

# Farndon

## Neighbourhood Development Plan



**2016 to 2030**

**Appendices**

## **Table of Contents**

Annex 1 – Household Questionnaire 1 (December 2012) & Results & Analysis

Annex 2 – Business Questionnaire (December 2012) & Results & Analysis

Annex 3 – Household Questionnaire 2 (January 2015) & Results & Analysis

## **Appendix 1**

Public Questionnaire - Issued by door to door distribution to every household in Farndon October 2012.

### Results

170 completed returns analysed and published January 2013.



## 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-ing	Bicycle	Private Car/Van	Public Bus	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 area	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

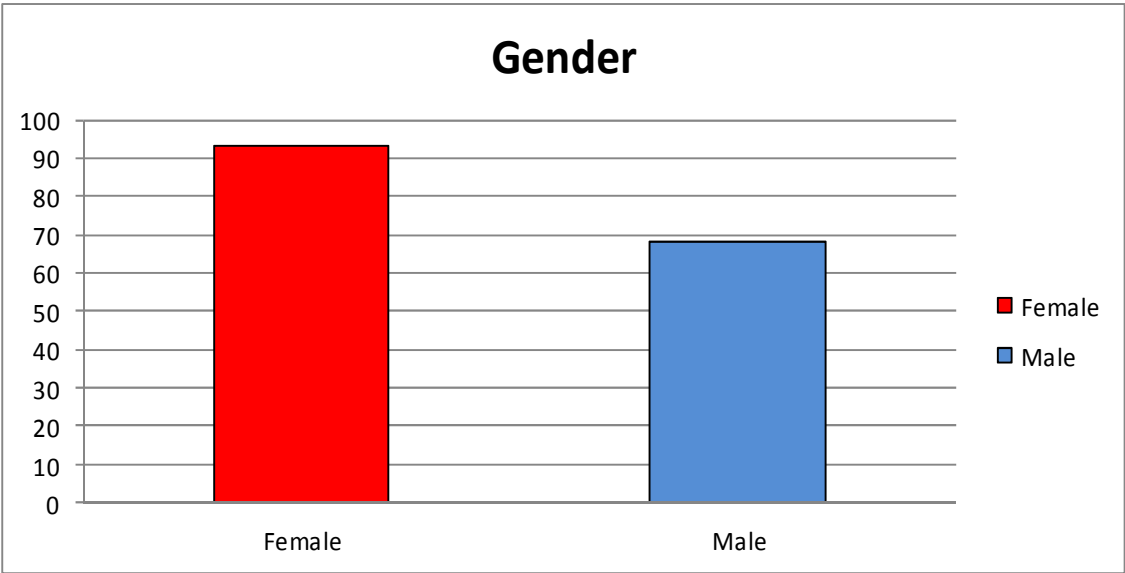
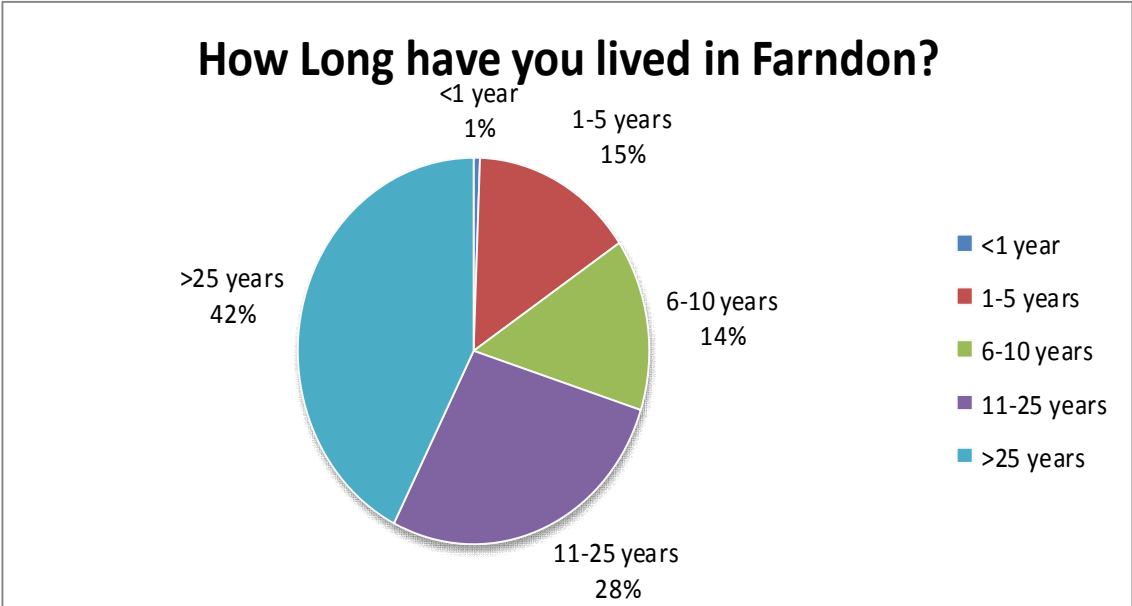
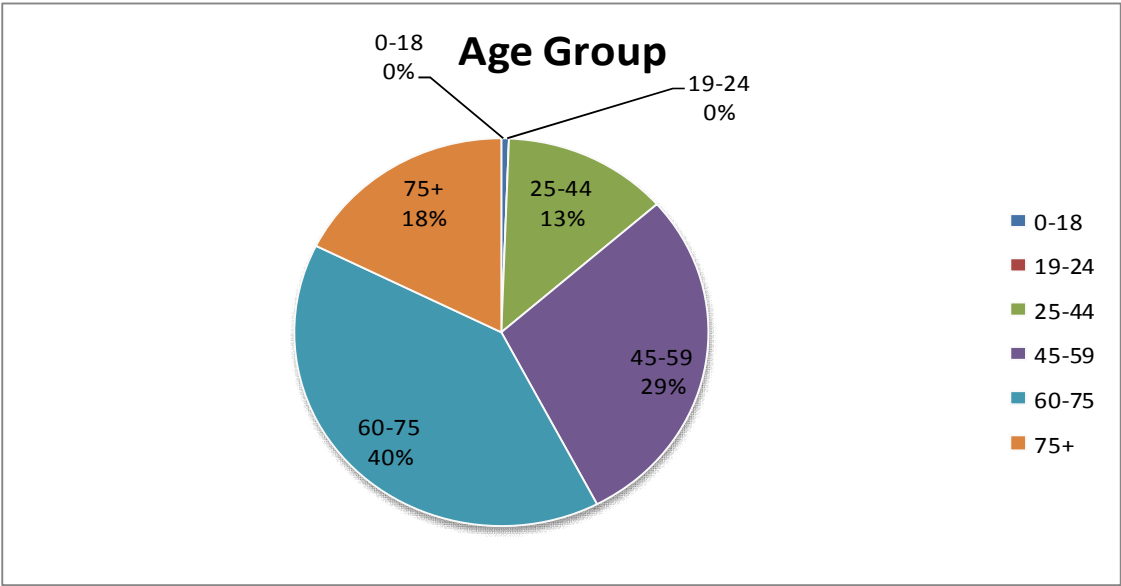
The Steering Committee will: -

- 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.

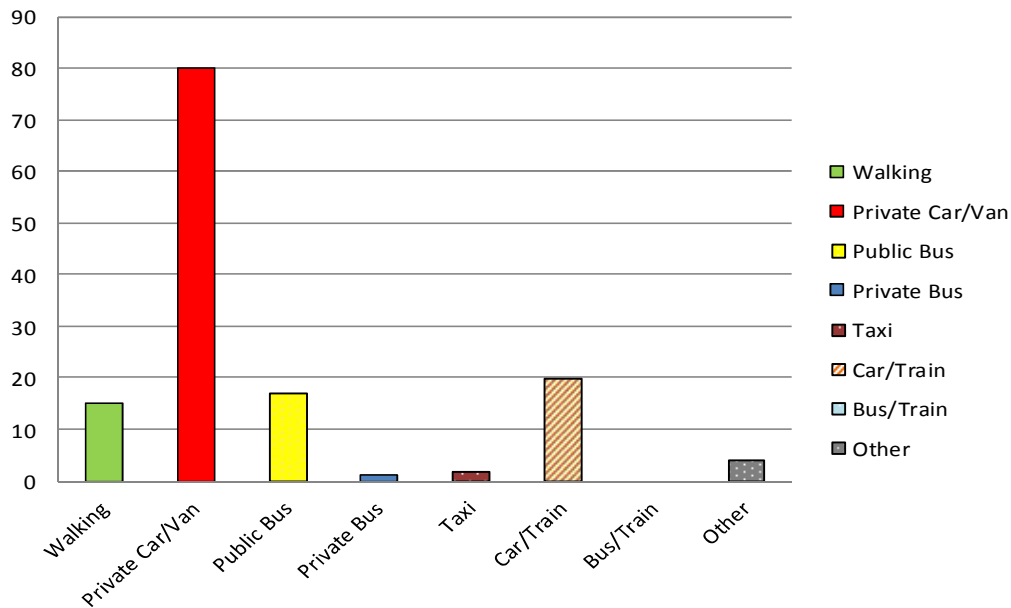
We hope that this is helpful and thank you.



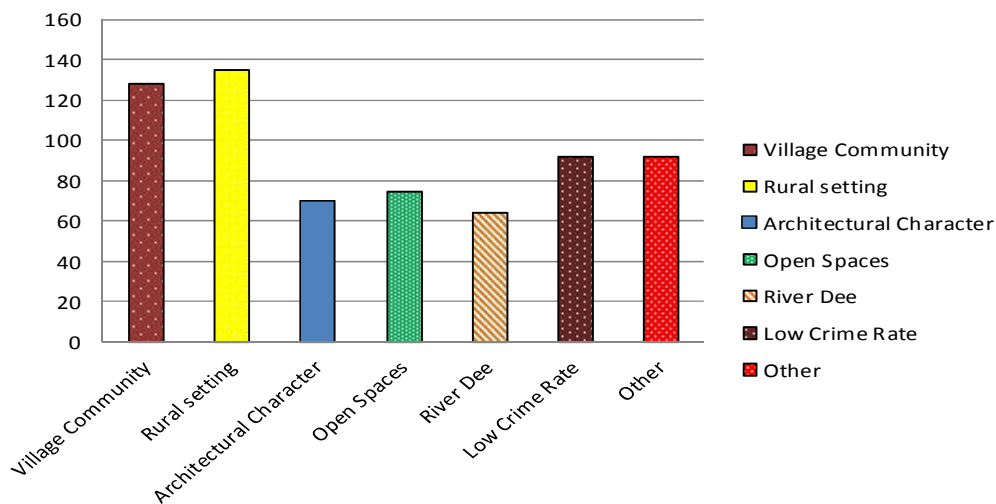
Results of Questionnaire 1



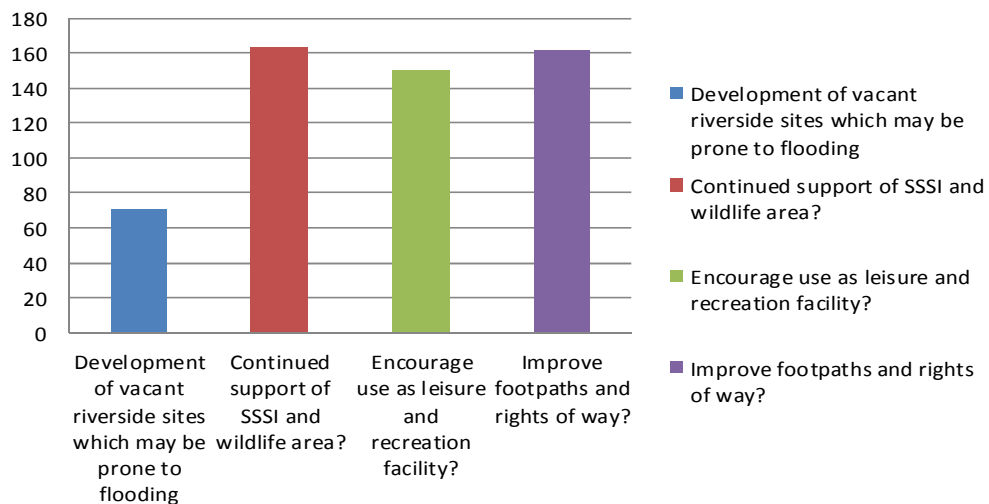
## Main Method of Transport



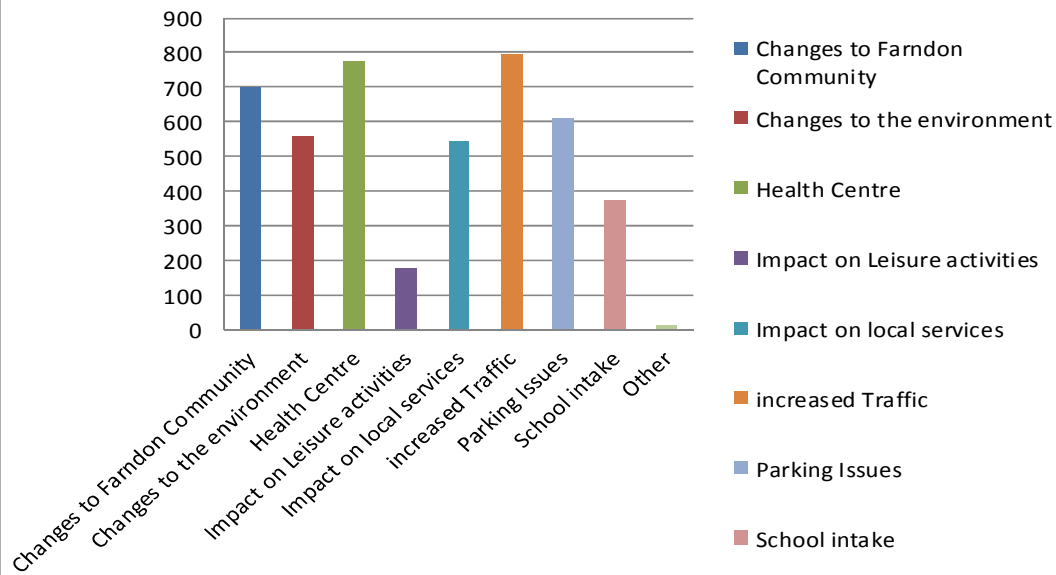
## Environment Priorities



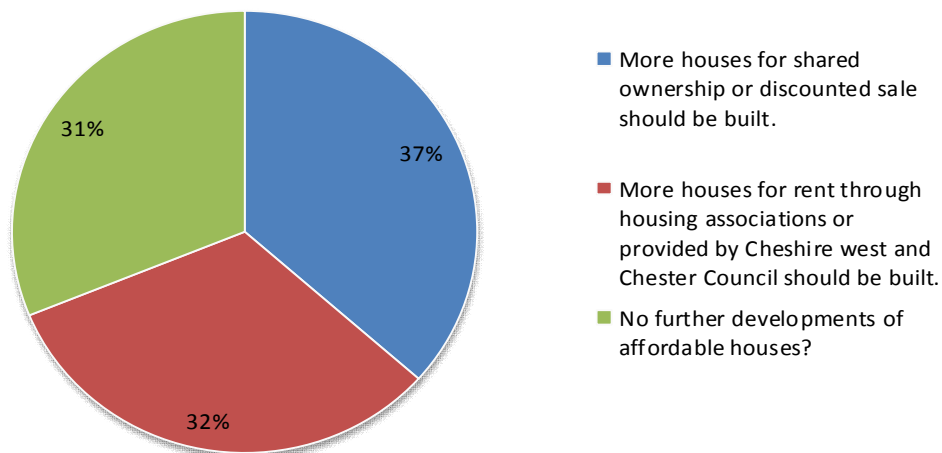
## Actions on Dee Area



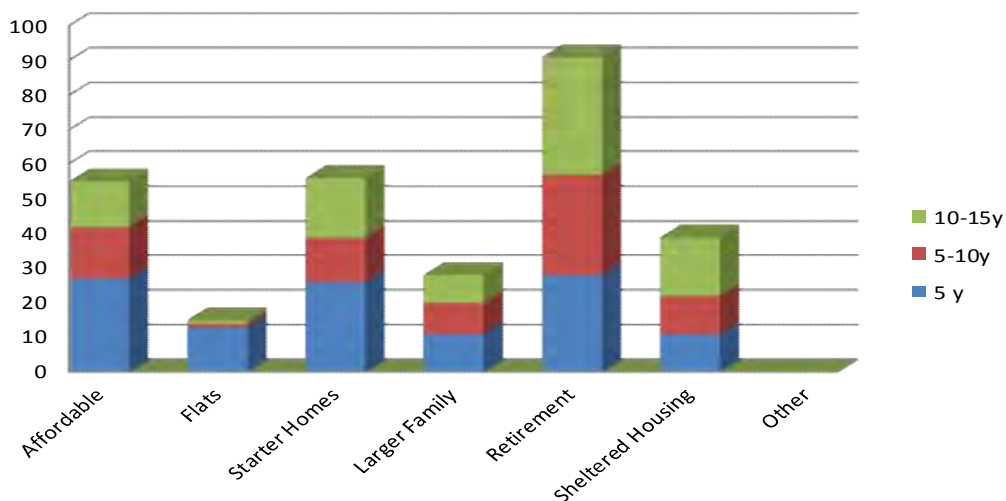
## What Impacts will Development Have?



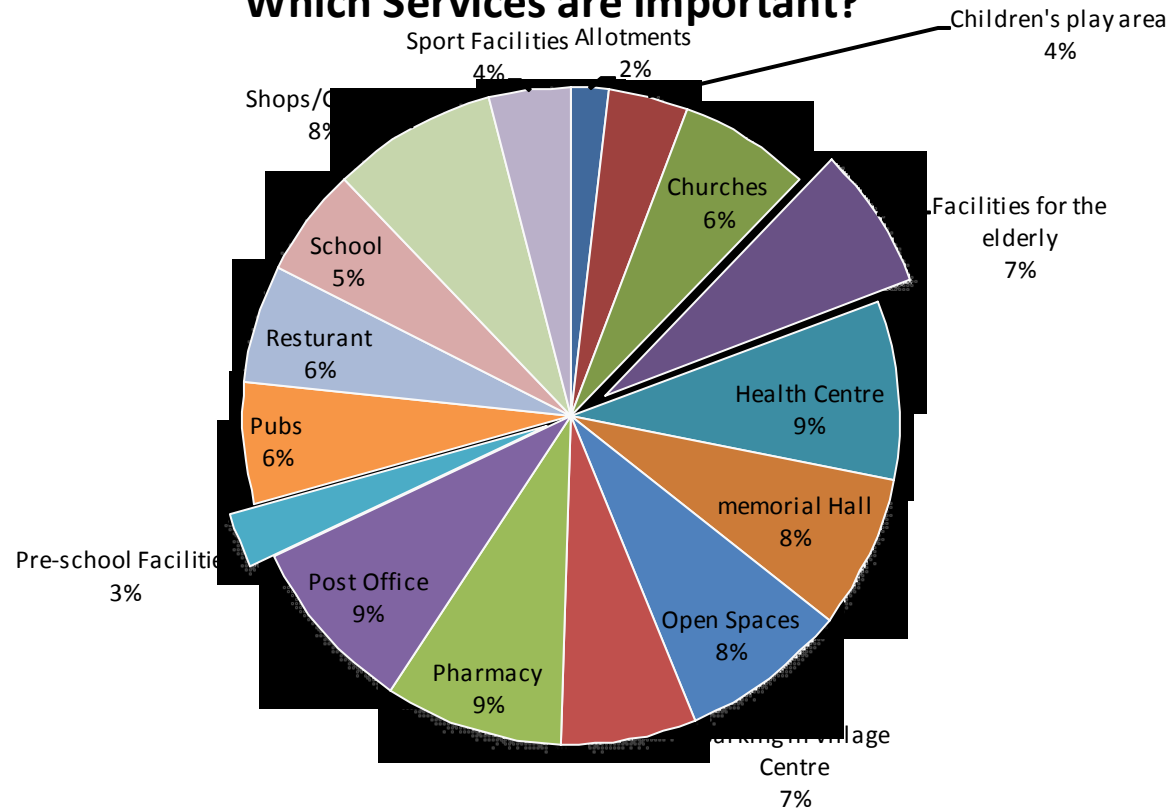
## Do you Agree?



## Housing Needs



## Which Services are Important?



## 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 Farn-don 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

# Neighbourhood Consultation Questionnaire Results

January 2013



## Table of Contents

<a href="#">Summary.....</a>	<a href="#">4</a>
<a href="#">Q1 - What Age Group do you belong to? .....</a>	<a href="#">5</a>
<a href="#">Result .....</a>	<a href="#">5</a>
<a href="#">Analysis .....</a>	<a href="#">5</a>
<a href="#">Q2 - How Long have you lived in Farndon? .....</a>	<a href="#">5</a>
<a href="#">Result .....</a>	<a href="#">5</a>
<a href="#">Analysis .....</a>	<a href="#">5</a>
<a href="#">Q3 - Which Gender are You? .....</a>	<a href="#">5</a>
<a href="#">Result .....</a>	<a href="#">5</a>
<a href="#">Analysis .....</a>	<a href="#">6</a>
<a href="#">Q4 - What is your main method of transport to your work or study place (if applicable)? .....</a>	<a href="#">6</a>
<a href="#">Result .....</a>	<a href="#">6</a>
<a href="#">Analysis .....</a>	<a href="#">6</a>
<a href="#">Q5 - The following table sets out some of Farndon’s special characteristics. 4 most important. ....</a>	<a href="#">6</a>
<a href="#">Result .....</a>	<a href="#">6</a>
<a href="#">Analysis .....</a>	<a href="#">6</a>
<a href="#">Q6 - Do you support the following potential future actions regarding the River Dee area? .....</a>	<a href="#">6</a>
<a href="#">Result .....</a>	<a href="#">7</a>
<a href="#">Analysis .....</a>	<a href="#">7</a>
<a href="#">Q7 - What impacts do you think future development will have on Farndon? .....</a>	<a href="#">7</a>
<a href="#">Result .....</a>	<a href="#">7</a>
<a href="#">Analysis .....</a>	<a href="#">7</a>
<a href="#">Q8 - What type and size of housing development in Farndon would you support?.....</a>	<a href="#">7</a>
<a href="#">Result .....</a>	<a href="#">7</a>
<a href="#">Analysis .....</a>	<a href="#">7</a>
<a href="#">Q9 Do you Agree? More houses for shared ownership or discounted sale should be built? .....</a>	<a href="#">8</a>
<a href="#">Result .....</a>	<a href="#">8</a>
<a href="#">Analysis .....</a>	<a href="#">8</a>
<a href="#">Q10 - What type of housing could someone in your family need? .....</a>	<a href="#">8</a>
<a href="#">Result .....</a>	<a href="#">8</a>
<a href="#">Analysis .....</a>	<a href="#">8</a>
<a href="#">Q11 – How important are the following Facilities to you? .....</a>	<a href="#">8</a>
<a href="#">Result .....</a>	<a href="#">8</a>
<a href="#">Analysis .....</a>	<a href="#">8</a>

## [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 31<sup>st</sup> 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 re-

ceived. 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.

## **Annex 2**

Business Questionnaire - Issued in person to all businesses in Farndon February 2013.

### **Results**

12 completed returns analysed and published March 2013.



## 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 Space	Business Centre (for Small & Start-up Companies)	Workshops	Storage Units	Shops and Services	Other (please state)
Yes						
No						
No Opinion						

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 encouraged			
Larger businesses should be encouraged but only if they do not prejudice existing local businesses			
Off street parking should be provided as part of all new business development			
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 provided to meet a range of business needs			
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 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

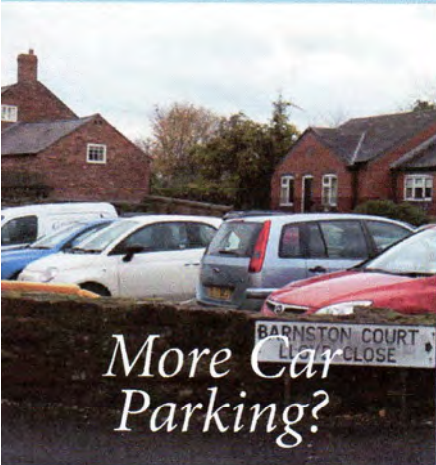
*More Houses?*



*More Shops?*



*More Car  
Parking?*



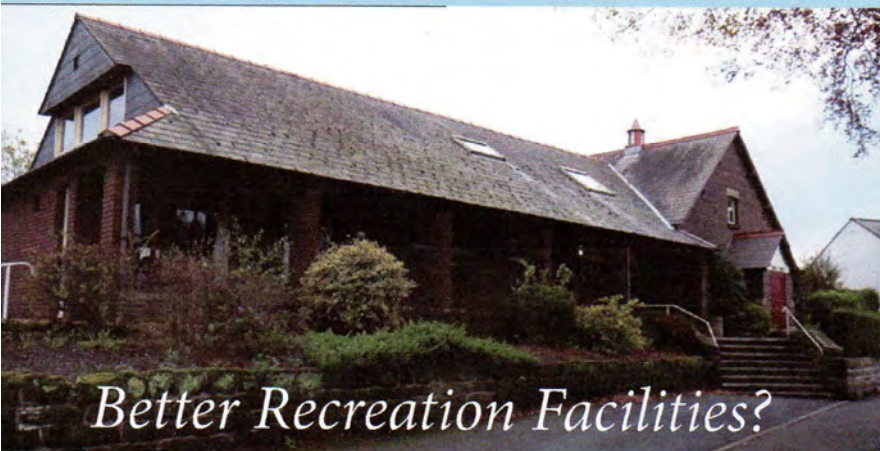
## FARNDON

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.

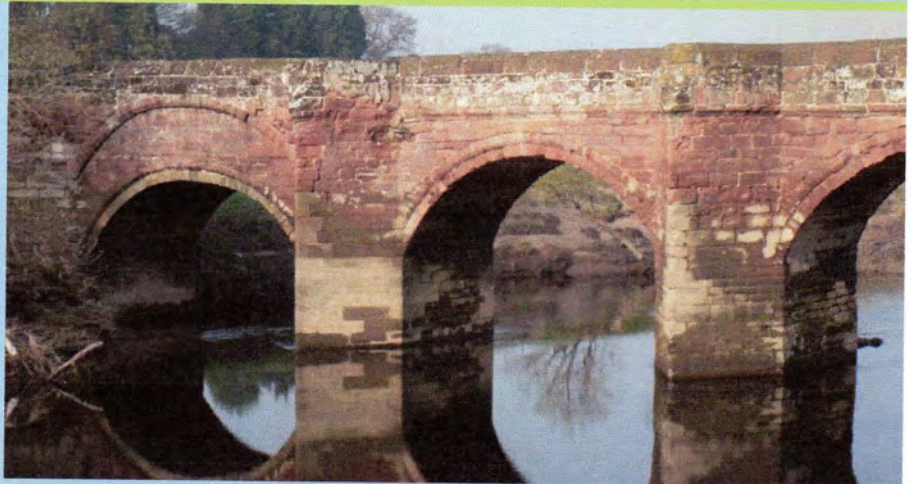
**105** houses to be built opposite Brewery Motors  
has been passed and the land is currently for sale.

*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

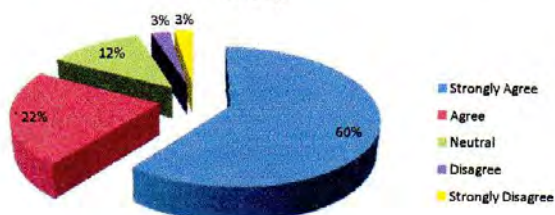
Proposals for employment sites, especially for small scale high tech, knowledge, leisure or agricultural businesses will normally be encouraged. Proposals which utilise or regenerate existing unused agricultural or commercial sites will be especially welcome.

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.

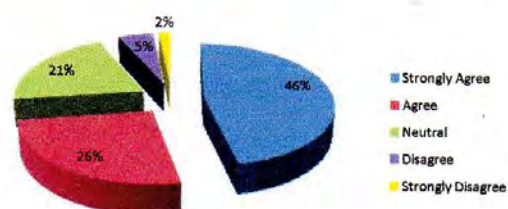
The issues identified:

- 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

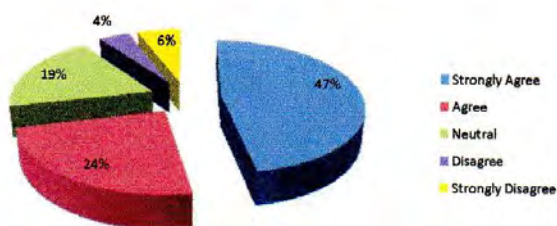
#### Agree to organising a Local Business Support Group



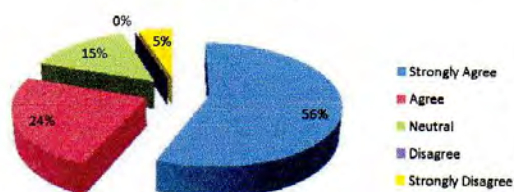
#### NDP & PC should promote Tourism



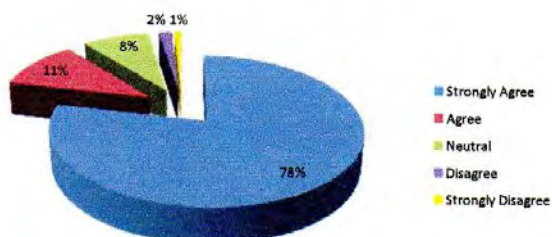
#### PC should promote Farndon in Chester & Wales



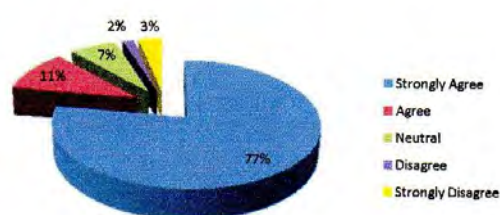
#### NDP Support Diversification of local Economy



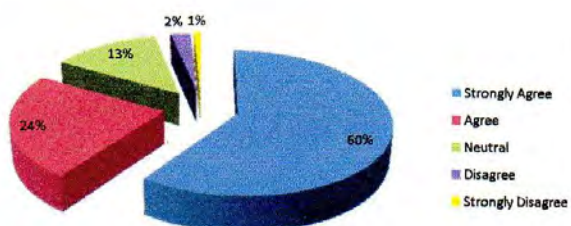
#### Support for High Speed Broadband



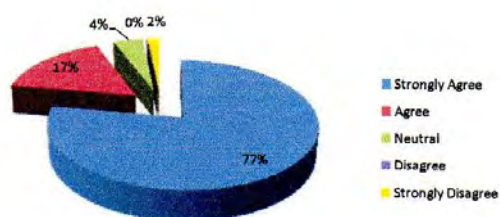
#### More considerate Parking using MH



#### Protect Jobs



#### HGV Traffic should be outside Village



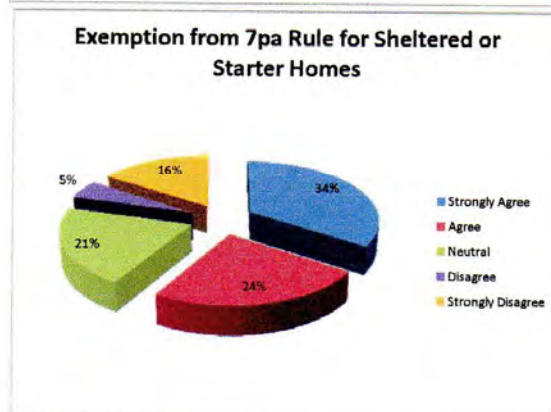
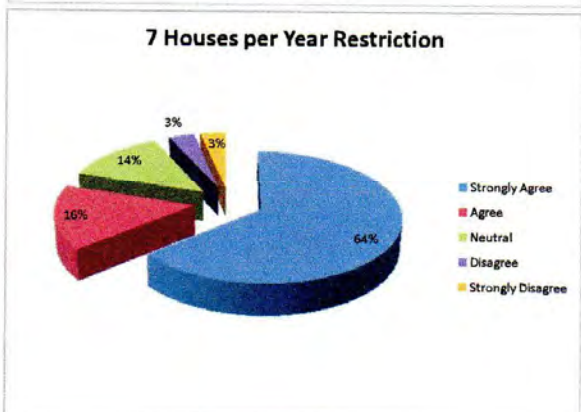
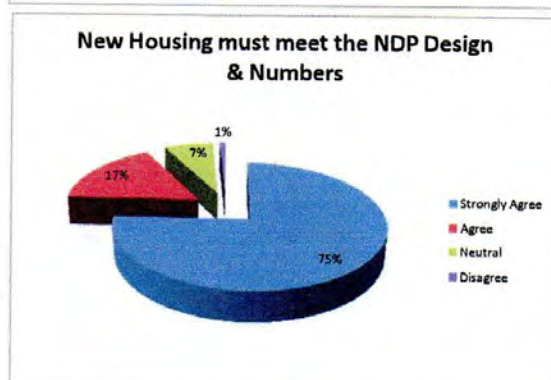
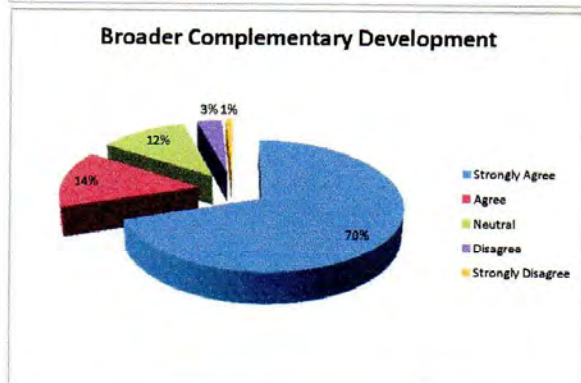
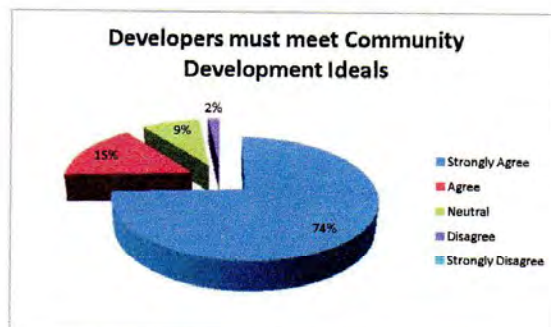
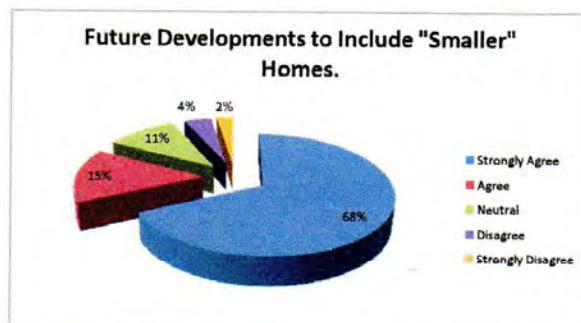
## Homes To Meet The Needs Of Local People

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.





### 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.

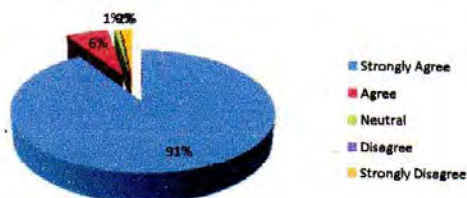
Our natural environment and the biodiversity that it supports is important. All proposals for development must comply with European, National and Local (Cheshire West & Chester) policies in respect of its protection and conservation.

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.

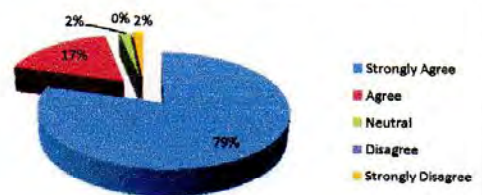
The issues you identified:

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

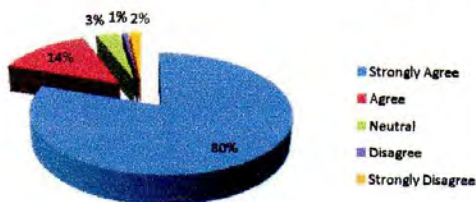
#### Developments must protect Historic & Natural Assets



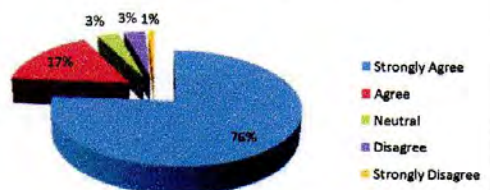
#### Minimisation of Negative Impacts



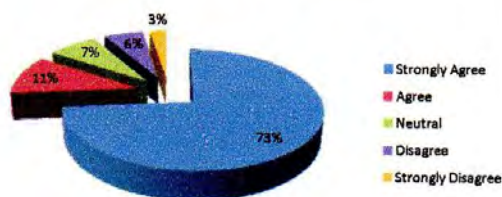
#### National Gov Guidelines on Landscape



#### Wildlife Corridors Protection



#### Development of Riverside

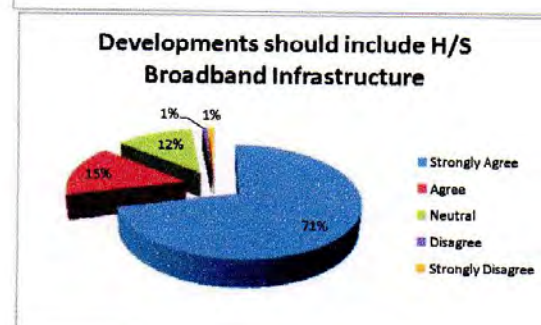
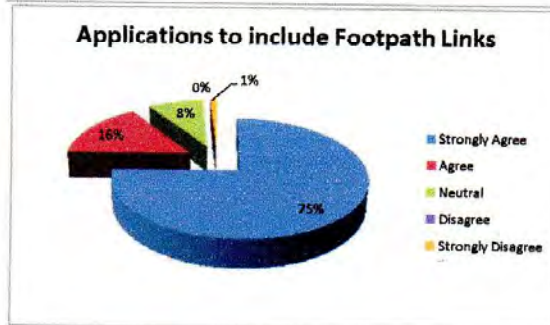
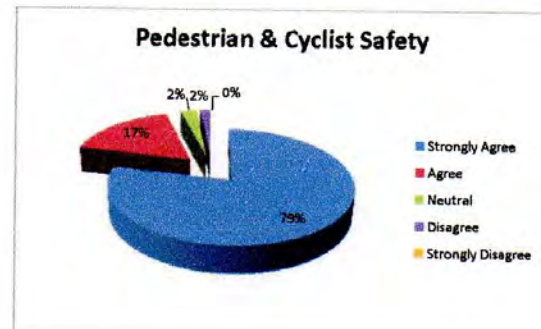
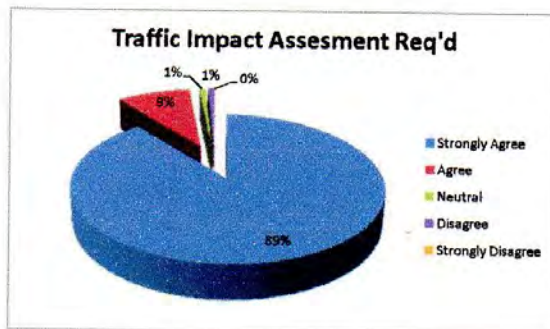


## Transport And Communication

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.



## Better Facilities For Local People

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

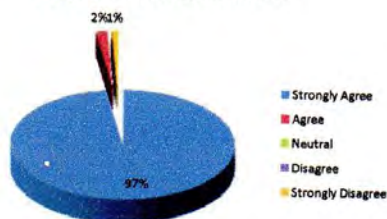
The policies are aimed at ensuring that the current levels of services enjoyed by the village are retained and where appropriate, new services and facilities can be added in the future.

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.

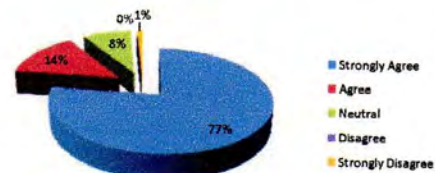
The issues identified:

- 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.

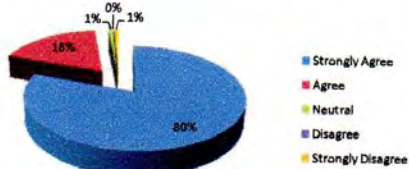
### Support Existing Facilities



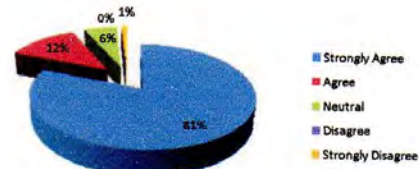
### Improve Existing Recreational Facilities



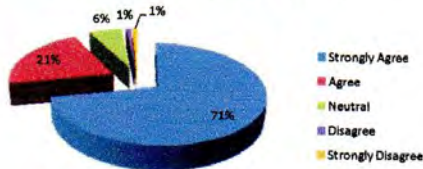
### Developers Impact Assessment



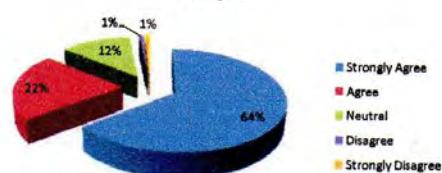
### Safe Access to Local Facilities



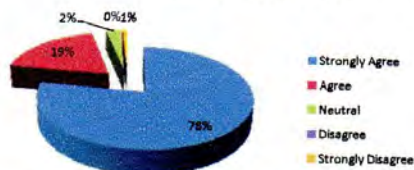
### Developers must Engage to Improve Access to Facilities & Services



### Better Understanding for Young People



### All Sectors must be Catered for





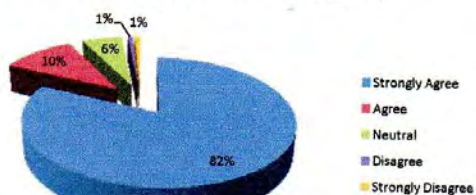
## Protecting The Built Environment

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.

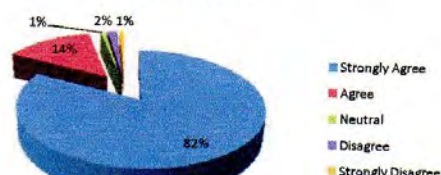
The issues you identified:

- 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.

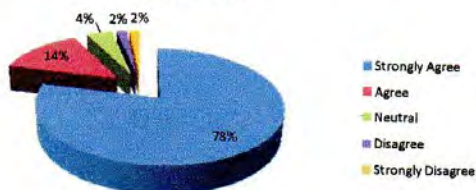
### Developments should be Low Key



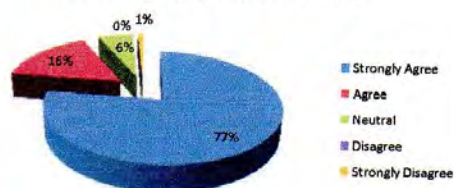
### Developments should Preserve Views and Vistas



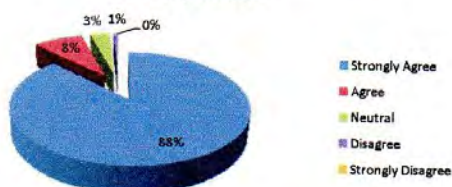
### Sympathetic to Conservation or Listed Buildings



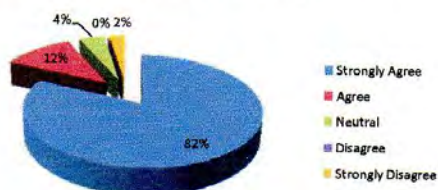
### Integrated Road & Footpaths with other Existing Infrastructure



### Priority must be given to Brownfield Site Developments



### Incremental Developments preferred





# Farndon Neighbourhood Planning Questionnaire – Results Analysis

---

April 2015

## Contents

Summary .....	3
Promoting Growth & Employment opportunities. ....	4
Homes To Meet The Needs Of Local People.....	6
Protecting the Built Environment .....	8
Better Facilities For Local People .....	9
Transport and Communication .....	11
Protecting Landscape and Nature Conservation Interests .....	13

# 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 complementary 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:

- a. People who wish to live in family homes.
- b. First time buyers.
- c. People who wish to rent.
- d. Young families with a restricted income who need a larger property.
- e. 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.*

