narrow main street which is already congested at rush hour and in the morning moreover the people living in the village do not need hundreds of extra homes and we in Cheshire are only caretakers of our county and do not have the right to destroy it as thousands more homes will.
We already pay very high rates and road taxes, etc and we should cover our infrastructure from these, we certainly don't require bribing by a group of builders eager to profit by our loss of a lovely village. Our village is not a Greenfield site to be built on. We should bring a stop to builders choosing where to build and stick to our own parish council plan
- 40 The current plans are far too many houses all at once. This will destroy some of the lovely open spaces around the centre of the village and put strain on the infrastructure of the village eg roads/school/surgery
Make the junction with the A524 a roundabout or traffic lights. It is too dangerous. Give half of the plot behind the school to make a proper village green
- 42 CWaC anticipate 200 homes up to 2030. Does this mean they will approve planning applications up to this number? Is this number staggered up to 2030? But currently there are applications for 223 houses in Farndon already – allocation already exceeded
Good quality/equipped play area like Dodleston/Tilston
- 43 Ensure the village envelope is not exceeded. Ensure river area maintained by EA (flotsam and jetsam and trees). Protect walkways
Increased bus services/health centre facilities/parking
- 44 Expansion of health centre. More retail facilities. Better car parking – reduced double yellow lines.
More central sports facilities
- 45 Retain pubs/shops. Summer 'bus' service on river to Chester
Annual fete/gathering
- 46 *Making Farndon a free w-fi zone. Improved bus service*
- 47 Public parking (especially as the private/public parking in the village has been halved by the Barnston Estate) in the High Street is a problem with cars routinely parked all along and parking on pavement by butchers.
Utilise part of the broad pavement by butchers to create small, time limited parking bay for locals particularly. Insert bollards on pavement outside Charles Row to stop illegal parking. Put flashing school sign outside shops on High Street
- 48 School, Health Centre, sewers all unable to cope. More traffic would block the main street in the village

49 *Extra parking facilities, ensuring sewage plant is adequate, Health Centre, School*
50 Traffic is worst problem. There is too much traffic in Farndon already and the High Street is extremely busy and difficult to get through. More houses will make this worse. Very busy by school and sometimes hard to get access to main road. If Farndon gets bigger its beauty will be spoilt

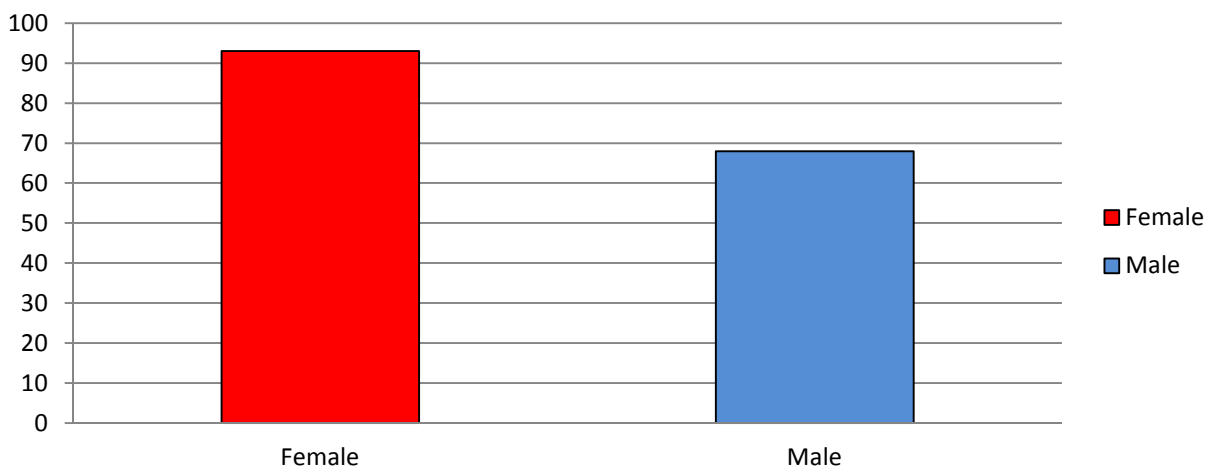
Age Group



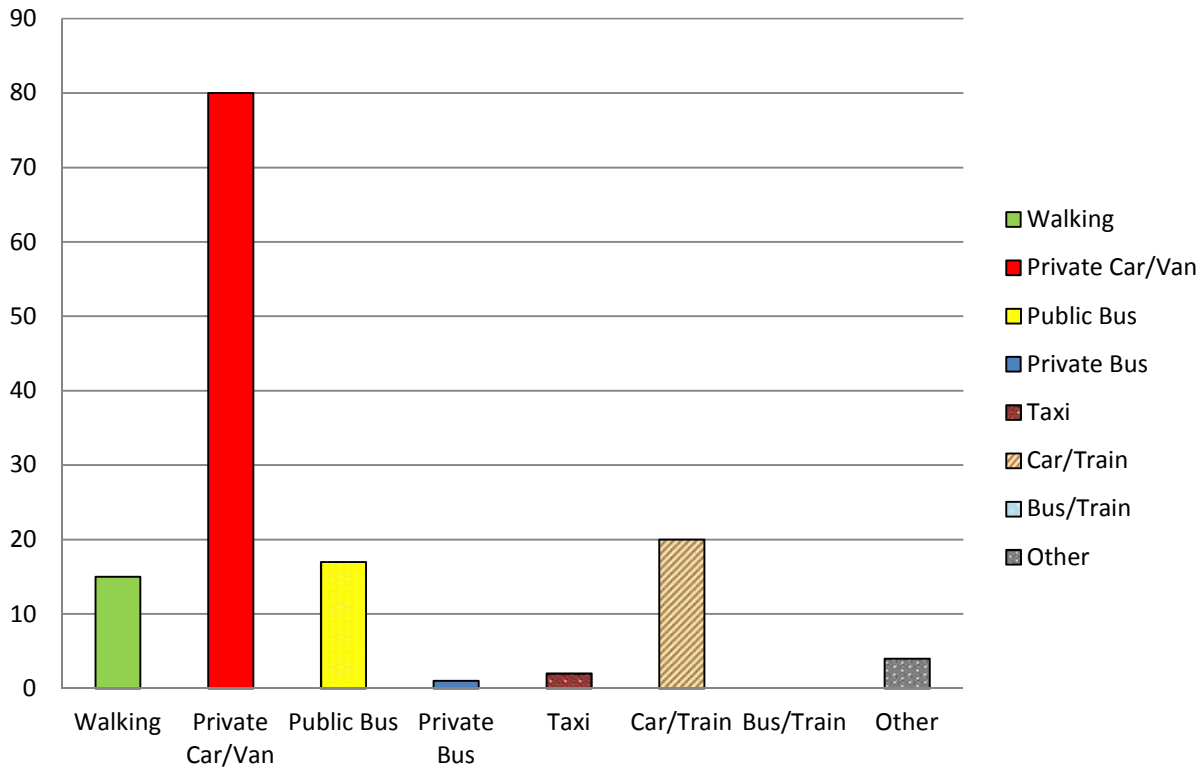
How Long have you lived in Farndon?



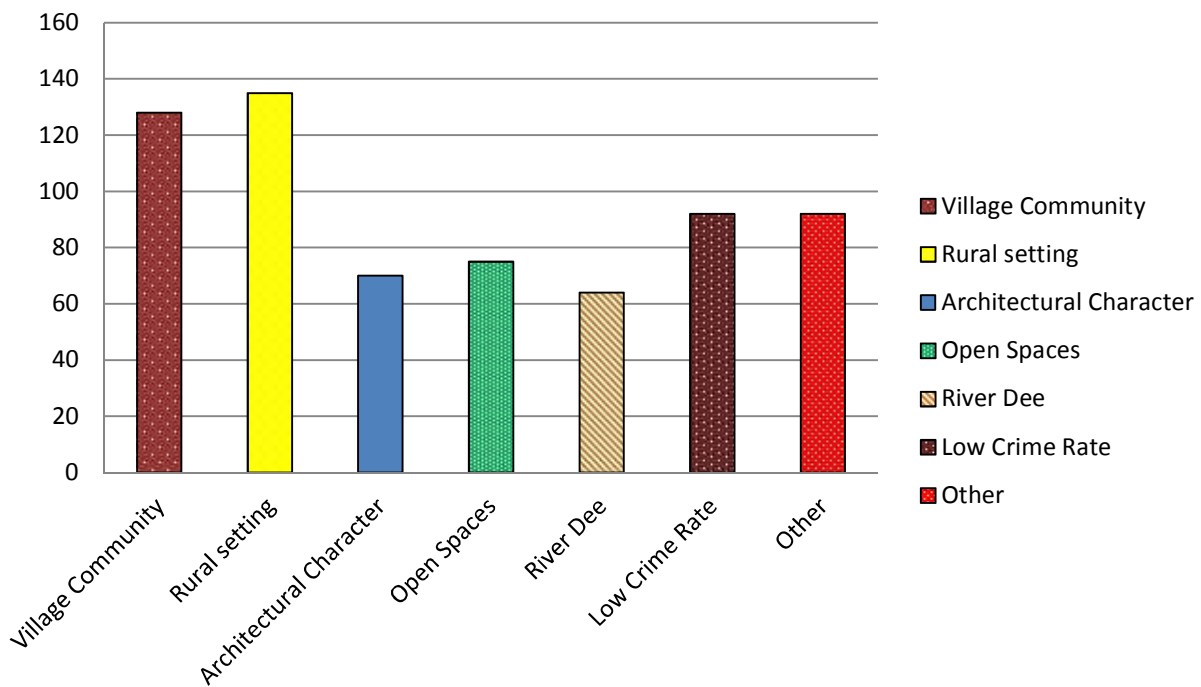
Gender



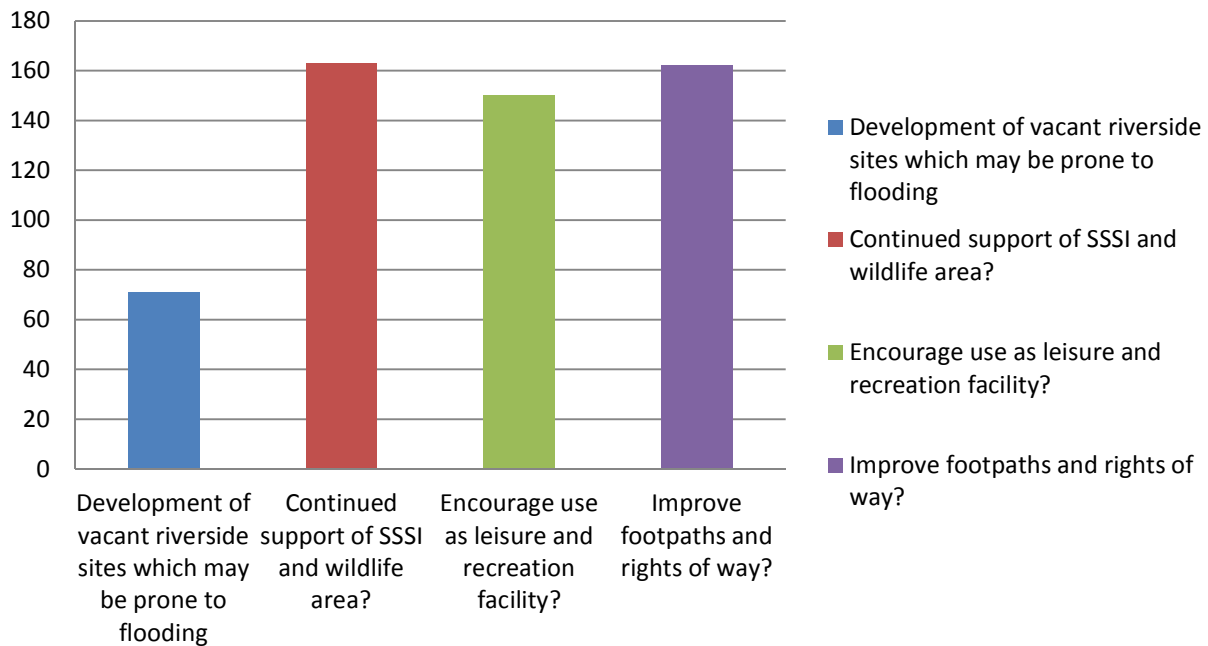
Main Method of Transport



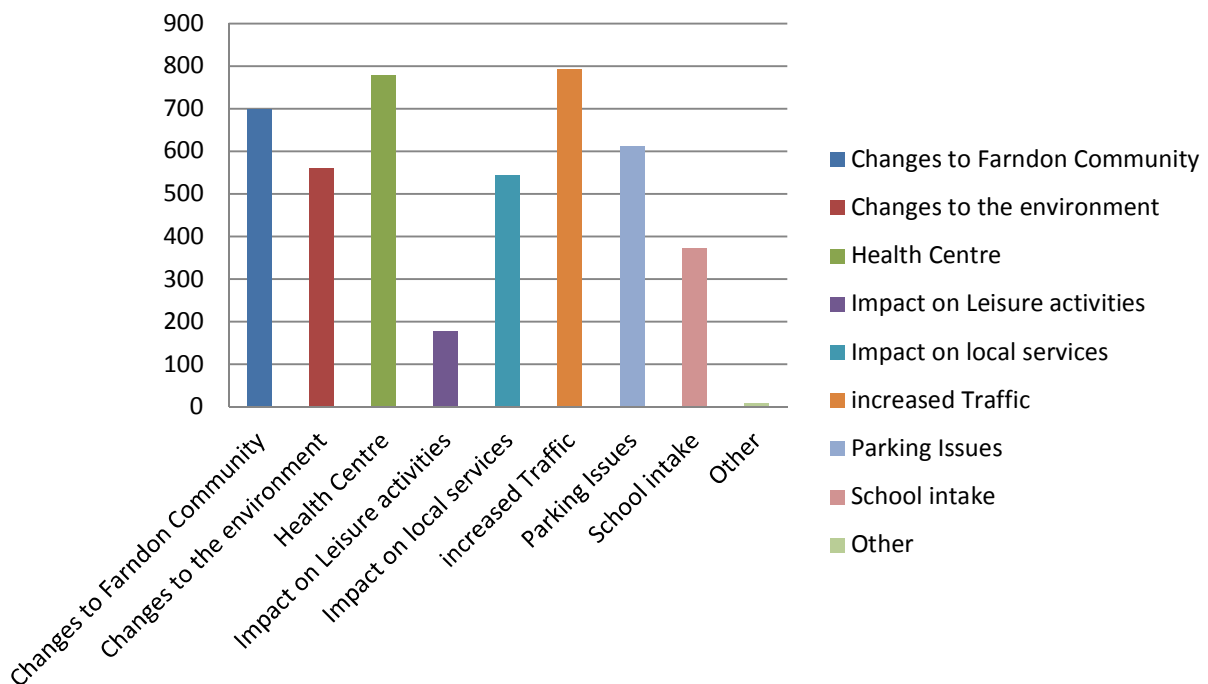
Environment Priorities



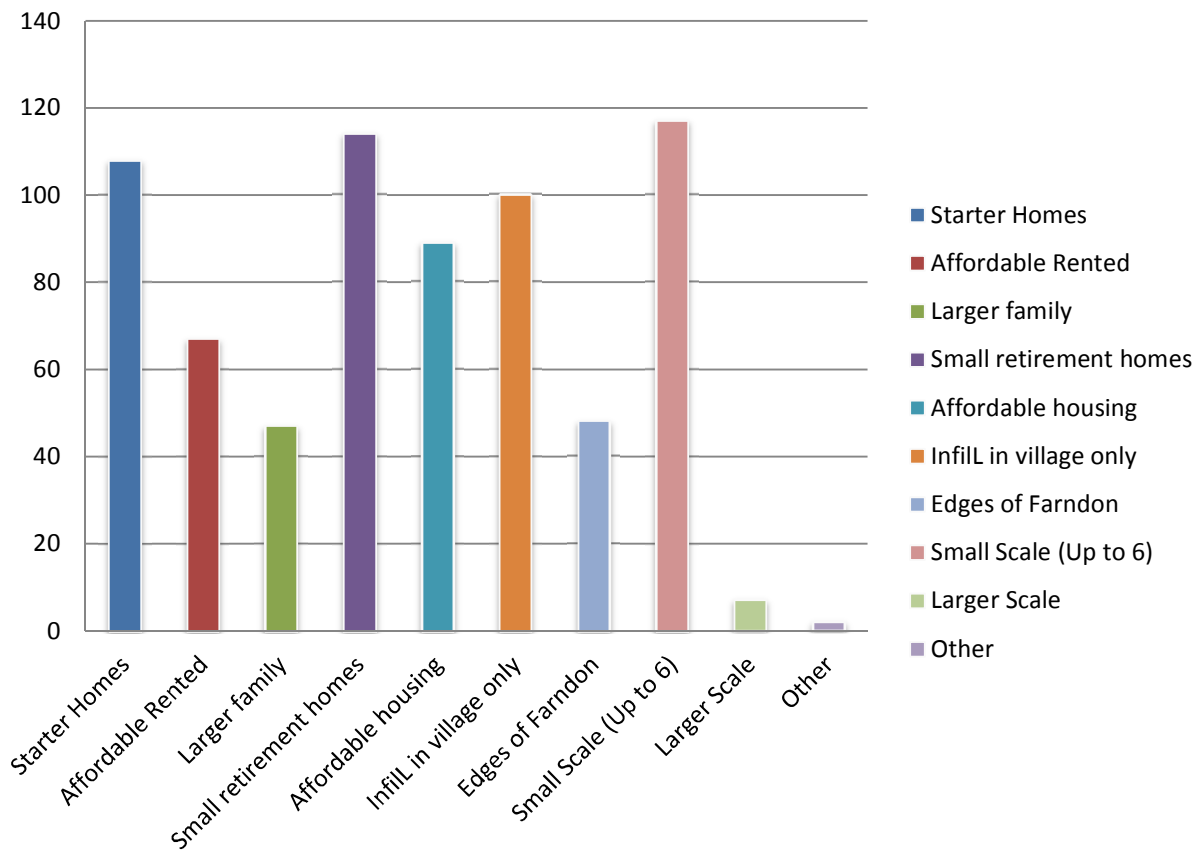
Actions on Dee Area



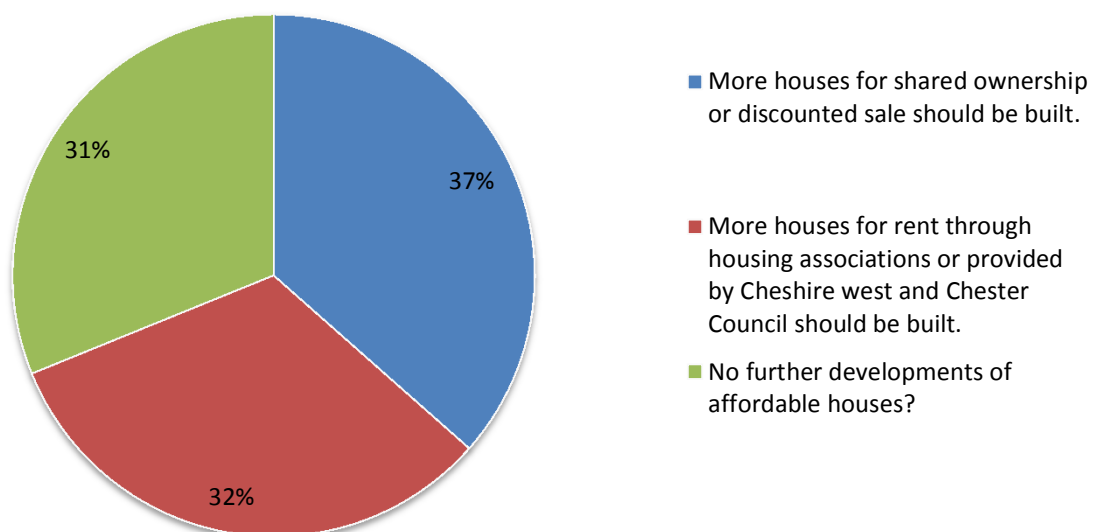
What Impacts will Development Have?



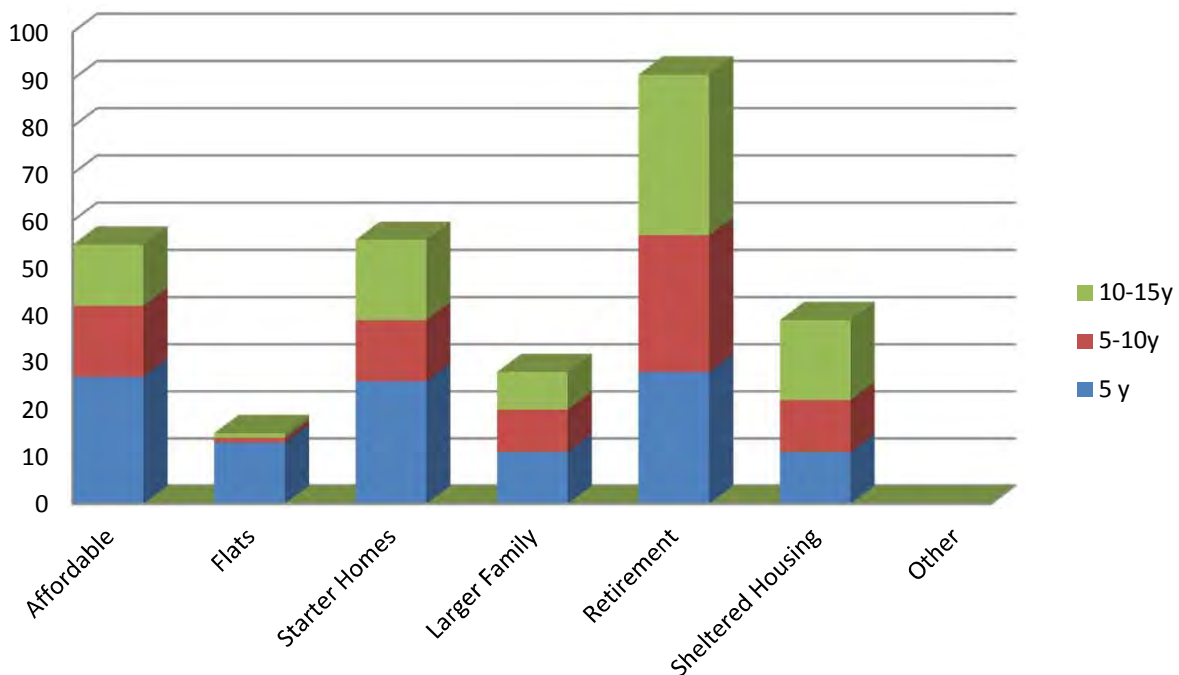
What Kind of Development?



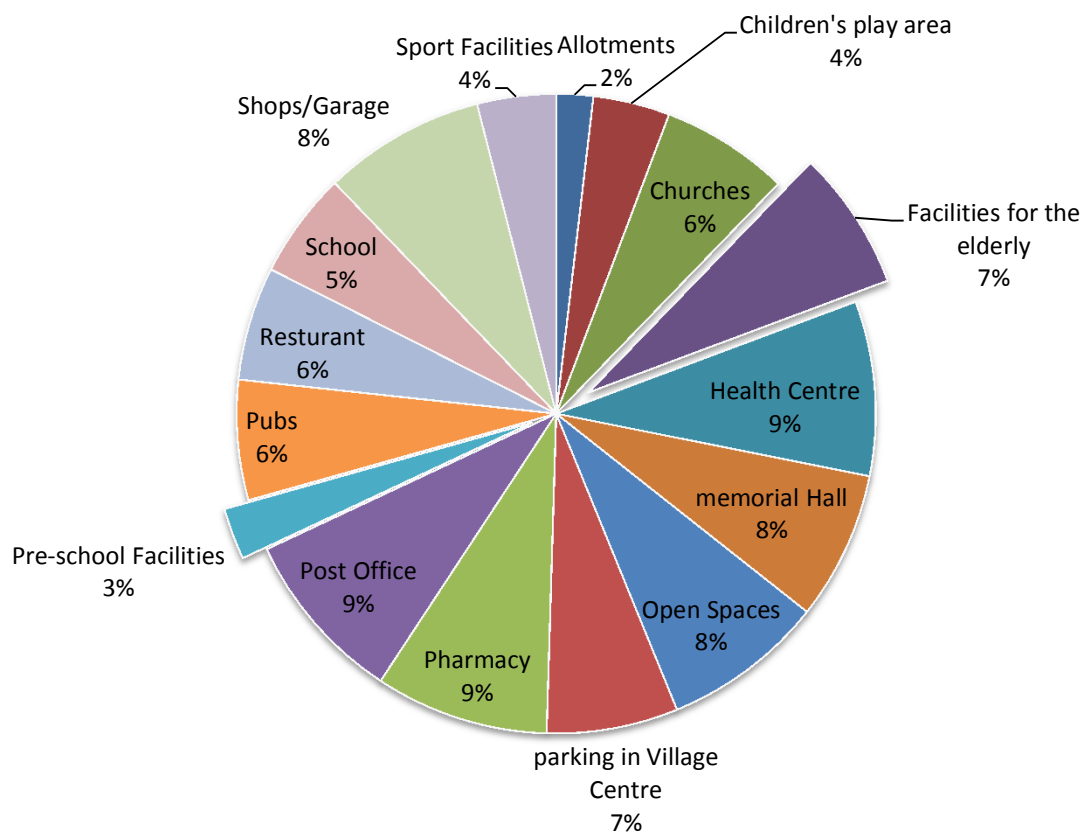
Do you Agree?



Housing Needs



Which Services are Important?



Neighbourhood Consultation Questionnaire Results

January 2013

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Summary

The Neighbourhood Planning Committee developed a general questionnaire to gather opinions and attitudes to further development within Farndon Village.

The questionnaire was distributed to every house in Farndon (670 in total).

Additional copies of the questionnaire were available by request, and further distribution occurred at village functions.

In all 700 copies of the questionnaire were distributed between September 2012 and December 2012.

The questionnaire requested completion and return to one of three collection boxes (In the doctors waiting room, local post office and newsagents), by December 31st 2012.

There was a simple explanation for the questionnaire and a short summary of how the information was to be used and the potential follow-up actions and timetable.

Questionnaires were anonymous and did not require the respondent to identify themselves, but did request them to enter Post Code, Age and Gender.

The questions were generically grouped into 5 Categories:

- General Information
- Environment
- Housing
- Services
- Other.

Responders were asked simple direct questions, or multi-option priority type questions. To date 170 completed questionnaires have been received.

The questionnaire responses were put into a database by members of the Neighbourhood Planning Committee and the results audited by other members of the same.

The data was then extracted in graphical format for analysis, copies of the original responses, the database and means of graphical analysis are available for inspection.

The final resultant graphs are attached to this document.

A separate Business Questionnaire was supplied to business enterprises operating within the village.

Q1 - What Age Group do you belong to?

Result

100% of respondents answered this question

Analysis

There is no way of cross verification that responders answered this question accurately however there is no reason to doubt the answers given.

Clearly the head or a senior member of the household was the main responder of the questionnaires received. Therefore it might appear that junior members of the community are poorly represented by this survey.

However this is not necessarily true, as later questions reveal, question 10 for instance asks for future (up to 15 years from now) housing needs within the household, and starter homes and affordable young couple's accommodation feature heavily in the response.

It can therefore be assumed that the responders have at least reviewed the needs of younger members of the household even if they have not been consulted directly.

Q2 - How Long have you lived in Farndon?

Result

Nearly all responders replied to this question.

Over 48% of responders indicated having lived in Farndon over 25 years.

26% have lived in Farndon between 11 and 25 years.

Analysis

This result shows a remarkably stable population with many families being able to trace several generations back living and working in the Farndon area. The village has not had high levels incoming immigration and this is reflected in low crime and good community spirit. The local institutions and shops enjoy high customer loyalty.

Q3 - Which Gender are You?

Result

55% of the responders identified themselves as female.

Analysis

No comment.

Q4 - What is your main method of transport to your work or study place (if applicable)?

A multi-option question identifying means of transport (when used) to place of work or study

Result

Overwhelmingly (47%) Private vehicles are used as the main means of transport, with walking and Bus being the next most popular albeit by only 10% of respondents.

Analysis

This result reflects the modern state of rural transport services; a poor bus service basically requires residents to provide their own transport facilities, making it virtually impossible to escape the poverty trap if personal transport is not available.

Q5 - The following table sets out some of Farndon's special characteristics. Please indicate which *four* you feel are the most important.

A multi-option question allows for 4 (unweighted) priorities to be selected from seven options.

Result

The result showed a bias in favour of the "Village community" and "Rural Setting" however low crime and other village attributes also showed considerable support.

Analysis

This result underlines the strength of feeling that the current village engenders, with responders appreciating the status quo of a village that has grown organically from the rural to the semi-professional commuter village that it is today. Over 50% of responders indicated concern that the "Village Community" could be endangered by future developments.

Q6 - Do you support the following potential future actions regarding the River Dee area?

A multi-option question asking for (unweighted) support for different actions regarding the Dee and Farndon Bridge area, which currently has a hotchpotch of "summer residences" and poorly maintained footpaths and picnic areas.

Result

The responders showed roughly equal favour towards improving footpaths and leisure activities whilst maintain support for the site as a SSSI wildlife area.

Development was less enthusiastically endorsed.

Analysis

The result is probably more informative for the Parish Council than of interest as part of the Neighbourhood planners, however the area remains important for local people and impacts of development should be considered at all times.

Q7 - What impacts do you think future development will have on Farndon?

Once again a multi-option question asking responders to prioritise their concerns for Farndon and future developments. Responders were asked to weigh their seven from 9 options in priority sequence.

Result

The result was responders showed concern for the impacts of increased traffic and pressures on existing “hot spots”, the health Centre, Primary School, environment & community.

Analysis

The resultant information will hardly come as a surprise to many residents, Traffic , Parking and local infrastructure are acknowledged weak points and are under stress. It will be important to show these points have been addressed before any extensive further development will be acceptable to many of Farndon residents.

Q8 - What type and size of housing development in Farndon would you support?

A simple Yes/No question asking what kind of developments the responder would support in Farndon.

Result

An overwhelming support for further small scale development is balance by an almost non-existent support for large estate sized developments.

Analysis

This result show that Farndon residents have considerable tolerance of further development in their village, they supported retirement housing and starter homes almost equally with the emphasis on integration and infill being strongly preferred. This is an impressive response and shows that organic development is welcome within the community.

Q9 Do you Agree? More houses for shared ownership or discounted sale should be built?

A simple tick box question requesting agreement for further social housing .

Result

Not all responders answered this question, but those who did were balanced between shared ownership/discounted housing and local authority owned.

Analysis

This question was a rather loaded question without the alternative option of preferring other types or no developments of either kind. The failure of many responders to answer the question probably reflects this omission.

Q10 - What type of housing could someone in your family need?

This was a multi-option question (tick as many as required) asking responders to identify potential future housing need within the next 15 years.

Result

The result shows a general spread of housing need over the period required, with the need for retirement homes being double any other type.

Analysis

The response to this question helps identify the overall distribution of housing need in Farndon over the next fifteen years. It does not show how many of these potential retirees would be vacating family or larger sized properties, but the indications are that if new retirement houses were available then the remaining housing need would be met without further developments as family homes would be made available by the migration of the existing occupants.

Q11 – How important are the following Facilities to you?

A multi-option question (tick as many as apply) asking for (unweighted) importance of various local amenities.

Result

The result shows a balance of importance across a wide variety of local amenities without strong bias in any specific areas.

Analysis

This result infers that Farndon residents have a wide range of interests and the spread of local amenities are all receiving good support and interest. Local business are keenly supported and the church and memorial hall all have a good following. The fact that Post Office, Pharmacy, Health Centre and facilities for the elderly all feature strongly reflects the aging population. However pre-school and the school / children's play areas also have over 10% of respondents support.

Conclusions

The current balance between rural/professional employed private & local authority owned housing has resulted in a community very much at ease with itself. The demand for retirement housing is balanced by the need for “starter homes”.

However we should not interpret the future housing demand as “New Build Requirements” as nearly everybody who foresees the need for a retirement property will be vacating a larger family home.

Further Actions

Associated Documents

Copy of the Questionnaire

Business Questionnaire

Copy of the Databaseⁱ

Copy of the Graphical Analysis

ⁱ Available upon request subject to Data Protection Act Agreement being in place.



FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

QUESTIONNAIRE FOR BUSINESSES

Employment in Farndon

Do you run a business or work from home in Farndon? Yes/No

Would you like to see more jobs created in Farndon? Yes/No

Do you think there is a need for more business accommodation in Farndon?

	Office	Business Centre (for Small & Start-up Companies)	Workshops	Storage Units	Shops and Services	Other (please state)
Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No Opinion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On what basis do you think land should be identified to meet future employment needs in Farndon?

- To reflect the historic rate of development

Yes/No
- To reflect forecasted economic growth over the next 15 years

Yes/No
- Let demand dictate how much land is developed

Yes/No
- To create enough jobs to match the housing growth target

Yes/No
- Other (please describe)

Yes/No

How long has your business been established in Farndon?

Less than 1 year	1-5 years	6-10 years	11-25 years	Over 25 years

How important do you feel the following statements are??

	Very Important	Important	Not Important
Small and medium sized businesses should be			
Larger businesses should be encouraged but only if they do not prejudice existing local businesses			
Off street parking should be provided as part			
Land identified to meet future business needs should be released on a phased basis to reflect the financial climate			
A range of plot sizes and premises should be			
Existing employment sites should be protected so that they cannot be re-developed for other use			
High speed broadband should be introduced			

Are there any issues you feel are important to your business in Farndon? If so please comment below:

Next steps and timetable

The Steering Committee will: -

- Collect and analyse – the comments and information drawn from the various consultations and will look to prepare a Vision and Objectives Plan Draft early 2013 and a draft Development Plan by spring 2013
- Publish and consult – the Draft Development Plan will be made widely available in the village and opportunities for consultation will be arranged;
- Collate and review – all comments will be taken into account and a final version of the Development Plan prepared;
- Submit for independent examination – the Parish Council will submit the Plan for an independent examination which Cheshire West and Chester Council is required by law - the Localism Act of 2011 - to arrange;
- Review and amend – the Plan will be reviewed and amended, as advised following the independent examination;
- Referendum – Cheshire West and Chester Council are also required by the Localism Act of 2011 to conduct a village Referendum on the Development Plan and the Parish Council will work with them on this matter.

Thank you for your interest and please feel free to telephone Fiona Henderson, the Chair of the Steering Committee on 01829 271188 if you would like some assistance or further information. Please return the completed questionnaire by the 1st January 2012. Collection boxes for the completed questionnaires will be situated Chadwick's newsagents the Post Office and the Doctors surgery.

Business Questionnaire Results Summary

10 Returned

- Q1 10 yes's
- Q2 various
- Q3 9 yes - 1 no response
- Q4 4 Yes to office space, 1 no, rest no response
6 yes to Business Centre, 1 No, rest no response
Workshops -6 yes - 1 no
storage 1 yes - 2 no
shops etc 7 yes
- Q5 2 yes 1 no rest blank
5 yes 1 no rest blank
7 yes 2 no 1 blank
4 yes 2 no rest blank
- Q6 1-5 yrs -2
6-10 yrs - 1
11-25 yrs - 2
25+ - 5

Comments

It would be nice to see Farndon with numerous small businesses like Tattenhall for example.
Develop existing empty premises eg. boathouse near the river, land near barnston monument rather than greenfields
Lack of parking, lack of high speed broadband, Farndon needs to be a hub for local rural community eg Crewe by Farndon, Shocklach etc. No heavy lorries through Farndon



FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

Update and Next Steps

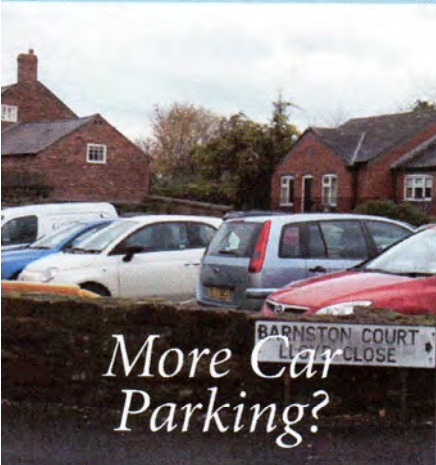
More Houses?



More Shops?



More Car Parking?

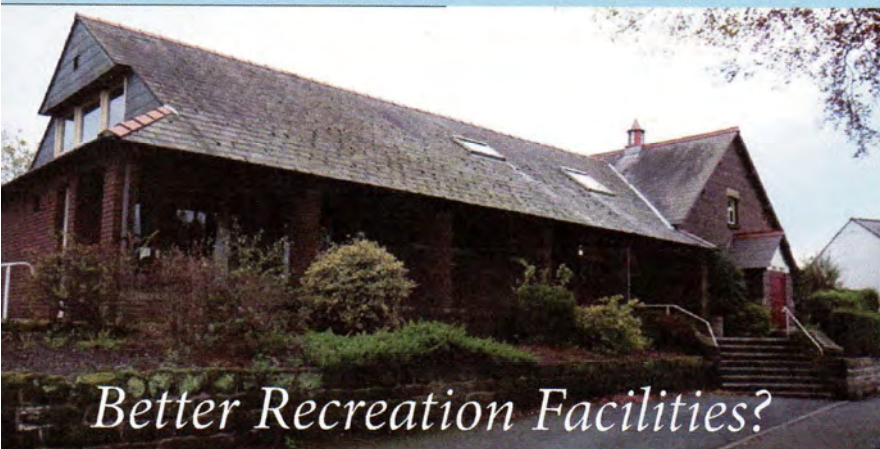


FARNDON
It's
YOUR COMMUNITY,
we need
YOUR IDEAS

Bigger School?



Better Recreation Facilities?



More Buses?



ENTER OUR PRIZE DRAW
(see inside for more details)

Dear Farndon Resident,

We thought that we would like to bring you up to date on progress so far and the next steps towards completion of the Farndon Neighbourhood Development Plan and how you can contribute.

Where are we now?

You will probably know that in 2010 the government introduced the Localism Bill with a supporting National Planning Framework and as advised in that legislation, Farndon Parish Council appointed a small group of village residents to act as a committee to seek the views of and work with the village to prepare a Neighbourhood Development Plan for Farndon.

The Parish Council was advised by Cheshire West and Chester Council (CWaC), that the housing allocation for Farndon would be 200 houses over the period 2010 to 2030 and that this figure would be included in the CWaC Local Plan to be submitted to government.

During 2012 and 2013, a number of meetings were held with residents and local social groups where the limitations and opportunities afforded by the legislation were discussed and development of a Neighbourhood Development Plan for Farndon began. It was based on the comments made at the meetings and the analysis of the village wide questionnaire circulated at the end of 2012.

Around this time, four planning applications for a total of 223 houses on four greenfield sites adjacent to Farndon were submitted to CWaC and were approved, the largest, for 105 houses, was on appeal by the developer Gladman in December 2013. The current situation with each of these sites is summarised at the end of this leaflet.

Why has this happened?

There are a number of reasons for approval of nearly 260 houses in Farndon during the last four years, the most important of which is that although CWaC has allocated 200 houses for Farndon over 20 years, CWaC itself has not yet finalised and adopted a Local Plan. Consequently, the housing numbers for Cheshire West are not yet set in local statute and therefore, it appears that it is very difficult for CWaC to reject planning applications.

So, what is next for the Farndon Plan? Well now it's back to you.

We want your thoughts on the objectives we've identified.

Send us your views and help us shape future policy.

It's Your community - how do YOU want it to develop?

Please give us YOUR views.

ABOUT THE NEIGHBOURHOOD DEVELOPMENT PLAN

We aim to make Farndon an even better place to be, now and in the future. The Neighbourhood Development Plan (NDP) will cover a 15 year time period and be reviewed every 5 years. It will allow us as a community to exercise more control over where development takes place, to have a say in the type and quality of the development, and ensure that the change it brings meets local needs. The alternative to adopting our own NDP is to live with continued inappropriate development pressure, and to be forced into a reactive approach responding to each planning application as it is made.

- Neighbourhood planning should allow us to determine our future, to say where we think new houses and businesses should go - and what they should look like,
- The government thinks that local communities should have a genuine opportunity to influence the future of the places where they live,
- Working with the support of our local authority - Cheshire West and Chester - our NDP will comply with the National Planning Policy,
- Local people will - through a local referendum - be able to vote on the plan and, if approved by a majority, it will be brought into force by the local authority,
- Developers will then have to work within the NDP and consult the local community. This will give us all a chance to comment and help shape our village,

WHAT YOU SHOULD DO NOW

In this booklet we have set out the key issues, as identified in the various feedback sessions which have been held from 2012 to date. We have arranged these under 6 headings. Alongside each set of issues, we have drawn up proposals for you to consider and we would like you to respond by circling the numbers between 1 and 5. Number 5 means that you strongly agree with our proposal and number 1 means that you strongly disagree.

Please feel free to add your own comments on the back of the feedback forms or if there is not enough space please attach a separate sheet of paper. You don't have to comment on each issue, but your opinions will be most important in forming the document which will become our Neighbourhood Development Plan.

There will be a **PRIZE DRAW** into which each comment form returned will be entered. The prize will be £50 which you can redeem in our local shops, pubs and restaurants. To be eligible for the draw you must complete your name, email address and telephone number on the form. We would also like to know your age and whether you are male or female, this information is only required to help us with our analysis. If you don't want to provide this information please still return your form but you will not be entered into the prize draw.

Please return your forms to one of the collection boxes which you will find in the Post Office, Chadwick's Newsagents and the Doctors Surgery waiting room. The consultation period will run until the 10th March 2015.

If you would like assistance completing this form or additional copies please contact Councillor Fiona Henderson 01829 271188, Councillor Sue Rowlandson 01829 270370 or Councillor Hilary Williams 01829 270821 and we will arrange for someone to come to your home at your convenience. We will also be running drop in sessions at Rock Chapel on Wednesday 11th February 14.00 - 16.00, Saturday 14th February 10.00 - 12.00 and Tuesday 17th February 10.00 - 12.00.

Other concerns, including the capacity of the Doctors Surgery and School, dog fouling, the Sports & Social Club and the Boat House were raised during the consultations. The NDP committee have passed these concerns onto the Parish Council who will work with the appropriate stakeholders to improve on these areas.

PROMOTING ECONOMIC GROWTH AND EMPLOYMENT OPPORTUNITIES

Proposals for employment sites, especially for small scale high tech, knowledge, leisure or agricultural businesses will normally be encouraged. Proposals which utilise or regenerate existing unused agricultural or commercial sites will be especially welcome.

The Neighbourhood Development Plan will seek to encourage the expansion of existing tourism opportunities. We will encourage advertising the unique character of Farndon to support local businesses and also encourage promoting the leisure opportunities on the wider area.

The issues identified:

- Parking in the village centre and round the Doctors Surgery is already a concern.
- Increased volumes of business traffic could add to the congestion problems outside the school at drop off and pick up times.
- Farndon tourism potential is not promoted in the surrounding area

The Proposals:

1. The NDP will work with the Parish Council to organise a local business support group to promote Farndon and our businesses.
2. The NDP will task the Parish Council with increasing tourism to support local businesses by taking account of local distinctiveness and the unique character of Farndon.
3. Advantage must be taken of our cross border opportunities and NDP and Parish Council should seek to promote Farndon within the wider sub region including Chester and Wales.
4. Support should be given to the diversification of the local economy where it is complementary in type and scale to Farndon.
5. To help support working from home high speed broadband should be made available at the earliest opportunity.
6. Everyone should be made aware of and encouraged to use the Memorial Hall car park and encouraged to park considerately when using local facilities including the school and the Doctors.
7. Current employment areas such as Top Farm, Brewery Motors and Monument Place should be protected and promoted whenever possible.
8. Businesses which generate significant additional traffic, particularly involving heavy goods vehicles, will need to be located outside the village centre, and businesses with the potential to cause nuisance from noise, fumes, etc should be located away from residential properties.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being strongly agree and 1 being strongly disagree:

Proposal 1:
5 4 3 2 1

Proposal 2:
5 4 3 2 1

Proposal 3:
5 4 3 2 1

Proposal 4:
5 4 3 2 1

Proposal 5:
5 4 3 2 1

Proposal 6:
5 4 3 2 1

Proposal 7:
5 4 3 2 1

Proposal 8:
5 4 3 2 1

HOMES TO MEET THE NEEDS OF LOCAL PEOPLE

Our objective is to enable the provision of a range of new homes to meet the needs of all sections of the community including:

- People who wish to live in family homes.
- First time buyers.
- People who wish to rent.
- Young families with a restricted income who need a larger property.
- Older people and others who wish to downsize.

The issues you identified:

- Better mix of housing (tenure and price).
- Increase in first time buyer homes.
- No major developments in the Parish.
- Any development must be phased over a number of years.
- Need for sustainable housing development.
- Small scale housing development.
- Infill housing schemes preferable.

Our proposals:

1. Only the 4 & 5 bedroom houses already approved are for sale. The smaller 2 and 3 bedroom properties are for rent or shared ownership. Any future developments should include smaller properties to buy outright so people can downsize or first time buyers can get a foot on the ladder.
2. All new market and affordable housing across the village need to maintain and add to the vitality of the community. Developers must demonstrate how their proposals will help to maintain a balanced and thriving community into the future.
3. All new housing must help to broaden the range of stock within the Parish. It needs to complement and add to the existing stock, broadening choice and extending the opportunity to own a house or live in the village to a wide range of people. The type, tenure and cost of new housing needs to meet the housing needs of the local area.
4. Proposals for new housing developments must adopt the approach to design, numbers and layout set out in the NDP.
5. Developments will be restricted to a limit of 7 houses per year. This figure being reviewed on a 5 yearly basis.
6. Consideration should be given to exceeding this figure if the development were of a housing mix needed by Farndon residents ie. first buy homes or sheltered accommodation.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being strongly agree and 1 being strongly disagree:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Proposal 6:

5 4 3 2 1

PROTECTING THE BUILT ENVIRONMENT

It is important that any new development is accommodated in a way that maintains and enhances our built environment and that it improves the quality of life of all current and future residents.

The policies suggested are designed to ensure the new development respects the existing form of Farndon.

The issues you identified:

- No major developments.
- Any development must be phased over a number of years.
- Development to be integrated into Farndon as a whole.
- New building to reflect the character of Farndon.
- Better mix of housing size and price.

Our proposals:

1. New development will not be prominent in scale, visually dominant or significantly change the character of the village.
2. All new development will be of a height, massing and appearance that does not adversely affect key distinctive views into and out of Farndon. Particular attention should be given to views to and from listed buildings, open space within the village, the conservation area and key landscape features.
3. Any development in or adjacent to the conservation area or any listed building should enhance the character of that structure.
4. Developers must give consideration to linking with existing residential areas both by road and public footpaths, to ensure integration into Farndon as a whole.
5. Developers must consider and brown field sites before putting forward plans to build on open countryside. NB: Farndon is not in the Green Belt.
6. New development needs to be incremental to allow for gradual expansion and evolution of facilities.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being strongly agree and 1 being strongly disagree:

Proposal 1:

5 4 3 2 1

Proposal 2:

5 4 3 2 1

Proposal 3:

5 4 3 2 1

Proposal 4:

5 4 3 2 1

Proposal 5:

5 4 3 2 1

Proposal 6:

5 4 3 2 1

BETTER FACILITIES FOR LOCAL PEOPLE

It is vitally important that facilities and activities are maintained and protected wherever possible. The policies are aimed at ensuring that the current level of services enjoyed by the village are retained and where appropriate, new services and facilities can be added in the future. Facilities include the Doctors, Farndon Primary School and the Farndon Memorial Hall which is regularly used for village events, the day care centre and which hosts some of the clubs that operate within the village.

The issues identified:

- Lack of a village centre.
- Provide better facilities for young people.
- The School has become hemmed in.
- There is a lack of clubs, societies and other recreational facilities.
- It is difficult to get an appointment at the Doctors.

The proposals:

1. Facilities such as the primary school, doctors surgery, church and community buildings (such as the Memorial Hall) must be supported and retained.
2. Existing recreational facilities must be promoted and enhanced whenever possible.
3. It is apparent that any development will have an impact on facilities and developers must be able to explain what that impact will be and how the facilities can be enhanced to meet proposed growth.
4. Developers need to ensure that there is a safe and easy access for residents from their site to local facilities and services.
5. Developers need to engage with the voluntary and community sectors to improve access to services and facilities for the community.
6. Need to understand the needs of young people within the community, provide services for them, and ensure their views are heard and needs addressed as far as possible.
7. All sectors of the community need to be catered for and offered every opportunity to get involved in the activities of the village.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being strongly agree and 1 being strongly disagree:

Proposal 1:	5	4	3	2	1
Proposal 2:	5	4	3	2	1
Proposal 3:	5	4	3	2	1
Proposal 4:	5	4	3	2	1
Proposal 5:	5	4	3	2	1
Proposal 6:	5	4	3	2	1
Proposal 7:	5	4	3	2	1

TRANSPORT AND COMMUNICATION

Farndon is linked to Chester by the B5130 through the villages of Churton and Aldford, and to Wrexham by the A534. There are other link roads in both directions. Roads between Farndon and outlying villages lack pavements and offer no provision for cyclists. National speed limits apply between the villages with a 30 or 40 mph limit in the built up areas where there is street lighting. There is a bus service both to Chester and Wrexham from 7.47 am until 6.11 pm. Improving access to and around the village, will be a consideration in all residential development applications.

The issues you identified:

- Lack of footpaths linking developments.
- Lack of public transport.
- Traffic issues, ie. parking on the High Street and outside the School.
- Need for better broadband and telecommunication system.

The Proposals:

1. All applications for development must realistically identify and demonstrate the additional level of traffic they are likely to generate. They need to assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the village and include within their proposals measures to mitigate the impact. Proposals which are likely to increase the impact of traffic on road users must demonstrate how that traffic will be managed.
2. All applications for development in the village need to demonstrate how they will improve safe and enjoyable movement by pedestrians and cyclists to the services and community facilities within Farndon.
3. All applications for development must also explore how they might enhance and/or provide new footpaths to connect their developments to both the main village and the outlying villages.
4. All applications for development must include working with Cheshire West and Chester to deliver high speed broadband at the earliest opportunity.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being strongly agree and 1 being strongly disagree:

Proposal 1:	5	4	3	2	1
Proposal 2:	5	4	3	2	1
Proposal 3:	5	4	3	2	1
Proposal 4:	5	4	3	2	1

PROTECTING LANDSCAPE AND NATURE CONSERVATION INTERESTS

Farndon is a site of historical interest with the 14th Century Grade 1 listed Farndon Holt Bridge and the Site of Special Scientific Interest sandstone cliff face. We are also the first village south of Chester that allows vehicle access to the east bank of the River Dee for leisure purposes.

Our natural environment and the biodiversity that it supports is important. All proposals for development must comply with European, National and Local (Cheshire West & Chester) policies in respect of its protection and conservation.

The proposals are aimed at providing an additional layer of protection and ensuring that development with the village is encouraged to mitigate any harmful impact.

The issues you identified:

- Protect the river bank and the wildlife.
- Supporting the enhancement of this area.
- Extend and enhance the footpaths wherever possible.

Our Proposals:

1. Proposals for development must not harm or impact on the sites of historical interest, Farndon's riverside and natural heritage.
2. All applications for development on sites in the rural area must demonstrate within their Design & Access statements how the need to minimise any negative visual or landscape impact will be addressed in the scheme design.
3. Ensure that all development proposals adhere to national government landscape and nature conservation policy.
4. Developers should enhance, maintain and create wildlife corridors within the village and work with landowners and other stakeholders in the village to create new wildlife corridors.
5. I would support the development and enhancement of the riverside, and the exploration of enhancing facilities for recreational use.

Please say whether you agree with the proposals by circling a number between 1 and 5 for each proposal; 5 being strongly agree and 1 being strongly disagree:

Proposal 1:	5	4	3	2	1
Proposal 2:	5	4	3	2	1
Proposal 3:	5	4	3	2	1
Proposal 4:	5	4	3	2	1
Proposal 5:	5	4	3	2	1

Please fill in this form to be entered into the price draw

Name _____ Age _____

Male/Female _____ Tel No: _____

E Mail _____

Please return your forms to one of the collection boxes which you will find in:

- Post Office
- Chadwicks News Agents
- Doctors surgery waiting room



FARNDON DEVELOPMENT UPDATE

**The current development situation is Farndon
is as follows:**

*Chester West and Chester City Council have allocated Farndon 200 houses
to be built between 2010 - 2030.*

Thus far they have approved:

32 Houses currently under construction by Elan Homes
at the bottom of Barton Road.

46 Houses currently under construction by Redrow
on the opposite side of Barton Road.

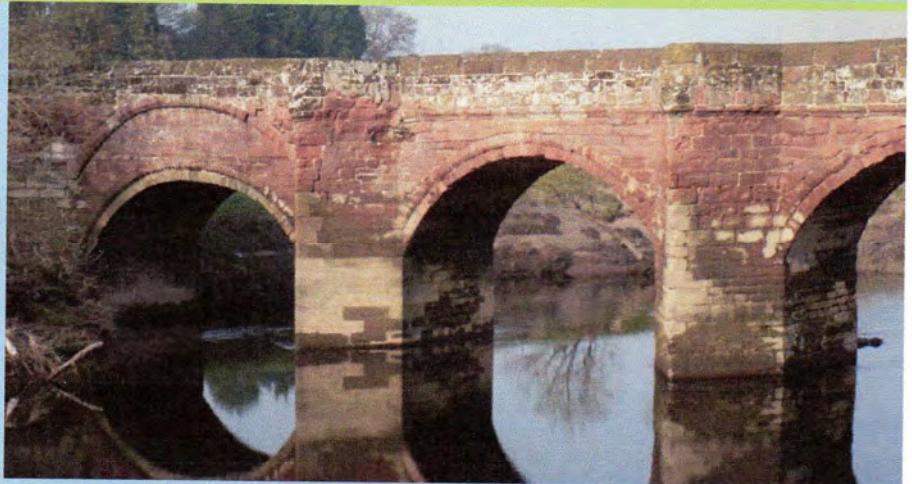
40 Houses approved for Barnston Estates to the rear of
Top Farm & Barston Mews.

105 houses to be built opposite Brewery Motors
has been passed and the land is currently for sale.

*Chester West and Chester City
Council have allocated Farndon
200 houses
to be built between 2010 - 2030*



If you would like assistance completing this form or additional copies please contact Councillor Fiona Henderson 01829 271188, Councillor Sue Rowlandson 01829 270370 or Councillor Hilary Williams 01829 270821 and we will arrange for someone to come to your home at your convenience. We will also be running drop in sessions at Rock Chapel on Wednesday 11th February 14.00 - 16.00, Saturday 14th February 10.00 - 12.00 and Tuesday 17th February 10.00 - 12.00.



Graphical Analysis of Farndon Neighbourhood Plan -Second Questionnaire.

The questionnaire asked respondents to rate their agreement, or rejection, of a number of assertions. The resultant analysis of the 123 completed returns has been represented here:

Promoting Economic Growth and Employment Opportunities

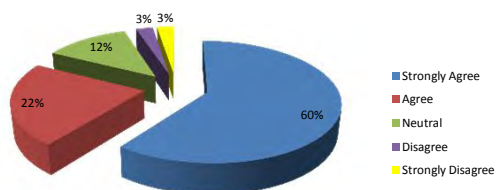
Proposals for employment sites, especially for small scale high tech, knowledge, leisure or agricultural businesses will normally be encouraged. Proposals which utilise or regenerate existing unused agricultural or commercial sites will be especially welcome.

The Neighbourhood Development Plan will seek to encourage the expansion of existing tourism opportunities. We will encourage advertising the unique character of Farndon to support local businesses and also encourage promoting the leisure opportunities on the wider area.

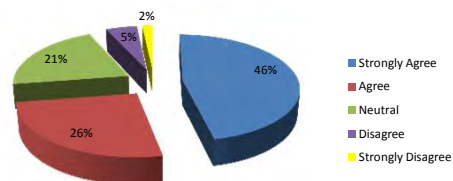
The issues identified:

- Parking in the village centre and round the Doctors Surgery is already a concern.
- Increased volumes of business traffic could add to the congestion problems outside the school at drop off and pick up times.
- Farndon tourism potential is not promoted in the surrounding area

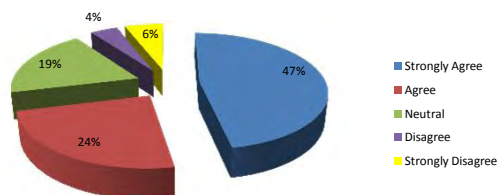
Agree to organising a Local Business Support Group



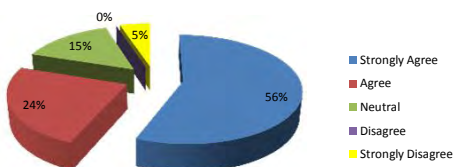
NDP & PC should promote Tourism



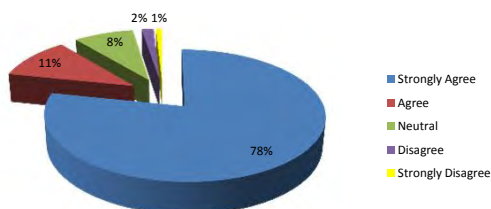
PC should promote Farndon in Chester & Wales



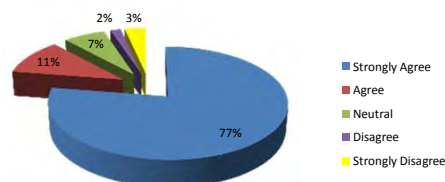
NDP Support Diversification of local Economy



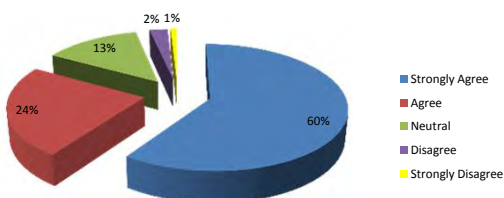
Support for High Speed Broadband



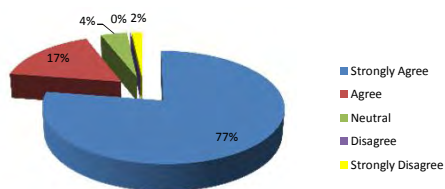
More considerate Parking using MH



Protect Jobs



HGV Traffic should be outside Village



Homes To Meet The Needs Of Local People

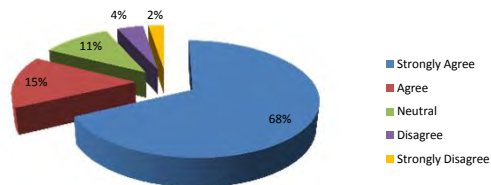
Our objective is to enable the provision of a range of new homes to meet the needs of all sections of the community including:

- People who wish to live in family homes.
- First time buyers.
- People who wish to rent.
- Young families with a restricted income who need a larger property.
- Older people and others who wish to downsize.

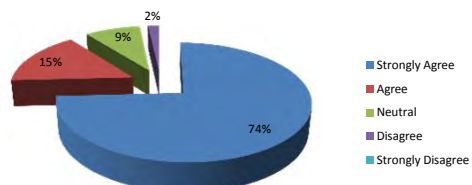
The issues you identified:

- Better mix of housing (tenure and price)
- Increase in first time buyer homes.
- No major developments in the Parish.
- Any development must be phased over a number of years.
- Need for sustainable housing development.

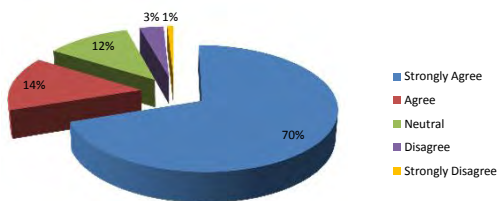
Future Developments to Include "Smaller" Homes.



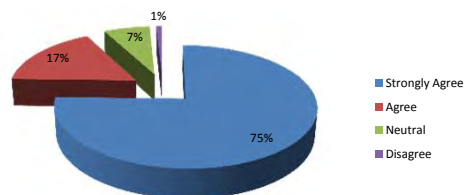
Developers must meet Community Development Ideals



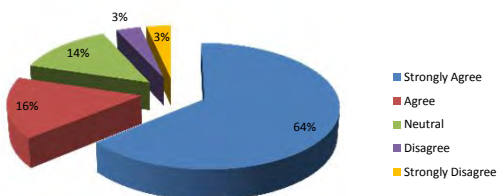
Broader Complementary Development



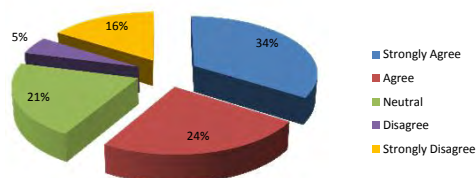
New Housing must meet the NDP Design & Numbers



7 Houses per Year Restriction



Exemption from 7pa Rule for Sheltered or Starter Homes



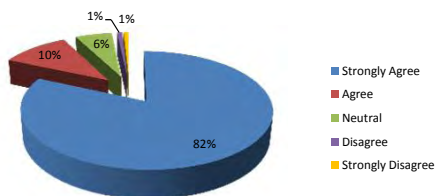
Protecting The Built Environment

It is important that any new development is accommodated in a way that maintains and enhances our built environment and that it improves the quality of life of all current and future residents. The policies suggested are designed to ensure the new development respects the existing form of Farndon.

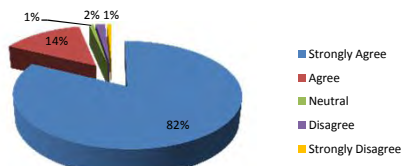
The issues you identified:

- No major developments.
- Any development must be phased over a number of years.
- Development to be integrated into Farndon as a whole
- New building to reflect the character of Farndon
- Better mix of housing size and price.

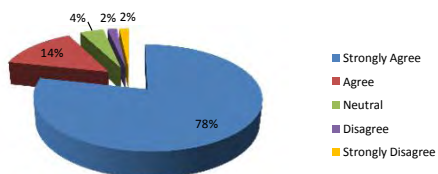
Developments should be Low Key



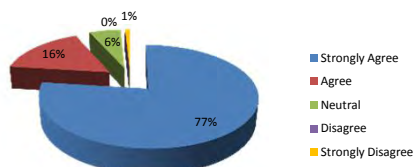
Developments should Preserve Views and Vistas



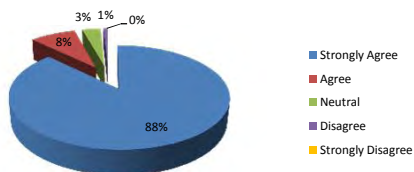
Sympathetic to Conservation or Listed Buildings



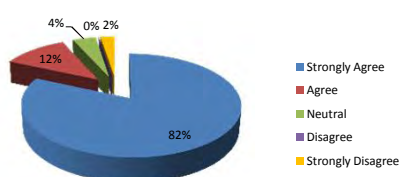
Integrated Road & Footpaths with other Existing Infrastructure



Priority must be given to Brownfield Site Developments



Incremental Developments preferred



Better Facilities For Local People

It is vitally important that facilities and activities are maintained and protected wherever possible.

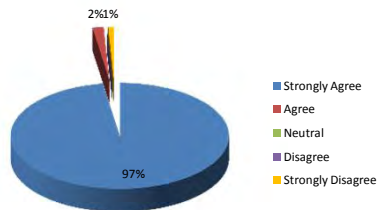
The policies are aimed at ensuring that the current levels of services enjoyed by the village are retained and where appropriate, new services and facilities can be added in the future.

Facilities include the Doctors, Farndon Primary School and the Farndon Memorial Hall which is regularly used for village events, the day care centre and which hosts some of the clubs that operate within the village.

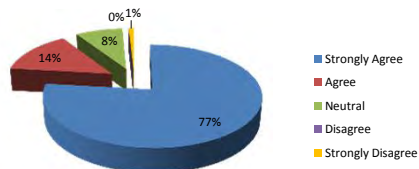
The issues identified:

- Lack of a village centre.
- Provide better facilities for young people.
- The School has become hemmed in.
- There is a lack of clubs, societies and other recreational facilities.
- It is difficult to get an appointment at the Doctors within the village.

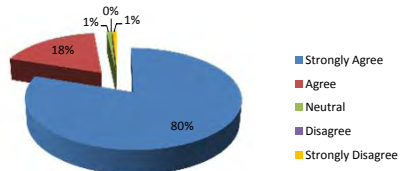
Support Existing Facilities



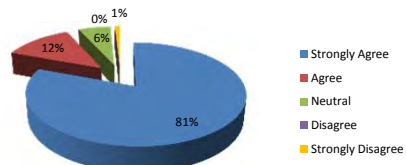
Improve Existing Recreational Facilities



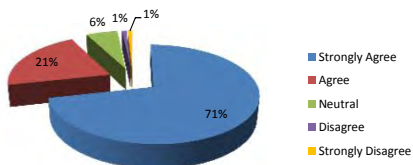
Developers Impact Assessment



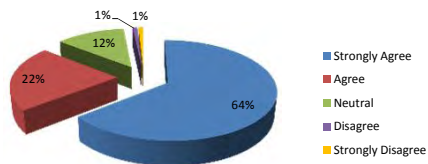
Safe Access to Local Facilities



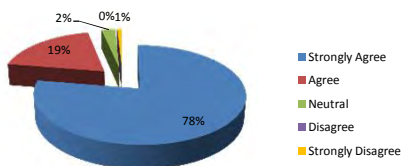
Developers must Engage to Improve Access to Facilities & Services



Better Understanding for Young People



All Sectors must be Catered for



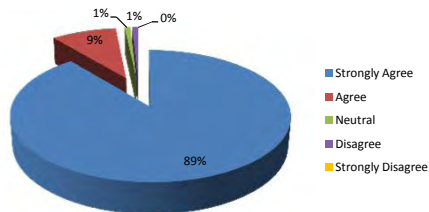
Transport And Communication

Farndon is linked to Chester by the B5130 through the villages of Churton and Aldford, and to Wrexham by the A534. There are other link roads in both directions. Roads between Farndon and outlying villages lack pavements and offer no provision for cyclists. National speed limits apply between the villages with a 30 or 40 mph limit in the built up areas where there is street lighting. There is a bus service both to Chester and Wrexham from 7.47 am until 6.11 pm. Improving access to and around the village, will be a consideration in all residential development applications.

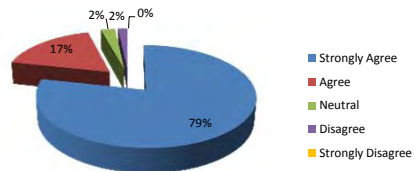
The issues you identified:

- Lack of footpaths linking developments.
- Lack of public transport.
- Traffic issues, ie. parking on the High Street and outside the School.
- Need for better broadband and telecommunication system.

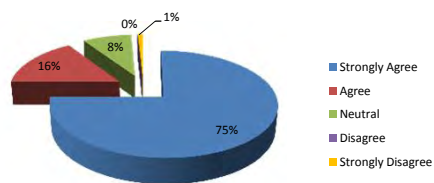
Traffic Impact Assessment Req'd



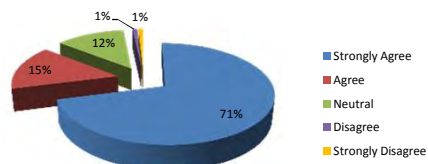
Pedestrian & Cyclist Safety



Applications to include Footpath Links



Developments should include H/S Broadband Infrastructure



Protecting Landscape And Nature Conservation Interests

Farndon is a site of historical interest with the 14th Century Grade 1 listed Farndon Holt Bridge and the Site of Special Scientific Interest sandstone cliff face. We are also the first village south of Chester that allows vehicle access to the east bank of the River Dee for leisure purposes.

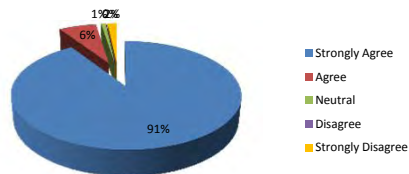
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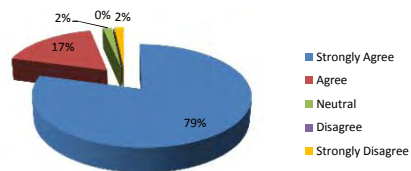
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- Supporting the enhancement of this area
- Extend and enhance the footpaths wherever possible

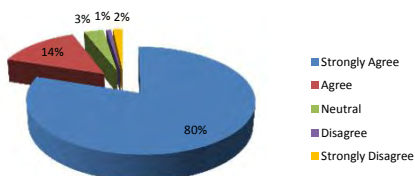
Developments must protect Historic & Natural Assets



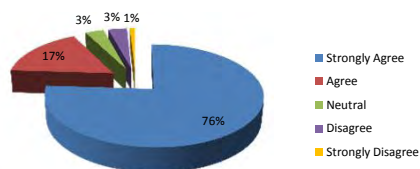
Minimisation of Negative Impacts



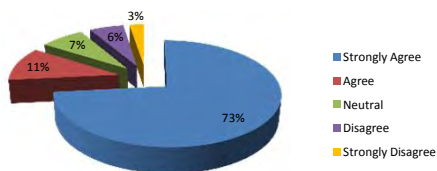
National Gov Guidelines on Landscape



Wildlife Corridors Protection



Development of Riverside



Farndon Neighbourhood Planning Questionnaire – Results Analysis

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Summary

Following the initial questionnaire (September 2012) and the subsequent public meetings, Coffee Mornings and other public consultations, the FNPC formulated a series of six topics which were selected for inclusion in any Neighbour Planning document.

These six topics have been addressed by a series of proposals which could be included in the NDP.

1. Promoting Growth & Employment opportunities.
2. Homes to meet the needs of local People.
3. Protecting the Built Environment.
4. Better Facilities for Local People.
5. Transport & Communications.
6. Protecting the Landscape and Nature Conservation Interests.

The second questionnaire was formulated to assess the consensus of support for the proposals.

The questionnaire document was professionally produced 8 page A4 staple-bound document printed with attractive colour photography featuring local interest points.

The document was distributed by volunteers posting one example in every residence in Farndon. Additional copies were available from parish councillors and at "Drop-In" sessions held at the Rock Chapel.

To encourage completion a prize draw was offered responders could return the completed document anomalously or with contact details via the local Newsagent, Post office or at the Doctors surgery, where collection boxes were on display.

Disappointingly there were only 123 responses (down from 170 for the 2012 Questionnaire) this may be due to the massive influx of developments that took place in intervening period. Many Farndon residents feel that developers motivated by the potential arrival of limitations, have accelerated planning applications in a hope to beat the deadline! Farndon has experience more development in the last 18 months than in the previous 30 years!

Promoting Growth & Employment Opportunities.

Proposals for employment sites, especially for small scale high tech, knowledge, leisure or agricultural businesses will normally be encouraged. Proposals which utilise or regenerate existing unused agricultural or commercial sites will be especially welcome.

The Neighbourhood Development Plan will seek to encourage the expansion of existing tourism opportunities. We will encourage advertising the unique character of Farndon to support local businesses and also encourage promoting the leisure opportunities on the wider area.

The issues identified:

- Parking in the village centre and round the Doctors Surgery is already a concern.
- Increased volumes of business traffic could add to the congestion problems outside the school at drop off and pick up times.
- Farndon tourism potential is not promoted in the surrounding area

The Proposals:

1. The Neighbourhood Plan will work with the Parish Council to organise a local business support group to promote Farndon and our businesses.

Analysis: This proposal met with strong general support 82% either strongly agreed or agreed with this proposal. Only 6% disagreed and from comments received the concerns were that it might lead to more industrial development and spoil the village amenity.

2. The NDP must task the Parish Council with increasing tourism to support local businesses by taking account of local distinctiveness and the unique character of Farndon.

Analysis: This proposal was less enthusiastically received with only 46% of responders strongly agreeing. Comments received expressed concern with how that might benefit Farndon residents and how increased tourism could create traffic or parking problems.

3. Advantage must be taken of our cross border opportunities and NDP and Parish Council should seek to promote Farndon within the wider sub region including Chester and Wales.

Analysis: Once again this proposal was met with lukewarm agreement 47% strongly back the proposal, caution shown due to benefits being somewhat obscure?

4. Support must be given to the diversification of the local economy where it is complementary in type and scale to Farndon.

Analysis: This proposal was better supported 56% strongly agreeing and only 20% being either neutral or against. The key message being "Where it is commentary in type and scale".

5. To help support working from home high speed broadband must be made available at the earliest opportunity.

Analysis: Strongly supported (89%) proposal clearly many Farndon residents embrace the latest technologies.

6. Everyone must be made aware of and encouraged to use the Memorial Hall car park and encouraged to park considerately when using local facilities including the school and the Doctors.

Analysis: Another strongly supported proposal where possible the PC and NDP are being asked to encourage more considerate parking. Unfortunately it is difficult to enforce and some serial offenders just “don’t get it”.

7. Current Employment areas such as Top Farm, Brewery Motors and Monument Place should be protected and promoted where possible.

Analysis: This proposal is generally supported and it can be assumed that protection of existing jobs is seen as important, perhaps with less appetite for further development.

8. Businesses which generate significant additional traffic particularly involving heavy goods vehicles, will need to be located outside the village centre, and businesses with the potential to cause nuisance from noise, fumes etc. must be located away from residential properties.

Analysis: This proposal met with a very strong positive response 94% and 4% neutral, making only 2% against. However once again enforcement would seem to be a more difficult process?

Homes To Meet The Needs of Local People

Our objective is to enable the provision of a range of new homes to meet the needs of all sections of the community including:

- People who wish to live in family homes.
- First time buyers.
- People who wish to rent.
- Young families with a restricted income who need a larger property.
- Older people and others who wish to downsize.

The issues identified:

- Better mix of housing (tenure and price).
- Increase in first time buyer homes.
- No major developments in the Parish.
- Any development must be phased over a number of years.
- Need for sustainable housing development.

The Proposals:

1. Only the 4 & 5 bedroom houses already approved are for sale. The smaller 2 & 3 bedroom properties are for rent or shared ownership. Any future developments should include smaller properties to buy outright so people can downsize or first time buyers can get a foot on the ladder.

Analysis: Strong Agreement (83%) for this measure clearly indicates the need for starter/retirement homes that can be bought, not just allocated on means tested criteria.

2. All new market and affordable housing across the village needs to maintain and add to the vitality of the community. Developers must demonstrate how their proposals will help to maintain a balanced and thriving community into the future.

Analysis: Strong Agreement (89%) shown for this measure.

3. All new housing must help to broaden the range of stock within the Parish. It needs to complement and add to the existing stock, broadening choice and extending the opportunity to own a house or live in the village to a wide range of people. The type, tenure and cost of new housing needs to meet the housing needs of the local area.

Analysis: Strong Agreement (84%) for this measure.

4. Proposals for new housing developments must adopt the approach to design, numbers and layout set out in the Neighbourhood Plan.

Analysis: Overwhelming support (93%) for adoption of this proposal.

5. Developments will be restricted to a limit of 7 houses per year. This figure being reviewed on a 5 yearly basis.

Analysis: Strong Support (80%) for this limitation being introduced.

6. Consideration should be given to exceeding the 7 houses per year figure if the development were of a housing mix needed by Farndon residents i.e. First buy homes or sheltered accommodation.

***Analysis:** There is a lot of resistance (16% strongly disagree) to there being any exceptions to the 7 houses PA restriction.*

Protecting the Built Environment

It is important that any new development is accommodated in a way that maintains and enhances our built environment and that it improves the quality of life of all current and future residents.

The policies suggested are designed to ensure the new development respects the existing form of Farndon.

The issues identified:

- No major developments.
- Any development must be phased over a number of years.
- Development to be integrated into Farndon as a whole.
- New building to reflect the character of Farndon.
- Better mix of housing size and price.

The Proposals:

1. New development will not be prominent in scale, visually dominant or significantly change the character of the village.

Analysis: Overwhelming support (92%) for adoption of this proposal.

2. All new development will be of a height, massing and appearance that does not adversely affect key distinctive views into and out of Farndon. Particular attention should be given to views to and from listed buildings, open space within the village, the conservation area and key landscape features.

Analysis: Overwhelming support (96%) for adoption of this proposal.

3. Any development in or adjacent to the conservation area or any listed building should enhance the character of that structure.

Analysis: Overwhelming support (92%) for adoption of this proposal.

4. Developers must give consideration to linking with existing residential areas both by road and public footpaths, to ensure integration into Farndon as a whole.

Analysis: Overwhelming support (93%) for adoption of this proposal.

5. Developers must consider and brown field sites before putting forward plans to build on open countryside. NB: Farndon is not in the Green Belt.

Analysis: Overwhelming support (96%) for adoption of this proposal.

6. New development needs to be incremental to allow for gradual expansion and evolution of facilities.

Analysis: Overwhelming support (94%) for adoption of this proposal.

Better Facilities For Local People

It is vitally important that facilities and activities are maintained and protected wherever possible.

The policies are aimed at ensuring that the current levels of services enjoyed by the village are retained and where appropriate, new services and facilities can be added in the future.

Facilities include the Doctors, Farndon Primary School and the Farndon Memorial Hall which is regularly used for village events, the day care centre and which hosts some of the clubs that operate within the village.

The issues identified:

- Lack of a village centre.
- Provide better facilities for young people.
- The School has become hemmed in.
- There is a lack of clubs, societies and other recreational facilities.
- It is difficult to get an appointment at the Doctors within the village.

The Proposals:

1. Facilities such as the primary school, doctors surgery, church and community buildings (such as the Memorial Hall) must be supported and retained.

Analysis: Overwhelming support (99%) for adoption of this proposal.

2. Existing recreational facilities must be promoted and enhanced wherever possible.

Analysis: Overwhelming support (91%) for adoption of this proposal.

3. It is apparent that any development will have an impact on facilities and developers must be able to explain what that impact will be and how the facilities can be enhanced to meet proposed growth.

Analysis: Overwhelming support (91%) for adoption of this proposal.

4. Where necessary, developers need to ensure that there is a safe and easy access for residents from their site to local facilities and services.

Analysis: Overwhelming support (93%) for adoption of this proposal.

5. Developers need to engage with the voluntary and community sectors to improve access to services and facilities for the community.

Analysis: Overwhelming support (92%) for adoption of this proposal.

6. Developers need to understand the needs of young people within the community, provide services for them, and ensure their views are heard and needs addressed as far as possible.

Analysis: Strong support (86%) for adoption of this proposal.

7. All sectors of the community need to be catered for and offered every opportunity to get involved in the activities of the village.

Analysis: Overwhelming support (97%) for adoption of this proposal.

Transport and Communication

Farndon is linked to Chester by the B5130 through the villages of Churton and Aldford, and to Wrexham by the A534.

There are other link roads in both directions. Roads between Farndon and outlying villages lack pavements and offer no provision for cyclists.

National speed limits apply between the villages with a 30 or 40 mph limit in the built up areas where there is street lighting.

There is a bus service both to Chester and Wrexham from 7.47 am until 6.11 pm

improving access to and around the village, will be a consideration in all residential development applications.

The issues identified:

- Lack of footpaths linking developments.
- Lack of public transport.
- Traffic issues, i.e. Parking on the High Street and outside the School.
- Need for better broadband and telecommunication system.

The Proposals:

1. All applications for development must realistically identify and demonstrate the additional level of traffic they are likely to generate. The need to assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the village and include within their proposals measures to mitigate the impact. Proposals which are likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.

Analysis: Overwhelming support (98%) for adoption of this proposal.

2. All applications for development in the village need to demonstrate how they will improve safe and enjoyable movement by pedestrians and cyclists to the services and community facilities within Farndon.

Analysis: Overwhelming support (96%) for adoption of this proposal.

3. All applications for development must also explore how they might enhance and/or provide new footpaths to connect their developments to both the main village and the outlying villages.

Analysis: Overwhelming support (91%) for adoption of this proposal.

4. All applications for development must include working with Cheshire West and Chester to deliver high speed broadband at the earliest opportunity

***Analysis:** Very Strong support (86%) for adoption of this proposal.*

Protecting Landscape and Nature Conservation Interests

Farndon is a site of historical interest with the 14th Century Grade 1 listed Farndon Holt Bridge and the Site of Special Scientific Interest sandstone cliff face.

We are also the first village south of Chester that allows vehicle access to the east bank of the River Dee for leisure purposes.

Our natural environment and the biodiversity that it supports is important. All proposals for development must comply with European, National and Local (Cheshire West & Chester) policies in respect of its protection and conservation.

The proposals are aimed at providing an additional layer of protection and ensuring that development with the village is encouraged to mitigate any harmful impact.

The issues identified:

- Protect the river bank and the wildlife
- Supporting the enhancement of this area
- Extend and enhance the footpaths wherever possible

The Proposals:

1. Proposals for development must not harm or impact on the sites of historical interest, Farndon 's riverside or natural heritage.

Analysis: Overwhelming support (97%) for adoption of this proposal.

2. All applications for development on sites in the rural area must demonstrate within their Design & Access statements how the need to minimise any negative visual or landscape impact will be addressed in the scheme design.

Analysis: Overwhelming support (96%) for adoption of this proposal.

3. Ensure that all development proposals adhere to national government landscape and nature conservation policy.

Analysis: Overwhelming support (94%) for adoption of this proposal.

4. Developers where appropriate should enhance, maintain and create wildlife corridors within the village and work with landowners and other stakeholders in the village to create new wildlife corridors.

Analysis: Overwhelming support (93%) for adoption of this proposal.

5. I would support the development and enhancement of the riverside, and the exploration of enhancing facilities for recreational use.

Analysis: Strong support (83%) for adoption of this proposal.

Date: 13th October 2015
Our ref: 165212



Catherine Morgetroyd
Principal Planning Officer - Planning Policy
Place Strategy
Cheshire West and Chester Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Morgetroyd,

Planning consultation

Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion for the Farndon Neighbourhood Plan

Thank you for your consultation on the above dated 10 September 2015 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England are of the opinion that further clarification is required to be able to reach a conclusion of no likely significant effects.

It is not clear how the conclusion of no likely significant effects has been reached with regards to use of the riverbank and homes in the Neighbourhood Plan area. We advise considering this in more detail as there are sensitive protected sites within the plan area, particularly because the plan is offering support to certain aspects/locations.

The neighbourhood plan area includes a section of the River Dee and Bala Lake Special Area of Conservation (SAC). This is also notified at a national level as River Dee (England) Site of Special Scientific Interest (SSSI) for both its wildlife and geomorphology interest. In addition, Dee Cliffs, Farndon SSSI is within the plan area.

SEA screening

Table 2 (Characteristics of the plan's effects and of the area likely to be affected) – encourage tourism - identifies a potential small negative cumulative effect on the habitat itself. It is not clear how this has been screened out.

The "Effects on areas or landscapes which have a recognised national, Community or international protection status" relies on the HRA screening and does not consider assets outside of the European site (for example, the SSSIs).

Appendix 1

Policy 1 (encourage use of riverbank for low-level tourism)

The proposals for developing the tourism potential of the riverbank fail to acknowledge that the River Dee is a SSSI and SAC, only mentioning the geological interest of Dee Cliffs, Farndon SSSI

(Appendix 1, Policy 1). We advise that biodiversity, geodiversity and protected sites, including the River Dee and Bala Lake SAC and River Dee (England) SSSI, are considered as part of this assessment.

Any proposals for developing tourism need to be consistent with objectives for conserving and enhancing the SSSI. Note also that some operations within the SSSI may require SSSI consent, for example, construction of new fishing pegs.

Policy 2 (homes to meet the needs of the village)

The SEA/HRA states that the plan is not proposing new development or allocating sites for development. This policy, however, appears to offer support to homes in certain locations through offering policy support to the SHLAA sites put forward. Our understanding is that the SHLAA does not in itself determine whether a site should be allocated for housing. Therefore, it is not clear whether the sites put forward have been fully assessed.

We would like to see this considered or clarification of the status of these sites. This is particularly important for locations in proximity to the River Dee and Bala Lake SAC.

For the site near the Dee, the most southerly part flood regularly so appears unsuitable for housing. North of this, the land drains to the Dee so impacts on the river in terms of water quality particularly, but also water supply need to be considered.

Policy 6 (landscape and environment)

Conservation of Dee Cliffs, Fardon geological Site of Special Scientific Interest (SSSI) does not appear to have been considered within the assessment. We advise consideration of geological interest within the neighbourhood as well as wildlife.

The landscape and environment policy fails to recognise the protection given to the River Dee itself, which is the most important natural site in the parish.

Natural England would like to see the neighbourhood plan strengthened by incorporating additional safeguards for the protection and enhancement of the international, national and locally designated sites present or by making a clear reference to the policy protecting these sites in the local plan.

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessmentand-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress **before** a local plan has been adopted and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Ruth Critchley using the contact details below. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

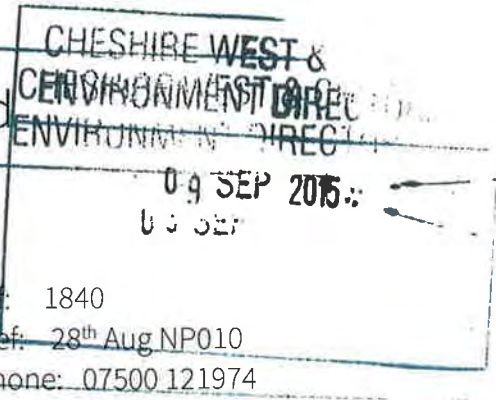
Yours sincerely

Ruth Critchley

Tel – [REDACTED]
ruth.critchley@naturalengland.org.uk



Historic England



Fiona Hore
Planning and Strategic Transport Manager
Cheshire West and Chester Council
4 Civic Way
Elsmere Port
CH65 0BE

Our ref: 1840
Your ref: 28th Aug NP010
Telephone: 07500 121974

7th Sept, 2015

Dear Fiona,

Re: Designation of Farndon Neighbourhood Development Plan –Pre-submission Consultation

Thank you for consulting Historic England about the Farndon Neighbourhood Plan.

The Neighbourhood Plan area includes a number of designated heritage assets (list attached) including a grade I and 3 grade II* buildings with 15 listed at grade II and a scheduled ancient monument. The plan area includes the Farndon conservation area. Please note that the church of St Chad (II*) is recorded as being in poor condition and listed on the national register of heritage at risk. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.

The conservation officer at Cheshire West and Chester Council is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area's heritage assets. At this point we don't consider there is a need for Historic England to be involved in the development of the strategy for your area.

If you have not already done so, we would recommend that you speak to the staff at your Historic Environment Record (HER).

Historic Environment Record Officer, Archaeology Planning Advisory Service
Cheshire Shared Services



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW
Telephone 0161 242 1416 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



The Forum,
Chester
CH1 2HS
Tel: 01244 973997

Email: moya.watson@cheshirewestandchester

Visit: www.cheshirearchaeology.org.uk

The HER can provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and historic landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups or building preservation trusts in the production of your Neighbourhood Plan.

Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England; this signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours Sincerely



Darren Ratcliffe RIBA
Historic Places Adviser



Listed Buildings - Grade I and II*

4 Records

HA UID	ArticleVersionUID	Name	Category	Grade
1228744	210601	HOLLY BANK, FORMERLY THE DOCTOR'S HOUSE	Listing	II*
1279424	254818	CHURCH OF ST CHAD	Listing	II*
1279425	254819	BARNSTON MEMORIAL	Listing	II*
1279428	254821	FARNDON BRIDGE (THAT PART IN CHESHIRE, SCHEDULED ANCIENT MONUMENT)	Listing	I

Listed Buildings - Grade II

15 Records

HA UID	ArticleVersionUID	Name	Category	Grade
1228715	210580	CREWE HILL AND ATTACHED COTTAGE	Listing	II
1228745	210602	TUDOR	Listing	II
1228746	210603	PAIR OF ADJACENT TABLE TOMBS IN CHURCHYARD (SOUTH OF ST CHAD'S CHURCH, EAST OF PATH TO CHURCH PORCH)	Listing	II
1228747	210604	CHAPEL HOUSE	Listing	II
1228748	210605	HOLLY BUSH COTTAGE	Listing	II
1228749	387682	CHURCH VIEW	Listing	II
1228750	210606	POPLAR HOUSE, WITH FORMER CARTSHED AND STABLE	Listing	II
1228751	387683	VILLAGE LOCKUP	Listing	II
1228777	210721	HOLLY COTTAGE	Listing	II
1228883	210727	THE CHIMES	Listing	II
1229008	387713	SUNNYSIDE	Listing	II
1229034	210856	TOP FARM	Listing	II
1229046	210868	ACADEMY HOUSE	Listing	II
1279426	394145	DEEBANKS	Listing	II
1279427	254820	BLACK AND WHITE COTTAGES	Listing	II

Scheduled Monuments

1 Record

HA UID	ArticleVersionUID	Name	Category	Date Designated
1006758	6794	Farndon Holt Bridge. Also in Clwyd: Wales	Scheduling	

Conservation Areas

1 Record

Date of Designation	Date Updated	Name	Local Authority
02/11/1972	08/10/1996 extended	Farndon , Cheshire West and Chester	Cheshire West and Chester

HAR 2014 On Register listed buildings

1 Record

Entry Name	Heritage Category	Risk Assessment Methodology	List Entry Number	Risk Assessment Level
Church of St Chad, Church Road, Farndon	Listed Building	Place of worship	1279424	At risk

Planning and Strategic Transport Manager
Cheshire West and Chester Council
Planning Policy
4 Civic Way
Ellesmere Port
CH65 0BE

FAO Fiona Hore

Our
ref:SO/2009/105235/OR-28/PO2-L01
Your ref:NP010

Date: 28 September 2015

Dear Madam

**Application for the designation of the Civil Parish of Farndon as a
Neighbourhood Area**

Thank you for consulting us with the above application which was received 28th
August 2015.

We have no comments to make with regards to the proposed designation of the
Civic Parish of Farndon as a Neighbourhood Area under the Neighbourhood
Planning (General) Regulation 2012.

Yours faithfully

Ms DAWN HEWITT
Planning Liaison Officer

Direct dial [REDACTED]

Direct fax [REDACTED]

Direct e-mail dawn.hewitt@environment-agency.gov.uk

From: MORGETROYD, Catherine [mailto:Catherine.Morgetroyd@cheshirewestandchester.gov.uk]
Sent: 10 December 2015 11:58
Subject: Farndon Neighbourhood Plan - Employment Information

Fiona

Further to our meeting this morning, please find below a copy of policy EC 6 from the Chester Local Plan, which refers to protection of employment uses. You may wish to include something similar in the Farndon Neighbourhood Plan. The policy from the Chester Local Plan has currently been retained and it is likely to be replaced by something similar in the Local Plan (Part Two) Site Allocations and Detailed Policies, which is currently being prepared.

However, please note that the Government introduced permitted development rights to allow change of use from a building in office use to a dwelling house without needing planning permission. This arrangement currently lasts until 30 May 2016, but may be extended. As such, any offices in Farndon could be changed to residential accommodation without needing planning permission, unless there were external changes or extensions proposed to the building.

I have also attached a list of statutory consultees and a longer list of 'optional' consultees. However, you will need to make sure that you consult relevant voluntary bodies, religious groups, racial/ethnic/national groups, businesses, bodies representing the interests of disabled persons as this is a requirement of the regulations.

Regulation 14 states that: before submitting a plan proposals to the local planning authority, a qualifying body must

a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the area

i) details of the proposals for the neighbourhood development plan

ii) details of where and when the proposals for a neighbourhood development plan may be inspected

iii) details of how to make representations; and

iv) the date by which those representations must be received, being not less than 6 weeks

from

the date on which the draft proposal is first publicised;

b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying

body considers may be affected by the proposals for a neighbourhood development plan; and

c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

So in your email / letter / flyer about the Neighbourhood Plan consultation you will need to ensure that you explain where copies of the plan may be inspected, how to make representations and the end date of the consultation period (at least 6 weeks after the start date). Please also copy me in to the consultation email / letter so I can forward it on to other teams within the authority so we can provide a combined response.

Kind regards

Catherine

Policy EC 6

Proposals that would result in the loss of business, industrial or warehousing land or buildings (Use Classes B1, B2, B8 and applicable sui generis uses) through redevelopment or change of use for non-employment uses will be permitted only if:

-the proposal is for an alternative use or mix of uses (other than retailing) that would not have the effect of limiting the range and quantity of land and buildings available for such use in the locality; or

-it can be demonstrated that reasonable attempts have been made to dispose of the premises for employment uses at the market rate and that no tenant/purchaser has been found; or

-the continued use of the premises for employment is no longer commercially viable or environmentally acceptable.

Catherine Morgetroyd

Principal Planning Officer - Planning Policy

Place Strategy

Cheshire West and Chester Council

Tel: 01244 973804

Email: catherine.morgetroyd@cheshirewestandchester.gov.uk

Visit: www.cheshirewestandchester.gov.uk

Consultation Portal: <http://consult.cheshirewestandchester.gov.uk/portal>

(Working days Wed – Fri)

Make sure you are registered to vote

www.gov.uk/register-to-vote

From: Fiona [REDACTED]
Sent: 10 December 2015 09:14
Subject: Fwd: Farndon NDP Your Ref 165212

Sent from my iPhone

Begin forwarded message:

From: "Wheeler, Kate (NE)" <kate.wheeler@naturalengland.org.uk>
Date: 9 December 2015 at 20:17:27 GMT
To: Fiona [REDACTED] >
Subject: RE: Farndon NDP Your Ref 165212

Hello Fiona

I have taken a look at the plan. The amendments included in the plan are welcomed by Natural England and strengthen the plan. The letter from Ruth is mainly in response to the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion for the Farndon Neighbourhood Plan. I think the amendments you have made to the plan help address some of the issues raised by Ruth. I think it would be helpful if you could briefly outline how all the points raised have been addressed, to ensure a clear audit trail. The amendments made in the plan may result in changes in the screening of the SEA and HRA, so it would be helpful to revisit the screening.

I hope this helps. I am happy to discuss further if that would help, however I am out of the office and in meetings the rest of the week but will be accessing email, so please do get in touch.

Kind regards

Kate

Kate Wheeler
Lead Adviser
Cheshire, Greater Manchester, Merseyside & Lancashire Area

[REDACTED]

Post should be sent to **Mail Hub Block B Government Buildings, Whittington Road, Worcester WR5 2LQ** marked for my attention.

<http://www.naturalengland.org.uk>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

If you are trying to make a request for a copy of your personal information under the Data Protection Act 1998, or a request for information under the Freedom of Information Act 2000 or Environmental Information Regulations 2004, please contact the Enquiry Service on 0845 600 3078 or email foi@naturalengland.org.uk.

From: Fiona [REDACTED]
Sent: 09 December 2015 17:04
To: Wheeler, Kate (NE)
Subject: Re: Farndon NDP Your Ref 165212

Hi Kate
Any thoughts?
Fiona

Sent from my iPhone

On 8 Dec 2015, at 18:50, Wheeler, Kate (NE) <kate.wheeler@naturalengland.org.uk> wrote:

Thanks for the email Fiona, I will take a look tomorrow.

Kind regards

Kate

Kate Wheeler
Lead Adviser
Cheshire, Greater Manchester, Merseyside & Lancashire Area

[REDACTED]

Post should be sent to **Mail Hub Block B Government Buildings, Whittington Road, Worcester WR5 2LQ** marked for my attention.

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From: Fiona Henderson [REDACTED]
Sent: 08 December 2015 18:12
To: Wheeler, Kate (NE)
Subject: FW: Farndon NDP Your Ref 165212

Hi Kate

Thanks again for calling today. As discussed here is the latest version of the NDP I have also included details of the amended pages and the original letter from Ruth.

As discussed we have a meeting with Catherine on Thursday and are hopeful of getting it all clarified by then.

Thanks again for your help.

Regards
Fiona



From: Fiona Henderson [<mailto:fiona@hotd.wanadoo.co.uk>]
Sent: Monday, November 2, 2015 12:04 PM
To: 'ruth.critchley@naturalengland.org.uk'
Subject: Farndon NDP Your Ref 165212

Dear Ruth

Following your letter of 13th October to Catherine Morgetroyd of Cheshire West I am enclosing the amended NDP for Farndon. Catherine does not work Monday Tuesdays and we are eager to keep this moving hence my contacting you direct. It would also appear from reading your comments you had been sent a previous version.

We have incorporated your suggested amendments and hopefully met your concerns. In your response Bala Lake is mentioned but as his is 30 plus miles from Farndon we have assumed the reference was only in relation to the River Dee, and not something we need to include?

I look forward to hearing from you.

Thank you

Fiona Henderson
Chair Farndon NDP Steering Committee

Amended pages

- * [page 13 - amended the chart @ 6.1,](#)
- * [page 17 - policy 1 - 1.2 - new first sentence,](#)
- * [page 23 - policy 2 - 2.1 - included Natural England's words as an NB - which seemed to be more fitting than an additional sub-policy,](#)
- * [page 46 - policy 6 - included an new 6.1 \(using Nat E's words\) and re-numbered the original 6.1 as 6.2 and 6.2 as 6.3,](#)
- * [page 47 - policy 6 - included two new bullet points i.e. the SSSI and the River Dee.](#)

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BOX FOR COMMENTS

DRAFT FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN



Farndon Parish Council

FNDP – Drop-in attendance sheet

[illegible]



Farndon Parish Council

DROP- IN TODAY

**READ, CHAT, TEA, and
COFFEE**

**DRAFT
FARNDON
NEIGHBOURHOOD
DEVELOPMENT PLAN**



FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN

Dear Farndon Resident,

We would like to bring you up to date on progress with the Farndon Neighbourhood Development Plan and tell you about the next stages.

Where are we now?

You will probably know that Farndon Parish Council appointed a small group of village residents to seek the views of and work with the village to prepare a Plan for Farndon as allowed in recent government legislation including the Localism Bill, the National Planning Framework and the Housing Act.

This work has been on-going since 2012 and a number of meetings have been held with residents as well as discussions with the school, the surgery and other groups. Leaflets and questionnaires have been issued to all the householders and businesses in the parish and as required by law, consultations with Cheshire West and Chester Council (CWaC), Natural England and other statutory and voluntary bodies.

Some delays have been inevitable and include the time required for the Parish Council to respond to planning applications for large housing developments and appeals against the rapid expansion of housing on fields surrounding Farndon plus discussions with landowners, local government officials and statutory bodies.

The good news is that a draft Plan for Farndon has now been prepared and on 29 January 2016, CWaC gave the Parish Council the go-ahead to start the next stage of the process which is a pre-submission consultation with parish residents.

What can we all do now? – we need your help.

Copies of the draft Plan will be available in a number of locations around the village, it will be posted on the Parish Council webpage and the Steering Committee will arrange 'drop-in sessions' at Rock Chapel where the Plan can be read and discussed.

Your comments and views are really very important - we need them to prepare the Final version of the Plan at the end of this pre-submission stage.

What has been included in the Farndon Plan?

Following the village consultations and an analysis of the comments from meetings and responses to questionnaires, the Steering Committee supported by the Parish Council, decided that the Plan should include a vision and six policies: -

*** Vision**

‘ In twenty years time Farndon will still be a rural village with a strong community ethos. It will value its heritage, river and surroundings while providing people with a safe and sustainable environment. Farndon will be a welcoming place providing local employment and encouraging visitors.’

*** Six Policies – a summary**

Policy	Subject
1 – Economy	1.1 Protect and promote employment opportunities, 1.2 Encourage use of the riverbank.
2 – Housing	2.1 Utilise ‘ <i>brownfield land</i> ’ first, and then SHLAA sites, 2.2 Limit house building to seven properties a year unless there is a demonstrable need for first-time homes or sheltered accommodation for residents, 2.3 Provide a mix of housing including smaller two and three bedroomed homes for outright purchase houses defined as ‘ <i>affordable</i> ’ to be built for local people ... and to remain ‘ <i>affordable</i> ’ in perpetuity, 2.4 Enhance the natural and built environment of Farndon with Cheshire-style house design complying with Building for Life 12 Criteria, 2.5 Housing schemes which will exceed the seven per year to be staged over a number of years, of varied style and size built in small groups, reflect the village character, respect the local vernacular and avoid the anodyne style of estate-type building.
3 – Built environment	3.1 New development to be low key and preserve views and vistas, 3.2 Conservation Area and listed buildings to be respected, 3.3 ‘ <i>Brownfield sites</i> ’ to be prioritised.
4 - Facilities	4.1 Proposals for development will be required to prepare a ‘ <i>Development Impact Assessment</i> ’, 4.2 Developers must liaise with the Cheshire Footpaths Society, 4.3 Proposals must contribute positively to Farndon.
5 - Communications	5.1 Road safety and congestion, 5.2 Pedestrians and cyclists.
6 - Environment	6.1 Protect and conserve natural assets, 6.2 Protect green spaces, 6.3 Conserve the landscape.

So, what is next for the Farndon Plan?

The process is set out in legislation and the steps are: -

1. Pre-submission consultation – a six-week period when the draft Plan will be publicised so that residents, businesses, local landowners, neighbouring parishes, CWaC and other statutory and voluntary bodies have an opportunity to comment.
2. Amendments - will be made taking account of the consultations.
3. Submission to CWaC – who will check that the Plan meets the legal requirements for consultation and publicity.
4. Publicity period – a six-week publicity period managed by the local council.
5. Independent examination - CWaC will appoint an approved and independent person to consider whether the proposed Plan meets the basic conditions set out in law.
6. Report – the Examiner will submit a report to the local council and Farndon Parish Council and modifications will be made to the Plan as appropriate.
7. Referendum – CWaC will arrange a referendum to take place in Farndon on the adoption of the Plan.
8. Delivery – Farndon Neighbourhood Plan will be brought into legal force and form part of the statutory development plan for the area.

Individuals on the electoral register will be entitled to vote. If more than 50% of those voting vote 'yes', the local planning authority will bring the Plan into force.

When and what is the pre-submission consultation?

The consultation period will run from 13 March until 25 April 2016 and so that all residents have an opportunity to read an outline and a full version of the draft Farndon Plan and comment, the Steering Committee have arranged the following: -

1. 7 March until 13 March 2016

Information leaflet will be delivered to each house and business in Farndon Parish.

2. 13 March until 25 April 2016

The full Plan and annexes will be available on www.farndonparishcouncil.co.uk.

3. 13 March until 25 April 2016

The Plan (narrative) will be available to be read at the Surgery, Mrs Chadwick's newsagent, Jeremy the butcher, the Farndon, Dawson's DIY, Jeff's Hairdressing, Kathryn the physiotherapist, the Farndon Hair Salon, Paul Burrell flowers, the Post Office, the Beauty Salon and the Greyhound.

Boxes for comments will be available at all the above locations.

4. 22 March until 9 April 2016

'Drop-in sessions' at Rock Chapel, Church Street, Farndon.

Please just call in – it's informal. There will be tea, coffee and biscuits, copies of the Plan and Annexes and some of the Steering Committee will be around if you would like to chat.

i.	22 March	Tuesday	10.00 until 12 noon
ii.	23 March	Wednesday	14.00 until 16.00
iii.	26 March	Saturday	10.00 until 12 noon
iv.	6 April	Wednesday	14.00 until 16.00
v.	7 April	Thursday	10.00 until 12 noon
vi.	9 April	Saturday	12 noon until 14.00

And most important of all.

The Steering Committee and the Parish Council are grateful for all the support and personal time that village residents have give to the production of this draft Farndon Plan which we hope fairly represents your views.

We need and will welcome your comments for preparation of the Final version.

Thank you

Please make any comments and post in a box or hand in at 'drop in sessions'.

If you would like to discuss any of the issues or need additional information, please contact Fiona Henderson on 01829 271185 or Gill Moroney on 01829 270011.



Farndon Parish Council

Read your copy of the

DRAFT

FARNDON

NEIGHBOURHOOD

DEVELOPMENT PLAN

Here



Historic England

Our ref:
PL00016657
Your ref:

Date : 13.4.16

Dear Ms Henderson,

Re : Farndon Neighbourhood Development Plan (Pre-submission stage)

Thank you for consulting Historic England on the above document. Having read through it we were impressed by the degree of consultation and the way in which this was presented – leading to the development of the policies for the Plan.

We noted the preference for developing brownfield sites first and the importance made of the rural character and setting of the village. We also note the policies on conservation and heritage – and the intention to ‘conserve and enhance’ the character of the historic buildings and character of the village. At this stage we have no further comments to make on its content.

If you have any queries about any of this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



Karl Creaser

Principal, Historic Places Team, NW
Historic England

Telephone: 

e-mail: karl.creaser@historicengland.org.uk



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Telephone 0161 242 1416 HistoricEngland.org.uk
Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Farndon Neighbourhood Development Plan

Pre-submission draft Dec 2015

Comments from Cheshire West and Chester Council

The Council welcomes the opportunity to comment on the draft neighbourhood plan for Farndon. We recognise the significant amount of work which has gone into the preparation of the plan to date. The comments below are intended to assist with taking the plan forward towards formal submission stage and achieving a successful outcome at examination. The comments are made at officer level and include the views of officers from the Planning Policy team, Total Environment team (including landscape, conservation and ecology), and Highways.

In the comments below we identify how the draft neighbourhood plan relates to national planning policy and the adopted and emerging Local Plan. Where there are discrepancies these have been highlighted. We have also highlighted documents produced by the council which may provide useful evidence to support policies in the neighbourhood plan.

1. Local Plan policy for Farndon

The adopted Local Plan for Farndon comprises the Local Plan (Part One) - Strategic Policies (Jan 2015) together with saved policies from the Chester District Local Plan (2006). The regulations are clear that it is the adopted plan that the neighbourhood plan needs to be in general conformity with, however it is useful to be aware of the direction of the emerging Local Plan (Part Two) – Land Allocations and Detailed Policies. The Local Plan (Part Two) is progressing and, whilst it will be some time before it is adopted, it will be beneficial if the neighbourhood plan and emerging Local Plan (Part Two) are generally consistent, to avoid conflicts in policy.

The Local Plan (Part One) identifies in policy STRAT 2 that Farndon is a key service centre where development will be brought forward to maintain vitality and viability. Policy STRAT 8 sets a figure of at least 200 additional dwellings for Farndon over the plan period (2010-2030). Monitoring has shown that, as at 1st April 2015, 52 new dwellings had been completed since 2010 and planning permission had been granted for a further 194 units (updated monitoring information for 1st April 2016 will be available shortly). Given the level of housing development in the village, there is no requirement to allocate additional land for housing to meet the requirement, either in the neighbourhood plan or the Local Plan (Part Two). The neighbourhood plan could allocate additional land for housing over and above the Local Plan requirement, but chooses not to; this position is entirely justifiable and can be supported.

In the Local Plan (Part Two), settlement boundaries will be defined for all key service centres, including Farndon. Settlement boundaries will incorporate sufficient land to meet the housing requirement, so in the case of Farndon will incorporate the sites with planning permission. Some neighbourhood plans have included settlement boundaries and this is something that the group may wish to think about.

The neighbourhood plan covers a large area of countryside outside the village of Farndon. Policy STRAT9 of the Local Plan sets out the types of development that will be appropriate in the

countryside (for the purposes of policy, this will be the area outside of the settlement boundary). The neighbourhood plan needs to be in general conformity with that policy.

Within the neighbourhood plan it would be useful to differentiate between the type of development which would be appropriate in the village of Farndon and development which would be acceptable in the wider countryside.

2. General Comments on draft Farndon Neighbourhood Plan

Once 'made' the Farndon neighbourhood plan will form part of the development plan for the area and, together with the Local Plan, will form the basis for making decisions on planning applications in the area. When drafting the document it is important to think about how it will be used in decision making. A neighbourhood plan needs to include clear, robust policies which development proposals can be considered against. Although the content and scope of the plan are well developed, the policies generally need further refinement to make them into land use planning policies. Explanatory text should be included explaining the justification and evidence for the policy. Detailed comments on policy wording are provided below.

We would suggest that policies are shown in boxes, in bold text or a different colour so that they are really clear. The example of Tarporley NP is a good one in this respect:

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/tarporley_ref?pointId=1458139787432.

It is clear that there has been significant community engagement as part of the preparation of the plan, and the views of local people and businesses have shaped the content of the plan. However, the plan could be strengthened if this evidence from consultation was supplemented by evidence and justification from other sources eg census data and studies undertaken as part of the work on the neighbourhood plan or local plan.

3. Plan Vision and Objectives

The objectives are generally supported but we have some detailed comments:

First bullet point – suggest revising to read:

Protect *and enhance* the built environment, heritage assets and the Conservation Area.

Fifth bullet point - refers to the need for housing growth to reflect the needs of residents identified through community consultations. The plan could be strengthened if additional evidence on housing needs could be gathered to support the community views expressed. This could include information from a variety of existing sources including:

- Census- can provide information on number of households, household size, population age structure, accommodation type and tenure, household composition, concealed families, economic activity and rates of long term health problems,
- CWaC Strategic Housing Market Assessment
- Local house prices and rental prices (eg from Zoopla or [Home.co.uk](http://www.home.co.uk))
- CWaC housing monitoring information on completions and sites with planning permission

Sixth bullet point - refers to limiting future development to brownfield and SHLAA sites. The requirement that development is limited to brownfield sites goes beyond national and local planning policy. The local plan encourages development of brownfield land and aims to minimise loss of greenfield land (policy STRAT1) but, to comply with national planning policy, cannot require that development is on brownfield land.

The objective could be rewritten along the lines of *‘support future development on previously developed land in sustainable locations’*.

We would suggest that it is not appropriate to make reference to the SHLAA in the objectives (or subsequent policies). The SHLAA 2013 (which is currently being updated through the Strategic Housing and Economic Land Availability Assessment) simply forms part of the background work on the local plan. It includes sites which landowners and agents have identified as being potentially available for development and assesses their suitability. The inclusion of a site in the SHLAA does not mean that it is necessarily the most appropriate site for housing in any particular area. Sites included in the SHLAA will not necessarily be allocated for development in the Local Plan. If the neighbourhood plan wishes to direct development to particular locations then it should consider allocating specific sites.

Seventh bullet point – suggest this could be made clearer by rewording:

Respect the *distinctive local character of the historic buildings* ~~vernacular~~ *with regard to new development in relation to building materials, building lines and density, height, massing and design.*

4. The Local Economy

The Local Plan (Part One) identifies the need for an additional 10ha of employment land in the rural area and as part of the work on Local Plan (Part Two) we are considering the most appropriate location/s for this need to be met. One option could be an extension to the existing employment allocation on land to the north of Monument Place. This may be something that the neighbourhood plan group may also wish to consider. (We note that the neighbourhood plan suggests that that Monument Place industrial estate is largely empty. This contradicts the information we have received from the agents who say it is fully occupied and are promoting further expansion – this just needs to be checked to ensure that the NP is accurate).

Policy 1.1 – the intention of this policy is sound but it would benefit from rewording to make it a land use policy. A possible rewording could be:

Policy 1.1

Proposals will be supported for:

- Small scale new or extended employment development in the village of Farndon and
- Larger scale new or extended employment development at Monument Place,

provided that there are no unacceptable impacts on the surrounding area.

Proposals which would result in the loss of employment uses will not be supported unless they can demonstrate that reasonable attempts have been made to preserve employment opportunities and that these premises are no longer viable.

The explanatory text could explain what evidence would be required to demonstrate that an existing use is no longer viable (eg the site has been actively marketed for at least one year).

Policy 1.2 – again this policy needs to be reworded into a land use planning policy. It is not clear what type of uses are being encouraged along the river bank – this needs to be clarified (small scale recreational?). It would also be helpful to show on a plan the extent of the area that the policy relates to.

As well as the SSSI designation, the policy should also make reference to the site's potential to flood and the need for any future uses to be compatible with the risk of flooding. The majority of the river frontage is designated flood zone 3b or 3a. Any development in zone 3b would need to be for a water compatible use and in zone 3a would need to pass the sequential and exceptions test, which is set out in national planning policy guidance (see paragraph 100). You should also refer to Local Plan policy ENV1 – Flood Risk and water management.

5. Homes to Meet the Needs of the Village

As mentioned above, it would strengthen the plan significantly if the evidence gathered from the community on housing needs was augmented by evidence from other sources. We would be happy to discuss this further if that would be helpful.

Housing policy needs to be consistent with Local Plan policy STRAT 8 (for development in Farndon itself) and STRAT 9 (for development in the countryside outside the village). Supporting development within the built up area of the village, including small scale sites and infill, does accord with this general approach. Outside of the village in the countryside, development should be restricted to that which requires a countryside location (such as agricultural workers dwellings), or proposals which involve the reuse of existing rural buildings.

Policy 2.1 - Please note that the Housing Bill 2015 is now the Housing and Planning Act 2016 and does not include a requirement for 'brownfield first'. However, support for reuse of previously developed land in preference to greenfield land does accord with the general approach in the Local Plan (Part One).

As mentioned previously, sufficient planning permissions have been granted in Farndon to meet the housing requirement for the village set out in the Local Plan, so there is no need to allocate any further land. However if the neighbourhood plan wishes to direct future development to particular sites/areas then it could consider allocating such sites for particular uses.

It is not appropriate to refer to SHLAA sites in the policy, but it may be useful to have a general reference to flood risk and the need for development to accord with flood risk policy in NPPF/Local Plan policy ENV1.

Policy 2.2 – the sentiment to limit house building to seven properties a year is understandable but it is difficult to implement. The planning system can only influence how many permissions are granted, it has no control over the speed those developments are completed, or how many of those granted consent are actually built. If the plan is seeking to limit permissions to seven a year, it must

be able to justify this approach in planning terms. For example, why would seven properties a year be acceptable but not eight?

Please note that experience from other areas indicates that relying on the outcome of community consultation alone is unlikely to be viewed by an examiner as sufficient justification for this policy.

An alternative approach may be to limit residential developments to small scale schemes in character with the local area, using text from policy 2.5. The policy could require that new developments are in keeping with the rural character of the area, of a varied style and size, built in small groups, reflecting the village character (including topography, density gradient, scale, height, form, plot widths, space between buildings), and designed to fit the location. Above all they should respect the local vernacular and contribute positively to the character of Farndon.

Policy 2.3 – This approach is supported and would benefit from being backed up by evidence, as discussed above. Policy for affordable housing is set out in Local Plan policy SOC1.

Policy 2.4 – suggested alteration (from the Conservation and Design officer):

Enhance the natural and built environment of Farndon with ~~Cheshire-style~~ an *appropriately, well designed non-standard house design and site layout* complying with Building for Life 12 Criteria,

Policy 2.5 – this could be combined with policy 2.2 (see above)

Map on page 27 – suggest this is removed from the plan as it is out of date.

6. Protecting the Built Environment

We welcome the emphasis of the importance of Farndon's built heritage in the draft neighbourhood plan. The Council is currently preparing a Conservation Area Appraisal for Farndon, which once finalised will provide useful evidence to underpin policies in the neighbourhood plan (eg on key views). It would be useful to make reference to this document in the plan.

New legislation has extended the scope of permitted development and, where properties are not subject to Article 4 directions; this poses new threats to the historic townscape and local character. The Neighbourhood Plan could be an opportunity to provide guidance to house and business owners, promoting best practice.

The following text is suggested (by the Conservation Officer) for inclusion in the text of this section:

Farndon contains a large number of heritage assets uniquely combined with its high landscape qualities and topography to create a village core of high townscape value. The Neighbourhood Plan seeks to protect these assets and promote an overall high quality setting for them, to sustain and enhance their significance for the enjoyment of the local community and visitors alike.

Farndon's character and local distinctiveness is due as much to the numerous small, repetitive details as it is to individual historic assets. The cumulative negative impact of small-scale development, such as extensions, window replacement, etc. can destroy the uniformity and

commonality which makes the area more than a collection of individual buildings. The Neighbourhood Plan recognises the contribution which small elements make to the character of the area and seeks to protect them.

Article 4 Directions will be periodically reviewed by CW&C and applied to unlisted buildings within the Conservation Area to prevent erosion of character by otherwise permitted development alterations.

Policy 3.1 – the first sentence should be included in explanatory text rather than policy. The policy could be reworded so that it relates to the particular characteristics of Farndon.

The Conservation Officer has suggested the following text:

New development, particularly in the conservation area or adjacent to listed buildings or landmark structures, should be low key and appropriate to the area in terms of scale, mass and height. A sense of enclosure should be provided based on an appropriate height / width ratio, with a flexible and varied building line and street width. Development should preserve and enhance key views and vistas by using landmark buildings or significant landscape features as focal points. Edge of settlement sites should aim to fit the development into the wider landscape by appropriate and dominant landscaping, and appropriate spacing between buildings.

Policy 3.2 - Suggested revisions:

The design of all new houses, alterations, conversions and extensions to buildings within or adjacent to the Conservation Area or listed buildings should respect the ~~logic and~~ distinctive heritage ~~and character of conservation~~ in the design, use of quality building materials in the vernacular, ~~and~~ preservation of natural features including trees and hedgerows *and where possible make a positive contribution to the wider public realm in terms of hard and soft landscaping and associated street lighting and furniture.* It is important to conserve and enhance the character of buildings close to or within eye line of any new development.

Policy 3.3

This section needs to be updated and revised to make it a land use planning policy. A policy which encourages development of previously developed land in preference to greenfield would reflect Local Plan policy STRAT1 – Sustainable Development, and would be supported. As previously mentioned, it is not appropriate to make reference to SHLAA sites in policy.

7. Facilities for Local People

A requirement for development to identify the key impacts listed would be unreasonable for many small schemes. We would suggest that the requirement is limited to major developments (10 or more dwellings).

Traffic impacts may be better covered under the following chapter.

Policy 4.3 – the second sentence is not land use planning policy and should be deleted or moved to the introductory text. Could something more positive on parking be added to this policy instead (or to a policy the next section)?

8. Transport and Communication

Policy 5.1 – comments from Highways officer:

There is nothing that exists in national guidance that allows us to ask for Transport Statements/Assessments as part of proposals for small sites. We can only require this for sites of over 50 dwellings or quite large in scale if commercial. On smaller sites it is expected that the Local Planning Authority/Local Highways Authority will form the view on impacts. So basically whilst you can ask for Transport Statements/Assessments there is nothing that exists in national guidance for small sites to have to provide this.

The final sentence will need to be amended to reflect the wording in the National Planning Policy Framework which uses the word 'severe' when it talks about traffic/transport impacts that can be refused (NPPF paragraph 32). There is no definition of what severe constitutes.

It may be useful to refer to other made neighbourhood plans to see how they have dealt with these issues (try Tarporley and Neston).

Policy 5.2 – What is considered safe and wide enough may be open to interpretation so it may be useful to clarify what is meant by this.

8. Landscape and Environment

Policy 6.1 needs to be made into a land use policy or alternatively, as it does not add anything to existing policy in the local plan, just be included in text.

It may be useful to show the boundaries of the SSSI and SPA on a map.

Reference could also be made to the presence of Local Wildlife Sites within the parish. These are non statutory and receive protection through local plan policies. Locations of these are available on the council's interactive mapping site, and could also be shown on a map in the neighbourhood plan.

Reference should be made to the fact that there are trees protected by Tree Preservation Orders within the parish as well as those protected by location within the Conservation Area. Details are available on the council's interactive mapping.

Inclusion of a policy to retain mature or important trees or groups of trees would be supported.

Policy 6.2

The plan could identify important green spaces for protection and identify them on a map. The national planning policy framework makes provision for neighbourhood plans to designate 'Local

Green Spaces’. Provided that these spaces meet the criteria set out in the NPPF, they can be awarded significant protection from development (akin to green belt status). The Council has produced a guidance document on this which can be viewed at:

<http://www.cheshirewestandchester.gov.uk/your%20council/policies%20and%20performance/council%20plans%20and%20strategies/planning%20policy/neighbourhood%20planning/idoc.ashx?docid=d246f706-40be-4f20-8aed-11d562c1d3c3&version=-1>

Other neighbourhood plans have made use of this designation (eg Tarporley, Helsby)

Policy 6.3

We welcome the inclusion of landscape policy to protect the landscape and environment, but again it needs to be formed into a land use planning policy.

There is potential to strengthen this section by referring to existing CWAC landscape policies. We have recently revised our landscape strategy, the document can be viewed at

<http://consult.cheshirewestandchester.gov.uk/file/3910760>

We would recommend referring to the revised landscape strategy document in the neighbourhood plan as it will provide evidence to support the policy. The relevant character area description is contained within LCA 9c: Tattenhall to Shocklach Plain (Within landscape character type Cheshire Plain West), and we attach a pdf of this section for reference. In particular, it identifies pressures of development as a force for change within the rural setting and sets out landscape policies that will help to protect the rural landscape.

The landscape policies also identify the need to retain key views, including the listed Obelisk Monument. The neighbourhood plan could use plans and photographic illustrations to show views that are important to the residents, with a policy protecting these views.

It may be useful to look at other Neighbourhood Plans such as Kelsall and Helsby, to see how these documents have articulated the distinctive characteristics of the village in question.

Farndon Neighbourhood Development Plan – compiled 2 June 2016

Regulation 14

Pre-submission consultation – 13 March extended until 28 May 2016.

Comments Received during consultation period.

Written comments received – there are seven.

Comment 1 - Letter to FNDP Chairman dated 28 March 2016.

I am aware that you are bound by CWaC legislation and planning guideline and these may well curtail localized aspirations.

You have asked for comments.

(I trust that these are not seen as criticisms but as constructive suggestions, amendments or additions)

- lack of emphasis for (A) schooling which will need to accommodate up to 100 more pupils over the next few years.
- (B) surgery premises which lacks parking and currently caters for Holt residents (see Page 35 para 2).
- (C) general parking facilities within the village envelope – I fully agree with need for additional local employment and development of brownfield sites See also 3.3.
- Page 6 – Policy Development. I raise concerns about development of the riverbank. Annual floods make it inaccessible for 4 months of the year. See also Page 16.
- Page 15. Para 2. Monument Place is a thriving little business park employing about 30 people manufacturing greenhouses. Monument Nursery is also proving a great success with full and part-time staff.
- Page 16. Para 3. The new cabinet installed opposite the school was to enhance broadband speeds. These are sadly well below operational speeds (we are lucky to get 2.7mbps in Crewe-by-Farndon) and Government targets of all rural areas to be over 8mbps by 2018 are ludicrous. (See also Page 40). Broadband should be one of the priorities and effective speeds are not matched by hype!
- Page 17. I hope that new business are advised of the possibility of 'rate holidays'.
- Page 35. Para 3 – the primary school is not a Church of England school.
- Page 35. Para 4. Since Crewe-by-Farndon is now within the FPC envelope perhaps mention of Crewe-by-Farndon Chapel which is thriving and very well attended.
- Page 39. Para 5. The car park at Top Farm is actually a private one but has been used by villagers for some 30 years! The tenants at Top Farm businesses should have priority.

- Page 45. Para 3. Just to show that I have read it all – I would love to see the sand-martins. They were abundant on the river bank at Crewe Hill when I was a child but sadly I have not seen one for 30 years.

Comment 2 - typed response.

Farndon building.

Sewerage and Surface Water are special problems at Farndon.

The River Dee is the conduit of drinking water from North Wales, for Chester and LIVERPOOL. It is extracted at Huntington, just downstream from the outfall to the Dee at Aldford Brook. Aldford Brook gathers the surface water from the Eastern side of the extended parish. This includes discharges via Plowley Brook, from the A543.

The majority of the village surface water goes directly to the river.

These discharges and the speed of runoff will be significantly increased by the present, and future developments.

Roads are very dirty, in that they gather oily, rubbery material from tyres and are subject to littering abuse.

The Sewerage system needs radical measures in advance of future demands. Ground levels pose special problems in some areas.

Finance is a problem of timing and scale. Definition of responsibility is fraught with uncertainty, ---- Council, Water Authorities (2), Builders?

Comment 3 – typed response.

Having read the **Six Policies – a summary** I would question to following: -

1. Economy 1.2 Encourage use of the riverbank – The riverbank is in a desperate state. Large sections have collapsed and the trees are growing into the river itself. This damage will continue whilst the farmers and landowners grow maize. Every year when the fields flood the soil seeps into the river causing the riverbank to collapse. Unless the fields adjacent to the river are put back to grass the riverbank will continue to erode.
2. Housing 2.1 Where are the brownfield sites in Farndon.
 - 2.2 How is it going to be possible to limit house building to seven properties a year?
 - 2.3 How can the Parish Council ensure that affordable houses are available to local people only? Some of the 'affordable' houses on the Elan Homes housing development have been bought by a company who are now renting out these houses.
 - 2.4 What is 'cheshire style' housing?

- 5 Communications Does the Parish Council have an input to road safety, congestion etc? Who decides on speed limits, double yellow lines, increased parking areas, one-way systems etc?

Comment 4 – made on the reverse of the FC flyer.

How would limiting housing development to seven houses a year, make any difference when we have the huge development on Sibbersfield Rd and the proposed house building – 110 plus – off Churton Road and access High St, back of school for more housing. Doctors, shops, traffic is to be affected, it is one land in the High Street, and there are no vacancies at the school and can't get an appointment at the doctors.

Swallowfields Farndon.

Comment 5 – made on the reverse of the FC flyer.

I think it is a very good plan. I would additionally require any developer to:

- Make finance available directly to the Parish to fund any necessary improvement or expansion of infrastructure resulting from the increased population and traffic
- Fund improvements in sports and social provision to maintain or improve the feeling of community and help newcomers integrate
- Provide sufficient parking within the development for residents and visitors such that parking on the road is not necessary (as is occurring outside the Elan Homes development).
- Make good any road, pathways, verges or hedges damaged in the work.

Comment 6 – list of comments made in Dawson's.

- i. Doctor's and school cannot cope now!!
- ii. What will it be like trying to get doctor's app?
- iii. School needs to be completely re-built, suggest a two story building + car park at front!
- iv. Farndon will soon join with Churton – all one!
- v. Good for local business.

Comment 7 – made on reverse of FC flyer.

Re. Housing

We agree with 2.2 to limit housing to 7 properties p.a. BUT why then are over 100 houses going to be built on the fields following on from Walkers Lane? We feel this will put a strain on services & will not be in keeping with the vision for Farndon to remain a 'rural village'.

Comments made at 'drop-in' sessions.

1. Appendices.
 - i. page numbers required and included on Table of Contents.
 - ii. Services – bar chart not clear.
 - iii. Business – appendices not clear.
2. Brownfield sites – locations should be described in the text.
3. High-speed broadband – is not working.
4. Page 6 – check facts on the disposition of the Cavaliers and Roundheads between Holt and Farndon.
5. Page 7 para 3 – amend as Catholics no longer use Rock Chapel.
6. Page 10 – update the housing numbers.
7. Page 15 – update on the possible solar farm at Shocklach.
8. Page 15 – include reference to exploratory drilling at King's Marsh.
9. Page 16 para 4 – check the occupancy of Monument Place – there are 'To Let' signs outside.
10. Page 16 last para – are the toilets open? Is the picnic area damaged?
11. Page 17 first para – check with local Borough Councillor concerning the discretionary allowance.
12. Page 20 – flow-chart – typos.
13. Page 21 – housing numbers need updating to show, completions, outstanding. CWaC maximum now appears to be a minimum.
14. Page 21 – explain SHLAA.
15. Page 22 – update the housing numbers.
16. Page 24 para 2.5 – need to clarify that house building is on-going.
17. Page 35 – the highest levels of concern in the responses to the first issue of the questionnaire were the school, GP surgery, congestion and affordable houses. These are not covered in detail in the Plan and require clarification.
18. Page 35 para 5 – update information on public toilets.
19. Page 39 paragraphs 1 and 2 – redraft to clarify.
20. Page 50 Index – typo - birds - swallows.
21. Monument Place – largest single employer in the village, manufacturing and service, 75% of employees live within 6 miles of Farndon.
22. New homes bonus and 106 monies – explain change in CWaC policy.
23. Glossary required.
24. Traffic - traffic survey was conducted at 11am in 2012. Sibbersfield Lane is dangerous. Query traffic-calming measures on Barton Road – will there be a CWaC consultation? (2 comments)
25. Observation – emphasise important points more clearly.
26. Major concern – infrastructure with respect to sewage and surface water is inadequate – Barton Road floods since the two new estates were built.
27. Housing numbers restricted to 7 per annum – where did this figure come from?
Answer – Housing Supply Department in Ellesmere Port – Mr Tonks?
28. River bank – is a triple SSSI and flooded 5 months of the year – it cannot be developed – wording of FNDP to be clarified.
29. Employment opportunities – the additional 231 houses will probably bring an additional 500 people to the village of whom 1/3 are likely to be retired, 1/3 working age and 1/3 children. Possibly 70 adults of working

age who would in theory contribute to the employment base of the village.

30. Homes to meet local needs – how will the Parish Council ensure that this is enforced?
31. Affordable houses – requires clarification of CWaC policy on the target group, who is eligible and definition of local connections.
32. Redrow estate – it is understood that the ‘affordable’ houses have been sold to an investment company.
33. 5 April 2016 – Barnston Estates made a presentation at the Annual Parish Council meeting describing possible future plans for Barnston Estate.

Other comments.

1. From the Post Office – verbal request - please to clarify the flow-charts (I explained that this was in hand).
2. From the Greyhound – written comment *‘enough is enough – ruining local village – suggest town planners heads are up their backsides – suggest planners visit in a Saturday morning’*.

Gill Moroney
2 June 2016.

Comments from CWaC Planning Policy team on draft Farndon NDP

September 2016

I'm pleased to see that the policies are now much more clearly expressed. I have the following additional comments for you to consider.

Section 2 – Plan development, vision and objectives

Documentary evidence – the neighbourhood plan should be based on sound evidence and it would be helpful to expand the fourth bullet point in this section with more detail, if you can. For example have you looked at any statistical information (eg census data on population, employment etc?)

In case you haven't already seen it, the Farndon 'ward snapshot' has a summary of information on a range of indicators from the 2011 census which could help to back up messages from community consultation. See

<http://inside.cheshirewestandchester.gov.uk/GetFile?fileUrl=/KeyStatistics/WardSnapshotFarndon.pdf&extension=pdf>

At parish level there is a huge amount of information available from the census on a wide range of indicators at

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadSBByASelectScotNI.do?a=0&c=Farndon&d=16&i=1001x1002&m=0&r=1&s=1475143125078&enc=1&areald=11123354&OAareald=6407060>

Section 3 – Policy Development

As above, the examiner will want to be satisfied that the plan is based on sound evidence and it would be useful to mention other evidence sources you have used in this section.

Local Economy

In this section the plan mentions the settlement boundary – it would be useful to show this on a map within the NDP to assist users of the plan. (You can define this yourselves or use the one shown in the draft Local Plan part 2).

Policy 1.1

I note the requirement for 6 months marketing. We are suggesting 12 months in the draft Local Plan part 2 which is what has been required previously in other policies. You may wish to consider increasing the time in your plan?

To be clearer, I would suggest changing 'will be resisted' in the 7th line to 'will not be permitted'. It would be helpful to include some more justification for this requirement in the text following (or preceding) the policy).

The final bullet point is also covered in policy 1.2 so could be deleted from here

In the text following the policy it would be useful to define what evidence of marketing will be required to meet this policy, and how it can be demonstrated that premises are no longer viable.

Policy 1.2

I would suggest rewording this slightly –

Proposals for the development of new businesses ~~and~~ or expansion of existing businesses in Farndon will be supported ~~when~~ where the development: -

- *is located within the existing employment site to the north of Monument Place; or*
- *is a small scale expansion on to the existing employment allocation land such as the area to the north of Monument Place; and or*
- *involves the redevelopment of regeneration of existing business or 'previously developed land' sites within the settlement boundary; and or*
- *is a sympathetic conversion of existing rural buildings for employment purposes.*

Proposals for new or expanded businesses should respect the local character of Farndon itself and especially of the Conservation Area.

You may wish to show the extension area for Monument Place on a map within the plan, to provide additional clarity.

Policy 1.3

Do you intend to define the 'village shopping area' on a plan? We have defined a 'local retail centre' in the draft Local Plan part 2, you could use this boundary if you agree with it or define your own.

Outside of the village shopping area, how will proposals for these types of uses be viewed? The policy could include a preference for such uses to be located within the village shopping area.

Policy 1.4

Presumably there are only certain types of development which would be appropriate along the riverbank (eg low key recreational use, appropriate improvement of existing facilities?) The policy could identify such uses. It would be useful to clarify in the text (preceding or following the policy) what the objectives referred to in the policy are – is there a particular document that you could refer to?

The policy could also refer to the need for proposals to have regard to the guidelines for built development and landscape management for LCA15f – Dee Valley in the CWaC Landscape Strategy 2016 (see below for links).

Homes to meet the needs of the village

In the third paragraph of the introduction, you should reference the Cheshire West and Chester Local Plan (Part One) policy STRAT 8, instead of the preferred policy direction.

Do you have any evidence on the existing mix and type of homes in the village, to support the findings of the community consultation? You can have a look at information from the census for Farndon parish at the link above.

In the housing section there is information on household size, number of bedrooms, no of people per bedroom, tenure etc.

You could also refer to the CWaC Population Forecasts 2015 report which, although it covers the borough as a whole (projections are not available for wards or parishes) still contains useful information regarding trends for an ageing population, reduced number of working age people and increased number of children in the rural area

(<http://inside.cheshirewestandchester.gov.uk/GetFile?fileUrl=/KeyStatistics/PopulationForecastsMar15.pdf&extension=pdf> see pg 9/10)

Policy 2.1

This policy needs to reflect the Local Plan (Part 1) policies STRAT 8 and STRAT 9. Those policies seek to direct new housing development to more sustainable locations (primarily existing settlements), avoiding new housing in isolated locations. Therefore the policy 2.1 would better reflect the Local Plan if the first bullet point referred to 'building on previously developed land in sustainable locations'.

The prioritisation of previously developed sites above infill sites goes beyond the requirements of the local plan – within key service centres both types of development could be acceptable in principle.

The Housing and Planning Act 2016 does not change the national planning policy in relation to previously developed land. The national planning policy framework (NPPF) sets out 12 core land use planning principles, which include:

- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

I would recommend that you delete reference to the Housing and Planning Act from this policy and consider replacing it with the National Planning Policy Framework.

It could be useful to include a cross reference in the policy or text to the requirements of policies 3.1, 3.2 and 3.3.

Policy 2.2

It would be helpful to refer to evidence from the census and the CWaC Strategic Housing Market Assessment to help support the requirement for 2-3 bed properties.

We would support the specific inclusion of a threshold for affordable housing in the neighbourhood plan (the local plan policy has a target of 30% affordable housing on sites with a capacity of three or more dwellings or an area of 0.1ha or more). I raise this because there has been a recent change in government guidance which means that the threshold in the LP policy is likely to have less weight in decision making, (government guidance now sets out a site threshold of at least 10 units for sites where affordable housing can be sought). The purpose of the government guidance is to reduce the

burden of costs on small developers but it will mean that the level of affordable housing that can be sought in the rural area will be significantly reduced. In our opinion, however, the level of need for affordable housing in Farndon is significant, as identified in the Strategic Housing Market Assessment 2013. Therefore the imposition of a lower threshold in the neighbourhood plan could be justified.

Policy 2.3

I have previously made comments on this approach which still stand.

Protecting the Built Environment

Many other neighbourhood plans have identified key views to be protected /retained and it would be useful to do so here. Examples include Malpas NP (Malpas NP is worth looking at more generally for its policies on built and natural environment). See in particular policies BE1, BE2, LC3 and accompanying map <http://consult.cheshirewestandchester.gov.uk/file/3485369>

Policy 3.2

This policy could usefully refer to the CWaC Landscape Strategy, which provides information on the features which make up the landscape character in this area. It includes guidelines for landscape management and built development. Some of these principles could be picked up in policy, alternatively the policy could require that proposals for development have regard to the Landscape Strategy and in particular the guidelines for built development and landscape management. The document can be viewed at <http://consult.cheshirewestandchester.gov.uk/file/3910762>

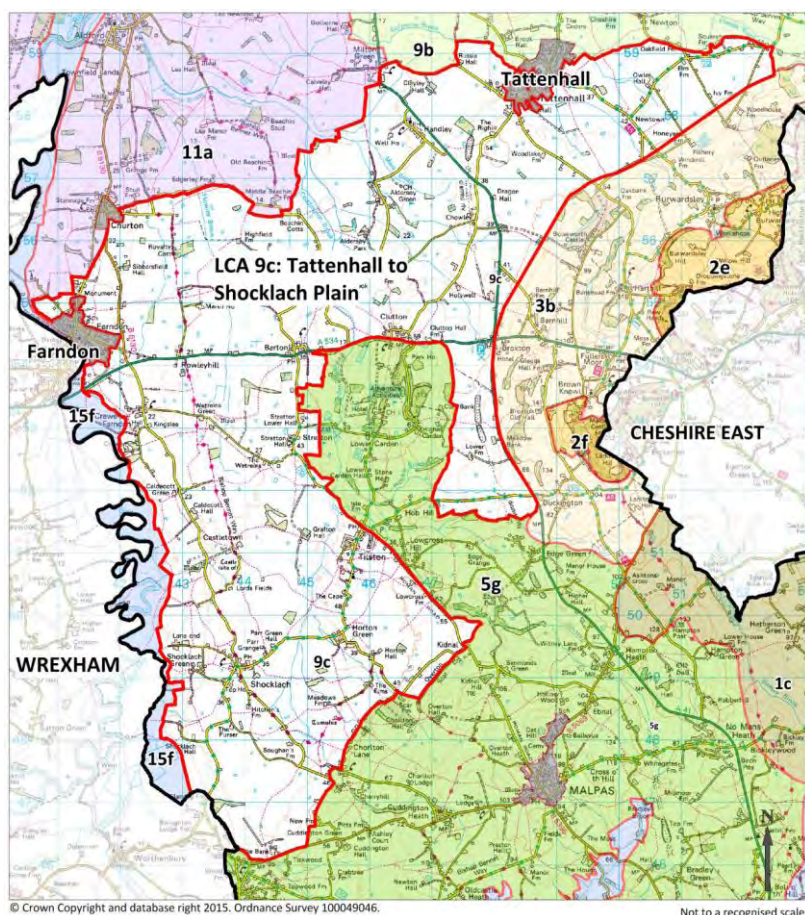
The supporting text to the policy could mention the 3 landscape character areas identified in the Landscape Strategy which cover the Farndon NA:

LCA9c – Tattenhall to Shocklach Plain – covers the area to the east of Farndon

LCA11a – Grosvenor Estate – area to the north of Farndon

LCA15f – Dee Valley

(See map below)



Policy 3.3

Our conservation team are currently updating the Conservation Area Character Appraisal for Farndon. I have attached a draft version for your information. It will be useful to reference the CACA in this policy and include a requirement that proposals have regard to the guidelines it contains.

The phrase 'eye-line' is not generally used in planning policy and will require further explanation. Heritage legislation refers to listed buildings and their settings.

I don't think the reference to the Planning and Housing Act 2016 is quite right. The Act allows the Secretary of State to make regulations requiring a local planning authority in England to prepare, maintain and publish a register of land which satisfies prescribed criteria (not defined in the act). Further detail will be set out in regulations. Details of requirements to keep a 'brownfield register' are expected but as yet we don't know the detail.

Policy 3.4

Could this be combined with policy 2.1?

Facilities for Local People

I note the reference to New Homes Bonus being withdrawn. We are currently working to establish a 'community infrastructure levy' which is a charge on development in qualifying areas. Funds from CIL must be used to pay for infrastructure in accordance with an agreed list of priorities. Parishes with a neighbourhood plan will be eligible to receive 25% of the CIL raised from development in their area.

Policy 4.1

To accord with policy in the Local Plan, we would suggest that this policy be amended to state:

The provision of new community facilities and services *within the defined settlement boundary* will be supported

Policy 4.2

Does this refer to community facilities and services? If so it should say so. A definition should be included in the text or an appendix listing the facilities and services (specifically or in general terms) that these policies relate to.

Does the second bullet point refer to the relocated facilities? Its not entirely clear as written.

Policy 4.3

This would be very onerous for small scale developments. I would suggest that this policy requirement is restricted to 'major' development proposals (ie proposals for 10 or more houses; or the creation of more than 1,000m² floorspace, or development on the site of more than 1 hectare)

Policy 5.1

This policy is problematic because national planning guidance states that planning permission for development should not be refused on traffic grounds unless the impacts are severe. Furthermore, guidance says that traffic assessments should only be required for significant development proposals. You can see an example of a policy on transportation in the Tarporley NP (TIFC4) see <http://consult.cheshirewestandchester.gov.uk/file/4014225>

Policy 6.1

Again this policy could usefully refer to the Landscape Strategy

Policy 6.3

Please note that policy EC20 is no longer in force, it has been replaced by policies in the new Local Plan, specifically STRAT1 which seeks to minimise the loss of greenfield land and high grade agricultural land. Your policy can include a reference to avoiding loss of high quality agricultural land, but the reference to policy EC20 should be deleted.

Second bullet point – delete reference to Housing and Planning Act. The Local Plan does encourage (but doesn't go as far as requiring) the use of previously developed land in preference to greenfield.

Policy 6.4

It would be useful to add that these sites will be protected from development

Introduction

- Suggest changing the date for the designation of Farndon as a Key Service Centre to 2015 (when the Local Plan (Part One) was adopted).
- 4th para change “....the developing Chester Local Plan” to Cheshire West and Chester Local Plan.
- Page 2, 7th para – Change scheduled ancient monument to ‘Scheduled Monument’
- Page 4, 2nd para – Change Grade III to Grade II
- Page 6 – Process change to read Historic England

Section 2 – Plan development, vision and objectives

As per our previous comments below, the documentary evidence section has not been expanded (unless provided within a separate evidence base document) – *“the neighbourhood plan should be based on sound evidence and it would be helpful to expand the fourth bullet point in this section with more detail, if you can. For example have you looked at any statistical information (eg census data on population, employment etc?”*

Policy 1.1

I would reiterate our previous comments:

“To be clearer, I would suggest changing ‘will be resisted’ in the 7th line to ‘will not be permitted’. It would be helpful to include some more justification for this requirement in the text following (or preceding) the policy).

The final bullet point is also covered in policy 1.2 so could be deleted from here

In the text following the policy it would be useful to define what evidence of marketing will be required to meet this policy, and how it can be demonstrated that premises are no longer viable”.

Policy 1.2

Refer to our previous suggestion to show the extension area for Monument Place on a map within the plan.

Policy 1.3

Typo ‘retails’ should be ‘retail’.

The text indicates that a local retail centre will be shown on a map – does this align with the boundary from the WYG study or the Local Plan (Part Two) boundary? See our previous comments below:

“Do you intend to define the ‘village shopping area’ on a plan? We have defined a ‘local retail centre’ in the draft Local Plan part 2, you could use this boundary if you agree with it or define your own.

Outside of the village shopping area, how will proposals for these types of uses be viewed? The policy could include a preference for such uses to be located within the village shopping area”.

Policy 1.4

- Suggest including reference to Farndon Bridge Scheduled Monument in the first bullet point. Also delete 'ancient' from the reference to the Scheduled monument on page 10.

In accordance with our previous suggestions below, I note that the policy now includes the requirement to have regard to the Dee Valley Landscape Strategy. This has now been included within the policy rather than in the supporting text which is helpful.

I would reiterate our previous comments:

"Presumably there are only certain types of development which would be appropriate along the riverbank (eg low key recreational use, appropriate improvement of existing facilities?) The policy could identify such uses. It would be useful to clarify in the text (preceding or following the policy) what the objectives referred to in the policy are – is there a particular document that you could refer to?"

The policy could also refer to the need for proposals to have regard to the guidelines for built development and landscape management for LCA15f – Dee Valley in the CWaC Landscape Strategy 2016 (see below for links)".

Housing section and Policy 2.1

Policy 2.1

We would reiterate our previous comments:

This policy needs to reflect the Local Plan (Part 1) policies STRAT 8 and STRAT 9. Those policies seek to direct new housing development to more sustainable locations (primarily existing settlements), avoiding new housing in isolated locations. Therefore the policy 2.1 would better reflect the Local Plan if the first bullet point referred to 'building on previously developed land within the settlement boundary'.

I'm not sure why redevelopment of previously developed land in Farndon should be in preference to small scale infill. There could be instances where infill development is acceptable in its own right. To reflect higher level policy I would suggest rewording the policy along the lines of:

Policy 2.1 Site preferences.

Proposals for development within the settlement boundary will be supported:

- on 'previously developed land' – also known as 'brownfield land' , as described in the Cheshire West and Chester Local Plan, Part One 2016, STRAT 1 and
- on small scale in-fill sites.

Outside of the settlement boundary, small scale redevelopment of previously developed sites in sustainable locations (ie close to the edge of the settlement) may be acceptable.

All of the above are in preference to the development of agricultural land for residential or commercial use.

Proposals for development which meet the above criteria should also meet the requirements of policies 3.1, 3.2 and 3.3

Policy 2.2 –see previous comments – it is important that the first bullet point in policy 2.2 is supported by evidence, which can be included in a separate document. (see Kelsall neighbourhood plan for an example of the type of information which could be included -

<http://consult.cheshirewestandchester.gov.uk/file/4062054>

Second bullet point – please note that due to recent changes in government guidance, the thresholds set out in the Local Plan for affordable housing provision no longer have much weight in decision making.

To support this policy, it would be useful to carry out a housing needs assessment for the village – please see my covering email for more information. This would help to provide specific evidence to justify your approach.

Policy 2.3 – see previous comments which still stand.

Policy 3.1 and 3.2

Suggest these policies could be combined into one as they cover similar issues?

Policy 4.2

Previous comments still stand:

“A definition should be included in the text or an appendix listing the facilities and services (specifically or in general terms) that these policies relate to.

Does the second bullet point refer to the relocated facilities? Its not entirely clear as written”

Policy 5.1 remains the same, our previous comments still stand:

“This policy is problematic because national planning guidance states that planning permission for development should not be refused on traffic grounds unless the impacts are severe. Furthermore, guidance says that traffic assessments should only be required for significant development proposals. You can see an example of a policy on transportation in the Tarporley NP (TIFC4) see

[http://consult.cheshirewestandchester.gov.uk/file/4014225”](http://consult.cheshirewestandchester.gov.uk/file/4014225)

Policy 6.3

Reference to the Housing and Planning Act still remains:

“Second bullet point – delete reference to Housing and Planning Act. The Local Plan does encourage (but doesn’t go as far as requiring) the use of previously developed land in preference to greenfield”.

Farndon Neighbourhood Development Plan

For the attention of
Rosie Morgan
Planning Officer, CWaC.

Dear Rosie,

I am writing in anticipation of our meeting at CWaC on 2 March 2017 at 13.30 and have pleasure in attaching the amended version of the Farndon Neighbourhood Development Plan.

The Steering Committee has now had an opportunity to discuss and consider the suggestions made in your emails of 29 September and December 2016 and have revised the Plan to take account of those issues which co-incide with the comments made by the village residents during the consultations and those with which we feel that residents will agree.

1. Amendments made: -

- i. Presentation of the six policies – note has been taken of the design of the Tarporley Plan as suggested, and the Policy Sections of the Farndon Plan have been re-structured and highlighted for clarity and ease of reading.
- ii. Actions for Parish Council – the various comments and concerns made by residents during the consultations which did not strictly adhere to ‘*land use*’ – have been reclassified as ‘*Actions for the Parish Council*’ – rather than ‘aspirations’ and are included at the end of each Policy Section.
- iii. Policy 1 – Settlement boundary – the map provided by CWaC has been included.
- iv. Policy 1.2 – the specific suggestion of an extension to the existing commercial area at Monument Place has been removed – the Steering Committee feel that this issue is outwith the remit of the Plan.
- v. Policy 1.4 – the riverbank – any proposed development is severely restricted by the fact that the riverbank floods regularly and is a Site of Special Scientific Interest. The possibility of boat hire has been included. A reference to LCA15f is included – regarding the map, please see section below.
- vi. Policy 2.1 – Site preferences – the reference to ‘in-fill’ has been included.
- vii. Policy 3 – Policy development – a comment on the stability of the population between the census of 2001 and 2011 has been included. Further information from the Census can be included as an Annex if required.
- viii. Policy 3.2 – map of the Landscape Character included as suggested.
- ix. Policy 3.3 – conservation area - comments provided by the Conservation Officer during the CWaC consultation in April 2016, have been included, more or less in their entirety.
- x. Policy 4.2 and 4.3 – text amended as suggested.
- xi. Policy 6.4 - Green spaces – possible green spaces for protection have been identified and are shown on a map. The three landlords have been informed of the designation by letter from the Parish Council.

2. Other issues on which we would appreciate discussion: -

- i. Introduction para 3 – Key Service Centre – it has been decided to retain the date as 2012 because it was this notification which decided the Parish Council to commission a Neighbourhood Plan.

- ii. Introduction page 2 – Farndon Bridge – request for clarification – Historic England designates the bridge as a ‘*Scheduled Ancient Monument*’ whereas CWaC as a ‘*Scheduled Monument*’.
- iii. Section 2 – suggestion for further documentary evidence – advice welcomed.
- iv. Policy 1.1 I – requirement for marketing of empty properties – FNDP suggest 6 months and the draft Local Plan, 12 months. Our suggestion is 6-12 months because most landlords cannot afford to allow premises to be empty for long periods.
- v. Policy 1.1 ii - suggestion to change ‘*will be resisted*’ to ‘*will not be permitted*’ is for discussion because we understand that the FNDP does not have weight in law.
- vi. Policy 1.3 – map of local retail centre – there are six shops at the junction of the High Street and Churton Road – known locally as the High Street. The terminology ‘*local retail centre*’ is unknown in most small villages. If advised, the map on page 20 of the Farndon Key Service Centre can be included as an Annex.
- vii. Policy 2 – population forecasts have been avoided because of the current uncertain situation. There is no particular evidence of population change other than there were – before the four new developments - about 30 houses on the market at most times, year on year, and most take up to two years to sell. The existing stock is mixed style and size ranging from two bedroomed cottages, small and large bungalows, various sized terraced, semi and detached houses. The increase in population during the 10 years between the 2001 and 2011 census was 140 people. The parish itself expanded during the same period with the inclusion of two local hamlets which account for the additional 140 people. At that stage, the population of Farndon was stable. The size of housing stock – apparently – served the needs of the people moving into and within the area. Since 2015, the building of 233 houses on four housing estates – two of which are still in development – will fundamentally change the size and demographic of the village.
- viii. Policy 2.1 – agreed that the policy does not exactly reflect the wording of the Local Plan part 1 – the reason is that the development of the Farndon Plan predated the approval of the Local Plan. Amendments have been made where they do not conflict with views of residents made during the consultations.
- ix. Policy 5.1 – the question of severity of traffic and congestion cannot be ignored in Farndon. There is a T junction at the centre of the village through which every journey through the village must pass – this is especially difficult at school time as many children are dropped off by car and which also co-incides with travel to work times – and is twice a day. The school is to be expanded by 100 places. This is likely to result in up to an additional 200 car trips per day through the centre of the village.

We propose to bring 3 hardbound copies of the plan to the meeting as working documents and trust that this note will be helpful as a basis for our discussions.

All best wishes,

Fiona Henderson.
23 February 2017

Farndon Neighbourhood Development Plan – 3 March 2017

Note following meeting with Rosie Morgan at CWaC on Thursday 2 March 2017

1. Draft Plan (9.3) submitted on 24 February 2017.
 - Discussion using presentation slides and speaking note of 2 March 2017,
 - amendments agreed,
 - no issues unresolved.
2. Agreed Next Stages

	Action	By Approx Date	Responsibility
1	Amendments		
	* Amend main text, head and cross ref maps	6 March 2017	Gerry and Gill
	* Page 12 - replace map - to be supplied by CWaC	9 March	Rosie Morgan
	* Page 29 - replace map - to be supplied by CWaC	9 March	Rosie Morgan
	* Re-phrasing of two or three sentences.	9 March	Rosie Morgan
2	Consultation Statement	23 March	Gill and Gerry
	* Explain stages, and list events with numbers		
	* Include note of number of Steering C meetings		
	* Include note of all information gathered		
	* Copy of ?airre x 3 and analysis	Done by Gerry	
	* Record Regulation 14 (consultation 2016)		
	* List of people spoken to and summary of responses		
	* List of organisations consulted and summary of comments		
	* Explain which comments included and not.		
	* Copy of presentation slides for CWaC and notes.	Done by Gerry	
3	Basic Conditions	23 March	Fiona
	* Fiona to contact Rosie for any queries or info		
4	Submission to CWaC – electronically	1st week April	Parish Council
	<ul style="list-style-type: none"> • Revised Plan • Consultation Statement • Basic Conditions • Covering Letter from Parish Council 		
5	Action by CWaC	mid June 2017	CWaC
	<ul style="list-style-type: none"> • check facts • 6 weeks publicity • identify Examiner by tender – 3 options • agree Examiner 		CWaC and SC
6	Submit Plan to Examiner	mid July 2017	CWaC
7	Examination		Examiner
	<ul style="list-style-type: none"> • Discussions • Draft Report sent to CWaC 	mid August	
8	Preparation of Final Report	mid September	CWaC
	<ul style="list-style-type: none"> • further discussion between CWaC and SC • Final Report prepared 		

9	<i>Submission to Cabinet Member</i>	end September	CWaC
10	<i>Approval for Referendum</i>	end October	Cabinet Member
11	<i>Referendum</i>	end November	CWaC
	<ul style="list-style-type: none"> • publicity • arrangements – booking venue etc • oversight – on Referendum Day • result and notification to Parish Council 		
12	<i>Plan takes full effect</i>	2018	

Gill Moroney
6 March 2017

CWaC comments on Farndon Neighbourhood Plan version 9.5 (20 March 2017)

Section 2 Objectives

Bullet 5 - Suggest deleting '*identified through community consultations*' – (there are a variety of data sources which can be used to help identify local housing needs, community consultations will be just one of those sources)

Bullet 7 – suggest deleting '*of the historic buildings*' (so that this objective applies more widely to the area as a whole)

Documentary evidence

Suggest adding another bullet point reading

- Evidence produced by CWaC as part of the work on Local Plan, such as the Landscape Strategy and conservation area appraisal

Section 3 Policy Development

I would suggest that you refer to the 6 policy areas as chapters or topics or themes. Then within each theme there are the individual policies. So that in the table on pg 16 – the first column would have the heading *chapter* (or *topic*), and the second column *policy*.

Economy

Policy 1.1 – suggest renaming '**Employment premises and opportunities**'

Second bullet – suggest rewording bullet 2 and lines 6 and 8 as follows

'reasonable attempts have been made to preserve employment opportunities **by** relocating...

The loss of retail and ~~other~~ employment **uses** within Farndon....

The re-use of existing rural building outside the settlement boundary (**as shown on map 2**), especially for.....

Policy 1.2

Just to clarify –on the first bullet point – the Local Plan (Part 2) may well allocate land as an extension to the employment site. Are you including the existing employment area and also the proposed extension in your policy?

If you just mean the existing area I would delete the reference to Local Plan (Part 2).

If you are including any possible extension that the Local Plan might allocate I would delete 'existing' and state 'as identified in the Local Plan Part 2' so that it reads

- Is located within the employment site at Monument Place as identified in the Local Plan (Part Two).

Housing

I would suggest moving the text from under policy 2.2 to between the first and second para on page 30 (under the heading Details of Policy 2 – Housing). This is because it provides an explanation as to why it is not necessary to allocation additional sites and I think it fits better there.

Policy 2.1

Suggest renaming '**site preferences for housing development**' (to be clear that it is about housing)

Line beginning 'All are in preference...'

- suggest replacing '*allocation*' with '**development**' and delete '*or commercial use*'

Policy 2.2

As written there are some problems with how this policy would be implemented. For example, there is no mechanism to allocate general market homes to local people; this can only be done with affordable houses which are made available to people who are on the housing register. Also the thresholds in the local plan which you refer to in the second bullet have been superseded by recent government guidance. Homes for first time buyers is covered in the first bullet so I suggest deleting from the third.

So to overcome these issues, I suggest rewording to:

New housing development should provide a mix of housing to meet local needs including:

- *smaller two and three bedroomed homes for outright purchase to allow for downsizing as well as first time buyers; and*
- *affordable homes as required by policy SOC1 of the Local Plan. Affordable homes should be allocated to those with a local connection and should remain affordable in perpetuity.*
- *Sheltered accommodation where there is a demonstrable need.*

Text – suggest stating that the Parish will carry out five year reviews of local housing needs to inform this policy. You may also wish to include the following evidence from the Cheshire West Strategic Housing Market Assessment (2013) which helps to support your policy. This could go either in the text following this policy or in the introduction to the housing section.

- There is a high proportion of under occupation of houses in Farndon, with 19.7% of households having 3+ 'spare' bedrooms.

- There is a lower proportion of 1-2 bed homes and a higher proportion of 5+ bedrooms in Farndon than the county average.
- The SHMA identified a gross annual affordable housing requirement for Farndon of 27, with particular requirements for 1 and 3 bed homes.
(source – Cheshire West and Chester Strategic Housing Market Assessment 2013).

Policy 2.3

Second bullet point – I would suggest rewording to

- *Large estate type developments which fail to respect the traditional rural character of the village will not be permitted*

I would suggest deleting the final bullet point as this is covered under policy 2.2

(multiple small scale developments – I've suggested deleting this as it's a bit problematic – each application would need to be considered individually and on its merits)

Protecting the Built Environment

Policy 3.2

Second bullet point – replace '*policies*' with '*guidelines*'

Facilities for Local People

Policy 4.2

Suggest adding a title – **Change of use or redevelopment of community facilities and services**

Then moving the current title so it becomes the first line of the policy

It would be very helpful to include a list of the facilities, or types of facilities, that this policy covers in the supporting text

Policy 4.4

Move '*developers will be required to:*' from the title to form the first line of the policy

First bullet point – suggest deleting '*and finance the improvement of village infrastructure and services to offset the impact of each development*'

(as this is covered in the previous policy and doesn't really fit in 4.4 which is just about footpaths and accessibility.)

Transport and communication

The highways officer may have further detailed comments on these policies but we will make those at submission stage

Landscape and Environment

Suggest deleting the text from below policy 6.2 - its slightly inaccurate and is more about the preparation of the plan than this specific policy

I will consult landscape and biodiversity officers at submission stage – they may have further detailed comments to make

Farndon Neighbourhood Development Plan

Note to CWaC on Final Version – 14 May 2017

Dear Rosie,

I am replying to your email of 4 May 2017 for which we thank you.

Gerry Simpson and I have worked through your note and have incorporated most of your comments into the final version.

There are some issues that we could not quite accommodate and so that you understand why we made the decisions we made, we decided to respond to your email on a point by point basis.

1. Section 2 – Objectives

- Bullet point 5 – agreed.
- Bullet point 7 – first comment

We discussed deleting the reference '*of the historic buildings*' for a long time and decided that the best way to inform the Examiner of the feelings of residents was to leave the comment in the text - in parenthesis.

The issue here is that Farndon was – until three years ago – basically a Georgian High Street settlement with overtones of very old cottages, converted barns, large Victorian houses, 1950ies detached houses, a Wimpey and a bungalow estate – both well hidden from the High Street - and some listed buildings.

With the advent of four large housing estates on three sides of the village bringing an additional 250 houses to the stock, the overall housing style could now be described modern '*estate-style*' mass build.

We fear that less than sensitive developers will point to that fact when applying to build more houses and feel free to ignore the essentially historic – and rather eclectic - building style.

- Bullet point 7 – second comment – agreed.

2. Section 3 - Policy Development.

- Paragraph 1 – agreed.

3. Economy

- Policy 1.1 – we didn't go with this only because we wanted to maintain the consistency of presentation of the four policies – protect, promote, encourage, and protect.
- Second bullet – first point - agreed.
- Second bullet – second point – we didn't go with this - we didn't quite understand the use of the word '*uses*' in this context.
- Second bullet – third point – agreed.
- Policy 1.2 – agreed.

4. Housing

We tried moving the paragraph as you suggested but whatever we did, it did not seem to flow – so in the end, we left it where it is.

- Policy 2.1
- Line 1 – agreed.
- Second point – we decided to leave it as it is because we found it unambiguous – the residents were very clear that they did not agree with development on agricultural land.
- Policy 2.2 – all agreed except for including in the text, all the comments on the 2013 Assessment.

It seems to us that these comments could best be covered by CWaC in their submission to the Examiner. For instance with respect to your second bullet point on 1-2 and 5+ bedroomed housing – the residents responded in the questionnaire (2012) on the mix and size of housing required in Farndon and this is reflected in Policy 2.2. The new developments have not addressed the need.

However, we have included a further note on the 2013 Assessment and it is also included in the *'Action for the Parish Council'*.

- Policy 2.3 – we thought long and hard about the suggested changes. The issue here is that residents did not want and do not want huge housing developments around or within the village. Never-the-less, the population is set to increase by about 41% across three years. Our big concern is that if we leave out the second bullet point, the next estate will be the same as the recent ones – i.e. totally out of the character of the original village.
- We also know that the *'multiple small scale developments'* comment is not ideal. However, a lot of thought went into that wording. It is intended to send a message to developers that the village can accept small developments – but not to open a door that gives them a way to apply for endless small developments – doubtless linked together. We know that the policy will be difficult to sustain – but the village expects us try.

5. Protecting the Built Environment – agreed

6. Facilities for Local People – agreed

7. Transport and Communication – agreed

8. Landscape and Environment – agreed.

We have sought throughout the preparation of the Plan to reflect the stated views of residents and we hope that in responding in the way we have to your comments, that we have maintained - what really has been - a difficult balance.

Gerry Simpson and Gill Moroney

Farndon Neighbourhood Development Plan

Regulation 14 – Pre-submission consultation 2015, 2016 and 2017

Summary of Comments and Responses

The draft plan was submitted to the statutory bodies in autumn 2015 as advised by Cheshire West and Chester Council (CWaC). Replies were received from Natural England, Historic England and CWaC.

	<i>Organisation and Comment</i>	<i>Farndon Response</i>
1	Natural England – letter of 13 October 2013	Please see email of 2 November 2015. Some issues have since been strengthened and maps included as a result of comments from CWaC.
	Policy 1 – use of riverbank for low level tourism. <ul style="list-style-type: none">• Observe that only the Dee Cliffs Farndon are mentioned as a SSSI – there is a need to reflect the fact that the River Dee and Bala Lake make up an SAC and the River Dee itself is an SSSI.	<ul style="list-style-type: none">• Text (now page 23) amended to read '<i>low-key recreational use of the riverbank will be supported</i>'.• New first sentence to policy 1.2 removing comment on tourism.
	Policy 2 – Homes to meet the needs of the village. <ul style="list-style-type: none">• Request clarification of allocation of sites and SHLAA sites.• Issue of regular flooding of the River Dee, land drainage affecting water quality.	Details of Policy 2 – text amended to state that: - <ul style="list-style-type: none">• Individual development sites have not been allocated in the Farndon Plan because all the undeveloped land surrounding Farndon is agricultural and in private ownership and much is subject to flooding.• There are issues concerning flooding and water quality associated with protecting the Dee.• The three '<i>brownfield</i>' a.k.a '<i>previously developed</i>' sites are identified in the Plan and a policy included that this land should be developed in preference to agricultural land.

	<p>Policy 6 – Landscape and environment.</p> <ul style="list-style-type: none"> Concerns that the need that only the need to protect the SSSI (Dee Cliffs) had been considered and that the policy as stated, failed to recognise the separate protection given to the River Dee itself, which is the most important natural site in the Parish. Suggestion that a Strategic Environmental Assessment may be required. 	<p>Amended as requested.</p> <ul style="list-style-type: none"> Policy 6.1 – a new bullet point introduced to cover issues of general conservation of the landscape. New text included between policy 6.2 and 6.3 using Natural England's wording on SSSI's and other required assessments. Policy 6.3 - two new bullet points to include SSSI and River Dee (SAC and SSSI).
2	Historic England – letter of 13 April 2016	
	<p>Quote ‘ we were impressed by the degree of consultation We noted the preference for developing brownfield sites first and the importance made of the rural character and setting of the village. We also note the policies on conservation and heritage – and the intention to ‘conserve and enhance’ the character of the historic buildings and character of the village. At this stage we have no further comments’</p>	<p>No amendments were required.</p> <p>However, the Plan has been strengthened to reflect the need for new development so as to reflect the style, mix and mass of the original settlement in order to protect it from the style and structure of the 230 anodyne and estate-type housing built since 2014 on four new estates surrounding the village.</p>
3	<p>CWaC – emails of: -</p> <ul style="list-style-type: none"> * 29 September 2016, * December 2016 and * 20 March 2017. <p>All are attached at Consultation Statement, Section 5.</p>	<p>FNDP Steering Committee – email of: -</p> <ul style="list-style-type: none"> * 28 February 2017 responding to emails from CWaC of 29 September and December 2016. <p>Attached at Consultation Statement, Section 5.</p>
	<p>CWaC – main comments on 29 September 2016: -</p> <ol style="list-style-type: none"> Section 2 – need for additional population data. Policy 1 – local economy – suggest include map of settlement boundary. marketing of empty properties (suggest 12 months rather than 6 as in the text). Policy 1.2 – possible extensions to existing industrial site at Monument Place. 	<ol style="list-style-type: none"> Additional census data included. Map included. Because empty properties are expensive to maintain, agreed on 6 to 12 months but with qualifications. Restricted to the existing area as an extension has not been discussed with residents or the land-

	<ul style="list-style-type: none"> v. Policy 1.3 and 1.4 – some examples of possible development required and include reference to the CWaC Landscape Strategy 2016. vi. Policy 2 – Homes - Population forecasts, CWaC Strategic Housing Market Assessment and need for additional and affordable housing. vii. Policy 3 – proposal for regard to the Landscape Strategy and guidelines for the built environment and for inclusion of additional maps. viii. Policy 3.3 – requested amendment to a reference to the Planning and Housing Act 2016. ix. Policy 4 – Facilities – request for clarification of drafting and also concerns about the proposal for Development Impact Assessment for small developments. x. Policy 5 – Traffic – problem for planners unless traffic is severe and in the case of significant proposals. xi. Policy 6 – Landscape – refer to Landscape Strategy, replace EC20 with STRAT1, delete reference to the Housing and Planning Act. 	<p>owner and it is believed that such a statement is out-with the remit of the Plan. Referenced the Local Plan (Part Two) as suggested.</p> <ul style="list-style-type: none"> v. Both accommodated. vi. Not included as the census data shows the population between 2001 and 2011 to be stable – the increase in 10 years was 148. And the initial CWaC assessment for Farndon was 10 houses annually for the 20 years from 2010 to 2030. This had already been exceeded in the four years to 2014. In the opinion of the residents there is no requirement for any more housing in Farndon except in specific circumstances. vii. Reference to the Landscape Strategy, and building guidelines included and also the map of the Tattenhall to Shocklach Plain, Settlement Boundary, Housing Permissions, Transport and Communication and Reserved Green Spaces. viii. Agreed. ix. Drafting amended and requirement for an impact assessment reduced – but not abolished - for small developments. A requirement to work with the Parish Council to discuss impacts is included. x. Policy 5 - requirement for an assessment retained because the traffic problem in Farndon is due to the fact that every journey to and through the village goes along the High Street which is narrow and curved and congested. It is dangerous at school and work time morning and evening. The impact of the four sites bringing 233 houses is
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		considered to be significant given the nature of the local roads in Farndon. xi. All agreed.
	<i>Note</i> – Some of the issues raised by residents are outwith the control of the Parish Council and were included in the original drafts as ‘ <i>Aspirations</i> ’ which CWaC suggested omitting from the Plan because they did not strictly adhere to ‘ <i>land use</i> ’.	<i>Response</i> – decided that residents would expect to see their views included in the Plan and the consequently, ‘ <i>Aspirations</i> ’ have been reclassified as ‘ <i>Actions for the Parish Council</i> ’ and included in a separate text box at the end of each of the policy sections.
	<p>CWaC - Main comments – December 2016</p> <ul style="list-style-type: none"> i. Introduction - suggest changing date of designation for Farndon as a key service centre from 2012 (as in Plan) to 2015, when the Local Plan Part One was adopted. ii. Designation of Farndon Bridge from ‘<i>Scheduled Ancient Monument</i>’ to ‘<i>Scheduled Monument</i>’. iii. Some drafting errors. iv. Policy 1.1 – in dealing with applications to change commercial to residential – CWaC suggest changing ‘<i>will be resisted</i>’ to ‘<i>will not be permitted</i>’. v. Policy 1.2 – reference to extension of Monument Place industrial area queried. vi. Policy 1.3 – suggest using the term ‘<i>local retail centre</i>’ and define the area for clarity. vii. Policy 1.4 – suggest including references to the type of development along the riverbank – taking account of the guidelines. Also suggest including map. viii. Policy 2 – request for more information on population forecasts. ix. Policy 2.1 – suggestion to include the phrase ‘<i>building on previously developed land within the settlement</i>’ 	<p>FNDP – see email of 28 February 2017</p> <ul style="list-style-type: none"> i. Retained date 2012 because that was the date of the document sent to the Parish Council which began the process of preparing a Plan for Farndon, ii. There are competing views on various web sites – designation changed. iii. Changed as requested. iv. Changed to ‘<i>will be strongly resisted</i>’ – as in reality, these applications will be made when a commercial business is unviable, and if refused, could lead to derelict buildings. v. After much discussion decided to remove the reference altogether as there is currently no application and there is no suggestion that the landowner will apply and the Steering Committee has resisted allocating sites for any building purpose. vi. There are six shops in Farndon at the junction, and are known as the High Street. As the terminology ‘<i>local retail centre</i>’ is unknown in most villages – it

	<p><i>boundary</i>’ and to reflect the wording of Local Plan Part One.</p> <p>x. <i>‘small scale and in-fill’</i> – request clarification.</p> <p>xi. Policy 3.2 – suggest including map of Landscape Character.</p> <p>xii. Policy 3.3 – reference to Conservation Area to be expanded.</p> <p>xiii. Policy 4.2 and 4.3 concerning – “<i>Change of use</i>’ and ‘<i>Development Impact Assessment</i>’ – request clarification.</p> <p>xiv. Policy 5.1 – observation that despite CWaC previous statements the comments about heavy traffic and obstructions remain in the text and that development should not be refused on traffic grounds unless impacts are severe.</p> <p>xv. Policy 6.3 – second request to remove the reference to building on previously developed land rather than greenfield as it does not fit with the Local Plan.</p> <p>xvi. Policy 6.4 – suggestion to include protected Green Spaces.</p>	<p>vii. was decided to retain the original. Any proposed development on the riverbank is severely restricted by the fact that the riverbank floods regularly and it is an SSSI, as are the adjacent Dee Cliffs. The possibility of a boat-hire business has been included in the text as there had previously been such a business. And a reference to LCA15f – and map included at Policy 3.2.</p> <p>viii. Not included – explained that population forecasts have been avoided because there is no particular evidence of population increase between the census of 2001 and that of 2011. 148 people in ten years. The recent population increase has been totally due to the approval and building of four housing estates on the edge of the village since 2014 bringing 233 houses and a probable increase of 41% in population.</p> <p>ix. Included wording on ‘<i>settlement boundary</i>’. Agree that the wording does not exactly reflect the wording of the Local Plan, because the Local Plan was developed after the Farndon policies were agreed and the wording of the Local Plan does not reflect the stated views of residents.</p> <p>x. Wording – ‘<i>development that does not impinge on quality agricultural land and be in accord with the flood risk policy</i>’ included in introductory text.</p> <p>xi. Reference included at Policy 3.2 and in the Plan at Policy 6.</p> <p>xii. Comments provided by CWaC Conservation</p>
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		<p>Officer in April 2016 already included almost in their entirety.</p> <p>xiii. Policy 4.2 and 4.3 – text amended as suggested.</p> <p>xiv. Policy 5.1 – Text not amended. In Farndon there is a T-junction at the centre of the village through which every journey through the village must pass – it is congested at school time and work times – twice a day. The school is to expand by 100 places and this is likely to result in an additional 200 car trips through the centre of the village to say nothing of the additional journeys made by people moving into the 104 house development near the school.</p> <p>xv. Policy 6.3 – the residents have requested that previously developed (brownfield) land is used before greenfield. Therefore the reference remains at policy 6.3 second bullet but is prefaced by the first bullet point stating that development involving the loss of ‘<i>best and most versatile agricultural land will not be allowed.</i>’ Farndon is surrounded by class 1 and 2 agricultural land which the residents do not wish to be developed.</p> <p>xvi. Policy 6.4 - three Green Spaces for protection have been identified and shown on a map in the Plan. One is owned outright by the Parish Council, the second is part owned by the Parish Council and a local landowner and the third is covered by a planning restriction PA 07/00229/FUL.</p>
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4	Meeting held with CWaC Planning Officer on 2 March 2017	Speaking Note and Overheads for 2 March 2017 Attached to the Consultation Statement, Section 6. Plan amended where agreement – to become Version 9.5
5	CWaC comments on version 9.5 – dated 20 March 2017 Attached to Consultation Statement, Section 5	Response – Note of 14 May 2017. Stating which comments included, which not and the reasons for the decisions. Attached to Consultation Statement, Section 5.
	<ul style="list-style-type: none"> i. Section 2 – Objectives - bullet 5 - suggest deleting '<i>identified through community consultation</i>'. ii. Section 2 – Objectives - bullet 7 - suggest deleting '<i>of historic buildings</i>'. iii. Section 2 - suggest an additional bullet point referencing the Local Plan and Landscape Strategy. iv. Section 3 – Policy Development – suggest refer to the six policies as chapters, or topics or themes. v. Policy 1.1 - Economy – suggest removing '<i>Protect existing</i>' and rename as '<i>Employment premises and opportunities</i>'. vi. Policy 1.1 – bullet 2 and lines 6 and 8 – suggest re-wording. vii. Policy 1.2 – a return to the issue of extending Monument Place employment site - the Local Plan (Part 2) may do so. viii. Policy 2.1 – Housing - suggest renaming '<i>site preferences for housing development</i>' – and replacing '<i>allocation</i>' with '<i>development</i>'. ix. Policy 2.2 – suggestions see page 2 and 3 of the email. x. Policy 2.3 – suggest rewording of second bullet point to read '<i>Large estate-type developments</i>' 	<ul style="list-style-type: none"> i. Agreed. ii. Not agreed – because there is a danger that the design of the newly built houses i.e. '<i>anodyne and mass estate type houses</i>' - which do not conform with traditional Cheshire house style i.e. Cheshire brick under slate roofs or with the historic housing mix found in Farndon village' – being misinterpreted by developers as '<i>the norm</i>'. iii. Section 2 - agreed. iv. Section 3 - went for Topic and Policy. v. Policy 1.1 - not agreed as the wording of the four Policy 1 policies are consistent – i.e. protect, promote, encourage, protect. vi. Policy 1.1 – agreed second bullet and '<i>re-use of existing rural buildings outside the settlement boundary</i>' – but not the inclusion of the phrase '<i>employment uses</i>'. vii. There is no current application by the landowner to extend Monument Place and there is no evidence from the village consultations that this is a preference. Wording tightened as suggested by CWaC to stay within the current employment site.

	<ul style="list-style-type: none"> xi. Policy 2.3 – bullet 2 - suggest to delete as it's problematic to control in planning terms. xii. Policy 3.2 – Built Environment - bullet 2 – suggest replacing '<i>policies</i>' with '<i>guidelines</i>'. xiii. Policy 4 - Facilities for Local People – suggest six drafting clarifications. xiv. Policy 6 – Landscape and Environment – suggest deleting text below policy 6.2. 	<ul style="list-style-type: none"> viii. Agreed change to heading but not the replacement of '<i>allocation</i>'. The statement is believed to be unambiguous as it currently reads. ix. Policy 2.2 – all agreed. x. Policy 2.3 – not agreed – the residents do not want any large scale developments – see second bullet point. xi. Policy 2.3 – bullet 2 – this section took a long time to word because there is a need to accurately reflect the views of residents who do not want any more large developments in or around the village because there have been four in four years of 32, 40, 46 and 104 houses. Residents are aware that there is a danger of less than sympathetic developers mis-using the limit of 10 houses per development and applying for multiple small developments – possibly contiguous. xii. Policy 3.2 bullet 2 – agreed. xiii. Policy 4 – all agreed. xiv. Policy 6 – agreed.
6	Comments from Farndon Residents compiled 2 June 2016	Response - Note of 2 June 2016. Attached to Consultation Statement, Section 5.
	<ul style="list-style-type: none"> • Written Comments = 7 • Comments made at '<i>drop-in</i>' sessions 	<p>Amendments/additional information where: -</p> <ul style="list-style-type: none"> • Inaccurate information was included in the draft of the plan - rectified, • Clarification's made as necessary, • Concerns raised about the unrepaired state of the riverbank, traffic and use of an out-of-date survey, definition of affordable housing, the affordable housing

		allocation and how to ensure they go to local people and remain affordable and are not bought by large organisations, low broadband speeds, sewage and surface water discharging into the Dee, problems with parking, pressures on the school and surgery, how to restrict new housing to a given number a year, how to keep Farndon a rural village.

Farndon Neighborhood Development Plan – December 2011 to March 2013

Timeline Sheet 1

	Activity	2011 Dec	2012 Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	2013 Jan	Feb	Mar
1	Originating documentation															
	Localism Bill – laid before Parliament 13.12.2010															
	Strategic housing land availability assessment (SHLAA) - CWaC – updated in 2010															
	Localism Bill – Royal Assent, November 2011															
	Background document for Parish Council CWaC - 12.12.2011															
	Local Plan for Farndon 200 houses CWaC - October 2012															
	Localism Bill - effective date				1											
	Chester Council ‘preferred options’ villages									x						
	CWaC - revised housing numbers															
	CWaC Local Plan (2013) draft															
2	Parish Council discussions	12														
3	FNDP Steering Group meetings															
	Meetings				17+26	28	11	2+23		11	10	5	3	8	6	
4	Awareness raising - events															
	Farndon Village Hall – open meeting		21	27	17											
	Facebook ‘Leave Farndon Alone’						x	x	x	x	x	x	x	x	x	x
	Farndon Parish Council website - projects															
	Jubilee fete - Parish Council table						4									
	Farndon school – information session						29									
	Coffee morning – information session										20					16
	WI – information session													29		
5	Awareness raising - documents															
	FNDP Information sheet 1 - preparation						x									
	FNDP Information sheets 1 – printed and distributed to all houses (670)							9								

	Information notices - regular							X								
	• Bus stop							X								
	• Village noticeboard							X								
	• Post Office							X								
	• Primary school							X								
	• Surgery							X								
	• Pensions coffee morning															
	• WI update note															
	Information articles															
	• Over the Wall															
	• My Village News						xx	xx								
6	Consultation documents - issued and analysed															
	Feedback from Jubilee event						x									
	Feedback from coffee morning (20 Oct 12)										x					
	Feedback from coffee morning (16 Mar 13)															x
	Household and business questionnaire 1 prepared/printed						x	x		x	x					
	Household questionnaire 1 distributed (670)											19 >	>			
	Business questionnaire 1 distributed (how many?)											X >	>			
	Household and business questionnaire 1 returned													1		
	Household questionnaire 1 analysed													8		
	Business questionnaire 1 x 10 analysed															
	Questionnaire issued to young people													15		
	Feedback from WI meeting														2	
7	Parish Profile															
	Maps – progressive from 1950															x
	Housing and population stats															
	Schools – intake and year profile						15									
	Surgery – staff and patient ratio															
	Environmental – natural and built															
	Historic assets and history															
	Jobs															
	Accessibility and public transport															
	Greenspace															
	Recreation facilities															

	Services															
	Visitors															
	Village trail															
	2001 – Census summary															
	2011 – Census summary															
8	Vision and objectives document															
	<ul style="list-style-type: none"> • draft • consultation • final version 															
9	Farndon Neighborhood Development Plan															
	<ul style="list-style-type: none"> • draft • publish and consult • collate and review • submit for independent examination • review 													x	x	x
10	Local referendum															
11	Adoption of plan by Council															
			Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar

Farndon Neighborhood Development Plan – April 2013 to March 2014

Timeline Sheet 2

	Activity	2013 April	May	June	July	Aug	Sept	Oct	Nov	Dec	2014 Jan	Feb	Mar
1	Originating documentation												
	Localism Bill – laid before Parliament 13.12.2010												
	Strategic housing land availability assessment (SHLAA) - CWaC – updated in 2010												
	Localism Bill – Royal Assent, November 2011												
	Background doc for Parish Council CWaC - 12.12.2011												
	Local Plan for Farndon 200 houses CWaC - October 2012												
	Localism Bill - effective date												
	Chester Council ‘preferred options’ villages												
	CWaC - revised housing numbers												
	CWaC Local Plan (2013) draft												
	Planning application Gladman hearings + appeal	18					19	8-11					
2	Parish Council discussions												
	Parish Council information sheet						1 >						
3	FNDP Steering Group meetings												
	Meetings	25	27		8	5	16						
4	Awareness raising - events												
	Farndon Village Hall – open meeting												
	Facebook ‘Leave Farndon Alone’	x	x	x	x	x	x	x	x	x	x	x	x
	Farndon Parish Council website - projects												
	Jubilee fete - Parish Council table												
	Farndon school – information session												
	Coffee morning – information session						16+23						

	Rock Chapel						+30						
	WI – information session/memo						23						
	NDP Open Day - Memorial Hall 10.30-15.00			29									
5	Awareness raising - documents												
	FNDP Information sheet 1 - preparation												
	FNDP Information sheets 1 – printed and distributed to all houses (670)												
	FNDP – update – prepared and distributed			10									
	Information notices - regular <ul style="list-style-type: none"> • Bus stop • Village noticeboard • Post Office • Primary school • Surgery • Pensions coffee morning • WI update note 												
	Information articles <ul style="list-style-type: none"> • Over the Wall • My Village News 												
6	Consultation documents - issued and analysed												
	Feedback from Jubilee event												
	Feedback from coffee morning (20 Oct 12)												
	Feedback from coffee morning (16 Mar 13)												
	Household and business questionnaire 1 prepared/printed												
	Household questionnaire 1 distributed (670 houses)												
	Business questionnaire 1 distributed (how many?)												

	Household and business questionnaire 1 returned												
	Household questionnaire 1 x ? analysed												
	Business questionnaire 1 x 10 analysed												
	Questionnaire issued to young people												
	Feedback from WI meeting												
7	Parish Profile												
	Maps – progressive from 1950												
	Housing and population stats												
	Schools – intake and year profile												
	Surgery – staff and patient ratio												
	Environmental – natural and built												
	Historic assets and history			30									
	Jobs												
	Accessibility and public transport												
	Greenspace												
	Recreation facilities												
	Services												
	Visitors												
	Village trail												
	2001 – Census summary												
	2011 – Census summary					10							
8	Vision and objectives document												
	<ul style="list-style-type: none"> • draft • consultation • final version 												
9	Farndon Neighborhood Development Plan												
	<ul style="list-style-type: none"> • draft • publish and consult • collate and review • submit for independent 												

	examination • review												
1 0	Local referendum												
1 1	Adoption of plan by Council												
		April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar

Farndon Neighborhood Development Plan – April 2014 to March 2015

Timeline Sheet 3

	Activity	2014 Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2015 Jan	Feb	Mar
1	Originating documentation												
	Localism Bill – laid before Parliament 13.12.2010												
	Strategic housing land availability assessment (SHLAA) - CWaC – updated in 2010												
	Localism Bill – Royal Assent, November 2011												
	Background doc for Parish Council CWaC - 12.12.2011												
	Local Plan for Farndon 200 houses CWaC - October 2012												
	Localism Bill - effective date												
	Chester Council ‘preferred options’ villages CWaC - revised housing numbers (2013)					x							
	CWaC – Local Plan (2013) draft					x							
	CWaC – Local Plan (part one) adopted										29		
2	Parish Council discussions												
	Parish Council information sheet												
3	FNDP Steering Group meetings												
	SG Meetings	7	5+26										
	Meetings with Mr Barnston		8										
	Meetings with ‘Planning Aid’	10			17								
	Meeting with Pear Technology Mapping								24				
4	Awareness raising - events												
	Farndon Village Hall – open meeting												
	Facebook ‘Leave Farndon Alone’	x	x	x	x	x	x	x	x	x	x	x	x
	Farndon Parish Council website - projects												
	Jubilee fete - Parish Council table												
	Farndon school – information session												
	Open Day/Coffee morning – information session											11+14+17	
	WI – information session												

5	Awareness raising - documents												
	FNDP Information sheet 1 - preparation												
	FNDP Information sheets 1 - printed and distributed to all houses (670)												
	Information notices - regular <ul style="list-style-type: none"> • Bus stop • Village noticeboard • Post Office • Primary school • Surgery • Pensions coffee morning • WI update note 						X						
	Information articles <ul style="list-style-type: none"> • Over the Wall • My Village News 												
	Open day - posters and leaflets										X	X	
6	Consultation documents - issued and analysed												
	Feedback from Jubilee event												
	Feedback from coffee morning (20 Oct 12)												
	Feedback from coffee morning (16 Mar 13)												
	Feedback from Open Day held June 2013				X								
	Household and business questionnaire prepared/printed												
	Household questionnaire 1 distributed (670)												
	Business questionnaire 1 distributed (how many?)												
	Household and business questionnaire 1 returned												
	Household questionnaire 1 analysed												
	Business questionnaire 1 x 10 analysed												
	Questionnaire issued to young people												
	NDP - Consultation template received		X										
	Household questionnaire 2 distributed (copies)										X>	X>	
	Household questionnaire 2 analysed												X>
7	Parish Profile												
	Maps - progressive from 1950												

	Housing and population stats		x										
	Schools – intake and year profile	x	x	x	x	29							
	Surgery – staff and patient ratio	x	x	x									
	Environmental – natural and built		x										
	Historic assets and history			x									
	Jobs												
	Accessibility and public transport (highways)			13 High Ways	GP's		Walker s Lane						
	Greenspace												
	Recreation facilities												
	Services												
	Visitors												
	Village trail												
	2001 – Farndon Census summary												
	2011 – Farndon Census summary												
8	Vision and objectives document												
	<ul style="list-style-type: none"> • draft • consultation • final version 												
9	Farndon Neighborhood Development Plan												
	<ul style="list-style-type: none"> • draft • publish and consult • collate and review • submit for independent examination • review 	x	x	x	x	x	x	x	x	x	x	x	x
10	Local referendum												
11	Adoption of plan by Council												
		Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar

Farndon Neighborhood Development Plan – April 2015 to March 2016

Timeline Sheet 4

	Activity	2015 Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2016 Jan	Feb	Mar
1	Originating documentation												
	Localism Bill – laid before Parliament 13.12.2010												
	Strategic housing land availability assessment (SHLAA) - CWaC – updated in 2010												
	Localism Bill – Royal Assent, November 2011												
	Background doc for Parish Council CWaC - 12.12.2011												
	Local Plan for Farndon 200 houses CWaC - October 2012												
	Localism Bill - effective date												
	Chester Council ‘preferred options’ villages CWaC - revised housing numbers (2013)												
	CWaC – Local Plan (2013) draft												
	CWaC – Local Plan (part one) adopted 2015												
	Housing Bill 2015		27										
2	Parish Council discussions												
	Parish Council information sheet												
3	FNDP Steering Group meetings												
	Meetings	22		08	2+13	6							
	Meetings with Mr Barnston												
	Meetings with ‘Planning Aid’												
	Meeting with Pear Technology Mapping												
4	Awareness raising - events												
	Farndon Village Hall – open meeting												
	Facebook ‘ Leave Farndon Alone’ - operating	x	x	x	x	x	x						
	Farndon Parish Council website - projects												
	Jubilee fete - Parish Council table												
	Farndon school – information session												
	Open Day/Coffee morning – information session												

	WI – information session												
5	Awareness raising - documents												
	FNDP Information sheet 1 - preparation												
	FNDP Information sheets 1 – printed and distributed to all houses (670)												
	Information notices - regular <ul style="list-style-type: none"> • Bus stop • Village noticeboard • Post Office • Primary school • Surgery • Pensions coffee morning • WI update note 												
	Information articles <ul style="list-style-type: none"> • Over the Wall • My Village News 												
	Open day – posters and leaflets												
6	Consultation documents - issued and analysed												
	Feedback from Jubilee event												
	Feedback from coffee morning (20 Oct 12)												
	Feedback from coffee morning (16 Mar 13)												
	Feedback from Open Day held June 2013												
	Household and business questionnaire prepared/printed												
	Household questionnaire 1 distributed (670)												
	Business questionnaire 1 distributed (how many?)												
	Household and business questionnaire 1 returned												
	Household questionnaire 1 analysed												
	Business questionnaire 1 – 10 analysed												
	Questionnaire issued to young people												
	NDP – Consultation template received												
	Household questionnaire 2 distributed (copies)												
	Household questionnaire 2 analysed												
7	Parish Profile												

	Maps – progressive from 1950												
	Housing and population stats												
	Schools – intake and year profile												
	Surgery – staff and patient ratio												
	Environmental – natural and built												
	Historic assets and history												
	Jobs												
	Accessibility and public transport (highways)												
	Greenspace												
	Recreation facilities												
	Services												
	Visitors												
	Village trail												
	2001 – Farndon Census Summary												
	2011 – Farndon Census Summary												
8	Vision and objectives document												
	<ul style="list-style-type: none"> • draft • consultation • final version 												
9	Farndon Neighborhood Development Plan												
	<ul style="list-style-type: none"> • draft • informal pre,pre submission to CWaC • CWaC approval to pre-submission consult • publish and pre-submission consult • collate and review • submit for independent examination • review 	x	x	x							29		13
10	Local referendum												
11	Adoption of plan by Council												
		Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar

Farndon Neighborhood Development Plan – April 2016 to March 2017

Timeline Sheet 5

	Activity	2016 Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2017 Jan	Feb	Mar
1	Originating documentation												
	Localism Bill – laid before Parliament 13.12.2010												
	Strategic housing land availability assessment (SHLAA) - CWaC – updated in 2010												
	Localism Bill – Royal Assent, November 2011												
	Background doc for Parish Council CWaC - 12.12.2011												
	Local Plan for Farndon 200 houses CWaC - October 2012												
	Localism Bill - effective date												
	Chester Council ‘preferred options’ villages CWaC - revised housing numbers (2013)												
	CWaC – Local Plan (2013) draft												
	CWaC – Local Plan (part one) adopted 2015												
	Housing Bill 2015												
2	Parish Council discussions												
	Parish Council information sheet												
3	FNDP Steering Group meetings												
	Meetings												
	Meetings with Mr Barnston												
	Meetings with ‘Planning Aid’												
	Meeting with Pear Technology Mapping												
4	Awareness raising - events												
	Farndon Village Hall – open meeting												
	Facebook ‘ Leave Farndon Alone’ - operating												
	Farndon Parish Council website - projects												
	Jubilee fete - Parish Council table												
	Farndon school – information session												
	Open Day/Coffee morning – information session												

	WI – information session												
5	Awareness raising - documents												
	FNDP Information sheet 1 - preparation												
	FNDP Information sheets 1 – printed and distributed to all houses (670)												
	Information notices - regular <ul style="list-style-type: none"> • Bus stop • Village noticeboard • Post Office • Primary school • Surgery • Pensions coffee morning • WI update note 												
	Information articles <ul style="list-style-type: none"> • Over the Wall • My Village News 												
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10	Local referendum												
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		Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar

Farndon Neighbourhood Development Plan

For the attention of
Rosie Morgan
Planning Officer, CWaC.

Dear Rosie,

I am writing in anticipation of our meeting at CWaC on 2 March 2017 at 13.30 and have pleasure in attaching the amended version of the Farndon Neighbourhood Development Plan.

The Steering Committee has now had an opportunity to discuss and consider the suggestions made in your emails of 29 September and December 2016 and have revised the Plan to take account of those issues which co-incide with the comments made by the village residents during the consultations and those with which we feel that residents will agree.

1. Amendments made: -

- i. Presentation of the six policies – note has been taken of the design of the Tarporley Plan as suggested, and the Policy Sections of the Farndon Plan have been re-structured and highlighted for clarity and ease of reading.
- ii. Actions for Parish Council – the various comments and concerns made by residents during the consultations which did not strictly adhere to ‘*land use*’ – have been reclassified as ‘*Actions for the Parish Council*’ – rather than ‘aspirations’ and are included at the end of each Policy Section.
- iii. Policy 1 – Settlement boundary – the map provided by CWaC has been included.
- iv. Policy 1.2 – the specific suggestion of an extension to the existing commercial area at Monument Place has been removed – the Steering Committee feel that this issue is outwith the remit of the Plan.
- v. Policy 1.4 – the riverbank – any proposed development is severely restricted by the fact that the riverbank floods regularly and is a Site of Special Scientific Interest. The possibility of boat hire has been included. A reference to LCA15f is included – regarding the map, please see section below.
- vi. Policy 2.1 – Site preferences – the reference to ‘in-fill’ has been included.
- vii. Policy 3 – Policy development – a comment on the stability of the population between the census of 2001 and 2011 has been included. Further information from the Census can be included as an Annex if required.
- viii. Policy 3.2 – map of the Landscape Character included as suggested.
- ix. Policy 3.3 – conservation area - comments provided by the Conservation Officer during the CWaC consultation in April 2016, have been included, more or less in their entirety.
- x. Policy 4.2 and 4.3 – text amended as suggested.
- xi. Policy 6.4 - Green spaces – possible green spaces for protection have been identified and are shown on a map. The three landlords have been informed of the designation by letter from the Parish Council.

2. Other issues on which we would appreciate discussion: -

- i. Introduction para 3 – Key Service Centre – it has been decided to retain the date as 2012 because it was this notification which decided the Parish Council to commission a Neighbourhood Plan.

- ii. Introduction page 2 – Farndon Bridge – request for clarification – Historic England designates the bridge as a ‘*Scheduled Ancient Monument*’ whereas CWaC as a ‘*Scheduled Monument*’.
- iii. Section 2 – suggestion for further documentary evidence – advice welcomed.
- iv. Policy 1.1 I – requirement for marketing of empty properties – FNDP suggest 6 months and the draft Local Plan, 12 months. Our suggestion is 6-12 months because most landlords cannot afford to allow premises to be empty for long periods.
- v. Policy 1.1 ii - suggestion to change ‘*will be resisted*’ to ‘*will not be permitted*’ is for discussion because we understand that the FNDP does not have weight in law.
- vi. Policy 1.3 – map of local retail centre – there are six shops at the junction of the High Street and Churton Road – known locally as the High Street. The terminology ‘*local retail centre*’ is unknown in most small villages. If advised, the map on page 20 of the Farndon Key Service Centre can be included as an Annex.
- vii. Policy 2 – population forecasts have been avoided because of the current uncertain situation. There is no particular evidence of population change other than there were – before the four new developments - about 30 houses on the market at most times, year on year, and most take up to two years to sell. The existing stock is mixed style and size ranging from two bedroomed cottages, small and large bungalows, various sized terraced, semi and detached houses. The increase in population during the 10 years between the 2001 and 2011 census was 140 people. The parish itself expanded during the same period with the inclusion of two local hamlets which account for the additional 140 people. At that stage, the population of Farndon was stable. The size of housing stock – apparently – served the needs of the people moving into and within the area. Since 2015, the building of 233 houses on four housing estates – two of which are still in development – will fundamentally change the size and demographic of the village.
- viii. Policy 2.1 – agreed that the policy does not exactly reflect the wording of the Local Plan part 1 – the reason is that the development of the Farndon Plan predated the approval of the Local Plan. Amendments have been made where they do not conflict with views of residents made during the consultations.
- ix. Policy 5.1 – the question of severity of traffic and congestion cannot be ignored in Farndon. There is a T junction at the centre of the village through which every journey through the village must pass – this is especially difficult at school time as many children are dropped off by car and which also co-incides with travel to work times – and is twice a day. The school is to be expanded by 100 places. This is likely to result in up to an additional 200 car trips per day through the centre of the village.

We propose to bring 3 hardbound copies of the plan to the meeting as working documents and trust that this note will be helpful as a basis for our discussions.

All best wishes,

Fiona Henderson.
23 February 2017



FARNDON NEIGHBOURHOOD PLAN

2ND MARCH 2017
C W A C

DISCUSSION

We would like to thank Rosie and her team for their tireless efforts, without her constructive approach and diligence we would have struggled.



TODAY'S MEETING

1. Discuss all outstanding issues
2. Consider and understand each others ideas
3. Reach a mutually agreed resolution to each point
4. Agree the milestones for the FNP to proceed to completion.
5. Agree responsibilities and confirmation criteria.



VISION

“ In twenty years time Farndon will still be a rural village with a strong community ethos. It will value its heritage, river and surroundings while providing people with a safe and sustainable environment. Farndon will be a welcoming place providing local employment and encouraging visitors.”

17th April 2013



OBJECTIVES

- Protect and maintain the rural character of the landscape and the natural environment.
- Protect the built environment, heritage assets and the Conservation Area.
- Strengthen existing economic activities and support new opportunities for local employment.
- Strengthen public facilities.
- Ensure that housing growth reflects the needs of residents identified through community consultations.
- Support future development on '*previously developed land*' in sustainable locations.
- Respect the distinctive local character of the historic buildings with regard to new development in relation to building materials, building lines and density, height, massing and design.

17th April 2013



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

Section 2 Plan Development

Documentary Evidence

- Ward Snapshot May 2015 – Confirms our Statistics and Demographic Profile we will include in Annexes (With CWaC permission?)
- Census 2011 – For the sake of clarity – we propose to move para 2 on page 15 concerning the census to form a new paragraph on page 10, and also to include a comment on the housing sale patterns.



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

Section 3 Policy Development

- Definition of Settlement Boundary **Map now included (page 12)**
- ❖ Policy 1.1
 - Extending Marketing 6>12 Months **Done**
 - Changing “Will be resisted “ to “Will not be permitted” - **Rejected we are powerless to prevent .**
 - Deletion of Final Bullet Point **Accepted Done**



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ Policy 1.2

- Rewording Proposals **Accepted Done**
- Including “Extension Area” map of Monument Place –
Rejected Any map we supplied would be assumed to be the starting point for agreeing further development and would encourage developers to apply for further development beyond that.



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ **Policy 1.3**

- Defining a Village Shopping Area – Rejected We consider that the four shops two pubs and a café to be obvious enough, however there are some businesses outside that area which offer goods and services to the public. To limit retail to high street would fail to include these, to widen it to include all retail premises would almost be a settlement boundary map.




ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ **Policy 1.3**

- Clarity sought on designation of Farndon Bridge – Historic England website describes it as “Scheduled Ancient Monument” whereas CWaC comment of December 2016 states “Ancient Monument”

❖ **Policy 1.4**

- Defining “Appropriate developments” for the riverbank- Rejected it would be too prescriptive, we cannot envisage every type of possible development, and we can only work on the basis of each application will be reviewed upon it’s merits.
 - In the text the possibility of boat-hire and re-building the restaurant/café is mentioned.
- 

ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ Policy 2 - Homes to meet the needs of the Village

Do we have any evidence on the existing mix and types of homes?

- From CWaC's own Snapshot Farndon is 94.2% satisfied – From our own survey's we have established that future requirements would be for more retirement bungalow development (thus freeing up 3,4 &5 bedroom houses) and yet none of the recently approved development has addressed this need.
- Clearly development is taking place almost exclusively for non-Farndon Resident buyers.

So **Yes we do have evidence** but very little hope that local needs are what is driving development.



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ **Policy 2.1**

- Reflect STRAT 8 STRAT 9 and change bullet points- **Accepted Done**
- Prioritisation of Brownfield site development.- **Accepted Done**
- Cross reference Policy 3.1, 3.2 & 3.3 – **Accepted Included**



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ **Policy 2.2**

- Refer to evidence in CWaC plan and census – **Accepted Done in associated text**
- We have No evidence of a significant need for “Affordable Housing” in Farndon.

❖ **Policy 2.3**

- Refer to key views and sightlines – **Accepted Done**

❖ **Policy 3.2**

- Inclusion of Landscape Map and references – **Accepted Done**
- 

ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ **Policy 3.3**

- Comments regarding CWaC Conservation team efforts –
Accepted and included in Policy 3.3 statement.

❖ **Policy 3.4**

- Could this be included in policy 2.1? –**Accepted Done**



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

Facilities for Local People

❖ Policy 4.1

- Recommended wording change – **Accepted Done**

❖ Policy 4.2

- Recommended wording change – **Accepted Done**

❖ Policy 4.3

- Impact Assessment – **Accepted and we have included “Should reflect the size of the development”**



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ Policy 5.1

- Traffic Assessment policy – We accept your comments but feel we would be negligent not to attempt to address this very real problem Farndon already has. We have modified the wording to what we hope is appropriate.



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ **Policy 6.1**

- Should refer to Landscape Strategy - **Accepted we have now included a statement to that effect.**

❖ **Policy 6.3**

- EC20 no longer in force STRAT1 applies- **Amended EC20 deleted and STRAT 1 referred in references**
- Second Bullet point wording modification – **accepted**
“Encouraged not Required”



ISSUES ARISING FROM ROSIE MORGAN'S NOTES SEPT 2016

❖ Policy 6.4

- Should list green sites protected from development – Accepted Listed and Map included.



CONCLUSIONS

Have We?

1. Discussed all outstanding issues
2. Considered and understood each others ideas
3. Reached a mutually agreed resolution to each point
4. Agreed the milestones for the FNP to proceed to completion.
5. Agreed responsibilities and confirmation criteria.



FNDP – Meeting with CWaC – 2 March 2017 – 13.30 – Note for meeting

Issues raised by CWaC and not included in the Plan.

1. Introduction – Key Service Centre designation - CWaC suggestion to change date from 2012 to 2015 when Local Plan adopted.
 - The Parish Council was informed of the designation in 2012 and on the basis of that information, started the process of preparing a Plan for Farndon.
 - We have ensured that both dates 2012 and 2015 are included in the references to PDO4
2. Plan Development – and Policy 2 – Homes to Meet the Needs of the Village - more information requested.

A full housing assessment has not been undertaken but the responses to the questionnaires about housing – see chart on page 28 – are evidence of village opinion when asked about the mix of proposed new houses.

At this time (2012), the residents were considering the impact – and mix - of the proposed 10 new houses a year over 20 years – see Preferred Policy Options 2012. There was not an existing housing shortage: -

- No evidence of population change before the four new developments were approved.
- Census 2001 to 2011 showed the population of Farndon to be stable i.e. 2001 population 1,517 and 2011 population 1,665, following the addition of two small hamlets. Population increase in 10 years = 148.
- About 30 houses were on the market at any one time and most took up to two years to sell.
- The existing stock was mixed style and size ranging from two bedroomed cottages, small and large bungalows, various sized terraced, semi and detached houses.
- The size and exchange rate of the existing housing stock served the needs of the population moving into and within the area.
- Since 2015, the building of 233 houses on four housing estates – two of which are still in development – will fundamentally change the size and demographic of the village.
- Assuming three people in each of the new houses (which range from 2 to 5 bedrooms), the population will increase by 699 which is a 41.9% increase in the population in 4 years. Vastly in excess of the 10 houses per year envisaged by CWaC (2012 at PDO4) as sustainable development. With same calculation 30 people a year increase of 2%.

Most of this information is included in Section 2 – Plan Development and the Background to Policy 2 (Homes to Meet the Needs of the Village) – the final bullet point is not although it could be included.

Propose to include the '*Farndon Snapshot*' as an Annex.

3. Policy 1.1 – CWaC suggest 12 months as in the Local Plan rather than the 6 months stated in the Plan.

- if a company finds that it cannot continue trading, then the sooner a change of use can be applied for, the better – it avoids properties becoming derelict and being vandalized.
- the Plan offers a flexible approach of 6-12 months which seems reasonable for a small business in a small village.

4. Policy 1.1 – CWaC suggests the use of '*not permitted*' rather than '*resisted*'.

The Plan has no weight in law – it cannot order the owners of properties to do anything – if the company is bankrupt or cannot continue trading due to financial difficulties, the Plan can do nothing to change that and there is no mechanism by which to enforce such as statement.

5. Policy 1.2 – Extension at Monument Place – request to include a map.

- if the Plan included a map it would be assumed by the landowner that further development was already agreed.
- reference removed altogether.

6. Policy 1.3 – '*local retail centre*' or '*village shopping area*'.

- there are six shops and one pub at the junction of the High Street and Churton Road. Locally known as the High Street. The term '*local retail centre*' is not used in most villages and the Plan uses '*village shopping area*'
- A map can be included as an Annex if required.

7. Page 23 - text paragraph 3 – query precise status of the Bridge

Plan uses the term '*Scheduled Ancient Monument*' as on the Historic England web-site. CWaC states '*Scheduled Monument*'.

8. Policy 1.4 – Riverbank – CWaC request to include detailed proposals.

- any proposed development is severely restricted by the fact that the riverbank floods regularly and is a Site of Special Scientific Interest – as is the river Dee itself. Possible uses are already limited by Natural England and the Environment Agency.
- the text now suggests the possibility of boat hire (previously went bankrupt), re-building the café and restaurant (they both went bankrupt) and housing – all of which will be subject to scrutiny because of the flood plain.
- Reference to LCA 15f is included as requested and a map of the Flood Plain (page 22).

9. Policy 2.1 – CWaC states that the wording does not exactly reflect the wording of the Local Plan, Part 1.

The policy was developed in 2013 and pre-dated the approval of the Local Plan in 2015. Amendments have been made to the Plan where they do not conflict with the views of residents.

10. Policy 5.1 – CWaC query issue of Congestion in Farndon village.

We appreciate that national planning guidelines state that planning permission should not be refused on traffic grounds unless the impacts are severe.

- traffic congestion in Farndon was already severe during work and school travel times because of the nature of the roads – the school is on Churton Road, 100 yards from the T junction in the middle of the village which is the junction between the only two through roads in Farndon.
- this was before the building of 100 houses in 2015.
- the traffic is now worse due to the increase in the number of children at the school and travel to work traffic from these 100 houses.
- the school is being expanded by 100 places.
- a further 150 houses are currently under construction which will increase the traffic flow by at least 300 cars. One of the developments of 104 houses - enters Churton Road 100 yards from the school – and Churton Road has narrow or non-existent pavements.
- the issue of traffic congestion and the danger to pedestrians is high on the list of concerns of residents.
- 98% request a traffic impact assessment (chart page 54).

GM