



No Mans Heath & District Neighbourhood Plan

Consultation Statement

&

Appendices

Plan Progress Key Activities

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Stage One

Enlightenment

1. **13 March 2012** – As a result of a three day community involvement initiative held by Prince's Foundation on behalf of Cholmondeley Estate regarding ideas for developing estate interests, people were made people aware of the government's initiative of neighbourhood planning, its objective being to put the direction of future housing development in the hands of the community, struck a chord with some of the attendees. The ward councillor of the day and others who had attended the activity thought it may be a good thing for our community if such a plan was formulated for our parish. The suggestion was put to the Parish Council which supported the idea and agreed the formation of a working group.

We set out to encourage the greatest number of our community, across all age groups, to give us their opinions about the future development of our area up to 2030. The area's farming history and unstructured homes development has effectively created two relatively small conurbations at the edge of a farming landscape. The census statistics of 2011 show that our parish covers 2313 hectares (5712 acres) and has a population of 1132; 74% live in our two conurbations of No Mans Heath and Hampton covering just 5% of the area total, leaving 26% of the population spread thinly across the other 95% of the area. There is a pub and general store/post office at No Mans Heath and a shop and restaurant at Hampton. However neither area has a close community from which social/business activities have developed. Our residents fulfil their recreation, business, schooling and health needs through out-of-parish resources. Our small population is spread so thinly across neighbouring recreational societies and schools that it was felt canvassing in these areas would not generate results.

To obtain our base information we chose to focus on the Parish Council Annual meetings, parish-organised events, and drop-in sessions at convenient points inside and outside of the parish. These open days were widely advertised both through individual post boxes, parish noticeboards and local magazines such as Bickley & Cholmondeley Parish News and the Village Voice. Business interest was canvassed by cold-calling around the broad area of Hampton Industrial Estate.

As our experience of canvassing and response results grew, we focused on providing questionnaires to all households/businesses with prepaid addressed envelopes. This method has generally given the greatest number of returns and served us well over the years.

The largest land owner in our plan area is Cholmondeley Estates with probably 75% of the old Bickley parish. Bickley Parish accounts for about 20 % of the NPA. Although they have their own agenda for development of their estate we felt that it was right to involve them in our project for the parish of No Mans Heath & District. After a few meetings it became obvious that the Estate had little time for the greater No Mans Heath parish only its interests

in Bickley. The open invitation for a representative of the estate to attend our steering group meetings was never taken up.

Stage 2

Community View

2. **14 May 2012** – Annual Parish Council Meeting. Presentation of NHP principle to the community and the first public consultation.

The first presentation of the idea and consultation took place at the Annual (first) Parish Council meeting. Parish maps were available to view, post-it notes for comments and questionnaires for completion. Sixty people attended and 24 questionnaires were completed. This first meeting brought with it enthusiasm for the project and many volunteers from the community to join the team to develop the plan and offers of help from a housing group and a representative from Cheshire Wildlife Trust.

3. **14 July 2012** - Jubilympics family celebration party at the Wheatsheaf Inn. Our Jubilympics was an opportunity to collect more points-of-view. Representatives of the steering group were on hand with maps and questionnaires. Nine questionnaires were completed.
4. **8 November 2012** – Parish Council formal resolution 165 for the steering group to produce a NHP and resolution 166 to set the NPA. The area is the boundary of NMH & DPCI, plus two small additions.
 - a) There are a small number of properties which lie within the parish of Malpas but due to their location should be included in any plans relating to the Hampton Heath area.
 - b) There are a number of properties which lie within the settlement of No Mans Heath but are included in the Parish of Macefen.

For all intents and purposes, the properties and residents relate to Hampton Heath and No Mans Heath. We believe that we cannot leave these residents out of any consultations about the future development of the area. The appropriate parish councils of Macefen and Malpas were advised with permission requested and granted. (NMH&D website, <http://www.nomansheathparish.co.uk/wp/minutes/> Parish Council minutes book November 2012 Resolutions 12/165 and 12/166)

5. **10 January 2013** – Parish Council formal resolution 173 to carry out a housing survey.

In line with a suggestion from our housing trust representative we decided that a housing survey based on our proposed plan boundary would give more clear understanding of local need than recent CWaC surveys. (NMH&D website PC minutes book, January 2013 Resolution 13/173)
6. **7 February 2013** – Announcement of HAVE YOUR SAY drop-in sessions.

In line with our desire to consult with as many people in the community as possible we set out a schedule to collect opinions from a number of places around the parish. These were The Coronation Hall Bickley, Wheatsheaf Inn No Mans Heath, NISA Today No Mans Heath and Malpas High Street. Every home was presented with a leaflet outlining our objectives, requesting support and advising of the venues and dates. A total of 55 questionnaires were completed between February 2012 and July 2013. (*Appendix 1 HYS consultation Dec 12”, Appendix 2, My View consultation doc”*)

7. **21 February 2013** – Wheatsheaf Inn drop-in session. 12 questionnaires completed.
8. **22 February 2013** – Malpas Jubilee Hall drop-in session. No questionnaires completed.
9. **3 March 2013** – Village store No mans Heath Community Canvas. Twenty-three questionnaires were completed.
10. **26 March 2013** – Coronation Hall Bickley, presentation to St Wenefrede’s Group (local pensioners’ monthly meeting). Eleven questionnaires completed.
11. **April & May 2013** – Canvassing the local businesses on and around the Hampton Industrial Estate. Three questionnaires completed.
12. **6 April 2013** – Coronation Hall drop-in. Two questionnaires completed.
13. **11 April 2013** – Application for approval of NPA NP023. Publicity commenced.
14. **18 April 2013** – Annual Parish Council Meeting. General update of the NP’s progress. Thirty attendees and two questionnaires completed.
15. **6 June 2013** - NPA NP023 approved and formally designated. (*CWAC website*)
16. **13 June 2013** – Meeting with Cholmondeley Estate. To develop an interchange of ideas and mutual involvement.
17. **27 June 2013** - Meeting with Cholmondeley Estate and representatives of Prince’s Foundation Trust. To develop an interchange of ideas and mutual involvement.
18. **11 July 2013** – Parish Council Formal Resolution 13/199 to support the Statement of Intent presented by the NP steering group. (*NMH&D website PC minutes book page 255, Resolution 13/199*)
19. **29 July 2013** – Open Involvement collection boxes drawn in, containing 5 questionnaires

Stage 3

Consolidation of comments and the creation of our Vision and Objectives and Draft Policies

Comments (254) from all sources were logged and analysed. Similar comments were combined and a significance level was obtained by the number of times a topic was mentioned. Comments that were not relevant to the plan were discarded, comments that related to normal parish council duties were fed back to a Parish Council meeting for review and the rest were used by the steering group to formulate the Vision, Objectives, and Policies. (*Appendix 3 Consultation Comments Analysis*)

20. **14 November 2013** – Parish Council Formal Resolution 13/223 to support the Vision and Objectives questionnaire presented by the NP steering group.
21. **20 December 2013** – Meeting with Cholmondeley Estates and representatives of Prince's Foundation Trust. To develop an interchange of ideas and mutual involvement.
22. **10 February 2014** – Vision and Objectives questionnaire distributed to all households and businesses in the plan area. A prepaid, return addressed envelope was included. The objective was to measure the level of support for the policies suggested, understand the community feeling on new home numbers, look for any refinements required to existing text and to seek out new ideas and objectives. (*Appendix 4 Vision and Objectives Mk 4 V9*)
23. **28 February 2014** – Vision and Objectives return deadline.
24. **13 March 2014** – Presentation of a summary of the Vision and Objectives response results to the parish council. (*Appendix 5 V&O Summary Presentation*)

Stage 4

Conduct a Housing Survey to obtain a more focused demand profile

25. **8 May 2014** – Parish Council Formal Resolution 14/245 to conduct a housing survey and to continue this annually. The previously approved housing survey was not conducted as Muir Housings representative could not continue to attend meetings and was never replaced. A new survey was developed from a CWaC template and confirmed suitable for use by Lesley Bassett Housing Strategy & Enabling Officer, Growth and Prosperity CWaC. (*NMH&D website, PC minutes book Resolution 14/245*)
26. **June 2014** – Distribution of the Housing Survey to all households and businesses in the NPA with a prepaid addressed envelope for returns. (*Appendix 6 Household Survey Questionnaire*)
27. **12 September 2014** – Presentation of the Housing Survey results at Parish Council meeting. (*Appendix 7 Survey Analysis 14 08 15*)

Stage 5

Refinement of Policies

September 2014 saw the appointment of an external consultant, Andrew Thomson of Thomson Planning Partnership, who brought skill, detailed knowledge and experience of creating neighbourhood plans to the team,. The mass of information and additional comments to our proposals resulting from our Vision & Objective questionnaire were again consolidated and refined then used to modify/change the document. The housing survey brought us up to date with the latest demand issues. Closer relationships were developed with CWaC Spatial Planning Department so that our plan could be seen to be developing and

for it to be moulded around confirmed LP policies. Our refined policies were put together as a Draft Policy document which was distributed to all households. Responses were again reviewed for appropriate changes and additions.

28. **3 December 2014** – Distribution of Draft Policies to all households and businesses in our area with a prepaid reply card. (*Appendix 8 NMH Plan Policy booklet*)
29. **17 December 2014** – Policies deadline reminder sent to our email distribution list and Facebook.
30. **18 December 2014** – Meeting with Mr T Parker plan steering group chairman, Mr A Thomson steering group consultant and Mr G Bench CWaC Spatial Planning. (*Appendix 9 CWAC meeting with G Bench 141218*)
31. **15 January 2015** – Presentation of Draft Policies survey results to parish council. (*Appendix 10 Draft Policies community comments summary*)
32. **17 February 2015** - Meeting with Mr T Parker plan steering group chairman, Mr A Thomson steering group consultant and Mr G Bench CWaC Spatial Planning reference feed-back regarding draft plan policies. (*Appendix 11 CWAC meeting with G Bench 150217*)
33. **7 August 2015** - Meeting with Mr T Parker plan steering group chairman, Mr A Thomson steering group consultant and Mr G Bench CWaC Spatial Planning, Charlotte Aspinall. (*Appendix 12 CWAC meeting with G Bench 150807*)

Stage 6

Regulation 14 Public Consultation

In line with policy the NP was made available to all the parties advised by CWaC, all local businesses in and around our parish registered through the Malpas Biznet organisation, parish noticeboards and direct email to all in the community who had previously provided email addresses for this purpose. Responses were considered at a steering group meeting and policies adjusted as appropriate. Special attention was paid to the CWaC contribution to ensure broad conformity was confirmed.

34. **18 September 2015** - Regulation 14 distribution of draft plan for public consultation 18 September 2015 to 30 October 2015.
35. **26 November 2015** - Meeting with Mr T Parker plan steering group chairman, Mr A Thomson steering group consultant and Mr G Bench CWaC Spatial Planning reference comments on our plan under Reg 14 consultation. (*Appendix 13 CWAC meeting with G Bench 151127*)
36. **30 October 2015** – Additional time allowed on public consultation to ensure the community are fully aware and that opportunities are available for face-to-face discussion.
37. **5 December 2015** – Afternoon Drop-In at Coronation Hall Bickley. Six attendees.

38. **January 2016** onwards – Review of all consultation responses and application of any recommendations that were appropriate. (*Appendix 14 Reg 14 Stakeholder responses and our actions*)

Stage 6a

Process Interruption

On the 21st December 2015 application number 15/05065/OUT for 53 dwellings, a village hall and associated public open space, car parking and new access on land at Bickley Lodge, Whitchurch Road, No Mans Heath, Malpas was lodged with CWaC planning office.

This proposed development was of a size and nature that conflicted with the emerging NP's policies but was offering a completely fitted out village hall that would be able to offer indoor sports and social facilities and act as a community centre able to cater for up to 80 people. There was a possibility that this offer could be of interest to the community. If so then the NP would need to change as it would no longer represent the community view and would fail at referendum. With this as the driver a survey was completed to establish if the community wanted to keep the existing NP or have it changed to include policies that would support the "homes and hall" application.

There was a 26.37% return rate with 73.85% wishing to keep the plan as it stood at the Regulation 14 Consultation.

39. **28 February 2016 to 7 March 2016** – Survey forms distributed around PA area and information about its presence and the ways to contact us with responses put on Parish Council and Neighbourhood Plan websites. (*Appendix 15 Homes and Hall consultation doc*)
40. **16 March 2016** – Closure date for responses. Results: 493 surveys out 130 (26.37%) returns, of which 96 (73.85%) wanted no change to the plan. (*Appendix 16 Homes and Hall Survey Results*)
41. **22 March 2016** – Group meeting confirmed the NP has reached the end of the creation process. A Consultation Document and all the appendices was required before presentation the Parish Council and to CWaC for Regulation 15 Consultation and beyond.

Stage 6B

Further Process Interruption

While finalising the full document, with CWaC's support. the *Local Plan Part Two Land Allocations and Detailed Policies - Preferred Options Approach* was issued. This document showed that No Mans Heath settlement had been recommended for the classification of a Local Service Centre. This classification would significantly change the direction of development laid out in our plan so the project was again put on hold until an absolute decision had been made.

42. **8 September 2016 – Resolution** by No Mans Heath and District Parish Council to OBJECT to the classification of the settlement as a LSC based on a biased methodology, poor public transport and infrastructure inadequacies of sewage and electricity. (NMH&D website minutes for 8th September 2016 para 13)
43. **23rd January 2017** – Endorsement by the Local Planning Working Group of the LSC recommendation by Senior Manager – Planning and Strategic Transport subject to a further report. (CWaC website: *Local Plan Working Group Minutes 23rd Jan 2017*)
44. **29th February 2017** – Report by Senior Manager – Planning and Strategic Transport confirms the selection of No Mans Heath as a Local Service Centre.
45. **March 2017 to April 2017** – Consultation between NP steering Group with Rosie Morgan, Principal Planning Officer, Planning Policy team, to agree the Development Boundary for inclusion in the emerging NP.
46. **10th May 2017** – Distribution of survey/consultation document (*Appendix 17*) seeking the views of the residents of No Mans Heath plus residents of homes within its close proximity.
47. **18th May 2017** – Parish Annual Public Meeting. The Development Boundary was part of the agenda and 33 people attended. Returned survey cards were counted and the result was 78.6% supported the recommended boundary, 11.9% suggested a different boundary and 9.6% were void. Forty two cards were returned from 249 issued, 16.8% of the homes asked.
48. **28th June 2017** – Parish Public Meeting II. This second public meeting was to generate a greater understanding of the implications of the proposed development boundary and the opportunity it could give to the community to create a village of their choice. It was agreed to accept slight changes to the previously recommended boundary and then conduct a parish wide consultation to finalise the direction of the NP.
49. **18th July 2017** – Consultation document (*Appendix 18*) issued to all households in the parish (534).
50. **1st August 2017** – Consultation responses counted were 120 (22.47% return rate) resulting in a vote in favour of the recommended Development Boundary of 109 (90.83%) and 11, (9.17%) against.
51. **14th September 2017** - Parish Council Formal Resolution to support the Neighbourhood Plan.

Stage 7

Offered to CWaC for application of Regulation 15 Public Consultation

The Neighbourhood Plan was finalised and submitted to CWaC under Regulation 15.

Consultation Statement

Appendices



No Mans Heath & District Neighbourhood Plan

“Our task is to create a vision for the future of our parish, based on the views of the community at large, that will result in a definitive plan and that will have statutory power through referendum approval.”

Without your input and ultimate approval our plan will not be accepted by our local planning authority. If this happens the Local Planning Authority and any commercial developers will then be able determine what, where and when building takes place in our parish, and we will have no way of controlling them.

If we do not create a neighbourhood plan we will be throwing away the best, and only opportunity to influence our parish, our homes and environment for the next 20 years.

Our parish needs your views and opinions - NOW



Hello, I am Trevor Parker and I hold the position of Chairman for the neighbourhood planning team, made up of volunteers from our community.

Your neighbourhood planning team, commissioned by the Parish Council, has been working for you on the first stage of the project. So far we have:

- Created an identifiable image – see our front page logo
- Identified possible ways to reach those in the parish and have their voices heard
- Developed a dedicated web presence: <http://nomansheathplan.webs.com>
- Begun describing “Our Place”.

The “Our Place” profile will cover our geographic area, history, places of interest, ecology, population, business base, employment areas, transport, services, etc. It will take some time to complete and for it to be accurate, and we invite contributions from all.

- Please read the current early draft at: <http://nomansheathplan.webs.com> and **add your contribution** via the comments page.

The second stage is to consult with as many of you as we can to seek your views about where you live and how you would like to see it develop over the next 20 years.

For example:

- ✓ What do you like?
 - ✓ What do you not like?
 - ✓ What would you add and why?
 - ✓ What would you remove and why?
 - ✓ What would you want to stay the same?
-
- We would like to meet you at places of your choice e.g. social gatherings like mother’s union, tennis club, cricket club, gardening groups etc. or business-based meetings, and even down at the Wheatsheaf. Your choice - you tell us and someone will meet you there to listen and note all your ideas. **Make contact at:** <http://nomansheathplan.webs.com>, go to the comments page and let us know where and when.

Appendix 1 (3/4)

- Remember, you can join the NHP team, or you can support us by giving help in whatever way you can, for example:
 - ✓ Do you have any pictures that represent your area that can be used on the website or in our future formal presentation?
 - ✓ Do you have time to deliver flyers like this one?
- Anything you can offer will be gratefully accepted.

Thank you for reading this and I look forward to hearing from you soon via the website:
<http://nomansheathplan.webs.com>

or

Alternatively write your details below, tear off the slip and leave in the NHP collection boxes at the Wheatsheaf Pub and the Village shop at No Mans Heath or Forts of India and Blakes Farm Shop at Hampton.

Please return your details before the 8th March 2013

.....

Name

Address

Number of people who live at this address

Signature

Please return your details before the 8th March 2013

HAVE YOUR SAY NOW

We will soon be starting the consultation process at four different venues, covering four different times, so that everyone has the opportunity to make a contribution and make a difference.

Wheatsheaf Pub – No Mans Heath

Thursday 21st February 2013 between 7:00 pm and 9:00 pm

Prize Draw for participants of a meal for two at the Wheatsheaf Pub

Jubilee Hall – Malpas

Friday 22nd February between 2:00pm and 4:00pm

Prize Draw for participants of a meal for two at the Wheatsheaf Pub

NISA Local store – No Mans Heath

Sunday 3rd March 2013 between 9:30am and 11:30am

Coronation Hall - Bickley

Tuesday 19th March 2013 between 4:00 pm and 5:00 pm

Free Refreshments

Coronation Hall – Bickley

Saturday 6th April 2013 between 2:00pm to 4:00pm

Free Refreshments

Members of the neighbourhood planning team will be on hand to help you convert your thoughts into specific comments.

You will then place your comments at the specific area of interest on a map of our parish. Working this way we can easily see the hot spots for our future plans and the key issues that are involve around them.

Please make the effort to visit us at least once. If you feel you have genuinely been able to express your views and make your voice heard return to another venue and bring family and friends. Alternatively just pass on a good recommendation and suggest others do as you have done.

- ***DON'T BE AN OBJECTOR AFTER THE PLAN IS PRODUCED.***
- ✓ ***BE A CONTRIBUTOR, NOW, SO THE PLAN CONTAINS YOUR POSITIVE VIEWS FOR THE FUTURE.***



No Mans Heath & District Neighbourhood Plan

MY VIEW

Consultation Document

Name

Address

Post Code

Email

Telephone

Business, Roads & Transport

Countryside

Housing

Recreational & Social

Other Local Services

Comment Analysis

Strategic Issues											
Strat No	Business Roads & Transport - 61	25								Active Comment	
1	Develop Hampton Ind Est as job providor for the ward									Nos	%age
2	Development of improved footpaths and cycleways									11	44
3	Traffic calming required generally within parish									5	20
PC										9	36
Not used										27	
										9	
										Active Comment	
	Countryside - 47	30								Nos	%age
4	General protection of, wildlife and habitat, meres and mosses, trees and hedgerows, historic/listed building, public rights of way, view									23	77
5	Development of improved footpaths and cycleways									4	13
6	Create network of family walks and use current features to enhance ability for leisure pursuits									2	7
7	Ensure no additional polution from industry, business and extra houses									1	3
PC										8	
Not used										9	
										Active Comment	
	Housing - 87	65								Nos	%age
8	Brownfield sites first/fill empty houses first									9	14
9	Allow change of use of redundant industrial (farm) buildings to bring small scale domestic properties.									1	2
10	Small (up to five properties) developments only.									10	15
11	Annual growth contained to match 20 year objective with balanced demand									15	23
12	Starter homes of £160,000 required before more 4/5 beds. Majority of "able to afford" homes									21	32
13	New homes to reflect traditional character, to blend into the countryside and to take current road and building density into considerati									9	14
PC										0	
Not used										22	
										Active Comment	
	Recreational & Socia I- 36	27								Nos	%age
14	Community hall (multifunctional) required for general use by all social groups. Perhaps with sports facilities and a football field									14	52
15	Development of improved footpaths, bridleways and cycleways for family and tourist use									3	11
16	Good play area for children - improve or replace Littlers Croft									10	37
PC										2	
Not used										7	
										Active Comment	
	Other Local Services - 23	12								Nos	%age
17	Sewage system around NMH is suspect, backing up under strain and needs sorting									5	42
18	Obtain high speed broadband for all but especially for Hampton Ind Est and new build properties									7	58
PC										4	
Not used										7	



Neighbourhood Plan

Vision and Objectives Questionnaire

for The Parishes of Bickley, Edge, Hampton and Larkton



Bickley Church



Celia Fiennes "Waymark"



Sandstone Trail Marker



Walking the Sandstone Trail

***** Please return ASAP but no later than 28th February 2014 *****

(and be entered in our prize draw for a bottle of champagne)

The Prologue

Welcome to the No Mans Heath & District Neighbourhood Plan Vision and Objectives Questionnaire.

The intension of this questionnaire is to provide you with an opportunity to shape how the area you live in develops between now and 2030. By taking a few minutes to complete it you will be helping to write planning policy for our parish.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a policy document for a specific area; it is produced by local people in consultation with residents, it is a statement of how we want our area to develop over the next 17 years, to 2030. It can:

- Identify parameters for where houses are built.
- Recommend what type or size of houses are needed.
- Guide where businesses should be developed.
- Promote the creation of the additional facilities we require.

It cannot stop building from taking place but can influence it.

Why are we producing one?

To influence how our area develops. **If we don't** produce a neighbourhood plan **developers will** shape our area for us.

What is the Vision and Objectives Questionnaire?

This is a questionnaire based on the comments already collected through consultation with you.

Why should I bother?

It is important that **you have your say** on what happens in the area, **don't leave it to others!**

How can I find out more?

Ring Trevor Parker on 01948 820327 or Ann Wright on 01948 861035

Visit our website at <http://nomansheathplan.webs.com/>
or contact nhplan.nomansheath@dsl.pipex.com

Can I get involved?

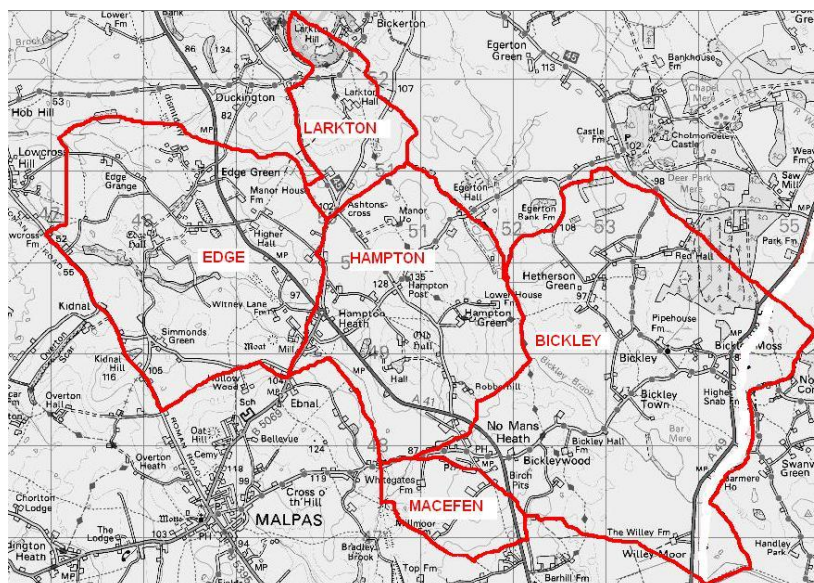
Yes, please complete and return this questionnaire.

If you would like to get involved with the working group producing the plan contact nhplan.nomansheath@dsl.pipex.com

Plan Area Overview

Our Neighbourhood Plan Area (NPA) will cover all of Bickley, Edge, Hampton and Larkton, plus a few houses on the fringe of No Mans Heath (NMH), on Cross O'th' Hill Road (Malpas Parish), on Back Lane (Macefen Parish) and on the fringe of Hampton on Chester Road (Malpas Parish).

Neighbourhood Plan Area



The total parish area is:	2313 hectares (5712 acres)
NPA population of:	1194 <i>made up of 1132 (2011 parish census) plus an estimate of 2 per additional household</i>
NPA homes number:	490 <i>made up of 459 (2011 parish census) plus 23 from Macefen and 8 from Malpas</i>

What to do next

So far so good

Over the last few months the steering group has been conducting presentations, holding drop-in sessions, group meetings and visiting local businesses, to obtain views from the community with which to create our Neighbourhood Plan (NHP), resulting in 254 comments from 82 individuals. These comments have been consolidated into five major topics: Business, Roads and Transport, Countryside, Housing, Recreation and Social.

What happens now?

The following questionnaire is laid out to try and create a smooth link between your comments and a series of proposals aimed at achieving your objectives. The questionnaire covers four areas under each *Topic*. These are:

- ✓ Topic *Background*.
- ✓ Your most mentioned *Community Comments*
- ✓ Your views brought into a *Key Objective*
- ✓ *Draft Proposals* to achieve the key objective

Please complete all *Topics* in this questionnaire.

Feel free to challenge any, or all, of the objectives and proposals if you disagree with them, replace what is written with your own views.

If you think subjects have been missed in our previous consultations please add your thoughts. For example “green issues” such as renewable energy sources in the form of ground heat pumps, wind turbines, solar power as well as new carbon energy technology - Fracking.

Return the completed questionnaire in the **postage paid envelope** attached.

*** Please note that your responses need to be back to us by 28th February 2014 ***

THE QUESTIONNAIRE

Business

Background

Opportunity for employment is available in our parish although it has never been a key reason for people to move here. We have a few well-established businesses in and around the Hampton Industrial Estate, a high proportion of farming and equine employment and a number of ‘hidden businesses’ and sole traders working from their own homes.

Community Comments

1. Encourage local businesses within the villages.
2. Expand Hampton Heath Industrial Estate with the addition of small units; more local jobs are needed.
3. High-speed Broadband would be good for homes and industry.

Key Objective

Support existing and emerging businesses that look to employ and support local people.

Our Draft Proposals

1. Support the development of Hampton Industrial Estate as the ‘business base’ of our Ward.
2. Encourage change of use of redundant farm buildings for appropriate business use, or new homes.
3. All new business premises and homes should be fibre optic Broadband ready.

Your Comments

Roads and Transport

Background

Although both the A41 and A49 cut through the parish, other roads are narrow rural lanes. Public transport winds through some of the roads but the service is limited. Whitchurch railway station is a direct link to Crewe with its network opening up the rest of the country. The 2011 census confirms that we live in an area of high car dependence. Speeding on the narrow lanes is seen to be a nuisance but reported accidents are few.

Community Comments

1. Turning onto and off the A41 to NMH and Bickley is dangerous, there should be filter lanes.
2. Exit from Forts of India should not be onto the A41; it is a potential and actual accident black spot.
3. Speeding through NMH at around 9:00am (mothers trying to get children to school on time!).
4. Speeding on Bickley Lane needs to be addressed.
5. Roads too narrow for additional traffic that comes with more homes.
6. Traffic calming required on Chester Road between Cross o'th' Hill Road and the Wheatsheaf Pub and beyond.

Key Objective

To bring awareness of the danger aspects of the two major A roads running through our parish. Ensure that new development is spread sufficiently so that it does not add congestion to already narrow country lanes.

Our Draft Proposals

(NOTE:- The Neighbourhood Plan cannot directly influence major borough infrastructure projects but points made here can be included in our Parish "wish list").

1. Housing development to have the number of off-road parking spaces appropriate to local car ownership levels, projected family size and bedroom numbers.
2. All new development to require a Transport Assessment to include any current and possible new problems surrounding the A41 and A49, with the results supported by the Parish Council.

Your Comments

Countryside

Background

In the main, we have a traditional rural environment. The principal use of our countryside is for agricultural purposes and equine activity. A large proportion of our homes were built for farmers and employees. As farming methods became more efficient, some farms were joined together to create fewer but larger farming units leaving houses and farm buildings vacant. Many of these have been renovated and sold or rented on the open market; this principle is still working today. Little, if any, countryside damage has occurred during this process. Probably 90% of our parish acreage has been developed in this way over the years.

Community Comments

1. Treasure what we have.
2. Keep old hedgerows and open up overgrown ditches.
3. Major assets need to be protected, especially common land.
4. Continued protection of wildlife, great crested newts, birds of prey, owls, etc.
5. Maintain meres and mosses.
6. Preserve listed buildings.
7. Protect the views.

Key Objective

To protect and enhance the quality and character of both the natural and built environment of our countryside.

Our Draft Proposals

1. Protect and, wherever possible, restore, create and manage actual and potential wildlife sites in the parish.
2. New developments should incorporate the use of native species of local provenance in hedgerows, trees and other soft landscaping materials.
3. New developments should not cause harm to wildlife habitats or wildlife corridors in our parish or any adjoining parishes.
4. New developments should be sympathetic to the surrounding natural landscape and be considerate to the views into, over and out of the site.
5. Common land to be ring-fenced against development.

Your Comments

Housing

Background

The 2011 census, adjusted to suit the NPA, shows the total number of homes in the two main settlements and in open countryside as follows:

No Man's Heath	235
Hampton	105
Bickley	76
Edge and Larkton	74
Total	490

Housing growth in the true rural area has been mainly through the conversion of redundant farm buildings. Hampton has had some small developments and No Mans Heath has had significant numbers of additional homes added to the original settlement.

With a changing population profile we must address our housing requirements and focus development in the areas of potential need.

Community Comments

1. Use brown field sites first.
2. NMH & D should go for simple and small developments only.
3. Low numbers and only small developments (no more than 5 houses).
4. House numbers to grow with village demand, a few per year.
5. Homes for the young that are affordable, to purchase.
6. Development should be a mix of properties to match demand.
7. Review reasons for the number of empty and unsold houses then take corrective action before approving new development.
8. Planned development to be within the village, not piecemeal on green field sites.
9. Slow deliberate development.
10. Growth which benefits the community not just for the sake of growth.
11. New homes should not be just rows of houses.
12. Any development should be sympathetic to the character of current traditional properties and structures should be properly spaced.

Key Objective

Deliver housing growth, phased over the whole of the plan period, to meet the needs of local people with respect to size and price. Landscaping, design and materials are to be "in keeping with the original form and character of the settlement and local landscape setting".

Our Draft Proposals

1. Encourage change of use of redundant farm buildings for new homes or appropriate business use.
2. Encourage occupation of long term unutilised homes with borough council support at all times.
3. Developments should be restricted to a maximum of 5, 10, 15 homes.
4. Development should be a mix of property types and prices to meet parish-led demand. Focus must not be “affordable only” developments but balanced with market and below-market value homes.
5. Maximise the use of brown field and previously-developed sites by giving preference before green fields.
6. Build density and design of new homes to reflect traditional local character and enhance the area.
7. New development should be incremental to allow for gradual expansion of facilities.

Your Comments

Recreation and Social

(The neighbourhood planning process cannot promote or create improved facilities. However new housing will generate some funds to help us develop the things we would like to have.)

Background

The facilities for leisure activities are Littler's Croft at No Mans Heath and Coronation Hall (with an associated football field), at Bickley Moss. Both activity areas are geared more to the 5 to 15 age group with nothing for adolescents or adults. A cycle route passes through Bickley from Malpas towards Nantwich and the Sandstone Trail runs north to south through the parish.

Community Comments

1. NMH requires a community hall.
2. Plan for more facilities at park, e.g. exercise machines.
3. Sports facilities required.
4. Need bridleways or permitted off-road access for horses.
5. Develop cycleways, footpaths and bridleways for leisure and public transit.
6. Littler's Croft (NMH) to be maintained properly and improved.
7. Need for a youth club.
8. Improve facilities on playground at Littler's Croft.
9. Multifunctional building for use by the community required at NMH.

Key Objective

To provide additional recreational facilities for all ages to help improve community involvement, health and wellbeing.

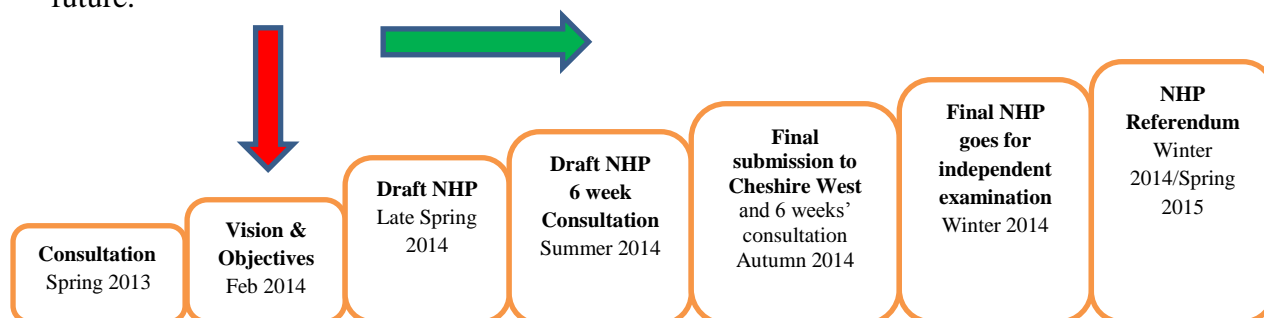
Our Draft Proposals

1. Building development shall contribute towards the availability of leisure facilities including indoor, outdoor and open spaces.
2. Priority should be given to:
 - Improving children's play facilities.
 - Improvements to footpaths and cycle ways for leisure and family use.
 - The development of a multi-purpose community hall.

Your Comments

Next Steps

Please look out for the next stages and get involved in creating the village you want in the future.



Once we complete our NHP, an examiner approves it and residents of the Parishes will vote to adopt it. The adopted NHP will become a legal planning document that Chester and Cheshire West Borough Council will use to direct future development. It will dictate how No Mans Heath and District Parish will look in future. Once the Plan is in place, it will be reviewed every five years.

Completion of this questionnaire is by individuals. If you would like additional forms for other members of your household, or for more information please contact:

Trevor Parker 01948 820327 (leave a message on the answerphone)

or

Ann Wright 01948 861035

THANK YOU FOR COMPLETING THIS IMPORTANT DOCUMENT

***** Please return it, in the postage paid envelope provided, by 28th February 2014 *****

(and be entered in our prize draw for a bottle of champagne)

To help us understand these community responses better please provide all, or some, of the information below. Thank you.

✓ **Name** **Age**

✓ **Address**

✓ **Tel**
email

(Information provided will only be used to benefit the Neighbourhood Plan's development and will not be disclosed to any third parties.)

✓ **Must be completed to be entered into the prize draw.**

(Draw to take place at the 18 March 2014. Winner to be advised by post and will be declared on our web site <http://nomansheathplan.webs.com> and appropriate local notice boards and newsletters.)

A

Vision & Objectives Questionnaire			
Results Summary (March 2014)			
Total Responses	125	23.67% of Distribution number	
Summary %age			
	Agree	No Opinion	Disagree
All Policies	88.46	8.38	3.16
Housing	89.2	7.7	3.1
Roads and Transport	93.2	6.4	0.4
Recreation & Social	79.6	13.6	6.8
Business	87.50	8.8	3.7
Countryside	92.8	5.4	1.8
Comment number			
Housing	74		
Roads and Transport	70		
Recreation & Social	65		
Business	53		
Countryside	37		
Other	20		
TOTAL	319		

B

Vision & Objectives Questionnaire					
Responses by Proposed Policy (March 2014)					
Business					
	Agree	No Op	Disagree		
P1 Hampton Ind Est future business base of ward	91.20	5.60	3.20		
P2 Encourage use of redundant farm buildings for business and work	88.00	6.40	5.60		
P3 All new premises to be fibre optic ready	83.20	14.40	2.40		
Roads and Transport					
	Agree	No Op	Disagree		
P1 Off road parking appropriate to bedroom numbers	96.00	4.00	0.00		
P2 Full transport assessment for all development applications	90.40	8.80	0.80		
Countryside					
	Agree	No Op	Disagree		
P1 Protect, restore, create and manage wildlife sites	90.40	7.20	2.40		
P2 Use of native species for planting	92.80	6.40	0.80		
P3 No harm to wildlife habitat and corridors	92.80	4.00	3.20		
P4 Sympathetic to natural landscape	95.20	4.00	0.80		
P5 Common Land to be ring-fenced	92.80	5.60	1.60		
Housing					
	Agree	No Op	Disagree		
P1 Use redundant farm buildings for business and workplace	89.60	6.40	4.00		
P2 Encourage occupation of long-term unutilised homes	85.60	11.20	3.20		
P4 Mix of properties to meet parish led demand	91.20	4.80	4.00		
P5 Maximise brown field sites	93.60	5.60	0.80		
P6 Reflect traditional local character	91.20	6.40	2.40		
P7 Incremental development only	84.00	12.00	4.00		
P3 Each development to be restricted to:	5	10	15	Other	No Op
	48.80	32.80	8.80	7.20	2.40
Recreation and Social					
	Agree	No Op	Disagree		
P1 New development to contribute to leisure facilities	80.00	15.20	4.80		
P2 Priority to children play area, footpaths, cycleway, community hal	79.20	12.00	8.80		

Outline summary (left hand chart) shows that the community indicated massive approval of the draft policy proposals. Only 3.16% of all responses disagreed with the recommendations.

Forty nine percent of the community supported developments being limited to 5 homes with thirty three percent supporting a limit of 10 homes.

Policies were modified as was felt appropriate to reflect the results of the questionnaire.



No Mans Heath & District Parish Council

Neighbourhood Plan 2014 Household Survey

As part of our Neighbourhood Plan, we need to be able to describe our local housing situation now and our needs up to 2030. The only way to obtain this information is for you to tell us about your current home and your family's future needs. The way you do this is by completing a Household Survey. The survey is for all householders whether you will wish to change homes or not. The base line data is equally as important as the changing needs.

This initial survey will give us the detail needed to guide development to meet a known and provable demand through our Neighbourhood Plan. However, the data will lose accuracy as time progresses and will need to be refreshed if we want to stay in control of the development in our area. This 2014 survey will be the first of an annual event.

The Paris Council has been criticised in the past for not applying policies that help and support the community. This is the first of a number of activities that your council wants to conduct to proactively help you. But for the council to help you achieve your housing needs for the future, you have to provide it with your requirements; the more comprehensive the data provided the better the service you will get from the council. Please complete the whole survey and provide contact details so that we can keep you informed. The minimum we need is a name, current area of residence and an email address. If you do not have email, then a postal address will be required. All of the information in the survey will be kept within the parish and strictly confidential; it will not be used for any other purpose than for informing you about property availability and related items.

The Household Survey will enable us to help direct development in our area. Without it, builders will take that ability away and build what suits them, not you or the countryside.

You only have to open any paper to find yet another horror story about unwanted, unsuitable and excessive development being applied for, or approved. To give us a fighting chance of preventing that happening to us, every household needs to **COMPLETE AND RETURN THE SURVEY**.

Please return the completed survey document in the postage-paid envelope provided.

Thank you.

Trevor Parker

Chairman – No Mans Heath Neighbourhood Plan Steering Group

Neighbourhood Plan 2014 Household Survey

Area of Parish where you live (circle)	Bickley / Edge / Hampton / Larkton / No Mans Heath
House Name or number:	
Name of respondent for Household:	

About You and Your Family

1/ Please enter the number of people in your household in each age group.

0-4	5-10	11-15	16-17	18-24	25-44	45-59	60-64	65-74	75-84	85+

2/ How many years have you and your household lived in the Parish?

0 – 2 years	3 – 5 years	6 – 10 years	11 – 20 years	21 – 40 years	41+ years

3/ Why did you come to live in this Parish? (Give the most important reason only)

Lived here all my life	To enjoy the countryside and village life
To be close to my place of work	To care for elderly parents/relations
To improve my employment prospects	To be near friends/relations
To be near good schools	Housing affordability
Good road/transport access	Housing availability
Good shops and facilities	
Other (please specify)	

Your Home

4/ How would you describe your current home?

Detached House	Semi-Detached House
Bungalow	Flat/Maisonette/Apartment/Bed-sit
Caravan/mobile home/temporary structure	Retirement Housing with no warden
Other (please specify)	

5/ How many bedrooms does your home have?

One Two Three Four Five Six

6/ What is the tenure of your home?

Owned outright by a household member(s)	Owned with mortgage
Shared ownership (part-owned/part-rented)	Tied to my job
Rented from a Private Landlord	Rented from a Housing Association/Local Authority
Other (please specify)	

Neighbourhood Plan 2014 Household Survey

7/ Does your current home meet the needs of your household?

Yes ☐ No ☐

If no, why not?

8/ Will you or a member of your household require a new home in the future?

(Use A, B, and C for different members of your household)

No ☐ I don't know yet ☐ Now ☐ Yes within 5 years ☐ Yes within 10 years ☐

(If no, go to Question 20)

9/ Why would you or they need to move? (Circle the most important reason, per person, only)

To move to a larger house	A / B / C	To move to a smaller house	A / B / C
Health/mobility requirements	A / B / C	Adult child moving to own home	A / B / C
My current rental/mortgage is too costly	A / B / C	For employment reasons	A / B / C
To live in another area	A / B / C	Need to live independently	A / B / C
Other (please specify)	A / B / C		

10/ Where would you or they plan/like to move to?

Out of the Area

☐ A / B / C

Within the Parish

☐ A / B / C

11/ What type of home would you or they need?

Detached House	A / B / C	Semi-Detached House	A / B / C
Bungalow	A / B / C	Flat/Maisonette/apartment/bed-sit	A / B / C
Caravan/mobile home	A / B / C	Retirement housing no warden	A / B / C
Other (please specify)	A / B / C		

12/ How many bedrooms would be required?

One ☐ A / B / C Two ☐ A / B / C Three ☐ A / B / C Four ☐ A / B / C Five ☐ A / B / C

13/ What kind of tenure would be required?

Private ownership ☐ A / B / C

Shared ownership ☐ A / B / C

Rented ☐ A / B / C

Private and Shared Ownership

14/ Have you/they tried to buy a house in the open market?

Yes ☐ A / B / C

No ☐ A / B / C

15/ What purchase price are you or a member of your household able to afford for a new home?

60K – 100K	A / B / C	100K – 150K	A / B / C	150K – 200K	A / B / C
200K – 300K	A / B / C	300K – 400K	A / B / C	400K upwards	A / B / C

Neighbourhood Plan 2014 Household Survey

Rented Accommodation

16/ What type of tenure are you or a member of your household looking for?

Rented from Private Landlord	A / B / C	Sheltered Housing	A / B / C
Intermediate Rent, (Higher than social but not private rent)	A / B / C	Rented from Housing Trust	A / B / C
Other (please specify)	A / B / C		

17/ What would be an acceptable level of rent that you or a member of your household is prepared to pay for a new home? (Per Week)

A =
B =
C =

18/ Have you/they tried to rent a house in the open market? Yes A / B / C No A / B / C

19/ Are you/they registered on the housing list (Trust Home Choice)? Yes A / B / C

No A / B / C

20/ Contact Details

*Name:

*Address

*Post Code

Telephone:

*E-Mail:

Your age
range

11-15	16-17	18-24	25-44	45-59	60-64	65-74	75-84	85+

Signature:

Your comments about the survey please:

.....
.....
.....
.....

Please return by ?????? using the postage-paid envelope provided.

Thank you for your help.

Housing Survey July 2014 Analysis

Overview of Findings

- 556 surveys distributed
- 103 returned, 18.5%
- 2011 census population 1198. Number counted in survey 261 equalling 21.7%
- NMH 46%, Bickley 25%, Hampton 15%, Edge 10%, Larkton 4%
- Population distribution 0 – 10 = 7%, 11- 17 = 8%, 18-44 = 26%, 45 – 64 = 31%, 65+ = 27%
- Top 3 reasons for being here – country/village life 30%, close to place of work 15%, lived here all life 13%.
- The survey is deemed to be a fair and accurate representation of the whole community view and percentages have been used to determine projected community changes by number.

Homes Current

- Homes – Detached 54%, Semi D 24%, Bungalow 18%
- Three/four bed homes are 78% with 2 bed at 12%, 5/6 beds 10%.
- Ownership is top at 86% (55% no mortgage, 31% mortgage), tied 3%, private rent 8%, and Housing Authority rent 3%.
- 94% live in a house that is right for them.

Housing Demand

- 28% of the population are looking to change home. (335 moves in period). Of which 41% (137 moves) want to stay in the area/parish, 42% (141) to leave and 17 % do not know.
- Of the staying movers 47% (64) are new home generation as these are children creating their own place in the community. Those who will need a smaller home and/or envisage health requirements are 30% (41).
- Of the staying movers 10% (14) want to change now, 50% (70) within 5 years and 30% (42) within 10 years. 10% will move but do not know when.
- Preferred type of houses are semi-detached 43%, detached 20%, bungalow 20%
- Bedroom requirement 2 beds 47%, 3 beds 37%, 1 bed 10%.
- Ownership is the preferred option at 77%, renting 23%
- Most popular purchase range for all movers is £200k – 300k. However new home owners favoured an average of £150k
- For renters it is 60/40 in favour of private landlords

[illegible]



No Mans Heath & District Neighbourhood Plan

Following are the draft policies formulated to direct development in our parishes from now to 2030. The neighbourhood plan steering group have developed these based on all the data collected through our community involvement activities over the last 18 months or so.

These policies have already been sent to Cheshire West and Chester Council Spatial Planning department for their review and comment. Unless there are some major errors or problems these policies will be the ones you will be asked to support in a referendum some time in 2015. The Vision and Objectives Survey, carried out earlier this year, featured all these policies and only 3% disagreed with them.

Just recently Communities Secretary, Eric Pickles, over-ruled a planning inspector's decision to approve a contested development. In coming to this conclusion, a letter said that the secretary of state had given *"significant weight to the opportunity which the neighbourhood plan process gives local people to ensure they get the right types of development for their community"*.

Furthermore, it added, *"while accepting the need to plan positively to support strategic development needs, he considers that, in view of the stage of preparation reached by the Devizes Area Neighbourhood Plan (DANP), it would not be appropriate to conclude that its provisions are outweighed by the opportunity which this appeal scheme presents to contribute to meeting the overall housing land requirement"*.

We are perhaps a couple of months behind Devizes in the plan-making process so our plan should be carrying measurable weight with the council planning assessors.

You may want to use these policies when considering all planning applications between now and the full confirmation at referendum.

Comments are encouraged and will be welcome. Please make your comments on the separate document and return in the prepaid envelope enclosed. Alternatively scan and email to nhplan.nomansheath@dsl.pipex.com Thank you.

Trevor Parker

Chairman: No Man's Heath and District Steering Group

Scope of the Plan

The Neighbourhood Plan area, which includes Hampton, Edge, Larkton, Bickley and No Mans Heath 2014 Parish Council area, plus small parts of Macefen and Malpas Parishes, was granted Neighbourhood Plan status on the 6th June 2013. Inset is a plan of the area.

Aims

1. To encourage limited small-scale sensitive development which protects and enhances the existing character, built form and landscape setting of the settlements in the Neighbourhood Plan area.
2. To deliver housing growth, in line with CWAC Local Plan (minimum 2.53 per year), phased over the NP period, which meets the needs of local people with respect to size and price of houses.
3. To sustain and improve local services and community facilities to meet the changing needs of the plan area over the period of the Plan.
4. To strengthen and support economic activity of an appropriate size in the plan area that looks to provide training and employment for local people.
5. To secure on-going improvements to local infrastructure and digital connectivity for the area.
6. To prioritise local distinctiveness in every element of change and growth.
7. To protect and enhance the quality and character of both the natural and built environment of the plan area.
8. To involve local people in the process of plan making, monitoring, and delivery of the NP.

Notable Policies in the Cheshire West Local Plan.

Strat 8: Computation of suggested building numbers set out in this strategy results in a requirement of 11% housing growth in our plan area of 11% between 2010 and 2030. Using 2013 official housing statistics, this equates to a requirement of 51 new homes in 20 years, say 13 per 5-year period.

Strat 8: *“In the region of 10ha of land for business and industrial development in the rural area will enable small scale expansion of existing employment sites, and new sites within or on the edge of key service centres outside of Green Belt locations”.*

5.67: *“Delivery of new development in particular housing, will be directed to the most sustainable locations in the rural area identified as key service centres”.* (we are not a key service centre)

5.71: *“The Employment Land Study Update identifies a limited amount of land remaining for employment development in the rural area for local office/industrial use, primarily at Chowley Oak, Tattenhall and Hampton Heath, Malpas”.*

Housing

Policy H1 – Scale of Housing Development

New development will be supported in principle provided that it is small scale, up to 5 houses, and environmentally sustainable reflecting the guidance in Building for Life 12 and adopting a minimum building standard of Code for Sustainable Homes Level 3 or the equivalent standard in force at the time. The total number of houses to be accommodated in the plan area will be phased equally over each 5-year period of the Plan and to be delivered in the following priority order:

- a) Encourage re-use of empty properties.
- b) Redundant Buildings within the plan area: The re-use of redundant or disused buildings to meet local needs, which would lead to an enhancement of the character of the immediate area, subject to the criteria set out in Policy Econ 3.
- c) Brownfield within the plan area; The redevelopment of brownfield sites within the plan area, where they are neither suitable for nor capable of employment development, to meet the local needs of the plan area and satisfy in all other respects the policies contained in the neighbourhood plan.
- d) Infill housing development, within existing settlements, of a small gap in an otherwise built up frontage of up to two dwellings in character with adjoining developments.
- e) Small scale developments, up to 5 houses, on greenfield within existing settlements.

Policy H2 – Design

All new housing proposals should be small scale, up to 5 houses, and will be expected to be of a high quality of design which:

- a) Complements and enhances where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the plan area including where appropriate the provision of chimneys.
- b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance.
- c) Provides an appropriate level of landscaping which compliments and enhances the rural character of the local area.
- d) Provides garden space commensurate with the size of the dwelling proposed, the prevailing pattern of development in the locality, and the likely needs of the prospective occupiers.
- e) Provides a mix of housing to meet local needs as identified in the most up-to-date Parish Council Housing Survey Report and include an element of low cost market housing.
- f) Provides for the changing needs and life-styles of an ageing population and be built to 'Lifetime Homes' standard in accordance with current national guidance, Building for Life 12 and as a minimum Code for Sustainable Homes Level 3 or the equivalent standard in force at the time.

Local Economy

Policy ECON 1 - New Business

Proposals which extend existing or promote new small-scale employment opportunities within the existing business locations in the plan area will be supported. They must demonstrate that the development will positively benefit the local economy and provide the opportunity for local employment and training and, that the proposal will not adversely impact upon the character and appearance of the locality or the amenity of adjoining properties.

Policy ECON 2 – Loss of Employment Sites and Community Facilities

Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.

Policy ECON 3 – Use of Rural Buildings

The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:

- a) The building being structurally sound and capable of conversion without substantial reconstruction
- b) The proposed use being appropriate to a rural location
- c) The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area
- d) The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site
- e) All applications for the change of use of agricultural buildings, including stables, within 4 years of the completion of the building, must be accompanied by evidence that the building was used throughout that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure in the foreseeable future.

Policy ECON 4 – Scale, Design and Amenity

All new employment development must be of a high quality of design which:

- a) Complements and enhances where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining business development.
- b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over-dominance or general disturbance
- c) Provides an appropriate level of landscaping which complements and enhances the rural character of the local area
- d) Provides on-site car parking that meets the needs of the prospective occupiers

Transport and Communications

Policy TRANS 1 – Fibre to Premises

New development should demonstrate how it will contribute to, and be compatible with, local fibre or internet connectivity. This should be through a ‘Connectivity Statement’ provided with all planning applications for new residential and business developments. Such statements could consider aspects such as: the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed, realistic assessments of connection potential and contribution to any such networks.

Where possible and desirable, additional ducting should be provided that also contributes to a local network for the wider community.

Major infrastructure development must provide ducting that is available for community-owned access or strategic fibre deployment. Such developers are encouraged to have early discussions with local broadband groups.

Policy TRANS 2 – Traffic

New housing and employment development proposals should be accompanied by a mitigation statement that provides an objective assessment of the impact of the additional traffic that will be generated by the proposed development. This statement should include an assessment of the effect this may have on pedestrians, cyclists, horse riders, road safety, parking and congestion within the plan area including measures to mitigate any impact. All new development will be encouraged to contribute towards enhancement of the existing networks of cycling and pedestrian facilities within the plan area and road signage to control vehicle speeds.

Policy TRANS 3 – Parking

All new developments shall provide sufficient on-site car parking to accommodate the type and size of vehicles associated with the proposed use including visitor car parking and shall comply with the Cheshire West and Chester adopted car parking standards at the time as a minimum. Ideally all development should seek to provide off road car parking above the Council’s minimum standards and this should be completed and made available before the first occupation of the proposed development

Landscape and Environment

Policy LAN 1 – Open Space within the Parish

Areas of open space that have sport, recreation, amenity or conservation value, or provide open vistas and rural skylines, should be protected.

Policy LAN 2 - Landscape Quality

All new development will be expected to respect and enhance the local landscape quality ensuring that existing views, vistas and skylines into and out of the settlements are maintained and where possible enhanced. (See Appendix Y for a list/plan of important local views, skylines and vistas)

Policy LAN 3 – Woodland, Trees and Hedgerows

- a) Any new development that involves the loss of or damage to, local woodland, trees, hedgerows or wide verges that contribute to the character and amenity of the plan area, must demonstrate the unequivocal need for the development proposed and provide for appropriate replacement planting of native species, of local provenance, on the site together with a method statement for the ongoing care and maintenance of that planting.
- b) To protect the visual amenity of the locality and to maintain the appearance and continuity of hedgerows within the Parish, where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow to match the existing in height and plant species shall be planted on the splay returns into the site.
- c) All new development close to existing mature trees will be expected to have in place an arboriculture method statement to BS5837 standard or equivalent before any development commences. This will detail tree protection policies to be employed during construction.

Policy LAN 4 – Extensions and Alterations to Existing Buildings in the Open Countryside

Proposed extensions and/or alterations to buildings in the open countryside should reflect the traditional character of the area and will be required to be constructed of traditional materials. The design should reflect and enhance the character and appearance of the existing buildings and the rural character of the area. Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing buildings and to be in keeping with the surrounding development.

Policy LAN 5 – Common Land

The areas listed in Appendix X and shown on the proposals map are designated common land which is to be protected from new all development as they benefit the community as a whole and contribute to the character and history of the parish and the wider rural area.

Policy LAN 6 – Environmental Sustainability of Buildings

a) Favourable consideration will be given on both existing and new developments to the installation of ground heat pumps and solar panels, provided that the installation does not detract from the open countryside and the amenity of the surrounding locality.

b) Where appropriate in all new developments sustainable drainage schemes should be used to provide new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.

Policy LAN 7 – Agricultural Buildings

a) The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction, for small business, recreation or tourism, will be supported subject to the criteria set out in Policy Econ 3.

b) All new agricultural buildings, stables and animal field shelters must be sited in the least obtrusive location and be of a size, scale, design and appearance appropriate to their intended use and the character of the rural area.

Policy LAN 8 – Buffer Zones and Wildlife Corridors

The existing wildlife sites, drainage ditches, brooks and culverts will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.

Policy LAN9 – Renewable Energy

The NP supports renewable and low carbon energy proposals where there are no unacceptable impacts on;

- ☐ The open countryside
- ☐ The character and setting of existing settlements
- ☐ Visual amenity and skyline of the rural area
- ☐ Residential amenity
- ☐ Does not involve the loss of trees or hedgerows

All proposals should be accompanied by appropriate arrangements for decommissioning and reinstating the site when the operational lifespan has ended.

Recreational and Social Infrastructure

Policy RS 1 – Existing and new Community Facilities

The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses will be supported. The relocation of services or facilities within the Parish will be supported where it can be demonstrated that there will be no loss but there will be an equal or greater level of benefit and accessibility for the community.

Proposals for the provision of new community facilities will be supported provided that the proposals would not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

Policy RS 2 – Contributions to Community Infrastructure

All new development will be expected to address the impacts and benefits it will have on the community infrastructure and how any impacts can be mitigated.

Financial contributions paid direct to the local community as a result of New Homes Bonus or CIL will be pooled to deliver priorities identified in the Parish Delivery Plan. Direct delivery by developers of any off-site works will be supported where these works are identified in the Parish Delivery Plan.

Policy RS 3 – Footpaths, cycle-ways and Bridleways

Improvements to the existing public footpath cycleway and bridleway network in the plan area will be supported. The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality and the surrounding area.

Proposals for the redevelopment of the former railway line from Hampton through Gatesheath and onto Tattenhall to form a footpath and cycleway will be supported and encouraged.

No Mans Heath and District Neighbourhood Plan.

Note of meeting with Graham Bench (CWaC) Planning in Chester on the 18th December 2014

Those Present:

Graham Bench - GB

Trevor Parker - TP

Andrew Thomson - AT

We met with Graham to discuss and clarify the Council's Strategic Policies STRAT 8 and STRAT 9 and the modifications proposed to these policies and how they relate to our NP Housing policies. It was helpful that we had seen prior to the meeting the Inspectors Modifications and GB had a draft copy of the Council's Modified Plan although this will not be available as a public document until the New Year. GB indicated that the Council have started work on Part 2 of the Local Plan and the options for the identification of Local Service Centres (STRAT 8) will be discussed on the 26th January. It is possible that No Mans Heath could be designated as a LSC and fall with STRAT 8 whereas the remainder of the plan area will be covered by the more restrictive policy STRAT 9.

AT/TP agreed that we would look at drafting an alternative housing policy to reflect the emerging Local Plan policies and if No Mans Heath does become an LSC we will need to look at a settlement Boundary. AT is to draft an alternative policy wording and we will look at a settlement boundary at our next meeting.

We discussed views and vistas and how we deal with this particular issue. It was agreed that we would probably list only one key vista from Larkton Hill and re draft our policy to refer to minimising landscape impact of development. We agreed to attempt to list important views and such features as wide verges, both of which characterise the plan area.

Finally GB agreed to continue working with us and he is to forward a copy of the Councils housing survey methodology for our use.

AT

18.12.14

Draft Policies Consultation Responses December 2014

Documents delivered:	550
Documents returned	40 (7.2%)
Specific comments	125
Generic sections support	75

Housing

- Request that the A41 bus from Chester comes through Kidnal. Current route from Malpas to Tilston on A41 is nonsense as it picks up no passengers.
- Agree with prop for small scale development of 5 houses or fewer. No big developments.
- Fine, but what about the huge plans for over 300 houses in Malpas and 35/40 at Bickley.
- Executive houses! What about local affordable housing.
- Policy H1 - a, b, c are all of the first importance.
- I would like to make sure that this area does not become just a dormitory for the cities.
- Plan area should not become a suburb of Malpas.
- Policy H2b - Our present outlook would be adversely affected also disturbance to wildlife.
- A Sensible plan that prioritises areas of need and gives a hierarchical structure to the suitability on how to provision such development
- I do not want any buildings in total but 2.5 is not that bad.
- We need sheltered bungalows when people reach a certain age they have to leave the village and start to adapt. They should not have to leave the village after living in it for many years.
- I am in favour of small scale developments over five years. I am not in favour of large developments.
- Agreed, except that the limit of 5 houses per development may not be viable and force low quality design.
- I support the use of disused buildings subject to policy Econ 3d.
- I agree with the NHP plus any future housing to be priced to allow young first time buyers to get onto the housing ladder and remain in the local area.
- Agree with Strat 5
- Small scale developments and high design aspirations seem to be incompatible so there is no plan.
- Use of brown field sites should be encouraged over green field sites, but developers may be reluctant due to higher costs, which may require reduction in 106 or CIL payments as incentive.
- Could CWAC use any powers to force owners of empty/derelict properties to bring them back into use, to sell or rent out?
- I guess developers know their market, but it would be nice to encourage homes with gardens slightly larger than a postage stamp!
- Agree on policy H1. Infill housing development within housing settlements acceptable.
- We have enough high and low cost housing in our parish. We need mid-size housing to free up smaller houses. Please delete reference to low cost market housing as CWAC will interpret it incorrectly.
- I agree with H1 & H2 but at the present it is not being adhered to.
- Is the proposed development in Bickley subject to these plans? The proposal looks as though it will swamp the local infrastructure.

Appendix 10 (2/5)

- Is the proposed caravan area for private holidaymakers, caravan clubs etc. or itinerant people?
- Just small developments, no more than 5 or 6 houses or bungalows.
- Encourage re-use of empty properties. (The Hamptons)
- Strongly against large scale developments over 5 houses
- H1 states that the total number of houses will be phased over each 5 year period. There is no indication of the total number relevant to the 1900 allocation for rural areas. The plan should indicate a max growth.
- Priority list is of no value as every specific development proposal could be on a green field site.
- H2 Items listed are too subjective. Also a developer would argue that some of the conditions would make developments not viable
- Eleven (11) respondents supported this category.

Local Economy

- Focus on scale. No more "Barlow's" type buildings dominating Hampton Ind Park.
- Light industry in theory is good but again means more traffic.
- Jobs are always needed but roads will not support more HGVs
- Policy ECON4 - We fail to see how any industrial unit can enhance a rural area
- Who is going to benefit? Not us.
- Any development that actually stops existing employment should be treated as unfavourable
- Agreed, but should there be a mention of providing non-vehicular access between business and residential properties.
- Keen that existing farming potential is not lost.
- I do not believe building houses here is going to help the local economy. Some people will have to move to make way for the new houses.
- I feel the plan covers all that I agree with and I support it.
- There are no amenities where I live
- There is a need to look for further employment opportunities in the parish, or at least ensure adequate infrastructure for people to commute.
- NMH&D will never be a large scale employment area, but good to see something referring to encouraging employment in the area.
- Generally satisfied but wish to see a clause regarding nature of business to be appropriate to a rural environment.
- I do not agree or support the use of residential properties being used as small business properties.
- Need to encourage more jobs.
- ECON 1, subjective statement. This need to be more objective in documenting what would be acceptable as supporting the local economy
- ECON 3, item € I am unsure that the last part of the sentence is appropriate. It could lead to buildings becoming derelict in the future because of the lack of capability to adapt to changing business or social environment
- ECON 4 Again very subjective
- Sixteen (16) respondents supported this category

Transport and Communications

- Need to think about slowing traffic on A41 and diverting HGV routes.
- The increased traffic really worries me. Shay Lane has become so busy it is now really dangerous for horse riders and cyclists.
- Agree. Parking problem must be solved.
- Yes we need high speed internet in whole plan area
- Policy TRANS2 - Access road will need major improvement, there are problems now with caravans
- High speed internet to the whole rural community should be given the highest priority. It enables small local businesses to seed and grow
- Absolute Chaos
- The rural bus scheme should be available more often for us to visit places
- There is virtually no accessible local transport. Consideration should be given to the likely increase in traffic
- Rural character not to be adversely lost by the impact of significant additional traffic
- There are going to be too many cars here looking for parking spaces. Bickley will be no longer be a quiet place to live
- This area is well covered in the plan and I support it
- No transport
- New housing of all types must cater for at least 2 cars per household. Difficult with the suggested piecemeal development proposed
- Installation of broadband links to all new developments and single homes where possible is critical in the new 'digital age' especially in rural areas.
- Good to see developers being encouraged to help the wider community with this also.
- Satisfied with policies
- Support but as I live adjacent to recent developments I would consider TRANS 2&3 far more important than TRANS 1
- Agree on all local fibre. Better broadband essential
- I hope future developments contain adequate off-road parking as it is found lacking at the moment.
- Can improvements to mobile phone coverage be made? Can internet access be improved? Local roads and lanes seem to be inadequate for new Bickley
- More local bus services at early evenings
- More local bus services
- Could do with trans. Links through local communities such as Bickley. Speed limits should be imposed on roads with footpaths such as A49 from Cholmondeley to Bickley
- TRANS 1 Good objectivity. Concern would be that developers will say fibre connections are not cost viable. This policy would have to be discussed at the reserved matters stage
- TRANS 2 Possible no support from CWAC based on one development. Developer should include mitigation statement for cumulative effect of other developments as well.
- Thirteen (13) respondents supported this category

Landscape & Environment

- Definitely pay respect to the beauty of our local landscape
- Must also support re-use of agricultural buildings for dwellings, primarily. Limited re-use for business or tourism
- Agree but wind turbines totally conflict with LAN 9
- Pleased to see you are protecting common land as a public amenity
- If we do not protect it we lose it
- Policy LAN6 - It saddens to see any wildlife areas disturbed or changed
- If it isn't broke, don't fix it
- If a large number of houses are built in a rural setting it is bound to have a detrimental effect.
- Concern regarding blocking or interference with wildlife corridors
- I do not want to live in the middle of a building site. What about the birds and other creatures. Do they not have the right to life
- I strongly agree with this section of the plan
- I wish to remain as is
- Aspiration in the Plan will be difficult without a strategy
- Policy LAN 4, How will these areas be protected, could the NP include more specific details?
- Policy LAN 5, Who determines the common land and what were the areas in appendix X as it was not provided
- I support some form of renewable energy but not wind turbines
- Any developments must aim to maintain the current state of the local landscape
- Keep all our trees and green spaces
- New playing field required
- Renewable energy appears to be a little negative, we feel that renewable energy should be supported
- Perhaps there should be a note about the allowance for exploratory drilling for coal bed methane. Having seen the drill at Farndon and the hugely detrimental impact it has on the environment in Australia and America, and considering that our area has now been licenced for exploratory drilling perhaps it should be mentioned
- LAN 4 should have an appendix of examples to illustration what is considered as quality and character in buildings
- LAN 9 Not sure the last bullet point will be allowed. It is almost inevitable that some hedgerow may be affected by renewable energy sources even if only in the construction phase.
- Fifteen (15) respondents supported this category

Recreation & Infrastructure

- Improvements in infrastructure are a priority especially leisure (swimming pool) and cycleway to Chester and Whitchurch
- Any new community hall will require substantial and continuous community support
- Policy RS3 - Even without the new developments these need increasing and improving
- I think allotments would encourage people to get outdoors so they would benefit health wise and at the same time grow their own food because if we leave the EU we would be paying much more for our food
- Already got it with the seasons merry Christmas
- A Community room would be good but why not have our say in new development at Bickley, then use a rural bus service to get there
- We are lacking in a mixed age community. This makes for good village life
- Due regards should be taken to make sure there is no adverse effect on the area
- Agree that new community facilities must not have significant harmful impacts on amenities of residents
- This section of the plan is well balanced for now and into the future and again I support it
- Other than the football field and hall there are none
- In the two major housing clusters there should be basic facilities for children, with significant improvement at Littler's Croft. Drip feed funding from New Homes Bonus and CIL will not be conducive to the provision of these facilities
- Improvement of and additions to the local footpath networks should be encouraged or insisted upon to encourage new/existing residents to venture outside their immediate area into the countryside to enjoy what is around them and improve fitness etc.
- Could the PC produce a local walks booklet?
- Satisfied, but in addition would like to see improvement to footpath signage from St Chads church to Willey Moor Lock, part of which coincides with the Sandstone trail
- Agree on all. Unsure whether adding hall to the club would work for either party
- Agree with the rail line being redeveloped, great idea.
- I support any recreational or social facilities as long as we do not lose our village identity, eg size etc.
- Need for more for the young and old so they are not so cut off
- New village hall required
- Fifteen (15) respondents supported this category

Other

- I would like to congratulate the author of this report on a job well done
- You have managed to cover all our issues. If it is agreed it will be quite an achievement
- I agree with the draft consultation document
- I support No Mans Heath & District NHP
- I will have to move because I will not be able to handle the noise of the building site.
- Bickerton Road should be signed as unsuitable for HGVs as weight and number is increasing to the point of danger for pedestrians and underground pipelines

No Mans Heath and District Neighbourhood Plan.

Note of meeting with Graham Bench (CWaC) Planning in Chester on the 17th February 2015

Those Present:

Graham Bench - GB

Trevor Parker - TP

Andrew Thomson - AT

We met with Graham when we discussed the digital mapping seminar and how it didn't really help and asked if Graham could enquire internally about the availability of mapping support.

We discussed Strat 9 and the CWaC's consultation on Local Service Centres (LCS) and what criteria they will be using to assess whether a settlement such as NMH would be considered. It was all still up in the air as a report had been made to members but no conclusions reached.

We then had a discussion about the 50 houses we felt could be accommodated at NMH and that over the next 15 years this number would have little impact on the overall total. We then discussed how a settlement boundary may be drawn around NMH should it become an LSC.

AT

No Mans Heath and District Neighbourhood Plan.

Note of meeting with Graham Bench (CWaC) Planning in Chester on the 7th August 2015

Those Present:

Graham Bench – GB

Charlotte Aspinall - CA

Trevor Parker - TP

Andrew Thomson - AT

We met with Charlotte and Graham and again raised the issue of NMH becoming an LSC but CWaC were no further forward. We felt that we should be looking to create a policy framework in the NP to include NMH as an LSC but the officers were non-committal.

We had a discussion about infilling and how even this was excluded within STRAT 9 and the policy gap between Strat 8 and Strat9. It was not clear whether any policies in Part 2 of the plan will cover infilling.

We again asked about plan support but none was forthcoming and we had a discussion about Hampton Heath industrial Estate as the officers did not appear to appreciate the extent of this development and the uses accommodated on the site.

AT

7.08.15

No Mans Heath Neighbourhood Plan

Note of meeting with Graham Bench 26.11.15

Trevor and I met with Graham to discuss the Council's Regulation 14 responses and to agree how the plan may be revised to accommodate some of the comments made.

Trevor outlined the recent meeting between the PC and Developers who indicated that they would be prepared to deliver a new village hall if they were allowed to build 55 houses on land between the village and the A41.

This proposal also opened the debate on whether NMH should be an LSC and, should it be decided to support the proposed development then this may be the direction the plan should take and the policies revised accordingly. Apparently the Council are quite relaxed about communities "self identifying" themselves as an LSC and, in advance of the Council making a decision in January, we may want to pursue this suggestion.

In order to progress it was agreed that the PC would need to consult with the community about the proposal for a new Village Hall and 55 houses, explaining the implications of going along with such a proposal. The alternative may be to stick with policy STRAT 9 and argue the case at appeal albeit CWaC's track record and changes in Government policy would indicate such an appeal may be lost together with any opportunity for community benefit.

Turning to the landscape Character Assessment CWaC have updated their existing work and this should also be available in January. It was agreed AT would email Graham for an update for NMH when this information becomes available.

Should the PC decide to go along the LSC route then we will need to amend some of the plan policies. GB suggested we delete the policy on Common Land.

Andrew

26.11.15

Regulation 14 Consultation – Stakeholder responses and Steering Group actions

Name	Response	Action
Historic England	Proposed matching of their asset list with ours.	Completed with no changes
Cheshire Wildlife Trust	<p>1. You have not correctly named Sites of Special Scientific Interest (you refer to these as Sites of Biological Importance)</p> <p>2. The policies do not refer to priority habitats (S40/ UK BAP). This may be undesignated land i.e. not currently designated.</p> <p>3. The policies (relating to wildlife) do not reference the Local Plan or NPPF other than in a generic sense</p> <p>4. You have not identified the Wildlife Corridors (areas which should be protected from development).</p> <p>5. There is no reference to Landscape Character Assessments</p>	<p>Changed as suggested.</p> <p>Changed as suggested</p>
National Grid	No issues but keep them informed of specific applications	
Marine Management O	No comments	
Tilston Parish Council	<p>Policy ECON1 : Hampton Ind. Est. is important for the local economy. To restrict Hampton may lead to pressure on other locations.</p> <p>Policy ECON 3(e): 4 years is I think too short for the planned life of a new agricultural building before it could be considered for a non-agricultural use.</p> <p>Policy LAN 6 seems to be encouraging the re-use of agricultural buildings for certain categories, but does not refer to housing, although this is referred to in the main policy.</p> <p>Policy LAN 8: I think this encourages wind farms and wind turbines too much.</p> <p>Policy H1: While I support the housing aims and policies I suspect the maximum of 5 houses per development might be regarded as too limiting.</p>	<p>No changes.</p> <p>Alterations in line with suggestion.</p> <p>No changes</p> <p>No changes</p> <p>No changes</p>
Coal Authority	No comments	
Highways England	No comments	

United Utilities	No comments. Work closely with CWAC.	
Environment Agency	No comments	
Dwr Cymru Welsh Water	“given the small scale nature of any future development, it is not anticipated that sewerage infrastructure capacity will be a constraint to development”	No changes
Canal & River	<p>Local Economy:- The NP recognises the importance of supporting the local economy and community and that one way to do this is to encourage local tourism. The proximity of the Llangollen Branch of the Shropshire Union Canal and the related access to the national waterway network may present an opportunity to contribute to this.</p> <p>Recreational and Social Infrastructure:- Again the opportunities offered by the proximity of the canal to the NP area could be mentioned as a positive asset in the Justification and Evidence of this section on page 16.</p>	<p>No changes</p> <p>No changes</p>
Ward Councillor	The full response and the supported changes are documented separately. File PDF “Ward Councillor’s mods 151110”	Acknowledged and changed a majority of the comments as felt appropriate
CWAC	The full response and the supported changes are documented separately. File PDF “CWAC Response G Bench Oct 15 inc reply”	Acknowledged and changed a majority of the comments as felt appropriate
Savills/Cholmondeley Estates	<p>The full response is documented separately File PDF “Cholmondeley Representation Oct 2015 FINAL”</p> <p>1.7 to 1.10 Refers to the legal requirement to produce a Strategic Environmental Assessment.</p> <p>1.12 & 1.13 – Ref TRANS 2 mitigation statement.</p> <p>1.14 to 1.20 – Ref All Housing Policies</p> <p>1.12 to 1.24 – Ref Recreation and Social Infrastructure</p>	<p>No change - It has been decided by CWaC that an SEA is not required.</p> <p>No change. Not agreed.</p> <p>No change. Not agreed. CWAC has directed us to STRAT 9 of their Local Plan, not STRAT 8 as preferred by the respondent</p> <p>No change. Not agreed</p>



No Mans Heath & District Neighbourhood Plan Steering Group

No Mans Heath Village Hall - Community Survey

A planning application, ref 15/05065/OUT, has recently been put to our borough council for a development of 53 new homes at No Mans Heath on land south of Bickley Lane. The developer has included in the proposal a purpose built village hall with off road car parking that will be donated to the community, for us to manage and run, once completed.

- ❖ As it stands our emerging Neighbourhood Plan (NHP) policies oppose this proposal.

However, if the community would like a village hall with the houses then our NHP needs to be changed to support the application, within a defined settlement area. Our recommended settlement boundary would include the land for the proposed development plus possible smaller development areas for the future.

- ❖ In order to move the plan forward we need your view as whether to **change** the plan to include this development offer or to **leave it as it is** to oppose the offer.

Please mark your preference below and return it, to be with us by 16 March 2016

As a resident of the parish of NMH&D I; (name)..... support:

☐

changes in the emerging NHP that would accommodate the application for a village hall and 53 homes.

or

☐

leaving the plan as it is to oppose the application.

Your opinion cannot not be included if it is not correctly validated with:

Signature

and full Address

..... Post code

Thank you. Neighbourhood Plan Steering Group

Homes and Hall Survey Responses

		<u>Distributed</u>	
	NMH	271	
	Bickley	62	
	Hampton+ Larkton	120	
	Edge	40	
	TOTAL	493	
		<u>Returns</u>	
		130	
	%age Ret	26.37	
		<u>Results</u>	
	Change	No change	Total
	34	96	130
%age	26.15	73.85	

No Mans Heath & District Annual Parish Meeting

Coronation Hall, Thursday 18 May 2017
Cheese and wine 6:30pm, Council meeting 7:00pm

Open discussion/consultation, on behalf of the Neighbourhood Plan Steering Group, on the subject:

**No Mans Heath settlement is now a Local Service Centre (LSC).
What does that mean to us?**

- Will we have to accept more development?
- Where will that development be?
- What about current issues regarding sewage and how does that balance with new homes?
- What about issues with power supply?
- How can we create a proper village centre and build a community rather than be just a service-less dormitory for Malpas and Whitchurch?
- If we grow larger we could need crèche services or even a primary school - how can we achieve that?
- What about improved local children's play facilities and larger green spaces for general leisure use?
- How do we insist on the creation of a rural-style homes environment as against suburban congestion?

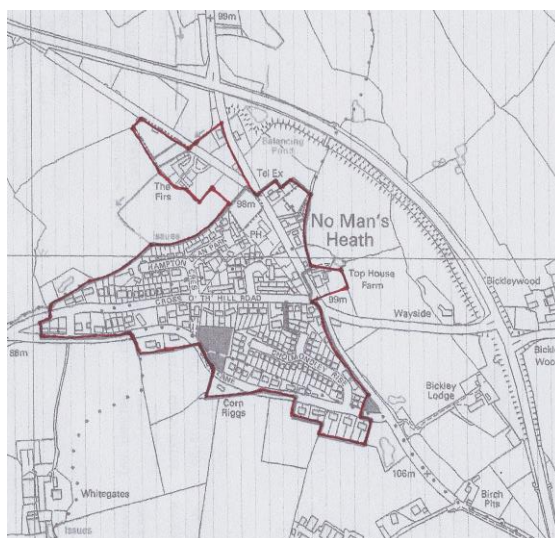
Our NHP needs to address the topic of LSCs and your views are needed for us to do this. A **settlement boundary** has to be incorporated into the plan and this requires your support. The recommendation over the page is seen as a holding position until a **Village Master Plan** can be created by you, **the residents** and broader community.

Please attend the Annual Meeting and be involved in a discussion and decision that will set the direction of No Mans Heath for the future.

If we do not do it then developers will. We will have lost the chance to create an organised and cohesive village and will allow developers to build at random with no consideration for design continuity, services and infrastructure that may be required.

If you are unable to attend the meeting please get this notice, with your vote, to the venue on the day via your local parish council representatives Freda and David Hughes at Smithy Cottage, Cross o'th Hill Road, No Mans Heath.
Thank you. Trevor Parker. No Mans Heath & District NHP Steering Group

I support the suggested settlement boundary for No Mans Heath village. YES – NO



If you do not support the boundary and wish to recommend an alternative please draw your suggestion on the map and give your reasons for choosing it below.

No Mans Heath & District Neighbourhood Plan Consultation

In Cheshire, development is restricted by National and Local Planning policy, which currently directs the bulk of development to major towns and ten Key Service Centres. Part 2 of the Local Plan (currently in preparation) will include the designation of a number of Local Service Centres (LSC), which will also be allowed to accommodate some limited development.

In addition, development may also be permitted, where supported by the Parish Council and comes forward through a Neighbourhood Development Order, Community Right to Build Order or on land that has been allocated in a made Neighbourhood Development Plan (NP).

No Mans Heath settlement has been recommended to be designated as a LSC by Cheshire West and Chester (CWaC) Borough Council, Local Plan Working Group.

(This recommendation still has to be adopted as legal planning policy expected late 2018)

Designation of LSC brings with it a recommended boundary within which future development is considered under Strategy 8 of the CWaC Local Plan. Any development proposed on land outside the boundary will be subject to Strategy 9 and as such would need to demonstrate special circumstances before permission is granted.

The settlement/development boundary (DB) below has been drawn around the core built envelope of NMH suggested by CWaC and updated through consultation with the residents of NMH. This tight boundary should act as a way of stabilising short-term growth, supporting appropriate small infill opportunities and allowing time to think.

A significant number of the community of NMH have indicated that they would like to take this opportunity to create a real village for the future and ensure features that define a village are built into the growth, using the Neighbourhood Plan. As the future look of NMH is created the DB can be progressively opened up to allow preferred developments.

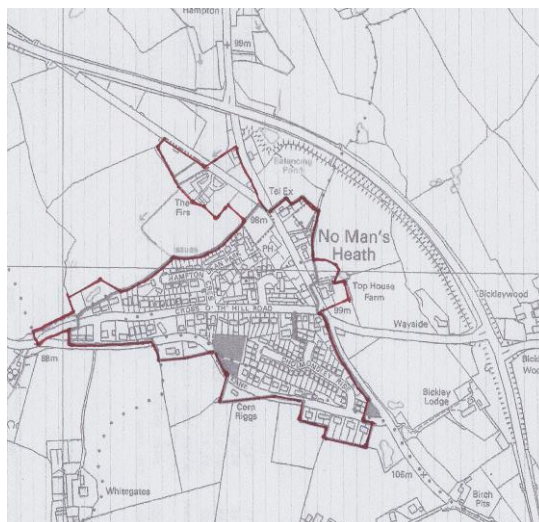
Our emerging NP now needs to obtain the view of the broader community on this topic. This consultation aims to do just that. Please, can ALL recipients of this document place an **X** in one of the boxes below and return the card to the address shown or scan and email to tparker@nouvelledirect.co.uk **to arrive NO LATER THAN 31st July 2017.**

Thank you. **Trevor Parker.** No Mans Heath & District NP Steering Group

I support the suggested Development Boundary for No Mans Heath Village.

YES ☐ NO ☐

Name Signature Post Code



**Results of Consultation for the Support of the No Mans Heath
Development Boundary**

				Yes	No
Issued		576			
Responses		120		109	11
%age		20.83		90.83	9.17

Acknowledgments

Thanks go to all who have invested their time energy and skills into this Neighbourhood Plan document.

Community

Debbie Farrington	John Geall	Peter Guildford	Cheryl Hallam	Anna Lee
Fran Lithgow Smith	Tim Maddock	Claire Nolan	John Nolan	Brenda Parker
Trevor Parker	Paul Roberts	Bob Robertson	Richard Salmon	Kate Smith
Ann Wright	Harper Wright			

Parish Neighbours

Fiona Dudley, Louise Hilder, Gill Kendall, Carol Weaver, John Webb, Chris Whitehurst, Sue Norwood.

CWaC

Lesley Bassett, Graham Bench, Rosie Morgan, Catherine Morgetroyd, Jeremy Owens, Linda Sharp

Other Support

Paul Andrew (Muir Group Housing Association).
Sarah Baron (Cheshire Community Action)
Chris Driver (Cheshire Wildlife Trust),
John Heselwood Policy & Development Manager, (Cheshire Community Action)
Gill Jones (Consultant)
Robert Miller (Cholmondeley Estates)
Andrea Powell Conservation Officer (Cheshire Wildlife Trust),
Andrew Thomson (Consultant)