

For Submission under Regulation 15



Consultation Statement





MARCH 24 2015



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Volume 3

15	<p>Vision and Aims Questionnaire and Feedback Report</p> <p>Questionnaire issued to all residents and others with interest in Norley parish, January 2014. Data from the questionnaire responses was analysed by Cheshire Community Action who also prepared the Feedback Report.</p>	
26	<p>Regulation 14 PreSubmission Consultation Report</p> <p>Feedback Report on Draft Norley Neighbourhood Plan, December 2014. Data from the questionnaire responses was analysed by Cheshire Community Action who also prepared the Feedback Report.</p>	

1. INTRODUCTION

1.1 Legal Background

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) *explains how they were consulted;*
- (c) *summarises the main issues and concerns raised by the persons consulted;*
- (d) *describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

In the absence of a parish plan, it was decided that a baseline survey should be undertaken as the first step towards the creation of a neighbourhood plan. This would define the conditions that existed in Norley parish as at the end of 2012. Subsequently, based on the feedback from the community on this Baseline Report and on issues, a Vision and Aims Statement was prepared, initially built on topics but then incorporated into a comprehensive plan. Matters that were not appropriate for planning policies were separated from the neighbourhood plan and addressed in the implementation plan.

A much greater level of consultation has been undertaken than the legislation requires, and this is set out in detail in the reports that are submitted in support of this Consultation Statement. It is not the intention of this Consultation Statement to replicate what is in these detailed reports.

The aims of the Norley Neighbourhood Plan consultation process were:

- to 'front-load' consultation, so that the Plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;
- to ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- to engage with as wide a range of people as possible, using a variety of events and communication techniques; and
- to ensure that results of consultation were fed back to local people and available to read (in both hard copy in the Norley Village News and via the Norley Neighbourhood Plan website) as soon as possible after the consultation events.

Consultation events took place at the following stages in the neighbourhood planning process:

- an initial consultation weekend in October 2011 at the very start of the process;
- a second consultation weekend in November 2011 around objectives and initial approaches;
- option development and testing from February to April 2012;
- consultation on the preferred option between 28th May and 22nd June 2012;
- consultation on the Vision and Aims in March 2014; and
- the statutory consultation stage in accordance with Regulation 14 from 21st August to 3rd October 2014.

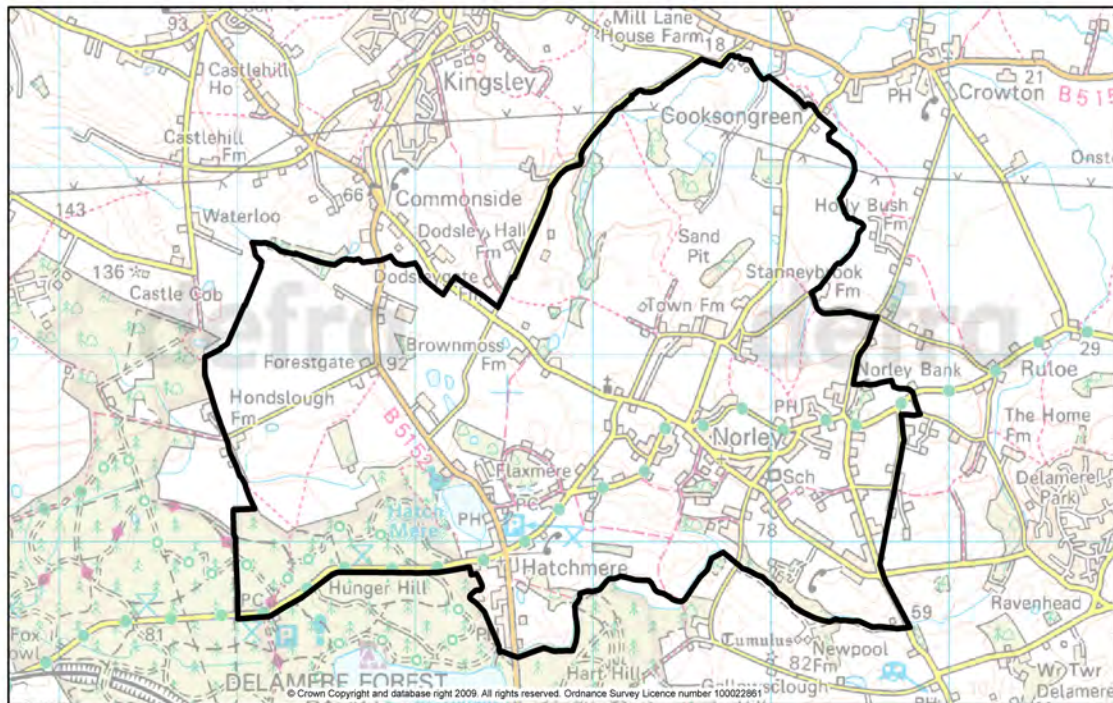
This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations. Full details are provided in the reports in Volume 2 that support the Consultation Statement.

2. BACKGROUND TO NORLEY

2.1 Geographic Area

The Parish of Norley is situated in south west Cheshire, 20 Km (12 miles) east of the City of Chester and includes the village of Norley and the smaller settlement of Hatchmere. The parish extends to 793 hectares of mainly agricultural land bordering on and extending to the east of Delamere Forest. There are 462 private dwellings and a total population of 1186. The demographic profile is one of an expanding yet aging society.

Norley Parish



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2.2 Introducing the Norley Neighbourhood Plan

The Norley Neighbourhood Plan Steering Group was formed in late 2011 and is made up of volunteers from the community, including members of Norley Parish Council. The Steering Group consists of 10 elected parishioners, with approximately 40 other volunteers providing support as needed. The Group works in accordance with a constitution and terms of reference agreed by the Norley Parish Council in 2011.

The Steering Group meets once monthly. Subgroups of volunteers, each with a steering group member, have focused on the topics of Village Assets and Land Use, Design Planning and Biodiversity. They have met when required. The Biodiversity subgroup has latterly become an independent village society known as the Norley Wildlife Group. It has retained its links with the Steering Group and is working with the Parish Council to implement some of the non planning related projects that have emerged.

3. AWARENESS RAISING

3.1 General

Awareness raising and public consultation have been addressed as a combined and ongoing activity throughout the development of the Neighbourhood Plan. The consultations have identified a range of issues that have been recorded, duly considered and, where possible, addressed as part of the development of the draft neighbourhood planning document.

3.2 Details of Persons, Groups and Bodies consulted.

During the Spring and Summer of 2012, 2013 and 2014 members of the Parish Council and the Neighbourhood Planning Steering Group attended several village events such as the Garden Show and activity club meetings to inform residents of the forthcoming Neighbourhood Plan project. In addition notices were placed in the Norley Village News, a ten per annum publication distributed to all households in the parish. The notices published are collated in Volume 2, Appendix 1.

Landowners of all our specified Open and Green Spaces have been identified through the Land Registry and where they had not been consulted by activities described here, each was finally consulted in February 2015. Please refer to Appendix 27, Green Spaces.

There have been 25 consultation events to date:

- Questionnaire to all Norley residents, July/August 2012. Feedback report in Appendix 2, Volume 2;
- Survey of Businesses in Norley: Report in Appendix 3, Volume 2;
- Stand at Norley Garden Show, September 2012; Feedback report in Appendix 4, Volume 2;
- Meeting with Church Youth Group, November 2012; Feedback report in Appendix 5, Volume 2;
- Meeting about biodiversity sites with concerned residents, November 2012; Feedback report in Appendix 6, Volume 2;
- Meeting with Bowling Club, February 2013; Feedback report in Appendix 7, Volume 2;
- Drop-In event, 16 February 2013; Main report in Appendix 8, Volume 2;
- Meeting with Craft Club, March 2013; Feedback report in Appendix 9, Volume 2;
- Meeting with Youth Group, April 2013; Feedback report in Appendix 10, Volume 2;
- Norley School Council research, June 2013; Feedback report in Appendix 11, Volume 2;
- Stand at Norley Garden Show, September 2013; Feedback report in Appendix 12, Volume 2;
- Meeting with Methodist Church council and Anglican School Governors;

- Feedback in Appendix 13, Volume 2;
- Consultation with owner/developer of the former Crown Inn Stores; Feedback in Appendix 14, Volume 2;
- Questionnaire to all residents and others with interest in Norley parish, January 2014; Feedback report - Appendix 15, Volume 3;
- Vision & Aims questionnaire to all residents in Norley parish concerning specific housing needs, January 2014; Feedback in Appendix 16, Volume 2;
- Drop-in event held at Norley Village Hall on 22 March 2014 at which the findings and reports of the January questionnaires were presented and discussed; Feedback in Appendix 17, Volume 2;
- Consultation with local landowner [Mr Starkey]; feedback in Appendix 18, Volume 2;
- Meeting with 1st Norley Scout Group; feedback in Appendix 19, Volume 2;
- Meeting with Wednesday Club; feedback in Appendix 20, Volume 2;
- Consultations on Draft Policies with Cheshire West and Chester Council – Autumn 2014; Appendix 21, Volume 2;
- Biodiversity Policy – Justification and Evidence; Appendix 22 Volume 2;
- Presentation and discussion with Norley Parish Council on Implementation and Delivery; Minutes in Appendix 23, Volume 2;
- Consultations on Draft Policies with Planning Aid– Autumn 2014; Appendix 24, Volume 2;
- Notice of the Draft Plan consultation, published in Norley Village News, November 2014; Appendix 25, Volume 2;
- Regulation 14 Presubmission Consultation questionnaire on Draft Neighbourhood Plan and associated Projects within the parish of Norley: Questionnaire and Feedback Report comprise Appendix 26, Volume 4;
- Consultation on Green and Open Spaces; Appendix 27, Volume 2.

3.3 Information - Public Dissemination

Early in the process, the Steering Group set up a Drop Box on the Internet (ournorleyplan@gmail.com). It comprised the sections which generally followed the chapter subject headings of the Baseline Report:

- Baseline Report
- Business
- Community and Social
- Consultations
- Environment and Sustainability
- Health and Education
- Housing and Built Environment
- Infrastructure
- Minutes of Meetings of Steering Group
- Photographs

The Consultation section includes full information on the meetings of the Biodiversity subgroup, the results of the Norley Business Survey 2012, Questionnaire 2012- feedback Report, Youth Consultation Meeting November 2012.

Access to the Drop Box was available to all villagers and the means of access was published in Norley News.

In the spring of 2013 it was decided that NNP should have a website and this was set up, again with full public access, and advertised in Norley News. The website has a link from the CW&C website and has effectively replaced Drop Box, which was cumbersome to access. The address is Norleyplan.org and the site contains the following pages:

- Home
- What is it?
- News
- Consultations
- Library
- Our Committee
- Meetings & Minutes
- Contact Us

For the 7.5 month period, mid 2014 through to the start of 2015, the following 'hits' were recorded

July	1402
August	1281
September	1123
October	1397
November	1646
December	1390
January	1421
February (to 24 th)	1139

The peak in November might be considered to be due to the Pre-submission consultation exercise.

This is supported by information on the most frequently accessed pages during November:

1. Pre-submission document residents	1076
2. Pre-submission document external consultees	905
3. Baseline Report	677
4. Home Page	644

Norley News is a monthly publication (10 per year) distributed to to all addresses in Norley and spare copies are available in the local shop. We have

used it to keep the community aware and updated with progress, and as a means of publicizing future consultation events and results. See Appendix 1 for more details.

3.4 Future Housing Needs Study for Norley

Because future housing needs is a complex and controversial topic, the Steering Committee engaged a professional consultant to prepare an impartial report that looks at local need while accounting for national and local governmental requirements. The study was completed in August 2013 and was based on a desk-top study of information collected through the Neighbourhood Plan group, the Office for National Statistics (2011 Census) and the rural community profile report for Norley published by Action with Communities in Rural England (2013). The Policy Recommendations of the Report are included in the Evidence Base. The results of the study were published in Norley News.

4. CONSULTATIONS ON ISSUES

We have consulted extensively with the community on issues in a variety of ways, from formal surveys delivered to addresses, to a stand at the annual village garden show where people could browse literature or ask questions and leave their opinion, to informal “DropIn” events in the Village Hall, and with visits to meetings of local clubs and societies. We have consulted with residents, businesses, community groups and with expert stakeholders such as Cheshire Wildlife Trust.

Table 1. Consultation on Issues

Activity	Who consulted?	How consulted?	Issues/concerns raised	How issues/concerns considered and addressed	Policy
Household flyer – Aug 2012	Every household in the parish and attendees of the annual Garden Show 2012	Flyer with questions on likes, concerns and changes sought delivered to every household on electoral register. Responses collected at the local pubs and shop. Stand at the garden show where parishioners discussed their views which were then recorded.	<p>Likes: the rural setting, plenty of open green spaces amongst built up area, tranquil nature, local amenities, village school, road connections, strong community spirit.</p> <p>Concerns: inappropriate housing developments such as large replacement dwellings, estate development, development in the Green Belt, vehicle speeding.</p> <p>Changes sought: Limited affordable housing, reuse of buildings and use of infill plots to create smaller properties, improved public transport system, better broadband facility, better traffic management.</p>	<p>The NP vision and aims seek to retain Norley's character, environment and amenities whilst allowing the parish to evolve and expand to meet the needs of the community.</p> <p>NP policies include the following:</p> <ol style="list-style-type: none"> 1. Sufficient homes for community 2. Ensure future security of local services 3. maintain existing character of village 4. protect / enhance natural environment 5. encourage involvement with natural environment with Norley Wildlife Group as a focus. 6. support continued future of local businesses 7. improve transport and communications 	<p>HOU1 C11 LC1 and LC2 BIO3 ECON1 Parish Council Delivery Plan</p>
Open day Feb 2013	Residents	All residents invited via the Norley News to an open day to comment on the baseline report. 111 people attended. Display boards	<p>Likes: Baseline Report was well received and majority of issues highlighted were agreed; Village school at viable size;</p> <p>Concerns: No support for new business start-up units; Speeding real issue;</p>	<ol style="list-style-type: none"> 3 Retention of school seen as an important issue in NNP 4 Speed control will be included in projects 5 Housing mix will be included in NNP 6 High-speed broadband will be encouraged and supported 7 Brownfield site development features in 	<p>Parish Council Delivery Plan HOU3 TRANS2 HOU1</p>

		on the themes of the baseline report, people encouraged to discuss the report and record comments on feedback sheets.	Road, footpath and bridleway maintenance an issue; Demolition of cottages with large dwelling replacement makes Norley unaffordable for balanced age range; Introduction of Affordable housing was a concern although many recognized the need and gave conditional support; Changes Sought: Need for high speed broadband; Improved public transport and parking at Acton Bridge station; Future development to be restricted to brownfield sites;	NNP 8 Affordable housing issue forms part of the NNP	HOU2
2013 Norley Garden Show presentation and Q&A sessions	Attendees at Garden show Sept. 2013	Two adjacent stalls at show: one for Neighbourhood Plan and the other for Biodiversity Group. The NNP stall was designed to remind people what had been done to date and what remained to be done. The project plan was displayed, also the results of the last questionnaire and Drop In session, and a reminder of the existence of the website. The Biodiversity	Likes: General strong support for what had been achieved and for continuing. General support for the draft Aims. General concerns: Concern about development on Green Belt and want to see it preserved. Small brownfield sites which should be developed sensitively – no estates. Critical of small houses being made into mansions. Accept need for smaller housing areas. Some agricultural land could have environmental significance. Don't want speculative large scale housing developments. Much discussion about the then current development application	1. Point incorporated in NNP policy. Development will be preferred within Settlement Boundaries. Also identify Green Spaces for more protection 2. Point noted for consideration. 3. Incorporated in NNP policy. 4. Incorporated in NNP Biodiversity policies and habitat mapping project 5. Incorporated into NNP policy	ENV2 HOU1 LC4, LC5 HOU3 PC Delivery Plan HOU3

		subgroup handed out the draft Vision and Aims for Biodiversity in Norley and asked people to sign up for a number of projects - general help, surveys of Ancient Trees and gardens wildlife. The subgroup was assisted by Cheshire Wildlife Trust who had an adjacent stand. They were visited by fairly continuous stream of villagers and others	for School Bank / Marsh Lane.		
Meetings with clubs, societies and interest groups	Church Youth Group:	Meeting at the church	Likes: appreciate tranquility, beauty and green spaces. Concerns: nothing to do and nowhere to go Changes sought: building to meet at nights to play/listen with music, shelter by playground to meet in the summer	<ul style="list-style-type: none"> NP vision and aims seek to retain Norley's character, environment and amenities whilst allowing the parish to evolve and expand to meet the needs of the community. Delivery plan seeks to upgrade village hall and provide expanded facilities for Scouts and all villagers. 	Vision, LC1, ENV2 Implementation Plan, C11
	Biodiversity group set up specifically for the NP,	Kick off meeting to discuss issues	Concerns: lack of management of Flaxmere and Hatchmere; decline in fauna and flora; disappearance of records	<ul style="list-style-type: none"> NP vision includes a flourishing natural environment. NP Biodiversity policies encourage protection and future enhancement of 	BIO3, Parish Council

	comprising interested volunteers		Changes sought: long term maintenance and improvement of natural assets.	natural assets.	Delivery Plan
	Norley School Pupils, aged 4.5 to 11 yrs.	Research carried out at school during June 2013	<p>Children were asked</p> <ul style="list-style-type: none"> • What do you like about Norley village? • What have we got in the village that you like? • What would you like to see in the village? • What do you want to see in 10 years' time? <p>The top responses were</p> <ul style="list-style-type: none"> • Friendly village • Shop • Nature trail • Graffiti wall 	The first three issues are incorporated in the policies for NNP	CI1, CI2, ENV5
	Bowling club	Presentation and Q&A at AGM of Bowling Club. Venue; Norley Village Hall	<p>Concerns:</p> <p>The main concern was the lack of adequate public transport facilities which made access to the Bowling Club's facilities too difficult for younger people and was impacting their membership.</p>	<ul style="list-style-type: none"> • Local transport will be reviewed as part of the Implementation plan 	Parish Council Delivery Plan, TRANS3
	Craft Club	Meeting at Norley Methodist Chapel. Presentation on issues for NNP and Q&A	<p>Issues:</p> <p>Bus service – more frequent service sought;</p> <p>Pavements – more pavements to provide safety;</p> <p>Road lighting – improved lighting for safety;</p> <p>Traffic speed – should be restrictions;</p> <p>Retirement properties – more</p>	<ul style="list-style-type: none"> • This will be a project for NNP. • Issue to be drawn to attention of CWAC via PC; • Issue to be drawn to attention of CWAC via PC; • This will be a project within NNP; • More smaller properties to be 	<p>Parish Council Delivery Plan</p> <p>Parish Council Delivery Plan</p>

	Anglican Church	Meeting with Angela Askwith and Anne Davidson Lund at the Parish Meeting Rooms to discuss their proposed development plans for the rooms. They would like to have a 'drop in' type centre and run various classes to assist people with the parishes - not just Norley.	<p>small properties needed</p> <ul style="list-style-type: none"> Some recognition that the initiative competes with village hall. Need to liaise with village organisations to test demand. 	<p>encouraged within NNP.</p> <ul style="list-style-type: none"> This is covered by Policy CI1 which is supportive of improvements to community buildings. 	HOU3 CI 1
	1st Norley Scout Group	Meeting with Scouts and their leaders at Scout HQ on a regular scout evening. The scouts had not been pre-warned but responded to NNP initiative, as presented, with thought and enthusiasm.	<ul style="list-style-type: none"> New, improved scout meeting facility required; Village hall to be improved with associated open recreational space and some significant activity attraction; More housing required in Norley; Housing should be non-estate and not impede open outlooks; Road junction at High Street / Maddocks Hill should be improved to increase safety; Introduction of cycleways within village; 	<ul style="list-style-type: none"> It was explained that plans were well advanced for the extending of the village hall to incorporate new scout meeting facilities. Also plans exist for maintaining the green space adjacent to the hall for sports use. The issues regarding housing were acknowledged and are to be included in the NNP; The need for road safety improvements was also acknowledged and will be identified as a project [as distinct from a policy]. The same could apply to cycleways. 	<p>ENV1</p> <p>HOU3, ENV2</p> <p>Parish Council Delivery Plan</p>
	Wednesday Club July 2014	Representative of NNP Group attended Club meeting	<ul style="list-style-type: none"> general agreement with the Vision desire to preserve the character of the village with its dispersed settlements and green spaces which permeate into the centre of the 	<p>Noted.</p> <p>Incorporated in Vision</p>	HOU1, ENV2,

			<p>settlements.</p> <ul style="list-style-type: none"> • Some disquiet about the design of recent infills which are out of keeping with neighbouring houses • Agreement that infill should be allowed to continue within settlement boundaries • Agreement that brownfield site development in the Parish should be the first priority for siting of any new housing • Concern that not enough houses were available which were suitable for young people or for downsizing older people. 	<p>Noted. Policies on Local Character reviewed.</p> <p>Noted.</p> <p>Accepted there is a need for such houses, which the market should provide and which our policies should encourage, at the scale identified by our Housing Needs survey</p>	<p>HOU1</p> <p>HOU1</p> <p>HOU3</p>
Business survey	Businesses located in Norley parish	Eight-page survey posted to 64 businesses in December 2012. 50 replies in writing or by email.	<p>Broadband provision was the main concern.</p> <p>See Appendix 3 for findings.</p>	<p>NP policy requires full support for roll-out of broadband under existing and ongoing contract.</p> <p>Delivery plan includes provision of fibre-optics to Norley in 2015.</p>	TRANS2

5 CONSULTATION ON VISION AND AIMS

Preparation of the Vision and Aims Statement

Vision and Aims were drafted from the responses received from the numerous prior consultations and the baseline report. The Vision and Aims document was made publicly available and formed the basis for the consultation questionnaire distributed in January 2014 to all households and other parties with interests in Norley (see Appendix 15 for feedback report and questionnaire)

Table 2 - Consultation Feedback

Activity	Who consulted?	How consulted?	Issues/concerns raised	How issues/concerns considered and addressed
Household Questionnaire January 2014	Every household in the parish and others with interests in the parish of Norley	<p>Questionnaire distributed by Royal Mail to every address on electoral register plus others with interests in Norley</p> <p>Responses collected at the local pubs, village Stores shop and directly on-line at www.surveymonkey.com/s/norleyvisionandaims.</p>	<p>Likes:</p> <p>84% of respondents agreed or strongly agreed with the Vision. There was agreement by the majority with the seven Aims.</p> <p>There was strong support for a number of proposals to maintain the character of the village, including protecting areas as 'Local Green Space'.</p> <p>There was also majority agreement on the need to control new housing in terms of phasing and its impact on the local environment. The indicated scale of development of 30 -33 new houses in the Plan period was well supported.</p> <p>Most agreed with projects to improve the village hall and children's play area.</p> <p>There was overwhelming support for the provision of superfast high-speed broadband and road improvements at School Bank and Blakemere Lane.</p> <p>Concerns:</p> <p>Increasing access to undeveloped areas of the parish for visitors;</p> <p>Allowing the village to grow and its impact on the character;</p>	<p>Character of village and local green space to be clearly defined, demonstrated and recorded. Delivered in Policies ENV1, 2 and LC1, LC2</p> <p>Issue answered by HOU 4. And is reflected by our definition of the status quo as of January 2014 (applied in HOU4) for future monitoring of the quantity of development.</p> <p>Village hall expansion and improvements are in process of implementation.</p> <p>Superfast broadband now available and is included in Parish Council Delivery Plan. Road improvements included in the Parish Council delivery plan.</p> <p>Local character policies now reflect the need to ensure its future retention;</p>

			<p>Disagreement with the idea that housing will help sustain local services;</p> <p>the majority disagreed to some extent with the proposal for rural exception sites; There was extensive opposition to such developments of size up to 6 dwellings.</p> <p>There was some opposition in particular to the aim of 'supporting the vibrancy and vitality of the village' because it implies spoiling the character of the village.</p>	<p>Consult with local services on this issue and publish results;</p> <p>Steering Group tested this out at the subsequent feedback session and afterwards (see Appendix 17). Our final decision was a limitation of up to 4 houses as described in HOU1 (A) knowing it did not have majority support, indeed most respondents preferred not to have any development. Will require further formal consultation at pre submission stage.</p> <p>Ensure that the aim does not rely on housing development but rather on improvements to village facilities.</p>
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6 CONSULTATION ON DRAFT NEIGHBOURHOOD PLAN (Regulation 14 Pre-Submission Consultation)

- The Consultation
Regulation 14 consultation was carried out between November 15th and December 31st 2014. The report on this consultation in Appendix 26 explains how it was carried out and presents the findings and conclusions

The Regulation 14 consultation followed extensive earlier rounds of consultation with the local community over the last two and a half years on issues, vision and aims and proposals for policy. These earlier rounds of consultation have helped to shape the draft plan along with other evidence.

The Consultation Report, forming Appendix 26, was prepared by Cheshire Community Action on behalf of the Norley Neighbourhood Plan Steering Group. The event was advertised in Norley News to raise awareness(see Appendix 25).

- Consultees

The draft Neighbourhood Plan was issued to the following organisations and groups, in addition to all residents on the electoral roll: the local businesses not already included on the list of residents are identified here.

- CWAC
- Planning Aid
- United Utilities (water and sewerage)
- SP Power Systems (electricity)
- British Gas
- Homes and Communities Agency
- Forestry Commission
- English Heritage
- Connecting Cheshire (Broadband)
- Natural England
- Cheshire Wildlife Trust
- Environment Agency
- Neighbouring Parish Councils (Kingsley, Manley, Delamere, Oakmere, Cuddington, Crowton)
- All residents and those with specific interests within Norley Parish, including:
 - Joint Norley Community Organisations Trust [secretary]
 - Norley School [head]
 - Norley / Crowton/Kingsley Parish Churches [vicar]
 - Norley Methodist Church Council [Secretary]
 - Brown Moss Equine Clinic (Colin Graham, Norley Road Norley WA6 6LJ)
 - Community Windpower Ltd, Delamere Forest School (Mr Rod Wood, Godscroft Lane Frodsham Cheshire WA6 6XU)
 - Pribreak Ltd (John Padden, Mount Pleasant Fingerpost Lane Norley WA6 8LE)

- The Carriers Inn, Delamere Road Norley
- Mary Walker, The Stores, School Bank Norley WA6 8NP
- Mr J Tang, Fortune Palace, School Lane Norley
- Hatchmere Poultry Farm (Lindsay Nixon, Hatchmere Farm, Delamere Road, Norley)
- Mrs C Whitlow, Tigers Head, Pytchleys Hollow Norley WA6 8NT
- Wickentree Farm, Blakemere lane, Norley

Feedback

Feedback was provided by:-

- (i) CWAC through a written response followed by meetings with Rosie Morgan, Planning Policy Team. In particular, (1) June - September. emails from Rosie Morgan in Sept / Oct 2014
(2) Regulation 14 consultation - email from CWAC 24 December 2014; and meeting with Rosie Morgan on 13 Jan and 4th Feb. 2015. Notes of these meetings are included in Appendix 21, Volume 2. As a result of the meeting on 5th February, revisions to the proposed settlement boundary have been made.
- (ii) Planning Aid. Their report, dated 15th December 2014, giving recommendations forms Appendix 24.
- (iii) United Utilities.
- (iv) Natural England
- (v) English Heritage
- (vi) Connecting Cheshire
- (vii) A Report, dated January 2015, has been prepared by Cheshire Community Action on the results of the public consultation. Cheshire Community Action received all responses, collated and analysed them and prepared the Report which forms Appendix 25 in Volume 3. The feedback summary is given below in Table 3.

• The Consultation and Questionnaire

The draft Neighbourhood Plan was issued by post to all residents and those with specific interests in Norley parish. These included Cheshire West & Chester Council, Utility Companies, environmental interest organisations and others as listed in 6.1 above. The Plan comprised a 36 page printed document divided into sections with each explaining the proposed policy and how it was derived from the prior feedback by the community. The accompanying questionnaire then asked the community for their feedback on each of the policies so described and the main issues resulting are included in the following Table 3:

Table 3 – Consultation Feedback – Main Issues

Section	Feedback Issue	Action Taken	Comment
<i>Vision</i>	A couple of comments suggested including churches in the vision statement on the basis that they are a key part in creating a strong community.	Vision Statement changed to include churches	
<i>Scale of housing</i>	Some comments sought a reduction in the indicator of 30-33 dwellings if there are planning approvals in neighbouring parishes.	Considered but no change. Indicates concern about the rising number of approvals in the area.	The plan period is defined in HOU 4 as commencing January 2014 when public support for this indicator was received. This takes more recent developments into account.
<i>Type of housing</i>	There were concerns about the replacement of smaller residential properties with larger 'mansions' with the implication that the plan needs to address this issue more. Another comment was that housing for young people and families should be prioritised to help the village and school thrive.	Policy HOU3 aims to support a mix of house types including low cost market housing.	Emphasis has been placed on the need for appropriateness of any building to its surroundings.
<i>Settlement boundaries</i>	There was some confusion about the implications of the settlement boundary. One queried whether infill and rural exception sites	The document "Rationale for Settlement Boundaries", has been prepared to clarify the approach.	We have defined policies that are compatible with Norley/

	<p>would not be permitted outside of the settlement boundary? A couple of comments were made that all green fields or paddocks should remain outside the settlement boundaries. There was a suggestion for revising the boundary in relation to Breech Moss Lane and another respondent queried why Finger Post Lane was not included within the boundary.</p> <p>Cheshire West & Chester Council commented that whilst the general approach seems reasonable there is some uncertainty over the need for a settlement boundary until Part 2 of the emerging Local Plan is further advanced and it is clear whether or not Norley will be identified as a Local Service Centre. If it is identified as a Local Service Centre, a settlement boundary would be appropriate, if not, the whole of neighbourhood plan area would be classed as countryside.</p>	<p>Also, we now have Policies HOU1 (A) and (B), dealing with development within and outside settlement boundaries respectively. We have tightened and adjusted the actual Settlement Boundaries to take account of these comments and from CW&C. The possible categorization of Norley as a Local Service Centre or otherwise is recognized and can be accommodated managed in these policies.</p>	<p>Hatchmere becoming a Local Service Centre, but will also meet our needs if it does not become one.</p> <p>There is majority understanding and support for having Settlement Boundaries and our intention is to retain these and the associated policies even if we do not become a Local Service Centre. This was further discussed with the Parish Council in February and received strong support.</p>
<i>Brownfield development</i>	<p>Some respondents were seeking a clear preference for brownfield before greenfield development but one respondent questioned whether there were any brownfield sites.</p> <p>Cheshire West & Chester Council commented that it needed to be clearer that the redevelopment of brownfield sites must comply with the requirements of para 89 of the NPPF and policy STRAT9 in the Local Plan.</p>	<p>We have identified potential infill and brownfield opportunities in Norley and concluded the potential supply is more than 200% above our indicator level of 30-33 houses.</p> <p>Policy HOU1 (B) has been modified.</p>	<p>Brownfield and infill sites in Norley parish have been identified but not publicised in order to dis-associate the Steering Group from any potential development opportunity.</p>
<i>Rural exception sites</i>	<p>Cheshire West & Chester Council commented that the reference to rural exception sites should be deleted from policy HOU1 to better reflect NPPF and the Local Plan and replaced</p>	<p>Policy HOU1 modified and reference to rural exception sites deleted.</p> <p>The Vision and Aims survey (see</p>	<p>The Steering Group could not accept the strongly expressed view from the Vision and</p>

	<p>with wording along the lines of 'small scale developments of affordable housing'. Also, the limit of 4 dwellings on such sites needs to be supported by evidence.</p>	<p>Table 2 above and App 15 section 5.1) identified a majority against a limit of 6 dwellings and wanted less, preferably none. We returned to this subject at a DropIn event (Appendix 17) where we obtained limited acceptance of the principle of having some small scale developments, possibly limited to 4. Through individual persuasion and influencing, when we proposed a limit of 4 at the Presubmission consultation this was accepted. Our canvassing had indicated that a limit of 6 remained unacceptable. This seems primarily to avoid larger estate type development.</p>	<p>Aims survey of Jan 2014 for no developments of affordable housing. Policy HOU1 was developed and there was strong support for a limit of 4 houses at the presubmission stage.</p>
<i>Infill</i>	<p>There were concerns that allowing infill with policy LC5 was contradictory to the purposes of policies ENV1 and ENV2 of protecting green spaces.</p>	<p>Checked and not found to be contradictory.</p>	
<i>Affordable housing</i>	<p>Cheshire West & Chester Council commented that policy HOU2 – housing to meet local needs, should make clear that it only applies to affordable housing since there is no requirement in national guidance or the Local Plan for market housing to meet local needs.</p> <p>In relation to the mechanism for allocating affordable housing, Cheshire West & Chester Council commented that a 'Norley connection' needs to be defined and that a shorter time period for vacancies should be allowed. Other respondents questioned the practicality and desirability of making houses available for 12 months to people who meet the local needs</p>	<p>HOU2 modified</p> <p>We have added Appendix I which defines Housing Requirement in some more detail. We decided to retain the 12 month requirement for vacancies because this makes the housing suppliers be sure they are satisfying a known need. If they are,</p>	<p>We decided not to change the 12 month period because we see this as an important</p>

	criteria in policy HOU2, and concerns over having empty properties.	then there should be no problem.	test for developers to thoroughly follow the cascade process, which we have seen largely bypassed in neighbouring parishes.
<i>Design of homes</i>	One comment strongly put was that the Plan was too vague on the design requirements eg ensuring there is “high quality of design” in policy HOU3 and that new homes should be “in character with adjoining properties” in policy HOU1 when that character may vary considerably.	Policies HOU1 and HOU3 modified to try and capture these concerns.	
<i>Size of gardens</i>	Some respondents thought that policy HOU3 should be more specific about the size of gardens required with new dwellings.	Policy HOU3 (d) added.	
<i>Local Views and Vistas</i>	One suggestion was that the view from the Spinney over the fields towards the outskirts of Delamere Forest should be included. One respondent thought that the Plan should be more restrictive and not allow new housing development in areas listed as “important local views and vistas”.	This suggested view is already captured by the view from Post Office Lane, so will not be added. Policy LC2 is sufficient to protect these views.	
<i>Woodland, trees and hedgerows</i>	Cheshire West & Chester Council commented that policy LC3 should be stronger on avoiding loss/damage to these features in the first instance. Traditional orchards should also be included.	Protection of Deciduous Woodlands in DEFRA’s Priority Habitats inventory has been added to Policy LC3, which has been amended further to cover these concerns.	
<i>Landscape Character</i>	Cheshire West & Chester Council commented that there could be reference to the Vale Royal Landscape Character Assessment SPD 5 and the Cheshire Landscape Assessment.	These have now been added, and extracts quoted.	
<i>Impact on underground utilities infrastructure</i>	United Utilities commented that policies LC4 and LC5 should cover the identification and protection of underground utilities infrastructure assets.	Added to Policy LC4.	

assets			
Green Spaces	There were some suggestions for additional areas of green space: the field containing a pond by School Lane north; the area south of Post Office Lane between Norley and Hatchmere; sweet chestnut trees along Town Farm Lane and land between Finger Post Lane, Cow Land and Hough Lane. Cheshire West & Chester Council commented that the number of spaces designated was possibly excessive.	We have reviewed the Green Spaces and Open Spaces and have reduced the number by critically reviewing their value to the community.	See also separate note on Green Spaces consultations.
Rural need policy	Cheshire West & Chester Council commented that policy ENV3 is unclear in what is meant by rural need and onerous since some development proposals are minor with limited impact.	Reference to rural need deleted.	
Biodiversity	<p>Comments made by Chair of the Norley Wildlife Group were that the plan focuses too much on specific places and joining them up strategically rather than ensuring as many places as possible are pollinator friendly, especially by growing wildflowers all around the village.</p> <p>Cheshire West & Chester Council advised three corrections:</p> <ul style="list-style-type: none"> i. the definition of local authority under the Natural Environment & Rural Communities Act 2006 includes parish councils. ii. Standing Advice for Ancient Woodland and Veteran Trees should be the 2014 version and on that basis the 15 metre buffer zone in policy BIO 1 was queried. iii. Flaxmere is managed by Cheshire West & Chester Council. 	<p>Reference to the National Pollinator Strategy has been strengthened. Reference to implementation of a wildflower walk included in the Parish Council Delivery Plan</p> <p>Corrected.</p> <p>Decided to maintain the 15 metre buffer zone on the advice of Cheshire Wildlife Trust.</p> <p>Corrected.</p>	
Improvements to	There was concern from some that this would lead to Norley being designated as a Local Service Centre.		The present understanding is that this is likely to be the

<i>community infrastructure</i>			case.
<i>New community infrastructure</i>	Cheshire West & Chester Council commented that the final paragraph of policy CI 2 should also meet the requirements of the CIL Regulations 2010.	Corrected.	
<i>Shop</i>	A couple of comments were that there should not be any special support for the shop, rather it should be left to market forces.	This was not the majority view so no action taken	
<i>Economic development</i>	<p>There were diverging views on the approach to businesses. Some comments were that the plan should be more strongly worded and "encourage" or "promote" businesses rather than just support them. Others thought that there was no demand for jobs in Norley and were concerned that the economy policies might be used as a loophole for developers to build on green belt land. One suggestion was to make ECON 3 more restrictive by requiring agricultural buildings to have been used for the intended purpose for at least four years.</p> <p>Cheshire West & Chester Council commented that policy ECON 1 should reflect Local Plan policy STRAT9 and the Vale Royal Local Plan policy E10 which support business development making use of existing buildings or limited extensions.</p>	Rewording of Policy ECON 2 captures this comment.	
<i>Broadband</i>	Some commented that the plan only focuses on new developments and wanted it to address infrastructure improvements to existing properties.	This is outside the remit of the neighbourhood plan.	High speed broadband is now available in Norley.
<i>Transport</i>	Natural England suggested including some wording on other modes of sustainable transport such as cycle ways in policy TRANS 1.	Agreed and change made.	

<i>Traffic</i>	Some commented that traffic calming and the enforcement of speed limits appears to have been forgotten at this stage of the plan. In relation to policy TRANS 3, Cheshire West & Chester Council commented that traffic assessments are not usually required for small developments so suggested an additional word 'sizeable' before 'housing'.	Appropriate change made.	
<i>Scope of the plan</i>	One respondent questioned how the proposed parish boundary changes will affect the plan?	The designated Neighbourhood Plan area will not be changed as a result of the minor changes to Parish Boundaries until the Plan is reviewed in the future.	
<i>Maps</i>	A number of comments were made that the maps were too small to be legible.	This is an IT issue. We will prepare additional uncompressed copies.	

7. CONCLUSIONS

The development of the Norley Neighbourhood Plan has taken place over the period 2012 to 2015 and during this time extensive consultation has occurred as documented within this Statement. Every effort has been taken to accommodate local views and opinions and, where these have conflicted, a consensus view has been adopted. We are confident that the Plan reflects the overall majority view on all of its aspects.

Assistance has been provided by Cheshire West and Chester Council, Planning Aid, Cheshire Community Action and Andrew Thomson of Thomson Planning without all of whom the Plan would not have reached its present state.

Consultation Statement Volume 2 - Appendices

MARCH 2015

VOLUME 2

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APPENDIX 1

Notices and Information published in NORLEY NEWS relating to the Neighbourhood Plan

Date	Article Published
March 2012	<p>Parish Council Draft Minutes.</p> <p>Councillor John Davidson provided an update from the Neighbourhood Planning Group in the village. He was voted in as chairman at their first meeting and a steering group had been formed from members of the village. This group will meet with representatives from Tattenhall on 24/02/2012; the purpose to enquire about procedures, share good practices and agree the way forward. The group have secured £3000 funding for the 2012/13 year from CWAC along with £3000 for the same period from the parish council.</p>
May 2012	<p>Parish Council Draft Minutes.</p> <p>Councillor Davidson provided an update from the NP meeting with CWAC and Tattenhall NP group members.</p>
September 2012	<p>The Norley Neighbourhood Plan: Article</p> <p>Recent legislation has given us the opportunity to influence the direction of the future of development in our village Hopefully, you will have read about the Norley Neighbourhood Plan in the recent flier that was posted to every resident in Norley. At the request of the Parish Council a steering committee was formed and has been working to draw up a description of the village as it is now, the trends which may be impacting us now and in the future, and to identify any issues we as a village will want to influence. We have a chairman – myself - and a supporting committee, and have had many offers of help which will be gratefully followed up over the next few months!</p> <p>When we have produced our first draft assessment (likely towards the end of this year) we will need input from all of you to ensure we have identified all the issues, and to say how we want these addressed.</p> <p>It's important to know that the purpose of the Neighbourhood Plan is not to oppose development on principle; its purpose is to be a long-term guide for any proposals for developments or other changes so that they are in line with how the residents want the village to be like in the future and so that they enhance the village. It's only with your help that we can do this and it is only with everyone's own particular input that we can produce a plan which reflects the considered views of Norley residents and which has the authority and legitimacy it needs.</p> <p>Thanks to everyone who returned comments on the questions in the recent flier. We have had about 60 returns so far, so will be leaving the postbox in the Stores for a few more weeks, to get comments from people who may have been on holiday, or just forgot. We plan to consult with village societies and organisations and we will provide a summary of the responses and comments we have received as a result of the flier in next months Norley News, but its already clear that people welcome the chance to influence the local authorities and their planners.</p> <p>We're planning to organise many different ways to consult with the residents of the village about what you want for its future. In the meantime, think about any ways in which you think the village could be improved, so, when the time comes, you'll be ready with your thoughts and suggestions. We intend to have a monthly progress report in the Norley News and we also plan to upload all our committee meeting minutes to the Norley village website so they are available for everyone.</p>

October 2012	<p>Parish Council Draft Minutes.</p> <p>John Leleu provided an update on the Neighbourhood Plan, explaining that the first public consultation was due to take place to ascertain the current position in the village, consulting on what people liked/disliked about Norley, in order for the committee to prepare a vision statement.... Any person wishing to volunteer to support the Neighbourhood Plan could do so by contacting norleyparishcouncil@cheshirepcs.co.uk</p>
October 2012	<p>Article: The Village of Norley 2012 – response to questionnaire sent to all households.</p> <p>A survey of the households of Norley parish was undertaken during July and August 2012 and at the Garden Show on 1st September. The survey sought to obtain the views of villagers on the existing village, their concerns for the future and what changes to the village they would most like to see.</p> <p>Up to mid September 80 questionnaires were completed and returned from a total of 494 sent to all residences. More returns are expected, but these results have been reviewed by the Neighbourhood Plan Steering Committee and are described below:</p> <p>Summary</p> <p>Likes: The majority of replies liked the rural setting of Norley with its quiet and green characteristics. It is considered un-crowded with plenty of open green space. The amenities of shop and pubs are seen as key attributes of the village. The friendly attitude of residents and the strong community spirit is considered a major asset.</p> <p>Concerns: The over-riding major concern was of inappropriate house developments either having occurred or likely to occur in the future. Vehicle speeding, particularly along High Street, but also at other locations has been identified as a serious problem.</p> <p>Changes Sought: The need for and introduction of limited affordable housing, but not as an estate, is recognised. Linked to this is the use of existing buildings / infill plots to create more smaller properties. An improved bus/public transport service is seen as a requirement. An improved broadband facility is also required.</p> <p>There were many other issues raised but, to date, are not popularly supported.</p> <p>Details:</p> <p>The responses on the survey form have been categorised under the headings environment, property, commercial, infrastructure, social and community, and other, to enable the Steering Committee to address the responses in more detail. Because the questions asked were 'open' there has been a wide spread of responses. Generally people limited their replies to three "Likes" three "Concerns" and two or three "Preferred Changes". However, certain issues repeat across many responses and these are summarised below.</p> <p>Percentages referring to a particular topic are the number of questionnaire returns which specify that topic, as a percentage of the total number of questionnaires returned (80). Where a particular topic has less than 15% "support" (ie less than 12 responses) it is not reported here.</p> <p>Likes</p> <p><i>Environment</i></p> <ol style="list-style-type: none"> 1. The majority of replies [80%] liked the rural setting of Norley with its variety of wildlife and proximity to Delamere Forest 2. The small and spreadout nature of Norley with plenty of open green spaces amongst the builtup areas is valued [30%]. 3. A significant number [35%] valued the quiet and tranquil nature of Norley after taking account of a very small number of concerns about Noise. <p><i>Commercial</i></p>

	<p>4. The amenities of shop, pubs and (to a lesser extent), restaurant, are seen as key attributes of the village [51%].</p> <p><i>Infrastructure</i></p> <p>5. Good road connections to major cities and towns is appreciated [16%].</p> <p><i>Social and Community</i></p> <p>6. The friendly attitude of residents and the strong community spirit is considered a major asset [40%].</p> <p>7. The existence of a village school is valued [20%].</p> <p><i>Concerns</i></p> <p><i>Property</i></p> <p>8. The over-riding major concern was of inappropriate house developments either having occurred or likely to occur in the future [85%]. This was expressed in three main ways:</p> <ul style="list-style-type: none"> • Large replacement dwellings out of character [26%]. • Future Estate development / large over –expansion [26%]. • Inappropriate development (no further explanation given) and Greenbelt development [33%]. <p><i>Infrastructure</i></p> <p>9. Vehicle speeding, particularly along High Street, but also at other locations has been identified as a serious problem [20%].</p> <p><i>Changes Sought</i></p> <p><i>Property</i></p> <p>10. The need for and introduction of limited affordable housing, but not as an estate, is recognised. Linked to this is the use of existing buildings / infill plots to create more smaller properties [40%].</p> <p><i>Infrastructure</i></p> <p>11. An improved bus/public transport service is seen as a requirement, both in frequency and operating periods [23%].</p> <p>12. Slow broadband is a concern and an improved broadband facility is required [20%].</p> <p>13. Improvements to traffic management / control speeding are wanted in various locations [18%] .</p> <p>There were many other issues and ideas raised but, to date, are not yet popularly supported. There were also many offers of help which are gratefully received, and all of these will be followed up.</p> <p>Further consultations with village organisations are planned so as to expand the number of responses and help us to produce a Baseline Report which we are aiming to complete early next year. This will be shared with the community and we hope will form the first stage in a three stage process for producing an agreed Neighbourhood Plan for the next 20 years.</p>
November 2012	<p>Draft Minutes of Norley Parish Council Meeting.</p> <p>Martin Bell provided an update on the Neighbourhood Plan to members. The committee is currently writing the Baseline Report and hope to complete this by February 2013. The committee plans to conduct a wider consultation in the village. They are currently a third of the way through the process and continue to collect data. The committee now have a bank account and it was agreed to transfer remainder of £3000 which the Council has budgeted for to cover this area of work in the village.</p> <p>The clerk was instructed to apply for Neighbourhood status for the village.</p>
December	Article: Neighbourhood Plan Update

2012	<p>We are working towards completing the first part of producing a Neighbourhood Plan which is to describe all aspects of Norley as it is now. ('The Baseline Report') This is the first stage and it will, hopefully, be complete by mid February, We are planning a "drop in" on Saturday 16th February from 11 a.m. – 6 p.m. in the Village Hall, so everyone will get a chance to have their say on the possible issues facing Norley over the long term future. Come along and have tea/coffee and cake with us, see what we're up to and tell us what you think you'd like to happen in Norley.</p> <p>PLEASE REMEMBER 16 FEBRUARY & COME TO THE VILLAGE HALL! It will be the best time to contribute to the Plan and comment on it as it develops.</p> <p>To prepare our report we still have some more data to collect before mid February. We are just in the middle of doing a survey of all the businesses which are located in Norley to establish what views businesses have about working here, and what changes they would like to see. We need all businesses to answer the questionnaire they will be receiving and send it back. Just in case we've missed someone off the list, if you have a business in Norley could you contact David on gbq15@aol.com</p> <p>We are also doing a survey of all land in Norley, so as to map the land use, so we know how much is agricultural, commercial, recreational, for domestic use, etc. Also, as you can see elsewhere in this edition of Norley news, we are looking in detail at the natural environment, particularly Biodiversity in Norley. Finally, we plan to visit some of the many societies and clubs in the village to get their views on the present and the future. If your club wants someone from the Neighbourhood Plan Group to come to your meeting or event, let John Davidson or Martin Bell know and we will arrange this.</p>
December 2012	<p>Draft Minutes of Norley Parish Council Meeting. The Chairman read aloud, for the benefit of members, the Neighbourhood Plan Committee Chairman's report prepared by Martin Bell for the Annual General meeting 16 January 2013. All parishioners are welcome to attend that meeting.</p>
April 2013	<p>Norley Drop In event 16 February 2013. A detailed report on consultations and feedback was published. See Appendix 8 for full details.</p>
April 2013	<p>Draft Minutes of Norley Parish Council Meeting. The consultation event held in the village hall was attended by over 100 parishioners, with approximately 60 forms being completed and returned on the day: this process continues and everyone is encouraged to read the Baseline Report. The Neighbourhood Plan website is now up and running. Funding has been scaled back where-ever possible and councilor Davidson thanked all those that have offered their professional services which have helped to keep the costs down. It is expected the Management Group will discuss commissioning an independent Housing Report for the village.</p>
June 2013	<p>Draft Minutes of Norley Parish Council Meeting. The NP Management Committee has continued to meet monthly. Parish residents with particular expertise have been co-opted onto the Committee to help with specific tasks; e.g. business consultation, data verification, etc., and we continue to receive support from Cheshire Community Action and Cheshire Wildlife Trust. Feedback from the February Drop-In event has been disseminated in Norley News and on the NP website. Consultation with groups and societies continues. Recently we held a meeting with the Parish Youth Group and we are planning</p>

	<p>consultations with the school (pupils and governors) and with the churches. We are making progress in developing Vision and Aims statements for each of Built Environment, Infrastructure, Environment, Community and Education. The aim is that these will all be combined into one Vision and Aims statement for the parish, which after a more intensive consultation, will form the basis for producing the plan policies. The Vision for 20 years time is likely to be:</p> <p><i>"A small rural village where housing clusters are intersected by open countryside and natural assets: preserving the existing diverse character of the village, achieving a sustainable social and demographic mix and which recognizes, manages and enjoys assets and services".</i></p>
August 2013	<p>Article: Norley Neighbourhood Plan- Update</p> <p>Since our last consultation with residents in February we have been continuing with discussions with smaller groups of clubs and societies and have been using the results of all the consultations to produce a Vision and list of Aims for the next 20 years or so, covering the Built Environment, Biodiversity, Infrastructure, and Community and Social. We also commissioned an independent review of Norley's housing needs for the next 20 years which has just been completed. We are now including the results of this into the Aims. These Aims are important, as they will form the basis of our Neighbourhood Planning policies, which will be submitted to the County. We intend to finish them in September and then ask you for your opinions.</p> <p>The conclusions of the Housing Needs Study are summarized below:</p> <ol style="list-style-type: none"> 1. The data strongly suggests that many older residents, both single people and couples, are under-occupying their home (i.e. they do not need such a large dwelling). Elsewhere, many people in this position would choose to 'downsize', which often means moving from a 2-storey house into a bungalow or a flat. In Norley this is much more difficult because there are so few smaller dwellings. 2. There will be an increasing need to provide housing that takes account of the needs of elderly people who want to downsize or need to move to step-free accommodation. 3. The evidence indicates that population growth in younger people peaked in 2001 and has declined since. Office for National Statistics projections show that this trend is likely to continue for some years. In general terms there is a close correlation between what is happening in the wider population and what we see happening in Norley. So, it is a reasonable assumption that in Norley the number of older people, especially those aged 75 and over, will increase and the number of children and younger adults will decline over the next 20 to 25 years. 4. It is likely that the predominance of larger properties and lack of affordable housing in Norley will exacerbate the demographic imbalance of the village because the declining number of younger people growing up here will continue to find it very difficult to find suitable accommodation for themselves and their families and will have no choice but to move to more affordable areas. 5. Many existing owner-occupiers may be content to continue to under-occupy their homes. However, if the supply of smaller, more affordable homes does not increase then there are likely to be serious implications for the sustainability of the community and its facilities. 6. If the trends in population and residential development are allowed to continue unchecked there are likely to be serious consequences for the sustainability of Norley as a community. The challenges to sustainability that need to be addressed include: <ul style="list-style-type: none"> · A demographic imbalance; · A combination of unmet housing need and lack of housing choice; · Unaffordable housing; · Loss of services and facilities, and

	<ul style="list-style-type: none"> · Limited opportunities for economic growth. <p>While we don't necessarily agree with the recommendations of the report (for the full report, see our website www.norleyplan.org) we can't ignore the conclusions and so the Aims you will see in the autumn do face up to these issues. We are planning a number of ways of bringing these to your attention including a questionnaire delivered to each household, because you do need to make your views heard on this.</p> <p>The Steering Committee has been meeting once a month all year (as has the Biodiversity subgroup) so if you want to help with the Plan, or have an interest in nature in Norley, just check on the meeting dates on the website, and come along. You could even leave a comment on the website- that would be a first! It's a bit disappointing that we haven't had any comments- it could be because we are so perfect, but in reality we know it's probably because no one has been logging on. So please, your feedback is important!</p>
November 2013	<p>Draft Minutes of Norley Parish Council Meeting.</p> <p>Councillor Johnson updated members, informing them that the Vision and Aims statement has been amended: he will forward a copy to all parish council members. The NP committee intend to conduct a public consultation in November, clerk has been asked to offer her support.</p>
December 2013 / January 2014	<p>Article for Norley Neighbourhood Plan: Vision and Aims – November 2013.</p> <p>A reminder of what a Neighbourhood Plan is: it's a plan drawn up by a community which sets out a shared vision and policies to shape future growth and development of the local area. It is used by the local planning authority (in our case Cheshire West and Chester) in deciding planning applications, alongside the County-wide Local Plan.</p> <p>The Steering Group has been working to get a good understanding of people's views on the future development of Norley Parish and have organised a number of questionnaires and consultation meetings. These are all recorded on our website which is www.norleyplan.org.</p> <p>In addition we have produced a Baseline Report for Norley which contains detailed information about the Parish as it is now, and we commissioned a housing needs report, which looks at population projections. These are both on the website. If you don't have access to the internet and would like to see a copy of these, please contact me.</p> <p>Based on what you have told us about your likes, your concerns, and the changes you want, we have moved to the next step which is the "Vision and Aims Statement". We will be mailing everyone in Norley a detailed questionnaire about this in early January, followed by a meeting (or more) to discuss it. That's when we need your feedback. But we wanted you to see it early, and so the current version is printed below. This is because the Vision and Aims Statement is a really important part of the process to form the Plan. Once it's finally agreed by us, it is used as the firm basis for the planning policies that are developed from it.</p> <p>We all get a chance to vote on the final Plan before it is adopted, but it won't be right unless we get a good response to January's questionnaire. So when the questionnaire comes, please don't just throw it away!</p> <p>Progress must appear to everyone to be slow! This is not only because we are all volunteers with other things to do, but also it does take time to really understand the different aspirations and concerns, and do our best to get it right while at the same time developers are putting in planning applications. Producing this Vision and Aims Statement has been done with careful</p>

consideration and a lot of discussion by the Steering Group, and I would like to thank them for their efforts.

Vision:

Over the next 20 years Norley will continue to be a distinctive rural parish, while evolving and expanding in a way that respects and reflects the views of the community. It will retain its distinctive character of clusters of housing intersected by open countryside. There will be a wide range of community activities and facilities including a primary school, village hall, public houses and shop. People of all ages will know and care for each other. Current and future generations will enjoy a strong sense of community, a high quality of life, and a flourishing natural environment. Local businesses will prosper in an attractive environment.

Aims:

- Provide sufficient homes to meet the needs of the Norley community
- Ensure the future security of local services and the school by providing homes that are suitable and affordable for residents at various stages of their lives
- Maintain the existing character of the village
- Protect and enhance the natural environment
- Increase access to undeveloped natural areas in the parish, encourage involvement with the natural environment and provide educational opportunities
- Support the continued future of local businesses
- Improve transport connections, infrastructure and digital communications
- Provide opportunities for a wide range of community activities
- Support the vibrancy and vitality of the village

To deliver these Aims we will prepare policies which are aligned with Cheshire West and Chester Council's (CWAC) Local Plan. When development is proposed within Norley either by developers, private individuals or other organisations, these policies will be referred to by CWAC and the Government when planning decisions are made. We will review these policies every 7 years to ensure they are achieving the Aims as intended.

The detailed policies will be developed from the following proposals.

Through the consultations we have completed we have also identified Projects which will make a real difference to Norley but which may need funding, and which have not been prioritised. These Projects are also identified within the following Proposals.

Proposals

Built Environment

(Aim: Provide sufficient homes to meet the needs of the Norley community)

Norley wishes to see sufficient additional housing to enable the sustainable growth of the community. This approach will continue Norley's history of incremental growth of housing which has contributed to its distinctive characteristics. Sustainable growth entails a balanced approach to meet the social, economic and environmental ambitions of the community; both of its current inhabitants and future generations.

- Consideration will be given to the projected population growth that the local community will naturally generate and ensure that there is a sufficient amount and choice of housing to meet their future needs supported by high quality services, facilities and infrastructure. It is clear that some additional housing is required to meet local community needs providing it is of a scale, mix, layout, design and quality which

respects its immediate environment, complements the characteristics of Norley and provides clear benefits to its residents.

Note: As an indicator of the scale of development which seeks to satisfy the needs and characteristics of Norley's dispersed environment, population growth projections indicate 30 – 33 additional houses in total in Norley over the next 22 years based on number of occupied houses as of September 2013. This is not intended as a limit, but as an indicator of scale.

- The overall level, type and use of housing development within the Parish should take into account current and potential development in neighbouring towns and villages, where large developments are now taking place or are planned, and which may, to an extent, satisfy local needs. Therefore the number and type of affordable homes will be determined by Norley's needs established via a local housing needs survey and by consideration of planned deliverable sites within nearby housing catchment areas.
- Every 7 years we will review Norley's housing needs taking into account population projections, existing ongoing and planned future developments within nearby housing catchment areas, and having regard to surveys of Norley's housing needs and to the Strategic Housing Land Availability Assessment by CWAC.

(Aim: Ensure the future security of local services and the school by providing homes that are suitable and affordable for residents at various stages of their lives)

Note: From our Housing Needs Analysis by an independent consultant (August 2013) we know that we have an age imbalance: population growth in younger people peaked in 2001 and has declined since, whereas the number of retired people (65 years and older) has been steadily increasing since 1971. The greatest increase is amongst persons aged over 75 years. These trends, which are mirrored nationally, are reasonably assumed to continue over the next 20 years.

- We want to recognise the needs of both the current population age mix and a future more balanced age mix that improves the sustainability of the community, local services and the school. We will do this by seeking to achieve a balanced portfolio of property types and sizes within the village. We will also take into account concerns expressed by residents about family houses being converted to very large houses.

Note: We had considered only supporting mixed developments to include only residential properties of 3/4 bedrooms or less. However, initial consultations indicated that this would not have the intended effect of encouraging young families to move to Norley and use the school.

- Support new developments for homes with appropriate purchase/tenancy terms suitable for:
 - the elderly and / or disabled, and;
 - single people and young families.
- Encourage redevelopment of existing properties where
 - The property is structurally unsound or,
 - The property is in need of modernisation and particularly where it is energy inefficient and,
 - The new structure is sympathetic to the character of adjacent and surrounding properties and,

	<ul style="list-style-type: none"> ○ The new structure is no higher than the original building and, ○ The new structure is no more than 130% of the original dwelling area <p>(Aim: Maintain the existing character of the village)</p> <ul style="list-style-type: none"> • Additional housing needs to be of a scale that continues Norley's history of modest incremental growth, often through infill developments, in order to protect its distinctive characteristics. Consultations have confirmed that residents do not wish to see suburban estate- type developments. • The location and scale of development must complement Norley's characteristic of a low density, dispersed settlement which has resulted in small clusters of housing built up over time gathered along and at the intersects of the lanes that criss-cross the parish. Importantly this settlement pattern provides open vistas and maintains the look and feel of rural countryside with these clusters being interwoven by undeveloped fields and paddocks. New housing should therefore be dispersed and small scale and should avoid encroaching into these important open greenfield areas. It should also be of a layout and design which reflects its rural setting and be complementary to the scale and architectural characteristics of its adjoining properties. • We will support development that preserves open countryside between Norley and the surrounding parishes, and within and between the settlements of Norley village and Hatchmere. • We will protect specified predominately undeveloped gaps of open spaces which separate settlements and house clusters so that the village retains its nature of built environment, interspersed with open countryside • We will support development that is within the settlement envelopes of Hatchmere and of Norley and does not result in the loss of designated open space (<i>we are considering how best to determine these areas by using policy criteria and, where appropriate, maps, and this will be the subject of further consultation</i>). • New small scale housing developments within or directly adjacent to the built up areas of Norley and Hatchmere, can include: <ul style="list-style-type: none"> - infill (the filling of a small gap, up to 2 dwellings, in an otherwise built up frontage in a recognized settlement) - small rural exception sites of up to 6 dwellings, including up to 2 'market houses' where necessary to achieve the associated affordable homes provision. (<i>A Rural Exception Site is a site that would not usually secure planning permission for housing, for example on Green Belt land, unless it is for affordable housing</i>). - previously developed sites of a scale to meet Norley's local housing requirements with sufficient affordable homes to meet objectively assessed local needs as described above. • Previously developed sites (subject to their environmental value) should have priority for new commercial or residential development, appropriate to the rural environment. • Redevelopments should seek to retain or enhance the existing character of the original property. New developments should blend into their environment whilst reflecting the immediate surrounding character, and
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should incorporate the variety of building scale and design of the current built environment.. Further use of the traditional building materials currently present in Norley is encouraged. All new development, as well as incorporating new tree planting and landscaping schemes, should be designed to safeguard any existing significant trees including allowing sufficient distance between them and new buildings to avoid later pressure for their removal.

- We will aim to protect and enhance the school playing field and other specified open spaces which are defined as Local Green Space. (*Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities*).

Biodiversity

(Aim: Protect and enhance the natural environment in Norley Parish)

The settlements and wider countryside of the parish contain features of significant local wildlife value and some are of international importance. There are two Sites of Special Scientific Interest (Hatchmere and Flaxmere) and three Local Wildlife Sites (Wickentree, Breech Moss, and Big Woods)

- Enhance, and maintain existing protected habitats and identify new protected Buffer Zones and Wildlife Corridors within the Parish in collaboration with landowners and other stakeholders in the Parish. Development will be prevented in these areas, including Buffer Zones and Wildlife Corridors. (*which will be shown on a map*).
- Carry out a review and assessment of the status of Breech Moss as a Local Wildlife Site and establish a restoration plan. (*This will aim to be completed before the neighbourhood plan is published because the status of Breech Moss as a protected area may otherwise be changed.*)
- All proposals for development adjoining statutorily protected areas will be assessed so they do not lead to a negative impact on biodiversity in the protected areas.

Project: Restoration of Breech Moss (likely possible at no cost using volunteers)

(Aim: Increase access to natural areas in the parish, encourage involvement with the natural environment and provide educational opportunities).

- We aim to establish close links with the school and other academic institutions who could benefit from working on selected Norley sites, including the provision of voluntary support to work with Cheshire Wildlife Trust (CWT) and other bodies on the Delamere's Lost Mosses Project as it impacts sites within Norley (Flaxmere and Wickentree), and identifies buffer zones and wildlife corridors for these areas. (*This is a funded project managed by CWT which aims to restore Delamere's lost meres and mosses to create a living landscape where wildlife can thrive, disperse and recolonize*)

Project: Identify and obtain land and resources to develop a village wildflower haven for the enjoyment of current and future generations of residents and visitors. (*requires a location and funding*)

Infrastructure and Business

(Aim: Support the continued future of local businesses; Improve transport connections, infrastructure and digital communications)

- To promote the on-going prosperity of the Parish it is important that Norley retains and provides local services that will sustain the vitality of the community and encourage local spending. Any receipts received from New Homes Bonus and Community Infrastructure Levy will be used to deliver projects listed below (and in the other sections of this document) and, where necessary, planning obligations will be used to address the impacts of development proposals.
- New developments should make provision for high-speed broadband to serve them

Projects: Consultations on our Neighbourhood Plan have identified the following key projects in relation to this topic. These projects are in addition to the Plan's land use policies and will be included in the Plan as a focus for community action. They have not been prioritized.

- A road network which provides safe transport routes and hence, inherently, limits speeds to reflect local environmental conditions including;
 - Reduction of speed limit in Blakemere Lane / Delamere Road
 - Improvements for pedestrian safety at School Bank near The Stores.
- Provision of local transport facilities which reflect the specific need of parishioners: e.g. a bus service providing destination and route timings that reflect real demand;
- Extension of the existing footpath network to develop a circular walk which will attract visitors to community facilities and provide education and learning opportunities (*possible link to wildflower haven and some Local Wildlife Sites described above*).
- Support availability of super-fast high-speed broadband to all within the community, therefore;

Community and Social

(Aims: Provide opportunities for a wide range of community activities; Support the vibrancy and vitality of the village)

- The retention and development of local services and community facilities such as the village hall, public houses and shops will be supported.
- New developments will address the impact they are likely to have on local facilities. Proposals should demonstrate how any impacts will be addressed.
- Development that supports the vibrancy and vitality of Norley village by diversifying and enhancing commercial services for the local community will be supported, within the Neighbourhood Plan policies.
- The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

	<p>Projects: Consultation has identified the following key projects on this topic</p> <ul style="list-style-type: none"> o The Village Hall and associated childrens' play area should be maintained and enhanced as the community requires, in order to sustain and improve those facilities (as being managed by JNCOT) o Provision of excellent new leisure facilities including a football pitch, swimming pool, tennis court, and outdoor green spaces for the use of people of all ages. o Facilities for young people (to meet, socialise and make music). o Easy access to health care and advice in Norley by providing space and facilities in an upgraded Village Hall
February 2014	<p>Draft Minutes of Norley Parish Council Meeting. A further update on Norley Neighbourhood Planning to the Council was given by Councillor Johnston.</p>
March 2014	<p>Norley Neighbourhood Plan: Interim Results of Vision and Aims Survey.</p> <p>The Vision and Aims Survey together with a Housing Survey was delivered by post to all 488 households in Norley parish on the 17th/18th January 2014. A summary of the results is given below. The full report with a more detailed analysis will ready in 2 or 3 weeks and will be available on our website (www.norleyplan.org) and also available for discussion at a "Drop In" day on Saturday 22 March at the Village Hall, 11am – 4pm. We wanted to bring you the results as soon as possible, and also to thank all those who replied- the response was terrific. In particular we want to give a big 'thank you' to Dave and Mary at The Stores for their patient and unstinting help in collecting the replies and passing them on.</p> <p>Housing Survey</p> <p>The survey was prepared by the Norley neighbourhood plan steering group. Responses to the survey were collated and analysed by Cheshire Community Action, an independent charity supporting rural communities. All personal information that has been received as part of both survey is treated as confidential in order to comply with data protection laws.</p> <p>Summary:</p> <p>A total of 157 surveys were returned out of the 488 surveys distributed. This is a good response rate of 32%.</p> <p>Most respondents were home owners with a mortgage. About a quarter owned their home with no mortgage and just 1% rented their home. About 50% of respondents were from households with 2 people. There were responses from households representing all ages but the largest two age groups represented were the 45 to 59 year olds and the 60 to 74 year olds.</p> <p><u>Future Housing requirements:</u></p> <p>46 people responded to this part of the survey.</p> <p>9 people intend to move within the next year, 13 in the next three years and 19 in three to five years' time. 21 respondents intend to move because their current home is too big whilst 12 want to live independently.</p> <ul style="list-style-type: none"> • Most respondents would be prepared to move away from Norley. <p>12 households wished to stay in Norley; of these most would consider bungalows or detached homes and two, three or four bed-roomed properties suitable. 34 respondents would look to privately own their new property, 3 to privately rent, 3 to rent from a Housing Association, 2 to find sheltered accommodation and 1 to have shared ownership.</p> <p>The detailed results of this survey will be used to update the demand for Affordable Houses in Norley which was last estimated in 2011.</p>

Vision and Aims Survey

The vision and aims survey is one part of on-going and extensive consultation with the Norley community on the preparation of the neighbourhood plan. Cheshire Community Action carried out data entry and analysis of responses. A total of 206 Vision & Aims surveys were returned out of the 488 surveys distributed. This gives a very good response rate of 42%, especially when many replies will have been on behalf of an entire household. Slightly more men responded to the survey than women. 81% of respondents were aged 46 to 75. Nearly half of respondents have lived in the parish at least 20 years. There were 273 open text comments as well as responses to the multiple choice questions.

Overall Summary:

84% of respondents agreed or strongly agreed with the Vision.* There was agreement by the majority with the seven aims. However, there were a number of areas of concern highlighted by a vocal minority in responses and comments:

- Increasing access to undeveloped areas of the parish to visitors;
- Allowing the village to grow and its impact on the character;
- Disagreement with the idea that housing will help sustain local services;

There was majority support for most of the proposals and projects in the survey.

Most agreed with the proposed level of housing for the plan period but there were diverging opinions. There was also majority agreement on the need to control new housing in terms of phasing and its impact on the local environment. Most agreed with the mechanism for determining affordable homes.

There was strong support for a number of proposals to maintain the character of the village, including protecting areas as 'Local Green Space'. Allowing infill and development of brownfield sites were mainly supported but the majority disagreed to some extent with the proposal for rural exception sites. Some also expressed concerns that restrictions on development could stifle new design and innovation.

The majority supported the proposals and projects to protect and enhance the natural environment, and increase access to undeveloped natural areas. The need to manage greater access to natural areas was echoed by many.

There was overall support for the proposals to retain and develop local services and community facilities. However, some concerns were expressed about developing local services further. Most agreed with projects to improve the village hall and children's play area and the provision of a football pitch, tennis court and outdoor green spaces. Most people disagreed with providing a swimming pool.

Proposals and projects to improve infrastructure and communications were supported by the majority. There was overwhelming support in particular for the provision of superfast high-speed broadband and road improvements at School Bank and Blakemere Lane.

A number of specific environmental projects and road improvements were also suggested by respondents.

* Vision: "Over the next 20 years we want Norley to continue to thrive as a distinctive rural parish, to evolve and expand in a way which respects the views of the community, which retains its unique character and which supports a stronger, more cohesive community with a high quality of life for current and future generations."

Summary – maintaining character of the village:

- The overwhelming majority of people agreed with the proposals relating to: Protecting areas as 'Local Green Space';
- Dispersed, small scale new housing and avoidance of encroachment

	<p>onto important greenfield areas;</p> <ul style="list-style-type: none"> • Supporting development that preserves the open countryside; • New buildings blending with their environment whilst allowing variety; • Giving priority to brownfield sites over greenfield for new development; • Safeguarding significant existing trees; • Use of traditional building materials; • Protecting predominantly undeveloped gaps of open spaces; • Rebuilt properties should seek to retain or enhance character; <p>(Above in decreasing order of support)</p> <p>Whilst there was majority support for the proposal to direct development to 'built-up' areas around a quarter of respondents disagreed completely or to some extent; comments on this suggest some people wanted more detail on how this would be achieved before passing judgement.</p> <p>There was majority agreement with allowing infill and brownfield sites for new housing but around 75% of people disagreed to some extent with allowing small rural exception sites of up to 6 dwellings.</p> <p>Many comments, strongly opposed to rural exception sites in principle on the basis of it being a means to developing Green Belt and concern that it sets a precedent.</p> <p>A few expressed concern that restrictions were too prescriptive which could stifle new design and innovation.</p> <p><i>Summary – Provision of Homes</i></p> <p>Around 60% of respondents considered the proposal to allow around 30 to 33 new homes 'about right' but opinion was split with about a quarter considering it 'too high' whilst about 14% thought it 'too low'. There was considerable support for stating a maximum number of homes to be built every 5 years.</p> <ul style="list-style-type: none"> • There was overwhelming support for requiring new housing to respect the immediate environment by way of scale, mix, layout, design and quality. • Although the majority supported taking account of development in neighbouring town and villages, about a third disagreed to some degree with the proposal: • About two thirds of respondents agreed with the proposal relating to how affordable housing will be determined whilst only 8% disagreed with this proposal entirely: • Some stressed that affordable housing should only be for Norley residents • Other comments were that if affordable homes are provided it should be in a controlled manner, integrated with market housing and adding to the property mix. • Around 70% agreed with reviewing housing every 7 years. • Opinion was divided on restricting the size of new homes: nearly half wanted to restrict new homes to no more than 4 bedrooms whilst about a third wanted no restrictions on size. • Around 75% of respondents agreed with supporting new homes for the elderly and/or disabled. • Opinion was split on supporting new homes for single people and young families. • Some thought that restricting size would stifle the mix of properties, large properties can enhance the parish, so restrictions should be dictated by size of plot or % increase from original footprint rather than number of bedrooms or height of neighbouring properties;
March 2014	<p>Publicity for Forthcoming Drop-In Event</p> <p>Norley Neighbourhood Plan – Drop In to give us your views Saturday 22 March at the Village Hall</p> <p>Following the tremendous response to the questionnaire which was sent out in</p>

	<p>January, we need to take the process one step further before we can prepare a plan to submit to Cheshire West and Chester Council and we need your help.</p> <ul style="list-style-type: none"> • Most importantly, help us choose the right policies for “Support development that is within the builtup areas of Hatchmere and of Norley and does not result in the loss of designated open space “ – come and see what we are proposing and what this would mean in practice. • Come and discuss the results of the Housing survey and the Vision and Aims survey • Give us your suggestions for areas or things in the Parish which should have special protection – either as Local Green Space or as “Community Assets” (we can explain this on the day). These can be for visual amenity, recreational or community use, or nature conservation. • Give us suggestions for where we might have a wildflower meadow and see what is happening with Cheshire Wildlife Trust projects and other conservation activities in Norley. • See what we are thinking about Design Standards for new buildings in Norley and help us with your comments. <p style="text-align: center;">WE WANT YOUR VIEWS</p> <ul style="list-style-type: none"> • Are we right? • Have we missed anything? <p>Please Drop In at the Village Hall between 11am and 4 pm on Saturday 22nd March to meet us and give us your views.</p> <p style="text-align: center;">Refreshments will be provided.</p>
April 2014	<p>Article: Drop-In Event in the Village Hall About 40 people attended the village hall to find out more about progress on the Norley Neighbourhood Plan and to give their views. Detailed report published forms Appendix 18.</p>
November 2014	<p>See Appendix 25. Publicity for presubmission Consultation.</p>
February 2015	<p>Article: Feedback from Presubmission Consultation The Norley Plan Steering Group has reviewed the responses and considered the main issues and will decide what revisions need to be made to the plan before it is submitted to CWaC with the aim of submission by end February / early March. Detailed report published forms Appendix 26</p>

APPENDIX 2

Questionnaire to all Norley residents, July/August 2012

Dear Householder,

Norley Village – The Future

Recent legislation has given us the opportunity to influence the direction of future development in our village.

A steering committee has been formed and members are working to assess the current situation on:

- Infrastructure (to include transport and utility services)
- Environment and Sustainability
- Housing and the Built Environment
- Community and Social
- Business (to include agriculture)
- Health and Education.

A series of public information and consultation actions will then be undertaken through notices in Norley News, household questionnaires and public presentations and workshops to understand the villager's views on any future development and improvements to Norley village and its way of life.

This is a large undertaking and your help is needed. If you would like to be involved, have your say, or have opinions or concerns, please respond to the questions below.

QUESTIONS

1	What do you like about Norley village ?	i. ii. iii.
2	What are your main concerns regarding life in the village as it presently exists ?	i. ii. iii.
3	What changes would you like to see in the development of the village over the next 20 years ?	i. ii.
4	Would you be willing to help in the process of developing a Neighbourhood Plan for Norley ? [please circle answer as appropriate]	Yes No

Please complete the following if you wish to be kept informed. Your details are for the Neighbourhood Planning process only and will not be passed to anyone else.

Name: Address:

Phone/email:

Please return this questionnaire by 20th August to collection boxes at The Stores, The Tigers Head, The Carriers Inn or post to Meg Rosney at: Fernleigh, Townfield Lane, Frodsham.

APPENDIX 3

Survey of Businesses in Norley - December 2012.

Methodology

A survey of businesses within the Norley Parish was conducted during December 2012 (appendix 1). The survey was sent out to 64 businesses. A total of 20 forms were returned giving a response rate of 31%.

Executive Summary

- 100% Owner-managed employing typically 1 to 2 people. 4 businesses employed more than 5 staff with one employer having 30 full time staff. Employment has been generally stable over the last 5 years
- 75% of businesses operate from domestic property with 66% engaged in Consultancy, Finance or IT
- Local availability of trained staff was raised as an issue for a small number of respondents however these were highly specialised staff and very unlikely to be available locally.
- 85% of businesses have been based in Norley for over 1 year. 47% had moved into Norley from another location. 25% of respondents said it had been difficult to find suitable premises. 80% of businesses are unlikely to require more accommodation in the next 5 years. 3 businesses believe that it will be difficult to find additional accommodation.
- Half of the respondents had no opinion on transport. Those that had an opinion were broadly split on road maintenance, speeding traffic and availability of public transport.
- Two businesses had incidents of crime otherwise this was not seen as an issue.
- Opinion was evenly split on the importance or not of the local countryside surrounding Norley.
- The majority of people expressed no opinion on the role of Chester West and Chester and Norley Parish Councils. The majority of those that did express an opinion found them helpful and supportive.
- In the main business are satisfied with the services provided to them with one notable exception Broadband provision. 75% of all businesses and 88% of those who expressed an opinion indicated that broadband provision was restrictive to their business. This was also the area on which most people commented on and appeared to feel most strongly about.

Conclusions

The Norley business community currently appears stable and in the main content with the business environment with one notable exception broadband. The majority of businesses are completely or highly dependent on broadband to serve customers or interface with their colleagues.

In terms of attracting new businesses and allowing current businesses to grow 66% of respondents put this as the number one factor. This is compounded by the view that 75% of businesses commented that the slow speed of broadband was impacting their current business. Other suggestions were the provision of a small numbers of modern units (predicated on having improved internet access) more active support for businesses (unspecified) and possibly a local business forum.

Details

Details:

Question 1

Are you an employer?

Yes	10
No	9

Question 2

How many people (including the owners) are employed in your business?

Full Time	54
Part Time	18

Question 3

Is this more/less or the same as 5 years ago?

More	4
Less	1
Same	12

Question 4

How many staff live in the Parish?

18

Question 5

What is your primary business activity? Which sector best describes your business?

Farming/Agriculture	2
Building Construction	2
Manufacturing	1
Education	1
Consultancy	8
Finance Insurance and IT	4
Environmental	1
Commercial Property	1

Question 6

Is your business?

Owner Managed	20
Part of Larger Group	0
Other	0

Question 7

How easy is it to recruit the staff you require from the local area?

Comments

'We regularly recruit for graduates with relevant engineering /environmental qualifications. We tend to get few applicants from Norley'

'High degree of specialisation required'

'We require very specialist staff unlikely to be found in a small village. Not an issue as we

allow home working'
'Do not employ staff'

Question 8

What are the main barriers to recruiting staff locally?

Easy	2
Difficult	3
Very Difficult	1
Not Applicable	14
Local people lack skills and experience	5
Strong Competition from other employers	0
Inadequate local public transport	1
Not applicable	12

Question 9

How long has your business been based here?

Less than 1 year	3
1-5 years	6
6 - 10 years	7
11 - 20 years	3
20 years +	1

Question 10

Where did the company move from?

Always been here	11
Another Cheshire Location	8
Outside Cheshire	1

Question 11

Does the company operate from domestic or commercial premises?

Commercial	4
Domestic	16

Question 12

How easy was it to find suitable premises for your business?

Easy	4
Quite Difficult	4
Very Difficult	1
Not	11

Question 13

Are you likely to need more accommodation in the local area in the next 5 years?

Very likely	3
Quite Likely	3
Unlikely	16
Definitely Not	8
Comments	

‘Will use existing under-utilised building virtually zero visual or other impact’

Question 14

Do you think you will be able to find the additional accommodation you require over the next 5 years?

Yes	3
No	3
Not applicable	14

Comments

‘Will continue to work from home’

Question 15

How supportive is the local planning system towards the needs of business?

Very supportive	0
Helpful	3
Unhelpful	0
Very restrictive	2
No opinion	18

Comments

‘Local planning enforcement is pretty useless! Need to take into account the character of the village and avoid inappropriate development’

Question 16*

How well do you consider that the needs of your business are understood and addressed by the following organisations?

(1 = very supportive, 2 = Helpful, 3 unhelpful, 4 very restrictive)

***average score excluding no opinions**

Cheshire West and Chester	2.5
Norley Parish Council	2.25
Utility Providers	2.89
Telecoms/Broadband	2.93

Comments

‘The main issue we have is that the broadband speed in Norley and Hatchmere is too slow and the service does not even work at busy times’

‘Very poor broadband – max 3mb/s and bandwidth problems. Persistent issues with electrical power interruptions’

‘Broadband speed is terrible –limiting factor for businesses

‘Broadband speed is appallingly slow in the area. My business relies on good fast internet and the service locally is not up to scratch’

Question 17*

How well do the following services meet your business requirements?

***average score excluding no opinions**

(1 = very satisfied, 2 = satisfied, 3 restrictive, 4 very restrictive)

Comments

‘Power continuity seems to have improved over the last 2 years’

‘Lack of choice of broadband due to area restriction and speed’

‘Pathetic broadband Lots of problems trying to use the companies VPN. Have to travel to clients sites more than needs be necessary’

‘Very poor

‘Telephone line long history of bad service from BT’

‘Post arrives late’

‘Broadband well below what is needed’

‘Have been told that persistent power failures are part of living in a rural environment’

‘High cost of putting in electrical and water supplies.’

Power	2.24
Water	1.88
Waste	2.27
Telephone	2.24
Broadband	3.41
Postal Services	2.56

Question 18

What is the main transport concern affecting your business?

Standard or Road Maintenance	5
HGV's using narrow local roads	2
Adequacy of Road Signage	0
Adequacy of Parking	1
Speeding Traffic	3
Limited Public Transport	4
Not Applicable	10

Comments

‘Norley suffers an excess of vehicles too large for the roads plus idiot tractor drivers having no respect for other road users’

Question 19

Has your business (and/or staff) been affected by crime or anti social behaviour in the past 2 years?

No Incidents	18
1 - 2 Incidents	1
2 plus Incidents	1

Question 20

Has your business had to install specific measures as a result of security concerns?

Yes	3
No	17

Comments

‘Issues with prowlers no visible police presence’

Question 21

How important for business is the quality of the local countryside around Norley Parish?

Very Important	4
Important	5
Not Important	12

Comments

‘Not keen on seeing the development’

‘Not important for business but if it weren’t for the environment my business would not be here’

‘Badly managed commercial businesses can be detrimental to the local countryside- if rubbish containers etc are left in premises.’

Question 22

What are the 2 most important changes you would recommend to attract new business or allow current businesses to grow in Norley Parish?

Summary of responses

‘Local support office’

‘Faster Broadband’

‘Pro business planning and council’

‘Starter units offices and funding for new businesses in the parish’

‘Faster broadband ‘

‘More support to small businesses’

‘Fastest Possible broadband’

‘Improved postal service for businesses’

‘High speed broadband (BT Infinity) is essential. My location (Cow Lane) receives a very intermittent download speed of 0 – 2 Mbs. 500 yards away properties on Fingerpost lane receive 4.0mbs. 5 miles away in Northwich speeds of 30+ Mbs are available. High speed broadband is an essential requirement for any business – Norley is definitely unattractive with these low speeds. It needs improving fast but I am told that there are no plans to upgrade the Kingsley exchange and services to surrounding villages. Local MP and CEO of CWAC Council have confirmed not for many years – ridiculous!!’

‘1 Decent Broadband 2 Decent Broadband’ ‘1 Provide usable Broadband access’

‘Increase in broadband- speed/width’

‘Better broadband’

‘A meeting of Norley businesses might bring up other ways of helping’

‘Modern office space’

‘High speed internet’

‘Faster broadband connections’

‘If suitable business premises were available Norley could become an attractive location for small business start ups such as internet or IT companies. For example small consulting companies such as mine locally available shared offices or “co- worker” space with other technical companies could be an attractive option.’

‘Flexible shared office space/small scale and appropriate businesses ‘Broadband! Faster, better.’

‘I do not see any necessity to significantly grow businesses in a primarily agricultural/rural location. We should be looking to good quality farming and rural pursuits appropriate to the high quality area not throwing up ugly storage sheds and industrial units and not over developing “social” housing. ‘

‘Improved broadband speed. This is currently a major limitation’

‘Better broadband speed’

‘Most local business is home based and therefore this doesn’t really apply’

High speed internet

Post Office

Keep commercial property as it is or convert to units

APPENDIX 4

Stand at Norley Garden Show, September 2012;

Name: Village Garden Show

Date and Time: 2012 1-5pm

Location: Stall at Garden Show area

Discussions led by: John Leleu, John Davidson, Clare Albinson, Becky Brewin, Scott Desert.

No. people present : 26 responded

Subjects Discussed: Same as initial questionnaire issued to all households – top 3 likes, top 3 concerns, top 3 changes would like.

Brief summary: 9 forms completed and reviewed as part of the questionnaire response.
3 other forms promised to be returned.
7 offers of help (to be added to master list).

APPENDIX 5

Meeting with Church Youth Group, November 2012

Date and Time: Sunday 7th November 7. 45pm

Location: St John's Church Kingsley – Encounter group meeting involving Norley and Kingsley youths

Discussions led by: Clare Albinson and Deryn O'Connor

No. people present : 10+

Subjects Discussed: Youth cafe. Sound studio. Football pitch and tennis courts

Brief summary: They all seemed very happy with Norley, appreciating the tranquility and beauty. Evenings were difficult because there was nothing to do and nowhere to go. They all felt that all of the subjects discussed would enhance their lives in Norley.

The young people who lived in Norley liked the village as it is small with plenty of green spaces. Most of the young people wanted to live in a city environment when they were young (under 30 years old). Some did not know there was a bus service through Norley and felt a building where they could meet at nights and play / listen to music would be beneficial. They would also like a 'shelter' by the play ground where they could meet and sit at night in the summer.

APPENDIX 6

Meeting about biodiversity sites with concerned residents, November 2012.

Present:

Madeline French Martin Gambrell Sophie Gambrell Phil Gifford Sheila Hills
Jane Holmes Mike Holmes Carole Jenkinson Jim Loftus
Garry Wynne Martin Bell

The group consists of people who volunteered an interest to help with the Neighbourhood Plan for Biodiversity. All those who live on the edge of Flaxmere were present!

Flaxmere: The group expressed concern at the apparent lack of attention received by Flaxmere over the years. It appeared that records of activities and surveys carried out in the past in Norley including the SSSI's, were not systematically retained or readily available. The group agreed that the longterm maintenance and improvement of these natural assets would need sustainable management which might only be possible by a suitable institution.

Whether the habitat is declining or not is a moot point. However the present instant(lazy?)solution of raising the water levels is not a sensible option without actually establishing the effect upon the habitat/wildlife. For example there are lizards on the Moss but if the water levels are raised precipitately this could cause problems for them especially when hibernating. Similarly there are Green hair streak butterflies which they and their caterpillars have particular needs including ant nests. What effect will raised levels have on them?

The action of Natural England in engaging contractors to cut trees down on the Moss is to be welcomed but it was carried out with undue haste, leaving piles of brushwood over badger runs and the indiscriminate use of Round-up as a weed-killer on the stumps affected both heather and sphagnum.

Hatchmere: Surveys and tree clearing efforts by locals seem not to be happening. It is not clear where the records are held. Several local initiatives (such as assisting toad migration) don't take place anymore. Those who used to organize these things have grown old or gone.

Elsewhere in Norley: The mosses are jewels in the crown but without the rest of the "crown" supporting them, the jewels are not as valuable and maybe in peril. Biodiversity should include all of Norley.

For example we hardly see any thrushes now, the overuse of slug pellets may be a factor. Buzzards are often seen and heard wheeling over the village and some have nested near Flaxmere (can they still do so with the tree felling?)

Both Martins and swallows once frequent visitors have declined, but do we know where they nest? Badgers visit gardens regularly.

Not much is happening in the part of Norley that is Delamere forest. The fen area behind Wickentree has not really been investigated. There is a lot of inaccurate information online.eg The Forestry Commission are said to have re introduced the White Faced Darter at two sites in the forest. This has not happened yet.

Wickentree Fen is a little overgrown at present, but has common lizards and grass snakes. Was important in years gone by, when more open, as a breeding site for Small Pearl Bordered Fritillary butterfly, but none seen in the last few years.

Conclusion: The group expressed concern at the apparent lack of attention received by Flaxmere over the years. It appeared that records of activities and surveys carried out in the past in Norley, including the SSSIs, were not systematically retained or readily available. The group agreed that the long term maintenance and improvement of these natural assets would need sustainable management which might only be possible by a suitable institution.

Various actions were agreed- see separate meeting notes.

APPENDIX 7

Meeting with Bowling Club, February 2013;

Name: Norley Bowling Club

Date and Time: 28 February 2013; 7.30pm

Location: Upstairs room in Tigers Head **Discussions led by:** John Leleu and Martin Bell

No. people present : 15 from Bowling Club (majority not Norley residents)

Subjects Discussed: Neighbourhood Plan. Conclusions of Baseline Report

Brief Summary: The main concern was the lack of adequate public transport facilities which made access to the Bowling Club's facilities too difficult for younger people and was impacting their membership.

APPENDIX 8

Drop-In event, 16 February 2013

A consultation event was held in the Village Hall between 11am and 6pm on 16 February 2013. The aim was to obtain comments on the Norley Baseline Report (NBR) and its conclusions, which had made available on the new Norley Plan website (www.norleyplan.org) for two weeks beforehand and in hard copy on the day. The event had been advertised by hand delivery of an invitation to every house in the Parish, and by posters in the village. Catering was provided.

There were display stands for the different parts of the Baseline Report- Infrastructure plus Business, Environment, Community and Social, Housing, and Education and Health. Volunteers for each stand were available to discuss the different sections of the report.

Visitors were encouraged to discuss the NBR and to record their views on feedback sheets, which were provided.

494 invitations were delivered to each household in the Parish, and 111 persons attended the event. Eight copies of the NBR were lent out. Comments were requested in writing on a prepared feedback form, or by email. 50 feedback replies were returned (9 by email, the rest hard copy feedback forms). This response rate of 45% of those who attended is exceptionally high for surveys of this type and demonstrates the interest engendered during the day.

I think its fair to say that the event was well attended, stimulated discussion, and helped to bring villagers up to date. Well done helpers!

The feedback requested, and received, focused more on the specific conclusions in the NBR, rather than the more general comments obtained from our earlier questionnaire of August 2012. However, they are consistent with each other and help us to build a view of what people think about the issues raised. There will be more opportunities for discussion and to ensure your views are heard as the Neighbourhood Plan is developed.

Written feedback has been very positive on the quality of the NBR (a few errors or omissions have been pointed out). More detailed

comments on the individual conclusions in the NBR are described below.

We have only reported comments which are multiple, and which are supported by similar comments on more than 8% of the total number of the feedback forms / emails returned. "Moderate" and "Strong Support" means contained or duplicated in more than 10% and 20% of all feedback reports, respectively.

Details:

Infrastructure and Business:

There was strong support for the need for high speed broadband. It was pointed out that this affects students as well as businesses.

There was specific opposition to, and no support for, provision of business start-up units, and concerns they could lead to more road traffic.

Speeding in Norley is a real issue, especially in Blakemere Lane / Delamere Road, also Post Office Lane (morning and evening), and High St. Concern over the lack of a footpath between Waste Lane and School Bank, near the shop. Strong support for getting control of this.

Agreement that there is poor maintenance of roads, cycle ways and footpaths.

Minimal support for replacement of pole mounted power lines.

There was a small level of comment that we needed more buses at more regular times and that Acton Bridge railway car park needed expanding.

Moderate but enthusiastic support for preserving and enhancing existing footpaths and a village walking circuit.

Community, Social, Health and Education:

There were few comments on these sections of the NBR.

There was moderate support for development of improved activity / meeting facilities for the village, but also, noting that the school and chapel facilities were underutilized, suggestions that the current plans should be trimmed back.

Responses on the need for improved health facilities were evenly balanced, for and against.

The retention of the school at a viable size is seen as important.

Environment

Strong support for protection and retention of the open spaces within the built parts of the parish, which are valued, and give Norley its unique character.

Strong support for active management to preserve and enhance Norley's environmental assets, particularly Biodiversity, not only in the high profile sites but elsewhere.

Housing and Built Environment

Unsurprisingly, This section of the NBR attracted the majority of all comments.

There were a moderate number of concerns expressed that unless action was taken to prevent or reduce demolition for rebuild and enlarging, Norley could become a dormitory village for the rich which younger people with families could not afford to live in, and the school and other facilities would ultimately close.

Strong support that there should be no new large scale housing developments and that any lower cost housing should be by infill in small numbers. There were no contrary comments.

A significant number of responses suggested that all future developments should be restricted to brownfield sites, including affordable housing (a moderate level of support)

Views on the need for affordable housing are equally split: of those that support it, half suggest it should be aimed at the elderly (i.e. 2 or 3 bed bungalows or similar). People had concerns that the concept was not affordable to first time buyers. Those that see no need for more affordable housing point to the developments already in the pipeline.

In addition there were a small number of concerns raised about the proposed development in Barnes Field at the bottom of Maddocks Hill, and also a suggestion that a better use would be as a nature reserve / wildlife conservation habitat. This proposed development was not widely known about during the Drop-in event and in any case is not part of the scope of the NBR. Unfortunately, until the Neighbourhood Plan is completed and incorporated into the County Plan, we can have little influence on these and future events. The comments will be passed to the Parish Council.

We would like to thank everyone for their comments which are invaluable to us and which will be taken into account as we proceed to develop the draft plan.

ANNEX

The main report (available on the website) summarises comments that were made multiple times, and which are supported by similar comments on more than 8% of the total number of the feedback forms / emails returned. In addition to these, there were a number of interesting individual comments which did not gain this level of support but are worth noting. These are summarised below:

- Development of a Village Green public area.
- More litter bins.
- Prohibition of extensions to houses or at least limitations on the maximum allowable size increase.
- As a village we must control the trend to build new stable blocks and instead manage the existing stock. With spare capacity in Norley, it is hard to imagine any other purpose for the headlong rush to build new stable blocks in rural locations as anything other than a pure business opportunity to increase the value of the asset with a longer term objective of building a dwelling where previously this would have been unthinkable.
- Dog control: Dogs need to be controlled within the confines of the property boundary and in the case of dogs being left to guard stables should be controlled or removed to avoid the noise nuisance due to incessant barking.
- A small business centre (maybe combined with a café) may be useful, especially if it offers fast broadband via satellite.

APPENDIX 9

CONSULTATION AT THE CRAFT CLUB, NORLEY METHODIST CHAPEL, 26/03/13

NNP PRESENTER – Clare Albinson

BUS SERVICE

Not everyone in Norley has a car and those that don't have a definite need for local transport. The comment was made that many people using the buses use bus passes which means it is even more difficult for the bus companies to make money. They felt that the buses should run more often, later into the evening and at weekends. If this wasn't possible though, they would like more buses on market days in Frodsham (Thursday) and Northwich (Tuesday, Friday and Saturday) perhaps at 10 and 12 outwards and 2 and 4 homewards.

PAVEMENTS

There is a shortage of pavements in Norley and sometimes walking in the road is dangerous – they'd like to see more pavements .

LIGHTING

Again, not all of the lanes are lit and it makes them feel unsafe walking after dark.

TRAFFIC SPEED

This is particularly an issue in Blakemere Lane where it feels scary being by the road when a large vehicle goes by. The back draft almost pushes you over.

PARK

They would like to have a park to walk in.

DEVELOPMENT

Without prompt they said it would be nice to have smaller properties for retirement.

SOCIAL

They would like to know more people in the village.

APPENDIX 10

Meeting with Youth Group, April 2013

Date and Time: 19th April. 7.00.p.m.

Presenters: Clare Albinson and Deryn O'Connor.

Location: Parish Rooms, St. John's Church Norley.

No. people present: approx. 12

Subjects Discussed: What would the Norley Youth like to happen in the village?

Brief summary: They would like tennis, football, swimming and hockey facilities (astroturf!) and a youth centre. One of them was interested in having a drama group in the village. When asked about their feelings on new housing in the village, they preferred low density housing which was traditional and not modern.

APPENDIX 11

Norley School Pupils, June 2013

A total of 39 children aged 4 $\frac{1}{2}$ to 11 years were questioned in school during June 2013. All children were resident in Norley village.

The children were asked four questions:

- What do you like about Norley village?
- What have we got in the village that you like?
- What would you like to see in the village?
- What do you want to see in 10 years' time?

The responses received were:

What do you like about Norley village?

Feature	No. children
Safe	25
Friendly	28
Clean	25
Healthy	25
Small	24
Peaceful	26
Fantastic	24
Pretty	20
Like having neighbours	20
Like new people coming	21

What have we got in the village that you like?

Feature	No. Children
School	24
Quiet spaces	21
Nature	24
Wildlife	25
Farms	24
Park	27
Church	20
Green	21
Trees	22
Shop	28
Village hall	26

What would you like to see in the village?

Feature	No. of Children
Tennis court	22
Bigger school	14
Cycle path	27
Improved footpath	21
More footpaths	17
Lights	17
Nature trail	29
Buses	16
Minibus	18
Tourist information	18
No potholes	23
Faster broadband	26
Community swimming pool	28
More houses/neighbours	19
Football pitch	24

What do you want to see in 10 years' time?

Feature	No. of Children
Places for teenagers	16
Youth club	24
Places to live/cheaper homes	22
To stay the same	22
Graffiti wall	27

APPENDIX 12

Stand at Norley Garden Show, September 2013

Name: Village Garden Show

Date and Time: 2pm – 5pm

Location: Tigers Head Public House car park, Norley

Discussions led by: Deryn O'Connor, Clare Albinson, Martin Bell, Becky Brewin, David Sandiford, Jane Holmes, Mike Holmes, Madeline French, and Sophie Gambrell.

No. people present : Semi continuous stream of people over the 3 hour period, including our local MP Graham Evans and our local CWAC Councillor Ralph Oultram.

Subjects Discussed: There were two adjacent stalls - for the Neighbourhood Plan and for the Biodiversity subgroup.

(a) The Neighbourhood Plan stall was designed to remind people what had been done to date and what remained outstanding. The project plan was displayed, also the results of the last questionnaire and Drop In session, and a reminder of the existence of the website.

(b) The Biodiversity subgroup handed out the draft Vision and Aims for Biodiversity in Norley and asked people to sign up for a number of projects- general help, Ancient Trees survey, and gardens wildlife survey. The subgroup was assisted by Cheshire Wildlife Trust who had another neighbouring stand.

Brief summary:

1. (a) Neighbourhood Plan:

General strong support for what had been achieved and for continuing. Much discussion about the then current development application for School Bank / Marsh Lane. General points raised:

- Concern about development on Green Belt and want to see it preserved.
- Small brownfield sites which should be developed sensitively – no estates.
- Critical of small houses being made into mansions.
- Accept need for smaller housing areas.
- Some agricultural land could have important environmental areas.
- Don't want speculative large scale housing developments.

2. (b) Biodiversity:

General support for the draft Aims. 16 people signed up to volunteer help with the various projects.

APPENDIX 13

Meeting with Methodist Church council and Anglican School Governors Comments from the Norley Methodist Church Stewards consultation on the Norley Neighbourhood Plan – Vision and Aims, held on 17/9/2013

Vision:

Norley will remain a small rural village where housing clusters are intersected with open countryside and natural assets: the existing character of the Parish is maintained within a sustainable community so that:

- natural assets and services are recognised, managed and enjoyed;
- housing needs are evaluated and provided;
- facilities are available in the village to facilitate a wide range of community activities;
- settlements are supported by good infrastructure and public services and efficient transport and communication connections are available to the wider national and international horizons;
- excellent primary education continues in the village;
- existing businesses are retained or expanded.

The vision was supported by the stewards. The first 3 and the 5th bullet points are strongly supported. On the 4th bullet point the stewards were divided about the quality of the existing public transport services – some thinking it was good, others inadequate. The last bullet point was not understood, but there was great concern that the village shop would be closing by year end.

Aims

Built Environment

Provision of sufficient housing to meet demographic needs

- This means 30 – 33 additional houses in Norley over next 22 years based on number of occupied houses as of September 2013. (*Population change to 2035 based on ONS projections is +75, with average occupancy of 2.0 - 2.5. Approved but not built planning applications are regarded as additional houses*).
- The overall level, type and use of development within the Parish should take into account current and potential development in neighbouring settlements

Statements strongly supported, The large developments taking place in neighbouring settlements could well remove any need for additional housing

Maintenance of the existing character of the village

- Preservation of open countryside between Norley and the surrounding settlements and within the village of Norley. **Supported**
- New housing developments within or directly adjoining the builtup areas of Norley can include :
 - infill (the filling of a small gap, up to 2 dwellings, in an otherwise built up frontage)
 - small rural exception sites of up to 6 dwellings, including up to 2 'market houses' where necessary to achieve the associated affordable

homes provision.

- previously developed sites of a scale to meet Norley's local housing requirements providing there is a minimum of 30% affordable homes.

Supported

- Previously developed sites should have priority for new commercial or residential development, appropriate to the rural environment. Strongly Supported
- The village must retain its nature of built environment, interspersed with open green spaces (*to be identified by consultation on a green spaces map and defined as Protected Landscapes, where no development is permitted under any circumstances, as opposed to Green Belt where 'very special circumstances' can apply*). Supported
- Redevelopments should seek to retain and enhance the existing character of the original property. New developments, whilst reflecting the immediate surrounding character, should incorporate the heterogeneity (variety of building styles) of the current built environment. Preferably varying style and scale of the building. Further use of the traditional building materials currently present in Norley is encouraged. Supported
- Protect and enhance the village green, the school playing field and other public open spaces (*define as Local Green Space?*) Less support. Indeed the stewards could not identify where the village green was.

Maintain a good social and demographic mix

- Recognise the needs of both the current demographic mix and a future enhanced demographic mix that ensures the future sustainability of the community and local services including the primary school. Supported
- Any new development and redevelopment should seek to achieve a balanced portfolio of property types and sizes within the village. Supported
- Achieve the above by seeking to limit the scale of rebuild properties, to no more than 125% of original dwelling footprint area and without additional stories, to be more in keeping with the original property. Presumption against demolition in order to maintain the existing character of the village. Queried = has not been the current practice. Probably supported
- New developments should only be for homes suitable for:
 - o the elderly and / or disabled, and;
 - o affordable homes for single people and young families.Queried. What about families wanting to look after an elderly relative for example. Not supported.
- The number and type of affordable homes to be determined by Norley's needs and consideration of planned deliverable sites within a 5 mile radius. Supported

- Support developments to include only residential properties of three bedrooms or less. **Not supported – families supporting an elderly relative could well need 5 bedrooms**
- Exceptionally, consideration would be given to larger houses to support affordable housing. **Supported**

Biodiversity

Increase access to undeveloped natural areas in the parish, encourage involvement with the natural environment and provide educational opportunities. **This section supported**

- Establish close links with the school and other academic institutions who could benefit from working on selected Norley sites.
- Support and work with Cheshire Wildlife Trust and other bodies on the Delamere's Lost Mosses Project as it impacts Flaxmere and Wickentree. **Surely this should include the land around Hatchmere Lake.**
- Develop a village wildlife sanctuary for the enjoyment of current and future generations of residents and visitors.

Protect and enhance the natural environment in Norley Parish. **This section supported.**

- Identify, create, enhance, and maintain existing and new protected areas and associated new protected buffer zones and wildlife corridors within the Parish in collaboration with landowners and other stakeholders in the Parish.
- Carry out a review and assessment of the status of Breech Moss as a Site of Biological Importance and establish any restoration needs.
- All proposals for development in the Parish must evaluate the impact on biodiversity in protected areas. Presumption against an overall negative impact.
- A Natural Assets Community Group (or other appropriate body specified by the Parish Council) must be consulted on any proposed 'developments' within the Parish which might have an effect on the natural assets of the Parish.

Infrastructure and Business

- New development in Norley should provide benefits directed towards achieving the aims for Biodiversity, Infrastructure and the Community in Norley (*including via Section 106 legal agreements*). **Supported**
- A road network which provides safe transport routes and hence, inherently, limits speeds to reflect local environmental conditions including;
 - Reduction of speed limit in Blakemere Lane / Delamere Road
 - Improvements for pedestrian safety at School Bank near The Stores. **Both specifics strongly supported**

- Provision of local transport facilities which reflect the specific need of parishioners: e.g. a bus service providing destination and route timings that reflect real demand; **Supported**
- Development of a well maintained footpath and bridleway network to facilitate leisure and educational corridors which will both raise the profile of Norley parish and inter-act and support education and learning .
There was a major lack of pavements in norley, making it difficult and potentially unsafe to get around the village. However this is probably not what this paragraph means.
- Support availability of super-fast high-speed broadband to all within the community;
Supported

Community and Social

Effect a beneficial change in the social life of the community by working towards a stronger, more cohesive community, creating a place where people of all ages know and care for each other, and facilitating opportunities for a wide range of community activities. **Section Supported**

- The retention and development of local services and community facilities such as the village hall, public houses and shops will be supported. **Supported**
- The community buildings should be maintained and enhanced as required by the community, in order to sustain and improve those facilities. **Supported**
- Through provision of excellent leisure facilities including a football pitch, tennis court, and outdoor green spaces for the use of people of all ages.
Supported
- Enable a range of opportunities - including a dedicated venue - for young people to meet, socialise and make music. **Supported**
- Easy access to health care and advice in Norley. **This is something that is desirably but not currently available.**

APPENDIX 14

Consultation with owner/developer of the former Crown Inn Stores

The new owner of the former Crown Inn Stores attended a working meeting of the NNP Steering Group. He presented his plans for the conversion of the original building into 3 small dwelling units and for the further development of two new dwellings on adjacent brownfield land [location of a former petrol filling station].

The Group asked what the likely timescale would be for the total development but was unable to offer any comment on the specific proposals.

It was noted that the proposed development should fit with the overall vision and aims of the emerging neighbourhood plan.

APPENDIX 15

See Volume 3

APPENDIX 16

Questionnaire to all residents in Norley parish concerning specific housing needs, January 2014

Questionnaire issued to all residents and others with interest in Norley parish, January 2014. Data from the questionnaire responses was analysed by Cheshire Community Action who also prepared the Feedback Report.

The questionnaire is embodied within the Feedback Report which is included hereafter.

Housing Survey Report March 2014



Supporting Our Rural Communities

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Appendices

Appendix A The Housing Survey

1.0 Introduction

This report presents the results of a survey to assess future housing needs in Norley Parish to inform preparation of the Norley Neighbourhood Plan. The survey was carried out alongside a survey of the proposed vision and aims of the plan (see separate report).

The survey was prepared by the Norley Neighbourhood Plan steering group, based upon CWAC's Housing Needs Survey. Responses to the survey were collated and analysed by Cheshire Community Action, an independent charity supporting rural communities.

This report is prepared by Cheshire Community Action on behalf of the Norley Neighbourhood Plan Steering Group. It is shared with Norley Parish Council and Cheshire West and Chester Council and is publicly available. All personal information that has been received as part of the survey and is treated as confidential in order to comply with data protection laws.

2.0 Methodology

The housing survey is one part of an on-going and extensive consultation with the Norley community on the preparation of the Neighbourhood Plan. Details of the consultation activities and how they have

informed each stage of the plan-making are set out in the Consultation Statement.

The Housing Survey (see Appendix A) and the Vision and Aims Survey (see separate report) were delivered by post to all 488 households in Norley Parish on the 17th /18th January 2014. The surveys were eligible to anyone aged 18 years or above and, other than the first section of the housing survey, multiple responses per household were allowed. On the housing survey, the first section 'Your Existing Home' was limited to one response per household and the second section on 'Your Future Housing Requirements' could be completed by each 'new' household to be formed.

Residents could either complete the hard copies of the Vision & Aims and Housing surveys or complete them on-line. Those filling in the surveys by hand could return them to special boxes placed in the shop or the two village pubs, or return them to members of the steering group who collected them door-to-door.

The on-line surveys closed on 10th February 2014 and this coincided with the final collection of surveys completed by hand. Households therefore had just over 3 weeks to complete the surveys.

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

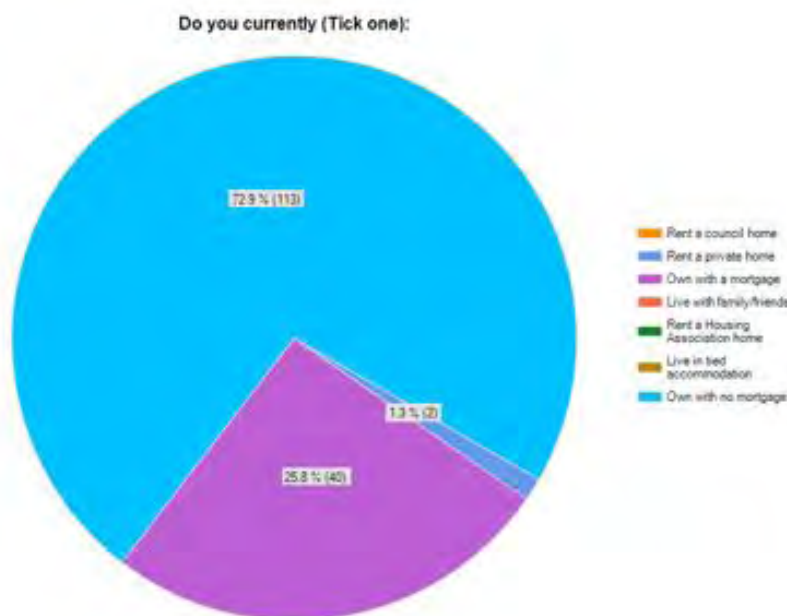
3.0 Overall response

A total of 157 surveys were returned out of the 488 surveys distributed. This is a response rate of 32%.

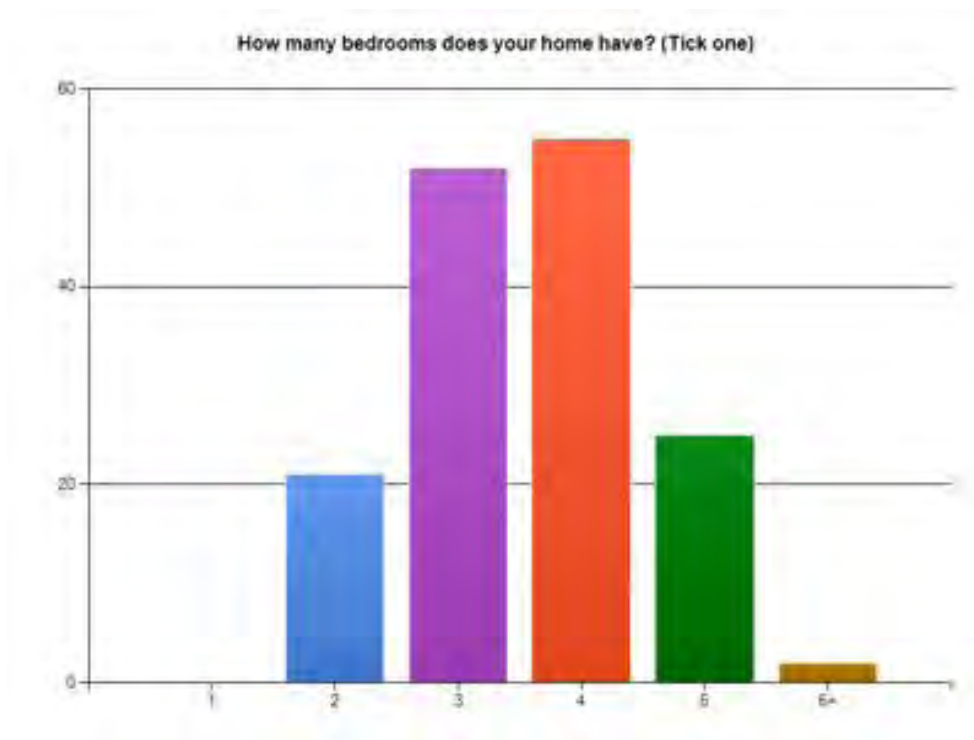
4.0 Responses to Your Existing Home

This section looked at the current housing situation of the survey respondents.

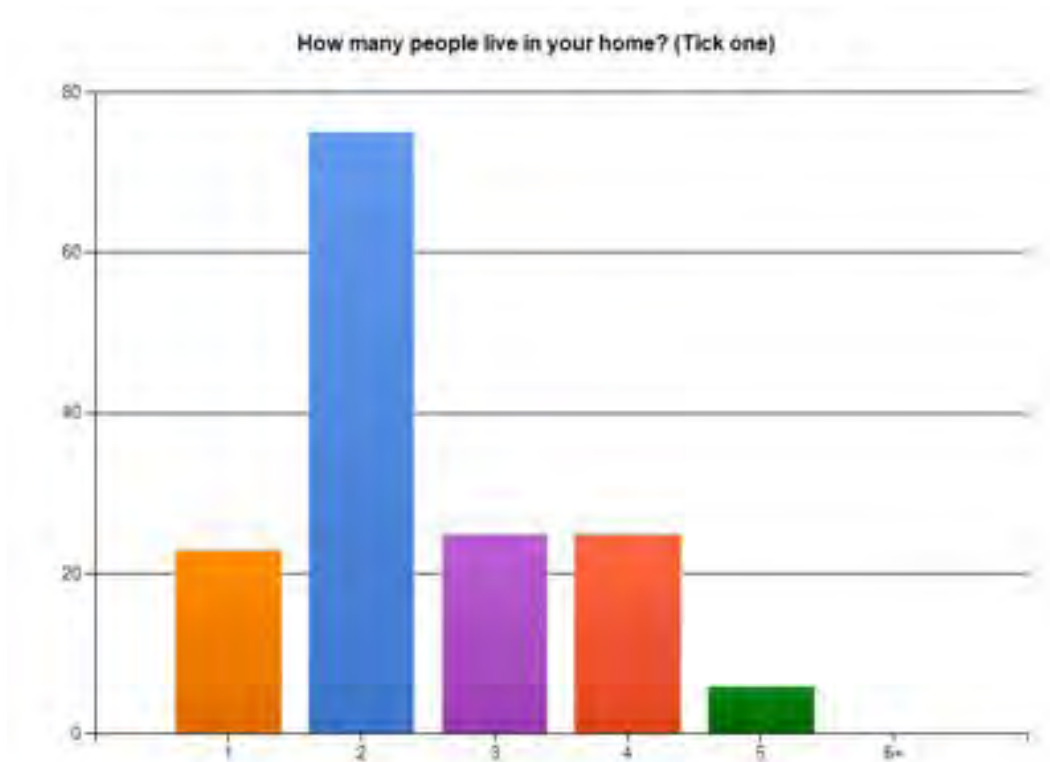
Qtn 1.



Qtn 2. How many bedrooms does your home have ?



Qtn 3. How many people live in your home ?

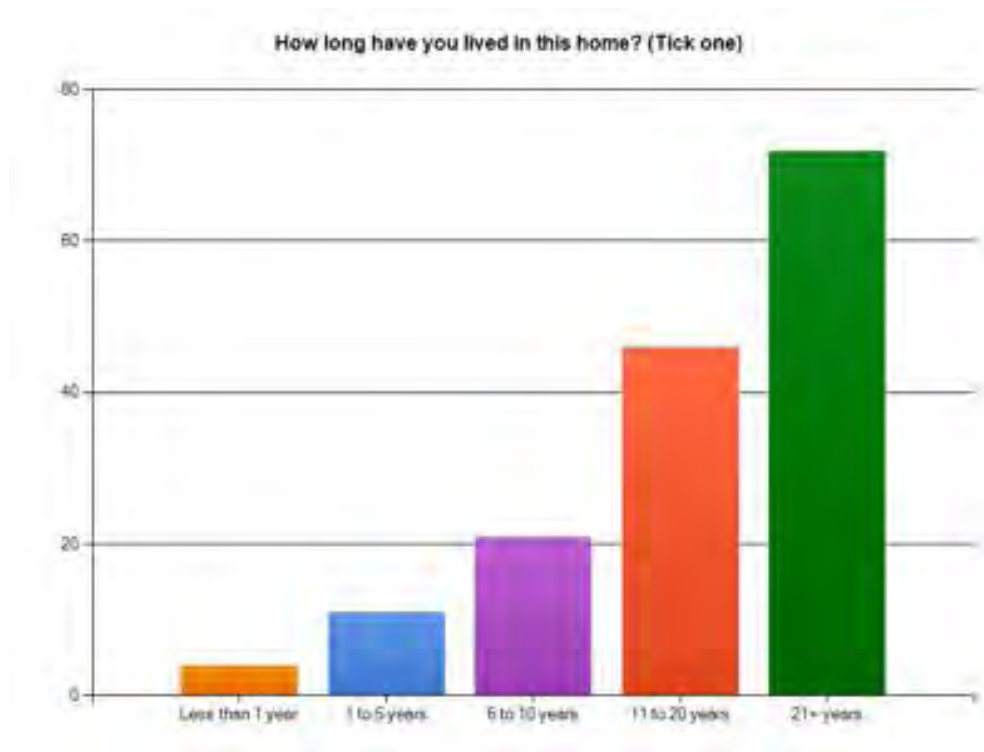


Qtn 4. What ages are the people who live in your home, including yourself?

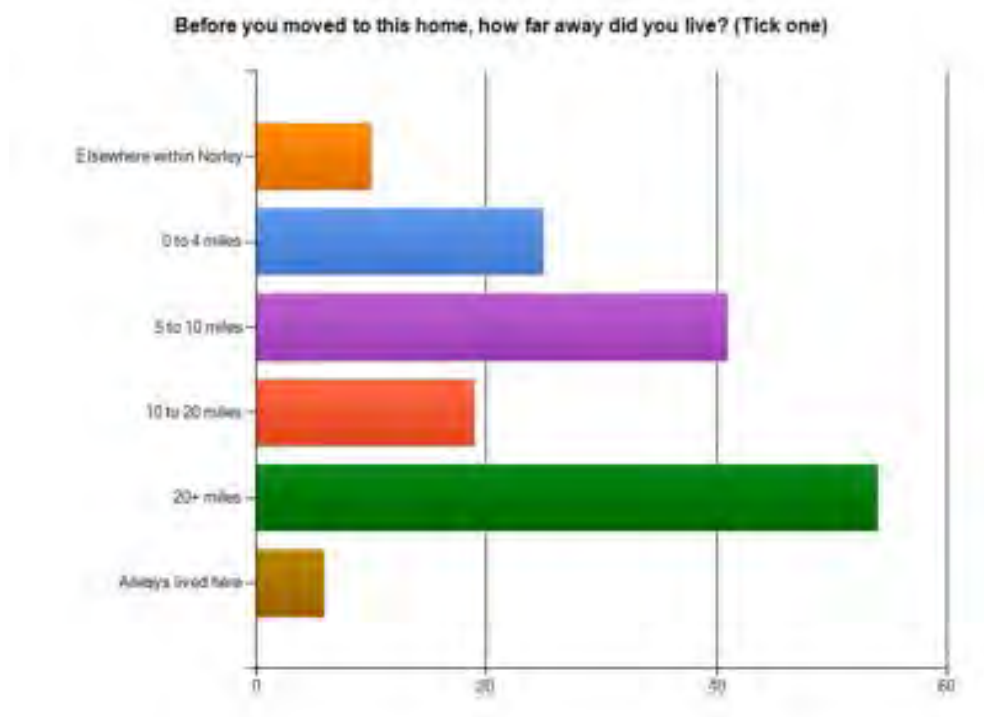
Age group	Total no.	No. of responses
0 to 15	32	18
16 to 24	43	31

25 to 44	41	28
45 to 59	174	62
60 to 74	254	77
75+	28	23

Qtn 5. How Long have you lived in this home ?



Qtn 6. Before you moved to this home, how far away did you live ?



5.0 Responses to Your Future Housing Requirements

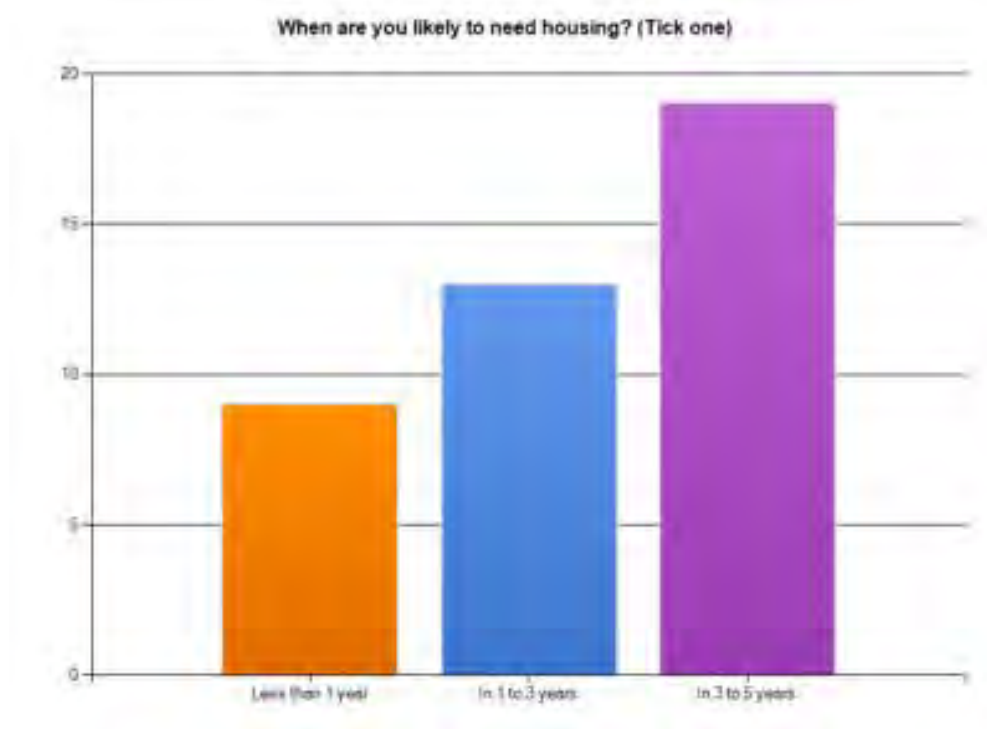
This section asked people about their future housing requirements if they intended to move house within the next 5 years. People did not have to complete this section if they were not intending to move within that time period.

46 people responded to at least one of the questions in this section of the survey.

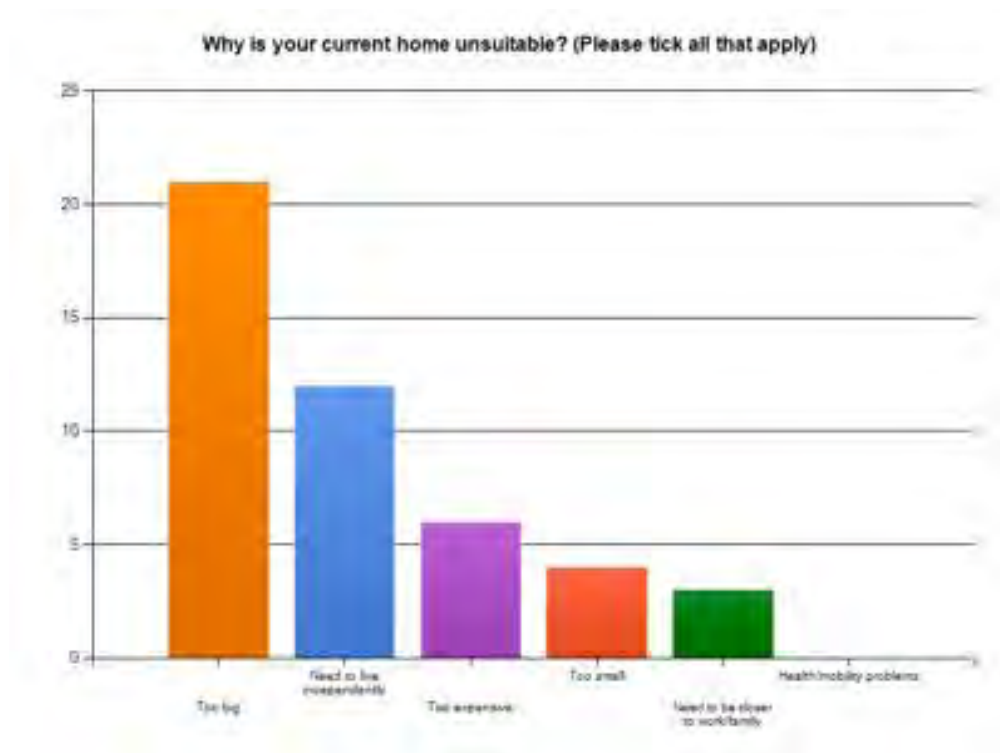
Qtn 7. How many people in each current age group would there be in your new home?

Age group	Total no.	No. of responses
0 to 15	7	3
16 to 24	12	9
25 to 44	18	13
45 to 59	9	5
60 to 74	31	17
75+	9	5

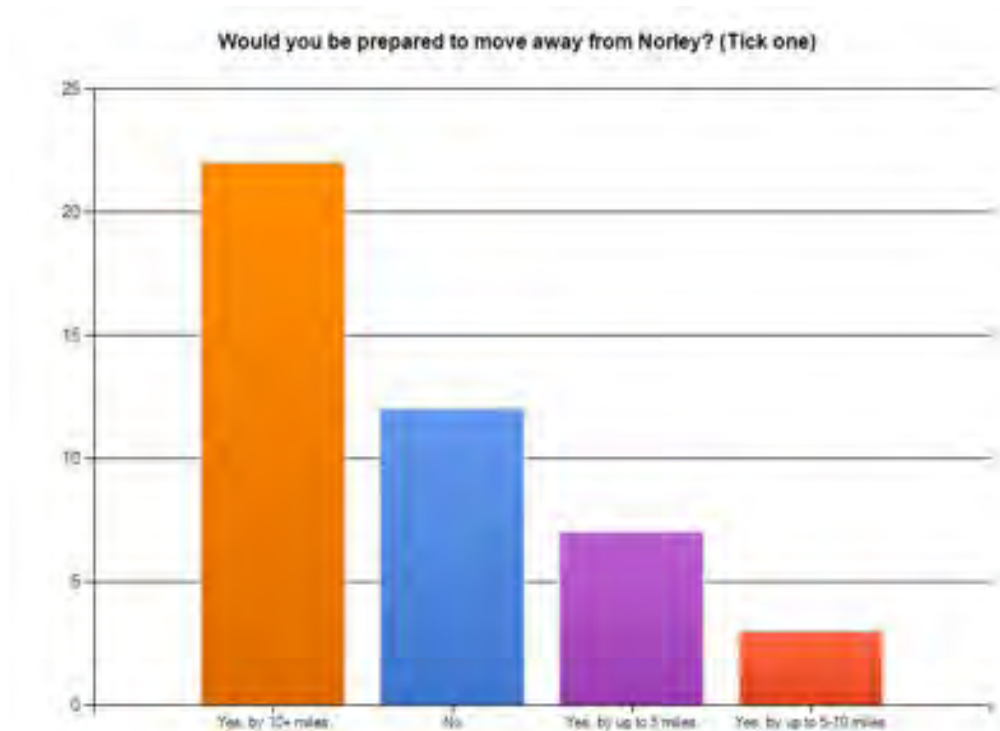
Qtn 8. When are you likely to need housing ?



Qtn 9. Why is your current home unsuitable ?

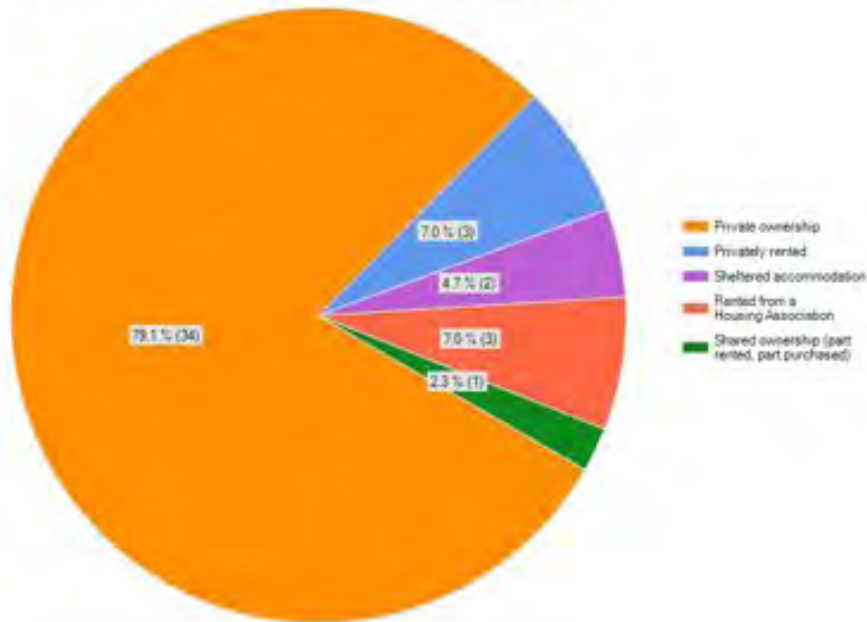


Qtn 10. Would you be prepared to move away from Norley ?



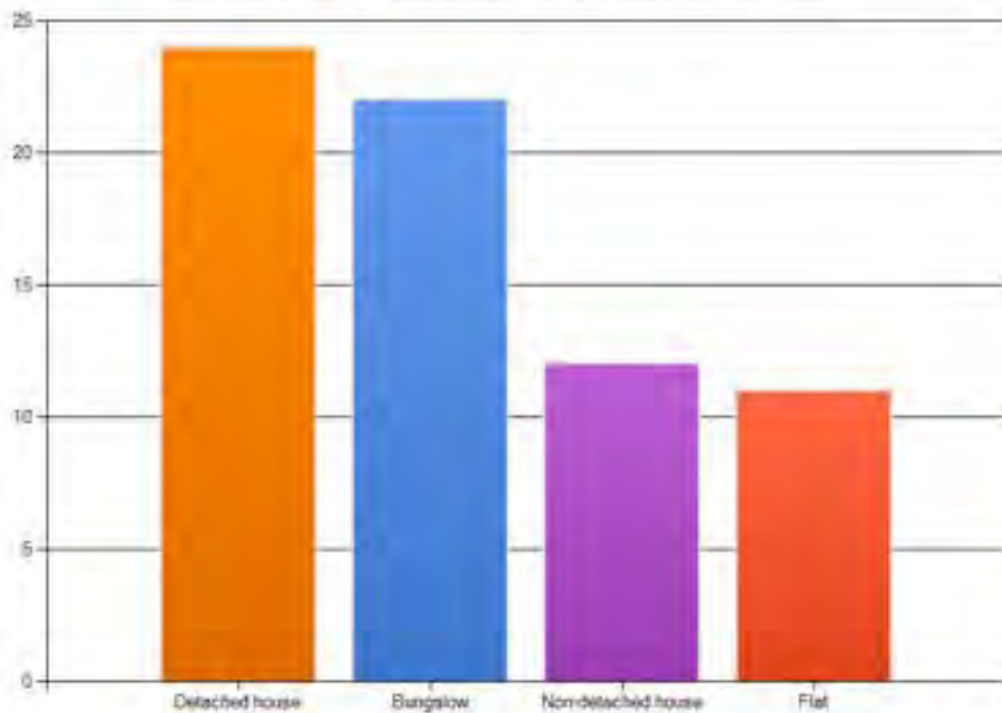
Qtn 11. What kind of tenure would be most suitable for you ?

What kind of tenure would be most suitable for you? (Tick one)



Qtn 12. What type of home would be suitable ?

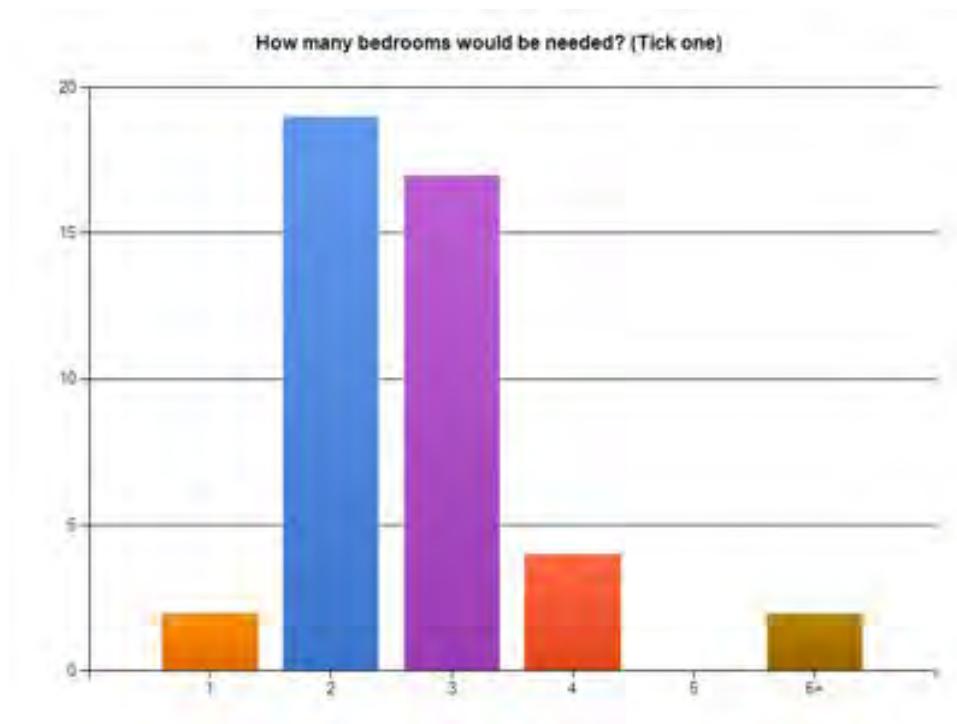
What type of home would be suitable? (Please tick all that apply)



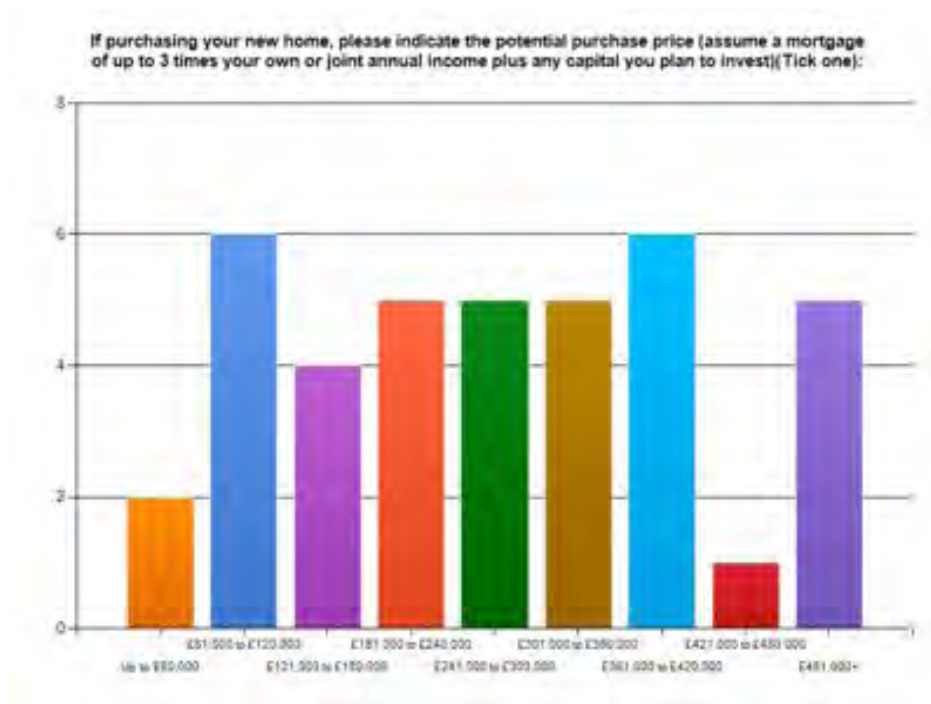
Qtn 13. Are you on the Cheshire West & Chester Council housing waiting list?

45 people responded 'no' and one person responded 'yes'.

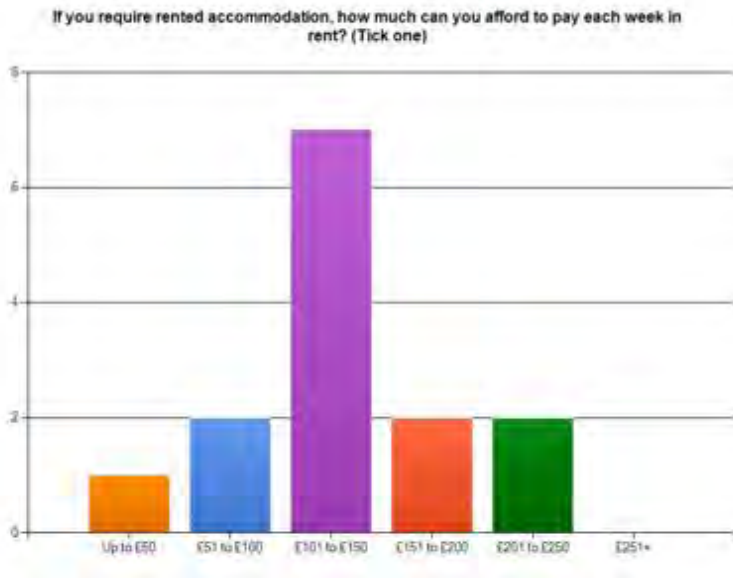
Qtn 14. How many bedrooms would be needed ?



Qtn 15.



Qtn 16.



6.0 Further analysis

Twelve respondents who completed the 'Future Housing Requirements' section intended to move property but to stay in Norley. Further analysis of this group revealed the following:

- Those intending to move include 14 aged 60 to 75, 5 aged <15 years, 3 aged 16 to 24 years, 2 aged 25 to 44 years and 2 aged 45 to 59 years.
- Two respondents were looking to move within a year.
- Six respondents were looking to move because their property is too big, three because it's too expensive and two because it's too small.
- Ten respondents considered private ownership the most suitable, one considered private rented the most suitable.
- A bungalow was considered the most suitable type of property by this group (7), followed by detached house (5), non-detached house (2) and then flat (1).
- Six of these respondents would be looking for a property with two bedrooms, three of them for three bed-roomed properties and two for four bed-roomed properties.

7.0 Low Cost Housing

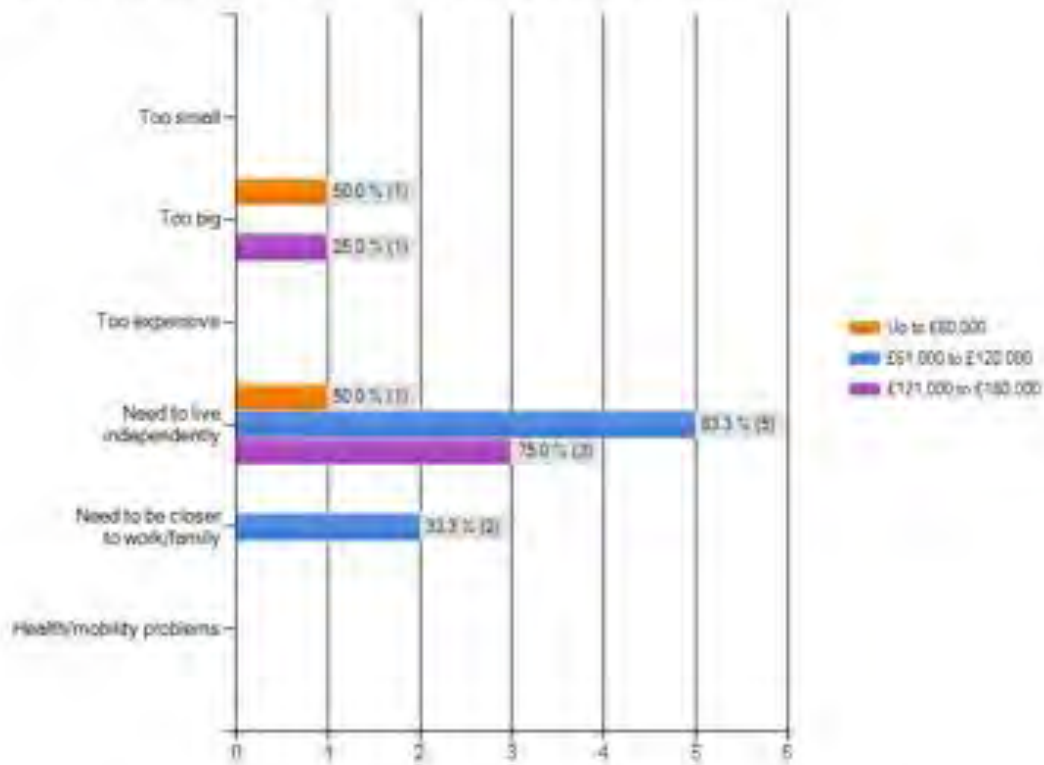
The following charts have data that is filtered for those respondents that answered the following when asked **what they could afford if purchasing a home:**

- Up to £60,000
- £61,000 to £120,000
- £121,000 to £180,000

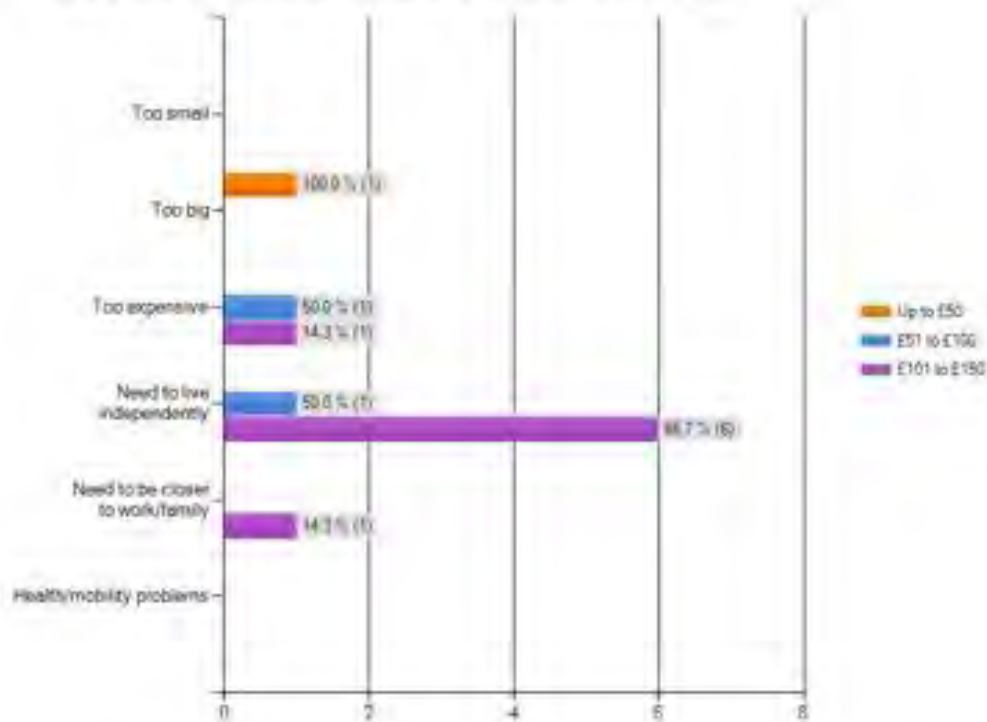
This section also includes data that is filtered for those respondents that answered the following when asked **what they could afford in weekly rent:**

- Up to £50
- £51 to £100
- £101 to £150 These price ranges were deemed to represent low cost housing for the following detailed analysis (percentages are for each specific price range).

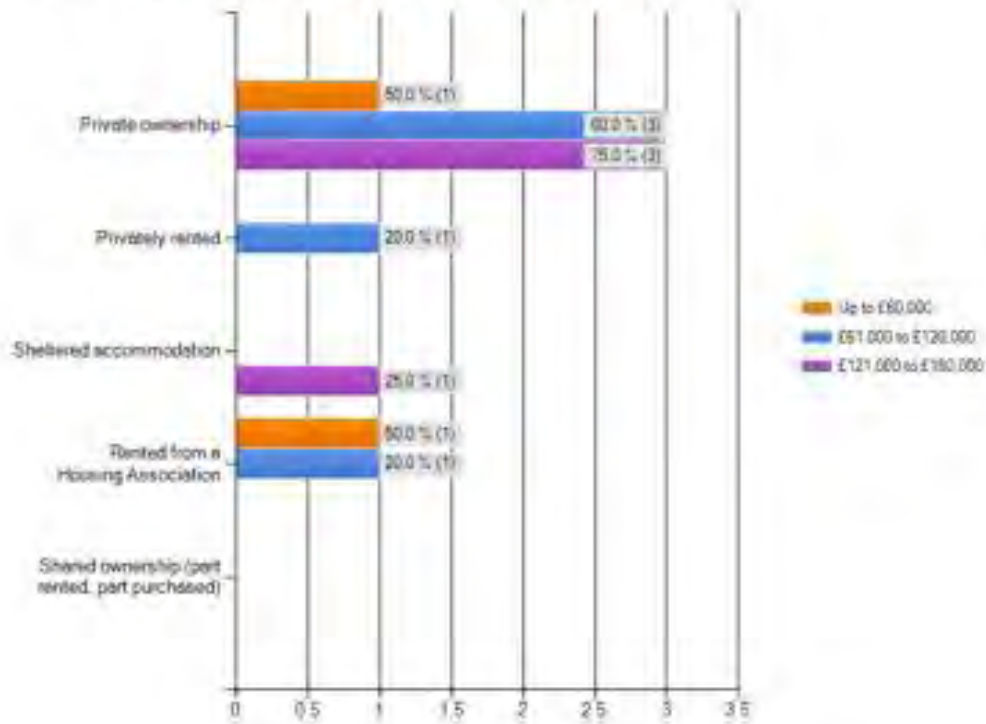
Why is your current home unsuitable? (Please tick all that apply)



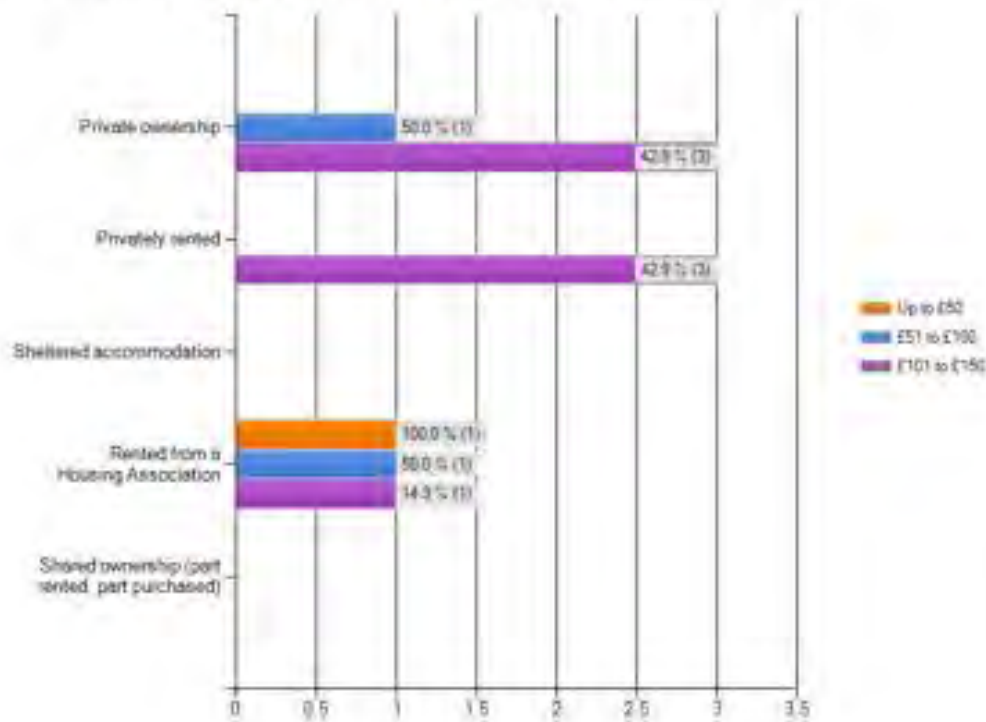
Why is your current home unsuitable? (Please tick all that apply)



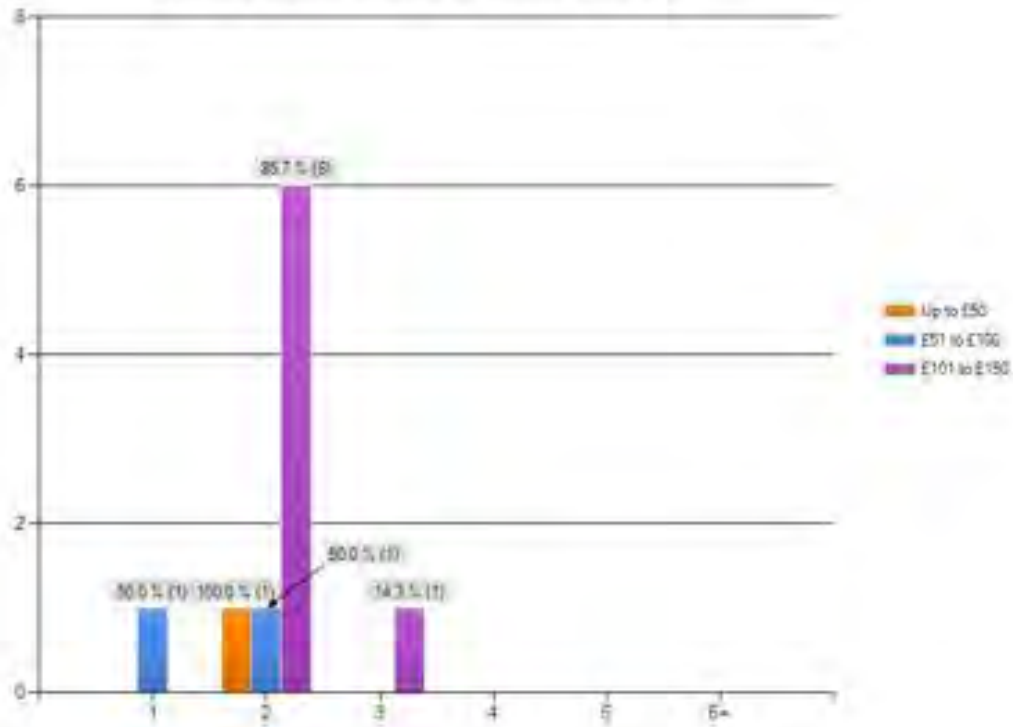
What kind of tenure would be most suitable for you? (Tick one)



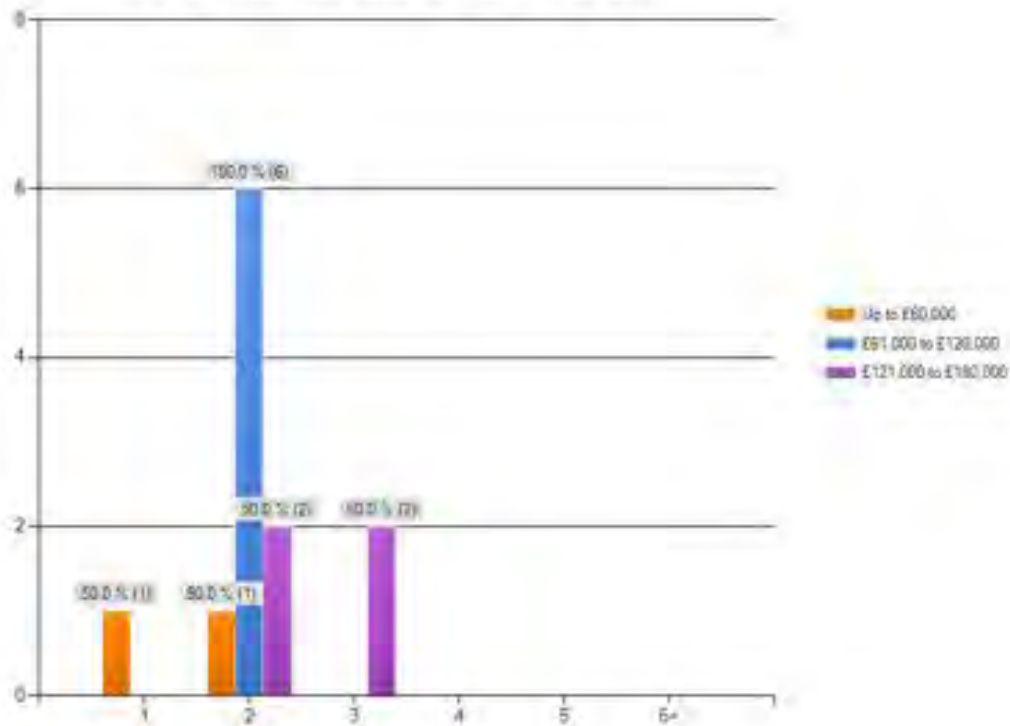
What kind of tenure would be most suitable for you? (Tick one)

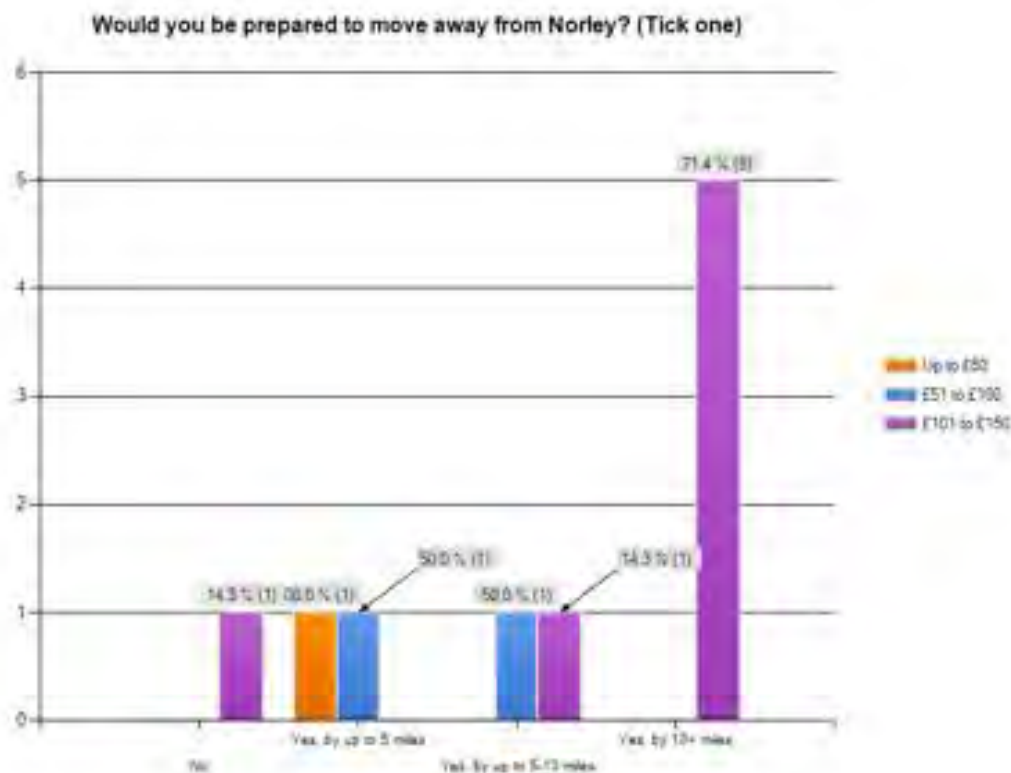
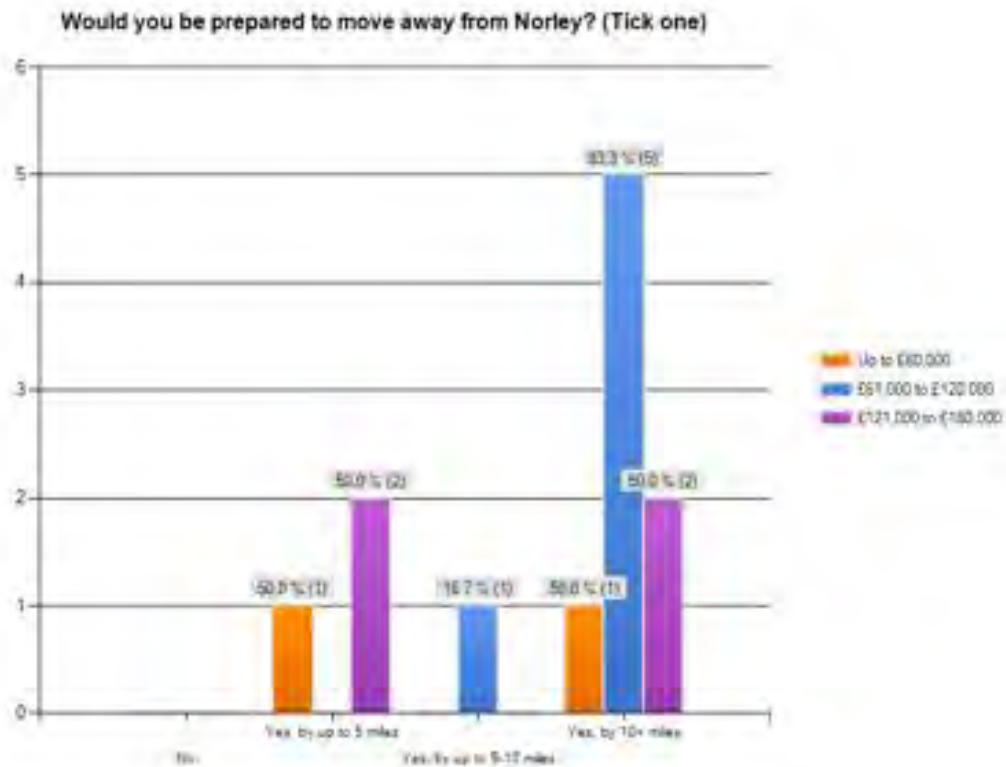


How many bedrooms would be needed? (Tick one)



How many bedrooms would be needed? (Tick one)





8.0 Limitations

- **Not all questions were answered by all respondents** – this can be seen as a limitation as it is possible some respondents did not see all the questions that were available to answer. This would limit the breadth and accuracy of data collected.

- **Additional questions** – in retrospect, an additional question on 'type of household' would give useful data e.g. family home, single occupancy, older couple. This would have given clearer needs data for the type of homes needed. Despite the above limitations, Cheshire Community Action is confident that this report is as accurate a reflection of the housing needs in Norley as is practically possible given the time and resources.

9.0 Summary

- The housing survey achieved a good response rate of 32% **Your existing home:**
- Most respondents were home owners with a mortgage, about a quarter owned their home with no mortgage and just 1% rented their home.
- There were responses from households with properties ranging from 2 to 6 bedrooms, most had 2 to 5 bedroom properties.
- About 50% of respondents were from households with 2 people.
- There were responses from households representing all ages but the largest two age groups represented were the 45 to 59 year olds and the 60 to 74 year olds.
- The number of responses increased with the length of time households had lived in the Parish, about half of respondents had lived at least 20 years in the Parish.
- Respondents had lived either in the Parish or a variety of distances away from it.
- There are significant levels of under-occupancy of the existing housing in Norley.

Your Future Housing Requirements:

- 46 respondents answered this part of the survey (but not all questions).
- 86 respondents intend to move within the next 5 years.
- The largest age groups intending to move were the 25 to 44 year olds and 60 to 74 year olds.
- 9 respondents intend to move within the next year, 13 in the next three years and 19 in three to five years' time.
- 21 respondents intend to move because their current home is too big whilst 12 want to live independently.
- Most respondents would be prepared to move away from Norley.
- 12 respondents wished to stay in Norley; of these most would consider bungalows or detached homes and two, three or four bed-roomed properties suitable.
- 34 respondents would look to privately own their new property, 3 to privately rent, 3 to rent from a Housing Association, 2 to find sheltered accommodation and 1 to have shared ownership.
- Detached homes and bungalows were the most popular choices of property but flats and non-detached properties were also mentioned.
- 1 person was on the local authority's housing waiting list.
- The majority of respondents (36) expressed preferences for two or three bed-roomed properties.
- Respondents would be looking to move to properties across the price range.
- The average rent per week people could afford to pay was £101 to £150.

10.0 Housing Requirement Conclusion

Out of the respondents that have expressed a requirement to move home in the next 5 years, the survey data suggests the following:

Type of Housing required:

- 24 require a detached house
- 12 require a non-detached house
- 22 require a single storey bungalow
- 11 require a flat **N.B.** *There appears to be more responses to this question as multiple responses were allowed.*

Number of bedrooms:

- The **majority** (36) of these homes required will need **2 – 3 bedrooms**
- A requirement for only 2x one bedroom homes were identified
- Six respondents required 4-6 bedrooms

Reasons for moving:

- **21 respondents** need to move because their current home is **too big**
- **80%** of the respondents who stated that their current homes were too big were **over 60** and the vast majority of those were couples.
- 12 want to **live independently** and all of these respondents were **between 16-44 years old** The above suggests that new homes are required for young people living with parents, and a significant

proportion of “downsizers” meaning that there is a requirement for downsizing options for older people in larger properties.

Tenure:

- **Majority** or 34 respondents require **private ownership**
- 3 respondents require private rented
- 2 respondents require sheltered housing
- 3 respondents require housing association rented
- 1 respondent requires shared ownership

Where: Of the above housing requirements the majority of respondents are prepared to move away from Norley -

- 19 respondents require housing in or within 5 miles of Norley.
- 25 respondents said they are prepared to move 5 miles away or more.

Low Cost Housing:

- In total there is a need for 12 low cost homes over the next 5 years: **4 Affordable Homes (3 rent, 1 shared ownership)** and 8 market houses (1 rent and 7 purchase).
- The **majority (over 60%)** of respondents who have requested low cost housing (i.e. £180,000 and below for purchase or up to £150 per week rent) are **young people living with parents** that would be prepared to move away from Norley. The **minority were older couples** needing low cost accommodation with one sheltered property. Most of the low cost housing needs requested **private ownership and private rented** with 3 requesting housing association rented.

Appendix A The Housing Survey

Norley Housing Survey

Your Existing Home

This section should be completed by one member of your household

1.	Do you currently: (Tick one)		Do you currently: (Tick one)	
	Rent a council home	<input type="checkbox"/>	Rent a Housing Association home	<input type="checkbox"/>
	Rent a private home	<input type="checkbox"/>	Live in tied accommodation	<input type="checkbox"/>
	Own with a mortgage	<input type="checkbox"/>	Own with no mortgage	<input type="checkbox"/>
	Live with family/friends	<input type="checkbox"/>	Other (please specify) _____	

2.	How many bedrooms does your home have? (Tick one)
	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6+ <input type="checkbox"/>

3.	How many people live in your home? (Tick one)
	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6+ <input type="checkbox"/>

4.	What ages are the people who live in your home, including yourself? (Please insert a number in all boxes that apply)
	0 to 15 years <input type="checkbox"/> 25 to 44 years <input type="checkbox"/> 60 to 74 years <input type="checkbox"/>
	16 to 24 years <input type="checkbox"/> 45 to 59 years <input type="checkbox"/> 75+ years <input type="checkbox"/>

5.	How long have you lived in this home? (Tick one)
	Less than 1 year <input type="checkbox"/> 6-10 years <input type="checkbox"/> 21+ years <input type="checkbox"/>
	1-5 years <input type="checkbox"/> 11-20 years <input type="checkbox"/>

6.	Before you moved to this home, how far away did you live? (Tick one)
	Nowhere within Norley <input type="checkbox"/> 5-10 miles <input type="checkbox"/> 20+ miles <input type="checkbox"/>
	0 to 4 miles <input type="checkbox"/> 10-20 miles <input type="checkbox"/> Always lived here <input type="checkbox"/>

Your Future Housing Requirements

This section should only be completed by anyone in your home who intends moving to a different house in the next 5 years; otherwise please leave blank. Please submit separate forms for each new household/home to be established eg if two teenagers are planning to set up their own homes and you also plan to move, please complete three forms.

7.	How many people in each current age group would there be in your new home? (Please insert a number in all boxes that apply)
	0 to 15 years <input type="checkbox"/> 25 to 44 years <input type="checkbox"/> 60 to 74 years <input type="checkbox"/>
	16 to 24 years <input type="checkbox"/> 45 to 59 years <input type="checkbox"/> 75+ years <input type="checkbox"/>

8. When are you likely to need housing? (Tick one)
 Less than 1 year ☐ In 1 to 3 years ☐ In 3 to 5 years ☐

9. Why is your current home unsuitable? (Please tick all that apply)
 Too small ☐ Need to live independently ☐
 Too big ☐ Need to be closer to work/family ☐
 Too expensive ☐ Health/mobility problems ☐
 Other (please specify) ☐

10. Would you be prepared to move away from Norley? (Tick one)
 No ☐ Yes, by up to 5-10 miles ☐
 Yes, by up to 5 miles ☐ Yes, by 10+ miles ☐

11. What kind of tenure would be most suitable for you? (Tick one)
 Private ownership ☐ Sheltered accommodation ☐
 Privately rented ☐ Rented from a Housing Association ☐
 Shared ownership (part rented, part purchased) ☐

12. What type of home would be suitable? (Please tick all that apply)
 Detached house ☐ Non-detached house ☐ Bungalow ☐ Flat ☐

13. Are you on the Cheshire West & Chester Council housing waiting list? (Tick one)
 Yes ☐ No ☐

14. How many bedrooms would be needed? (Tick one)
 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6+ ☐

15. If purchasing your new home, please indicate the potential purchase price (assume a mortgage of up to 3 times your own or joint annual income plus any capital you plan to invest) (Tick one):
 Up to £60,000 ☐ £181,000 - £240,000 ☐ £361,000 - £420,000 ☐
 £61,000 - £120,000 ☐ £241,000 - £300,000 ☐ £421,000 - £480,000 ☐
 £121,000 - £180,000 ☐ £301,000 - £360,000 ☐ £481,000+ ☐

16. If you require rented accommodation, how much can you afford to pay each week in rent? (Tick one)
 Up to £30 ☐ £101 - £150 ☐ £201 - £250 ☐
 £51 - £100 ☐ £151 - £200 ☐ £251+ ☐

Thank you

APPENDIX 17

Drop-in event held at Norley Village Hall.

Date and Time: 22 March 2014 between 11am and 4pm.

Purpose: The event was designed to:

- Inform people of the results of the Housing Needs and Vision and Aims surveys.
- Obtain feedback on proposed principles for location and type of new development
- Provide information on open green space and vistas in the village
- Obtain suggestions for areas of Local Green Space and Assets of Community Value
- Provide information on the current status of Biodiversity projects

Overall Response

A total of 39 people signed the welcome sign in sheet. This compares with 111 people who attended a similar event in February 2013.

Possible reasons for the low response compared to last year are:

- publicity was by Norley News announcement and notices around the village, rather than by a flier to each house as last year.
- Wet weather
- People had recently completed detailed Neighbourhood Plan questionnaires and felt they had said all they wanted to say (this was supported by some comments made by visitors)

Characteristics of Respondents

51% (20) were men. All visitors were residents of Norley parish. The age range of the visitors was as follows:

18-25	1
26-35	2
36-45	0
46-55	6
56-65	9
66-75	9
76-85	4
over 85	2
unrecorded	6

Principles for location of new housing

Visitors were asked to comment on the proposed Settlements Area boundaries as shown on a marked up map of the Parish, and on the suggested principles for housing development (see Appendix 1).

Answers were as follows:

	Agree	Dis-agree	Part Agree
Settlement Boundaries	13	1	4
New houses will be supported within the built up parts of Norley ("settlements")	13	1	5

Infill will be supported within the settlements boundaries	13	1	6
Development sites of up to 6 houses will be supported within the settlements boundaries	9	5	6
Any Affordable Homes should be integrated with market housing	16	2	2
Priority to Brownfield	19		

There was a strong majority in agreement with the Settlement boundaries, and that new houses should be within those boundaries. Comments related to this were that new houses should be appropriate in size and character to their surroundings.

A significant minority (5, ie 25%) felt that infill should not be contained within the Settlements boundaries, but should also apply in other areas where the housing density was c. 5/Ha.

Development Sites of up to 6 houses within the Settlement boundaries received a mixed response: 45% of those who replied to this question agreed, 30% part agreed, and 25% disagreed. Comments were that the limit should be a maximum of 4 houses and others pointed out that the provision of Rural Exception Sites had received little support in the Vision and Aims questionnaire.

As with the earlier questionnaire response, those strongly opposed to rural exception sites in principle were of this opinion because they want the Green Belt to be protected, and do not see any need for the development of green field sites and/or do not believe there is evidence of local need for affordable homes.

Integration of any affordable homes with market houses was strongly supported, as was the proposal to give priority to brownfield development, for commercial purposes followed by residential needs.

Local Green Space

Suggestions for areas to be defined as Local Green Space, in addition to the school playing field were:

- Grassed area in front of children's playground
- Barnes Field (currently awarded planning consent)
- Field above Barnes Field (off Maddocks Hill)
- Archery Bank (currently the subject of a development application)
- Field between the Spinney, Breech Moss, and High St.

Community assets

Suggestions for registration as Assets of Community value were:

- Pub
- Shop
- School
- Village Hall
- Gun Site

Appendix 1

Where should new housing go?

You agreed with:

- Supporting development that preserves the open countryside
- Maintaining the character of the village
- Allowing infill and brownfield sites for new housing

You did not want:

- Building on the green belt;
- Small Rural Exception Sites* within or adjoining the built up areas of Norley even limited in size to up to 6 dwellings

[*The Rural Exception Sites policy in the Draft CWAC Local Plan allows for small sites in settlements in the Green Belt for affordable housing to meet local community needs, cross-subsidised with market housing].

We have taken your views and developed the following principles for where housing should go. (We have to generally conform with Local Plan policies and the National Planning Policy Framework.)

Draft Principles for locating new houses

These principles are draft because they will be evaluated by CWAC and the Plan Examiner. Please indicate whether or not you support them on the sheet below. It is important that we know how much support there is.

1. New houses will be supported within the built up parts of Norley Parish ("settlements") and can include:
 - 1.1 Infill (filling a small gap of frontage of up to two dwellings with a plot density similar to the adjacent plot density) will be supported within the settlements boundaries
 - 1.2 Development sites of up to 6 houses will be supported within the settlements boundaries and any Affordable Homes should be integrated with market housing .
2. Priority will be given to Brownfield sites in Norley parish, first for new commercial and then residential development, of a scale to meet Norley's local housing requirements.

The proposed settlements boundaries are shown on this map. They are based on housing density and an update of the current Vale Royal Local Plan Policy Boundaries. They recognize the importance of maintaining the open vistas which most houses have and which you have said you want to keep.

Criteria Applied

1. Housing density already greater than 5/hectare
2. Contiguousness (space greater than infill of 2 houses between settlements)
3. Retain open country [undeveloped] vista to one aspect of each dwelling
4. Within 30mph speed limit in Norley village
5. Brownfield sites included
6. Sites with existing Planning consent not included until built on

APPENDIX 18

Consultation with local landowner [Mr Starkey]

This consultation comprised a series of emails between Mr Starkey and Martin Bell, chairman of NNP steering Group.

Email sent 21 October 2014 11.43 Martin Bell to Sam Starkey

Sam,

I attach our latest draft Biodiversity policy document. This has been redrafted following discussions with CW&C and with Cheshire Wildlife Trust (who have seen and tried to accommodate your concerns) and is why it has taken some time to reply to you. The document is now simplified and policy BIO1 does not prevent sustainable developments in or adjacent to Local Wildlife sites, which I think answers your concerns since sustainability does take economic considerations into account. I hope this is helpful for you.

The policy has been reviewed and developed by a biodiversity subgroup for the Neighbourhood Plan Steering Group. The names of the steering group and biodiversity subgroup members are all on our website

Email sent 19 August 2014 13.36 Sam Starkey to Martin bell

Martin

Thank you for keeping me updated on the NNP, I'm pleased to see you have referred a couple of times to working with landowners and as such I expect you will be able to take the following comments on board prior to finalising the plan:

Biodiversity Justification & Evidence

GAEC's – are linked with 'Single Payment Scheme' – this is being replaced by the Basic Payment Scheme on 1st January 2015, you may be better referring to it as 'the Basic Payment Scheme or any superseding scheme under the Common Agricultural Policy' as this scheme is only in place for 5 years.

BIO 1

Can you include a paragraph to state that all development proposals need to be considered in the round, taking into account (as well as of course the biodiversity implications):

the scale of any development

the nature (i.e. if for agriculture/forestry or a diversification scheme)

the economic advantages to the rural economy (taking into account other policies in the NPPF as attached)

please remember if woodland remains economically unviable to manage then they won't be managed, if they are economically viable they can be managed and mitigation/compensation measures can be adopted when sustainable development takes place.

I would be grateful for your consideration of the above and could you also please confirm who the committee members are that are drafting this plan.

Thank you.

Kind regards

Sam Starkey BSc (Hons) MRI CS FAAV

Email sent 13 August 2014 11.05 Martin Bell to Sam Starkey

Dear Mr. Starkey,

Following our earlier correspondence I attach, as promised, our final draft of the Biodiversity Policy which will form part of the Norley Neighbourhood Plan, for your comments. I also attach the Policy on Landscape and Environment which may also have some connections for you. I do hope these don't cause you any difficulties.

Dear Mr. Starkey,

Thanks for your message of 28 February and sorry for the delay in replying.

In answer to your main concern, we do not intend the Neighbourhood Plan to give Local Wildlife Sites the same level of protection as SSSI's. The draft policy we had in the survey questionnaire of preventing any development in Local Wildlife Sites is, we agree, far too prescriptive. We have not yet formulated the draft detailed policies, but are just starting this and will ensure you get a chance to see them before they are submitted to CWAC. The Neighbourhood Plan will take into account guidance in the NPPF including identifying and mapping components of the local ecological networks and promoting the preservation, restoration and re-creation of priority habitats.

As you may have seen from the survey that started this correspondence, one of our aims is to establish Buffer Zones and ecological networks (" migration pathways") on and between protected sites. We seek to work with landowners to do this and to discuss what it would mean in terms of conservation practice, and when we have developed our proposals we would like review them with you.

I suggest it would be good to meet and discuss the Neighbourhood Plan when we have it ready: probably late April / early May.

Regards,

Martin Bell

On 28 Feb 2014, at 09:22, Starkey, Sam wrote:
Mr Bell

Thank you for your detailed response. I was unaware the woodland had already being designated as a 'Local Wildlife Site' by the former Cheshire County Council, so thank you for this information. Despite this designation, development, if appropriate is not currently prohibited from a planning perspective.

[The family](#) and I are concerned that the outcome of this survey will provide 'Big Wood & Wet Meadows' the same level of protection as that given to the SSSI's, these being completely different.

I note you wish to work with land owners. Our proposal is that there is a clear statement included within the Norley Neighbourhood Plan:

'development of an agricultural/forestry or diversified nature will not be prohibited within these Local Wildlife Sites'.

Reasons/Explanations: 'Promote the development and diversification of agricultural and other land-based rural business;' – taken from Section 3 of the NPPF.

By way of a background so you can hopefully appreciate our concerns, Big Wood is due to come under active management within the next 2 years, this may involve provision of a forestry shed (currently provided for under Permitted Development Rights). Following this

there are provisional plans for an outdoor education projects.

I appreciate the purpose of the NNP & its aims and ask that you work with us and again I emphasise help support the remaining rural economy within the parish.

I look forward to hearing from you.

Kind regards

Yours sincerely

Sam Starkey BSc (Hons) MRICS FAAV
RostonsLtd West View House Whitchurch Road Hatton Heath Chester CH3 9AU

From: Martin Bell [mailto:martin@bellbuz.co.uk]
Sent: 17 February 2014 10:44
To: Starkey, Sam
Cc: will_starkey@hotmail.com; John Leleu; Deryn OConnor
Subject: Norley neighbourhood Plan

Dear Mr Starkey,

Thank you for your email of 7 February concerning the Norley Neighbourhood Plan (NNP), which has been passed to me (as Chairman of the NNP Steering Group). I think it might be helpful if I first explain the context of the survey questionnaire which has caused your letter. I'm glad to have the opportunity to do this, and hope that the Starkey family replied to the survey.

The NNP is still in its formative stages, and the Steering group, following a series of consultations, has produced a Vision and Aims statement, which, after further consultation, will be the basis on which the planning policies which constitute the NNP will be prepared and submitted to Cheshire West and Cheshire Council for examination and finally to a local referendum. The consultation has consisted of a number of events, culminating in the survey questionnaire which was posted to all residents. The Vision and Aims statement has been publicised in Norley News and on our website (www.norleyplan.org, but currently out of action for a couple of weeks). We do welcome all comments and try to take them into account.

A Neighbourhood Plan is mainly concerned with land use, and the survey questions concerning Local Wildlife Sites refer to the appropriate part of our Vision and Aims statement which is as follows:

"The settlements and wider countryside of the parish contain features of significant local wildlife value and some are of international importance. There are two Sites of Special Scientific Interest (Hatchmere and Flaxmere) and four Local Wildlife Sites (Wickentree, Breech Moss, Beech Lane Woods & Meadows, and Big Wood & Wet Meadows)

- Enhance, and maintain existing protected habitats and identify new protected Buffer Zones and Wildlife Corridors within the Parish in collaboration with landowners and other stakeholders in the Parish. Development will be prevented in these areas, including Buffer Zones and Wildlife Corridors. *(which will be shown on a map).*
- Carry out a review and assessment of the status of Breech Moss as a Local Wildlife Site and establish a restoration plan. *(This will aim to be completed before the neighbourhood plan is published because the status of Breech Moss as a protected area may otherwise be changed.)*
- All proposals for development adjoining statutorily protected areas will be assessed

so they do not lead to a negative impact on biodiversity in the protected areas."

The survey questionnaire included this and the rest of the Vision and Aims statement.

Second, the status of these areas: I attach the citation for Big Wood and Wet Meadows. The area outlined is recognised as a Local Wildlife Site named Big Wood and Wet Meadows in the Local Authority Local Plan. Wet Meadows refers to part of the site name. There is a small part of grassland within the Local Wildlife Site boundary and in 2010 when the site was visited by a Local Authority consultant it was still intact grassland. The majority of the site is woodland. The survey shows the site is of ecological interest. The site is recognised as part of the Local Authority Local Plan so we cannot remove it from within the Neighbourhood Plan as the Neighbourhood Plan must reflect what is in the LA Local Plan. Recognising a site as a Local Wildlife Site does not necessarily mean it is detrimental to the rural community, indeed this site has been a Local Wildlife Site since 2003 and will have been useful to help aid grant income for woodland improvements.

You will note that we wish to work collaboratively with land owners and we certainly have no wish to have a detrimental effect on the rural community. We would welcome further discussion about how we can achieve these aims on these particular areas of interest to you in a way which is beneficial to all.

I do hope this answers your concerns.

APPENDIX 19

Meeting with 1st Norley Scout Group

Consultation meeting with 1st Norley Scout Group

Tuesday 29th April 2014

Presenters: J Leleu and J Lewis

Scouts: Leaders: Mark, Richard, Ann

Scouts: 20 number

The presenters described the origins of neighbourhood plans and what they set out to achieve. They then asked the scouts what they thought of their village as a place to live, the amenities available and what improvements they would like.

The responses were numerous and are summarized by the following points:

1. Scout hut needs replacing by a modern facility;
2. More houses needed in village but preferable in discrete locations;
3. Houses should have more room space [but not more bedrooms] – i.e. houses considered cramped;
4. Future housing should be restricted so as not to block / fill open views;
5. Requirement to look at road junction at top of Maddocks Hill / High Street which is dangerous – possible change in road priorities to make Maddocks Hill, Hough Lane / High Street a one-way clockwise system;
6. Village hall needs improving;
7. Need a large green space for recreational activities;
8. Village should have a large attraction to interest people;
9. Hedge / bushes on corner of Maddocks Hill / High Street should be removed to make junction safer;
10. Proposal for more cycleways in village;
11. Additional housing not needed because of ongoing developments nearby at ex-yogurt factory and Marley Tile site;
12. Norley is a quiet village – don't want estates where noise is generated.

Some of the above points were already in train and the current position was explained [viz: village hall expansion with scout group participation]

The scouts were then invited to participate for their photography badge by offering photos of the view of Norley that they like the best and of the building in Norley that they think is the best example. The scouts leaders agreed to support this initiative.

APPENDIX 20

Meeting with Wednesday Club

Name: Norley Wednesday Club **(for the elderly)**

Date and Time: 30 July 2014 2pm

Location: Village Hall

Discussions led by: Martin Bell

No. people present : approx. 40 senior citizens of which about 50% lived in Norley / Hatchmere.

Subjects Discussed: Neighbourhood Plan Vision and Housing Policy

Brief summary: Views of Norley residents were almost unanimous –

- general agreement with the Vision
- a desire to preserve the character of the village with its dispersed settlements and green spaces which permeate into the centre of the settlements.
- Some disquiet about the design of recent infills which are out of keeping with neighbouring houses
- Agreement that infill should be allowed to continue within settlement boundaries
- Agreement that brownfield site development in the Parish should be the first priority for siting of any new housing
- Concern that not enough houses were available which were suitable for young people or for downsizing older people.

APPENDIX 21

Consultations on Draft Policies with Cheshire West and Chester Council – Autumn / Winter 2014

Consultations with CW&C Planning Policy Team took place between 30 July and 13 October 2014 on the draft Plan prior to the statutory Pre-submission Consultation.

30 July 2014: Initial meeting with Rosie Morgan, CW&C Neighbourhood Plan liaison, and Martin Bell, Tim Sheward and Andrew Thomson (Thomson Planning Partnership Ltd) to agree what data we should send to CW&C and our aspirations for a timely response.

.....

12 August 2014: The following data were sent by Martin Bell to Rosie Morgan in the Planning Policy Team of CW&C, requesting comments: *(resulting actions are shown in red italics or in our subsequent responses below)*

1) Evidence base

- Baseline Report, Appendices, and Baseline Report Update
- ACRE report 2011 (Cheshire Community Action)
- Consultation Statement Volume 1 (draft, to be completed)
- Housing Survey report March 2014
- Housing Needs report August 2013
- Draft Document on Brownfield and Infill opportunities
- Draft document on Criteria for Settlement Boundaries
- Document: Housing projections to meet demographic needs in Norley
- Cheshire Wildlife Trust report on buffer zones and migration pathways in Norley

2) Policies and associated documents

- Draft note on Green Spaces in or adjacent to Settlement Boundaries and two associated maps
- Maps of proposed Settlements Boundaries
- Draft Policies:
 - Housing Growth
 - Local Character
 - Landscape and Environment
 - Biodiversity (inc map)
 - Local Economy
 - Transport and Communications
 - Community and Infrastructure
 - Implementation and Delivery

Replies and follow-up:

8 September from Rosie Morgan (CW&C): forwarded comments on Biodiversity policy from Alun Evans of Total Environment Team and on Transport and Communications Policy from Paul Parry of Highways.

***Actions:** Transport and Communications policy updated to include CW&C comments. Biodiversity comments referred to Cheshire Wildlife Trust who spoke with Alun Evans (CW&C) and then proposed changes to the Biodiversity policy and accompanying map of wildlife*

corridors which were reviewed by the NNP Biodiversity subgroup. The changes were accepted. Revised policy sent to Alun Evans (CW&C) on 21 October and reply received 31 October with some minor comments. *(action: second round of comments included into Biodiversity policy document)*

.....

30 September 2014 further comments received by email from CW&C (Rosie Morgan) as follows:

Comments on Norley draft NDP Sept 2014

General comments

Please note that in the list of plans, documents and strategies listed at the beginning of each chapter, you need to make sure that you refer to Vale Royal Local Plan rather than Chester Local Plan

There is generally a lot of repetition of existing planning policy, so anything you can add to make these policies more locally specific would be of benefit. *(action: agreed and implemented)*

Transport and communications

TRANS2 – with the rollout of rural broadband this policy may not be needed *(action: decided to retain this policy)*

Housing

I thought it might be useful to restate the current policy position in the local plan as it relates to housing development.

As stated in the Local Plan part 1, we are going to identify Local Service Centres through the Part 2 plan. These will be settlements which have some facilities, such as school, shop, access to public transport, community hall. We are currently working on a methodology for identifying local service centres, and will discuss our methodology and suggested list with parish councils over the next few months.

In terms of planning policy, settlements which are defined as local service centres will be subject to policy STRAT8 in the local plan part 1. This policy (as modified by the Inspector) says:

“.....New development will also be accommodated at local service centres. These local service centres will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The amount of development in each local service centre will reflect the scale and character of the settlement concerned and the availability of services, facilities and public transport....”

The level and type of development in local service centres can be determined through a neighbourhood plan.

Settlement boundaries will be drawn around local service centres and these will be shown in the part 2 plan. (This can be done through a neighbourhood plan as well).

Outside of a settlement boundary and in smaller settlements not defined as local service centres, local plan Policy STRAT9 will apply. This restricts development within the rural area to those categories listed in the policy, and in NPPF as it relates to development in the green belt. Norley itself has a basic range of facilities and so could well be defined as a local service centre (but there will not be certainty on this for some time). Other smaller settlements in the parish may not be and would be subject to policy STRAT9 and policy on green belt.

Assuming that the village of Norley is defined as a local service centre, the approach in the NP is reasonable, but we have some comments:

Policy HOU1 - The figure of 30-33 new homes needs to be supported by evidence, referenced in the plan and evidence base document. Do you mean 30-33 new houses overall or in each 5 year period? Need to clarify as this could be read either way. *(Action: Clarified in support paper and Policy document)*

Policy HOU3 – I assume you mean small scale in terms of numbers of units rather than size of dwellings? Just clarify this as it could be read either way. It would be helpful to explain what you mean by ‘garden space commensurate with the size of the dwelling’ *(action: see response below)*

Landscape and Environment

ENV1 and 2 - You will need to provide evidence on how the list of greenspaces/open spaces have been identified. If you can provide this information, and the list of sites, we can comment further. *(action: requested data provided – see below)*

ENV3 – what do you mean by rural need? This needs to be explained to enable this policy to be implemented. *(action: discussed with Cheshire Community Action and decided to delete this policy)*

Local Character

LC1 – this is really a repetition of Local Plan (Part 1) policy. Any information you can add about what specific characteristics of the built and natural contribute to local character would help to back up the policy and make it more locally relevant *(action: agreed with comments and policy modified)*

LC2 – how have the local views and vistas been identified? It would be useful to explain your evidence. We haven't seen the appendix this policy refers to so can't comment any further at this stage *(action: to be sent to CW&C at the Pre submission consultation stage)*

LC3 – would be useful to identify those features (local woodland, trees or hedgerows) which particularly contribute to the character and amenity of the Parish. *(action: agreed and generic statements added. Unrealistic to add more detail. Policy document reviewed)*

Community Infrastructure

You could add something dealing with any proposals for new community facilities? *(action: implemented)*

CI2 – just for information - the Council is currently considering how (or whether) to take forward CIL.

Biodiversity

Comments from Alun Evans provided separately *(action: see above)*

.....

6 October 2014: email Martin Bell to Rosie Morgan, CW&C

Many thanks for the comments that you and your colleagues have forwarded to the Steering Group in respect of the draft policies of the Norley Neighbourhood Plan. We have taken on board your comments regarding the Vale Royal Local Plan and will also review the policy wording in all of the policy areas to make them more locally specific where this is appropriate.

We note your thoughts about rural broadband however on balance we felt this policy should be retained having regard to the timescale of the plan and likely future improvements to and extensions of the broadband network in the rural area.

Similarly we have already had a debate when formulating the Housing policy about the future role of Norley and whether we will be classified as a Local Service Centre. We came to the conclusion rightly or wrongly that we will not be classified as an LSC because of the scale and services available within the village and also because of our location within the Green Belt. We see that because the whole of Norley is washed over by Green Belt, that STRAT 9 should be the overriding policy context for this neighbourhood plan. This would result in only exceptional development inside its settlement boundaries and so protecting areas outside of the settlement boundaries from inappropriate development in green belt open countryside. We therefore believe that it is essential for the Norley Neighbourhood Plan to have a settlement boundary established regardless of whether it is classified as a Local Service Centre or not. This is because of the distinctive settlement pattern in the Parish where small clusters of houses are separated by open fields and vistas resulting in its dispersed and low density characteristic. Our consultations to date have seen overwhelming support to protect this distinctive characteristic.

However this will lead to a settlement boundary which by necessity will be closely bounded to the main settlement edges and be irregular in shape. This why we are proposing that new housing development should only be permitted within the settlement boundary because the length of the boundary could give scope for new housing adjoining the entirety of the boundary of a scale that would be completely disproportionate to the size of the village and its projected housing needs. We have taken the view that by varying the policy locally with rural exception

sites within settlement boundaries and limited to a maximum of 4 dwellings that this will still be in general conformity with the Local Plan. We would appreciate your comments. It is also our view that notwithstanding our proposals for settlement boundaries and the housing policies we have drafted Policy Strat 9 applies to Norley rather than Strat 8.

Housing.

Turning to the detailed comments you have made on Housing in policy HOU 1 we have calculated that over the total plan period up to 2030 30-33 new homes will be required and our document providing justification for this will be modified to make this clear. We are suggesting, and perhaps this needs to be clarified, that this total number of new housing will be phased over the next 15 years in 5 year periods to coincide with possible reviews of the Local and neighbourhood plan.

Yes you are correct that 'small in scale' refers to the number of houses reflecting Policy HOU 1 and not individual house size. In relation to garden size we are seeking to avoid large houses having postage stamp gardens as such an arrangement is out of character with a village such as Norley .

Landscape and Environment.

We will shortly send you a list and description of the green spaces we are seeking to protect in the village. These have been identified following a series of walks around the village and from a consultation event and discussed at some length in relation to policy ENV1 and the comments received during the consultation process from the local community.

Policy ENV2 Rural Need is on reflection perhaps not required as the whole area enjoys Green Belt protection and will continue to do so therefore any proposals for new build in the countryside must not only satisfy existing Green Belt policy but also ENV3.

Local Character.

We can make LC1 more specific by referring to Norley in the policy text and cross referring to the justification set out above which seeks to describe the character of Norley.

Please see above for the identification of local views and vistas you refer to in LC2. In your opinion do we need to put a form of words in the justification describing how views and vistas have been identified?

With regard to LC3 again we go back to the description of the plan area as the hedgerows and trees are intrinsic to the rural nature and scattered form of the parish. Should we make this clearer in the policy wording?

Community Infrastructure.

As described in the justification there is a need to upgrade and repair existing facilities as well as community aspirations for new facilities in the Parish. These can only come about by the pooling of New Homes Bonus and any CIL revenues or by negotiation with developers. We are aware that the number of houses referred to in policy HOU 1 will not deliver large amounts of financial benefits for the parish however it is important in our view to include policies seeking contributions as the plan will go forward to 2030. We do make it clear in the policy that any projects for improvements to or construction of new facilities will fall into the Delivery Plan.

Biodiversity.

We are looking at these policies and will be making revisions to take on board Alun's comments. Transport.

We have already revised these policies including the comments received.

Before finalising the policies for submission to the Council perhaps you would be kind enough to clarify the questions we have raised above. I will telephone you in a week to agree our approach.

.....

9 October 2014 email Rosie Morgan (CW&C) to Martin Bell

Martin

Thanks for your message.

In terms of strategic policy, you are correct in that policy STRAT9 applies to the neighbourhood plan area. Please note, however, that if the village of Norley is defined as a local service centre through the part 2 local plan, then the village (defined by a settlement boundary) would be covered by policy STRAT8. Outside the settlement boundary, the remainder of the area would be covered by STRAT9.

Given the level of facilities in the village, Norley may well be designated as a local service centre. The modified policy STRAT8 says that 'the amount of development in each local service centre will reflect the scale and character of the settlement concerned and the availability of services, facilities and public transport'. This can be determined through a neighbourhood plan.

If Norley is identified as a local service centre then a settlement boundary will be required. We will also be looking at settlement boundaries for all the key and local service centres as part of the work on the local plan part 2. However it is also something that you could look at through the neighbourhood plan. We can provide you with some guidance on suggested methodology for identifying settlement boundaries.

If Norley is not identified as an LSC then there isn't really a need for a settlement boundary, as policy STRAT9 would apply throughout the area. With regard to rural exception sites, the modified policy SOC2 directs this type of development to sites adjacent to key and local service centres. So if Norley isn't an LSC then it wouldn't be seen as a location for rural exception sites. In that case, if you wanted to define a settlement boundary through the NP then you could do, but in terms of strategic policy there is no need to and it might just cause confusion, because STRAT9 would apply throughout.

In terms of your policy relating to rural exception sites being a maximum of 4 dwellings, providing that you can support that position through evidence I don't see that there would be a particular policy conflict with the local plan (again assuming that Norley is designated as a LSC). If such development can be fitted within settlement boundaries then I would have thought that would be ok, the only issue is that if you draw a settlement boundary to include potential development sites then you are almost by implication allocating them, and that brings with it the need to assess alternatives and does make things more complicated. As I said above, it would be useful to work with you on defining settlement boundaries.

Housing

I think it would be helpful if you could make these points clearer in the plan.

Green spaces – we will have a look at your list when you send it through. It would be useful to explain in the plan/background documents how the sites have been identified. The same applies to views and vistas.

I am intending to produce a note on the use of s106 agreements and implications for neighbourhood plans, and will circulate this once I have prepared it. This should provide guidance on policies on community infrastructure.

I hope this makes sense, I appreciate the policy for rural areas is complicated! Please get in touch if you need any further clarification.

.....

20 October 2014: meeting with CW&C requested by Martin Bell

Following my last message to you (15 October) and in particular our comments on Settlement Boundaries, Local Service Centres and the Local Plan part 2, we felt it would be very helpful for us if our Planning Consultant, Andrew Thomson, (Andrew accompanied us to our meeting with you) was able to meet you in the next few days to discuss our concerns and aims in more detail. He will call you tomorrow to arrange an appointment.

I do hope you can manage to meet him as soon as you can, as our timescale is pressing.

.....

23 October 2014: Report of meeting on 23 October between our consultant Andrew Thomson (Thomson Planning Partnership Ltd) and Rosie Morgan, CW&C (*related actions shown in italics and red*)

I had a very helpful meeting with Rosie regarding our concerns and she provided me with the Council's first thoughts on settlement boundaries and likely revisions to Strat 8 and 9 part one policies and SOC 2. I will attempt to scan these and email them to you tomorrow.

The Council are hoping to put a paper to members in January reviewing the criteria for the designation of LSC's and, as Rosie hinted in her email, it is more than likely Norley will be designated as an LSC. There will however be no changes to the Green Belt and Norley will still be washed over.

This I explained was part of our dilemma and Rosie felt that it was more than likely that CWAC would prepare a policy for those washed over villages with settlement boundaries that reflects the advice in para 89 of the NPPF allowing infill, rural exception sites, brownfield and right to build proposals within such settlements. The details of such a policy have yet to be agreed at CWAC and I pointed out that our proposed policy was not too different. She also felt that the remainder of the plan area would be covered by Strat 9.

She would like us to share our rationale for the settlement boundary and would welcome seeing our revised policies as she is still working from the August versions. (*action: will be shared as part of the Presubmission consultation*)

As far as green space is concerned it will be important for us to justify our policies and we should look to the Tattenhall model. Again she welcomes our submission but is concerned about the amount of green space identified. I pointed out that this reflected the nature and character of the settlement however we may need to look at this again before submission. (*action: reviewed and some spaces removed*)

We had a discussion about housing need and the local survey that was undertaken, Rosie pointed out that this does need to be robust, she is also concerned about specifying a number such as 30-33. She questions whether we need to have a number because we are in GB. She also thinks we need to look at the local need housing policy wording and has suggested that we look at what Tarporley are suggesting. I also said I would ask CCA if they had any other examples we could refer to. (*action: clarified in our Housing Growth Policy document that 30-33 houses was not a cap but an indicator of the likely rate of sustainable growth. Modified Policy HOU1*)

Any settlement boundary proposals should take account of any pp's recently granted and we should look to utilise any natural features such as hedgerows etc. (*action: reviewed and no action necessary*)

One she has the most up to date policies she is happy to screen them but does not think we will need an SEA or HRA screening as the Local Plan has been screened.

Finally the Inspector is due to report back to CWAC in November.

.....

20th January 2015: Email from Rosie Morgan to Martin Bell ref SEA.

From: "MORGAN, Rosie" <Rosie.Morgan@cheshirewestandchester.gov.uk>
To: 'Martin Bell' <martin@bellbuz.co.uk>
Cc: "'andrew@thompsonplanning.co.uk'" <andrew@thompsonplanning.co.uk>
Date: 20 January 2015 09:37:45 GMT
Subject: **Norley Neighbourhood Plan**

Martin,

Just to confirm that the consultation period for the SEA screening for the neighbourhood plan has now finished. No objections were raised to our conclusion that a full SEA is not required for the plan.

Regards,
Rosie
[Rosie Morgan](#)
Principal Planning Officer, Planning Policy Team
[Cheshire West and Chester Council](#)

.....

November 2014: Written Comments on Draft Norley Neighbourhood Plan from Cheshire West and Chester Council

Pre-Submission Consultation

Please note that these comments are made at officer level.

General Comments

The Council recognises the significant amount of community consultation that has been put into development of the Neighbourhood Plan. In general the plan has been positively prepared and generally reflects the NPPF and emerging Local Plan. However, we have a number of comments which are intended to assist with improving the general conformity with strategic policies.

We have undertaken SEA/HRA screening which is currently subject to consultation with the relevant statutory bodies.

The Local Plan Part 1 is now at an advanced stage of preparation and very substantial weight can be afforded to these policies. These policies provide the framework for preparation of the Neighbourhood Plan, together with relevant retained policies within the adopted Vale Royal Local Plan. Local Plan policies (as modified by the Inspector) which are particularly relevant to the Neighbourhood Plan are:

- STRAT2 – Strategic Development
- STRAT8 – Rural area
- STRAT9 – Green Belt and countryside
- SOC1 – Delivering affordable housing
- SOC2 – Rural exception sites
- Environmental policies

The Local Plan Part 2 is at an early stage of preparation. Once adopted, it will replace policies in the Vale Royal Local Plan. There are particular issues covered in the Part 2 plan that will be of key importance for the Norley Neighbourhood Plan. This includes the identification of local service centres. The Part 1 Local Plan provides for this, stating in STRAT2:

‘An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services and facilities and access to public transport. These local service centres will be identified in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan’.

In the New Year, a paper will be considered by the Council’s Local Development Framework Panel outlining a proposed methodology for identifying local service centres and a suggested list of settlements for inclusion within the designation. It is anticipated that consultation on the methodology and list will then be undertaken. There will be no certainty on which centres will be designated as Local Service Centres until the Part 2 Plan reaches adoption, but as the plan advances the policy direction will become clearer.

The village of Norley has a range of services and access to public transport. It has the potential to be identified as a Local Service Centre in the Local Plan Part 2 but as yet this is not certain.

The explanatory text to Local Plan Policy STRAT9 states that settlement boundaries will be identified for local service centres. Land beyond settlement boundaries will be classed as countryside and subject to the requirements of policy STRAT9. As such, if Norley itself is designated as a local service centre then it will be subject to policy STRAT8 and any detailed policy in the Part 2 Local Plan, and will have a settlement boundary. Outside of the settlement boundary, the remaining part of neighbourhood plan area would be classed as countryside and subject to policy STRAT9.

If Norley is not identified as a local service centre then the whole of the NP area would be subject to policy STRAT9.

This situation clearly gives some uncertainty for the Neighbourhood Plan, however the general approach taken seems to be reasonable given the guidance in the Part 1 Local Plan.

We note the proposed settlement boundary in Appendix B. As mentioned above, a settlement boundary for Norley would be appropriate if the village is designated as a local service centre. If it is not, the whole of the neighbourhood plan area will be treated as countryside and there would be no need for a settlement boundary. It would be useful to have a detailed discussion with you about the settlement boundary to ensure that the methodology being used is consistent with that for the Local Plan Part 2. *(Discussions held – see later)* It is also important to ensure that the neighbourhood plan avoids effectively allocating sites by including areas within the settlement boundary, without proper assessment of deliverability and assessment of alternatives.

Housing Growth

Please delete reference to Chester Local Plan which is not relevant to this area.

Policy HOU1

Assuming that Norley is designated as a local service centre this policy approach broadly conforms with strategic policy. It should be made clearer that redevelopment of brownfield sites would need to comply with the requirements of the National Planning Policy Framework para 89 and Local Plan policy STRAT9.

(action: done) Please see comments on policy HOU2 below regarding references to meeting local housing needs.

Rural exception sites are defined (in NPPF) as small sites used for affordable housing where sites would not usually be used for housing, to meet the needs of the local community. The Local Plan policy SOC2 (as modified by the Inspector) states that such sites may be permitted on small sites *adjacent* to local service centres. To better reflect NPPF and the Local Plan it is recommended that the reference to rural exception sites be deleted from policy HOU1 and replaced with wording along the lines of 'small scale developments of affordable housing'. Within local service centres, limited development will be acceptable. Para 89 of NPPF allows for limited infilling in villages and limited affordable housing for local community needs in green belt areas, so policy for local service centres is likely to reflect this. The approach in policy HOU1 is therefore reasonable, however the limit of 4 units needs to be supported by evidence. In terms of affordable housing schemes, such a low number of houses may make schemes unviable for Registered Providers.

Policy HOU2

This policy needs to make clear that the requirement to meet a local need applies only to affordable housing. There could be a small amount of market housing in Norley on infill sites or through conversions or redevelopment of previously developed sites (assuming it is designated as a local service centre). However there is no provision in the local plan or national guidance for market housing to be restricted to those with a local need.

Subject to that amendment, the reference to local need identified in the latest parish housing needs survey is appropriate. Provided that they are robustly prepared and kept updated, such documents can add useful local detail to more strategic assessments such as the Strategic Housing Market Assessment.

It would be useful to add further detail in policy or explanatory text as to what is meant by a 'Norley connection'. *(action: done)* The policy allows for housing to be vacant for up to 12 months which seems excessive – could a further criteria be added to the local need definition (eg people with connections to neighbouring villages) which would allow for a shorter time for vacancies? *(See below)*

Local Character

Policy LC3

In accordance with the mitigation hierarchy, development should seek to avoid loss/damage to these features in the first instance. Norley also contains a number of remnant traditional orchards (www.magic.gov.uk) which should also be included.

(action: deciduous woodlands from this website now included)

Landscape and Environment

Comments from Landscape Officer:

Reference could be made to the Vale Royal Landscape Character Assessment SPD 5 (LCA) *(action: done)*

Landscape types identified:

Norley

SPD 5 Landscape Type 4a Undulating Enclosed Farmland

Landscape Character Area 4a Norley Undulating Enclosed Farmland

Hatchmere

Landscape Type 1 Woodland, Heath, Meres and Moses

Landscape Character Area 1a Delamere

The Vale Royal LCA provides Key Characteristics, Visual sensitivity, overall management objective and guidance on landscape management and built development.

Cheshire LCA

Norley

RF1 Rolling Farmland Type Area1: - Norley

Hatchmere

SW1 . Sandy Woods Type 1: - Delamere Forest Character Area

Please see link to both Vale Royal and Cheshire Landscape Character Assessments below: -

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_consultation/total_environment/natural_environment/landscape/landscapecharacterassessment.aspx

Policy ENV 2

The approach to green spaces seems reasonable but the number of spaces designated possibly excessive (*action: suggestions by the community for more were rejected, number further reduced- see App 27*)

Policy ENV 3

Without definition or further explanation it is not clear what is meant by rural need. This requirement is onerous, particularly given the restrictions in place through the green belt designation. Some development requiring planning permission will be minor and limited in impact, which is not recognised by this policy.

Biodiversity

Comments from Biodiversity Officer -

NERC Act 2006 – the definition of “local authority” under section 40 includes parish councils and is not solely restricted to borough councils

Standing Advice for Ancient Woodland and Veteran Trees – reference is made to the 2012 version. This was superseded on the 7th April 2014. The suggested 15metre buffer zone referred to in the Standing Advice relates to one planning case for an ancient woodland site. It may be therefore difficult to justify for other habitats in this locality. (*action: we have taken Cheshire Wildlife Trust advice on this and see it as reasonable if unambitious*)

Appendix G: Flaxmere is managed by CWAC.

Community Infrastructure

Policy CI 2

The final paragraph of this policy needs to make clear that any provision of community infrastructure by developers meets the requirements of the CIL Regulations 2010 as amended, ie is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Local Economy

Delete reference to Chester Local Plan

Policy ECON 1

This policy should reflect Local Plan policy STRAT9 and Vale Royal Local Plan policy E10. The approach in local plan policy is for new or extended business development to make use of existing buildings, or limited extensions.

Transport and Communications

Please delete reference to Chester Local Plan which is not relevant to this area.

Policy TRANS 3

Comments from the highways officer – we do not usually ask for traffic assessments in small developments under a certain threshold. Perhaps add an additional word such as 'sizable' before 'housing' to reflect this.

.....

13th January 2015:

A meeting was held at CWAC offices between Rosie Morgan and representatives of Norley Neighbourhood Plan group to discuss the Regulation 14 consultation response to the Norley Neighbourhood Plan (NNP). The notes of this meeting are as follows:

Present:

Rosie Morgan CW&C

Andrew Thomson Thomson Planning partnership Ltd

Tim Sheward NNP Steering Group

David Sandiford NNP Steering Group

Martin Bell Chairman, NNP Steering Group

1. Consultation with residents and Statutory Consultees: Martin briefed Rosie on the outline results, and that all the Policies had received majority support.
2. Local Plan timescales: Part 1 was expected to go before the Council on 29 January and hopefully will be adopted after due process. There was not a full timetable yet for Part 2. Methodologies are being proposed for selecting Local Service Centres but other work areas such as Settlement Boundaries, Open Space / Green Space designations, Landscape Character were barely started. It looks like early 2016 before Part 2 will be adopted. We decided we would not delay our Plan for this and we told Rosie.
3. Settlement Boundaries: Rosie asked for more time to comment, and we agreed to hold another meeting with her if necessary to discuss her comments. Action: Martin
4. Rural Exception Sites (RES): For Local Service Centres the Local Plan policy will be that RES' can be adjacent to or within the Settlement Boundaries. Our NNP Policy restricts these to within Settlement Boundaries because of the particularly distinctive nature of the settlement. CW&C may point out this "non conformity" to the Examiner.

She suggested we could consider changing our Policy HOU1 by preparing a contingency, eg first priority would be within the Settlement Boundaries, followed by adjacent to them. We felt that was impossible as it ran counter to all our consultation responses. We agreed we would address Local Plan Policy SOC2 in the Basic Conditions Statement, explaining why we have taken the position we have. Action: Andrew

She also suggested we should explain why we are limiting the size of RES' to 4 houses max and suggested we look at the Malpas draft Plan (consultation, character, landscape, etc). Action: Andrew

5. Policy HOU1: The priority given to Brownfield sites in the Green Belt would need to comply with NPPF and Strat9 and we need to check this.
Action: Tim / Andrew
6. Landowners: Rosie felt uncomfortable that we had not consulted landowners of proposed Green Spaces and pressed us to do so, whilst reluctantly agreeing it was not strictly required.
Action: Martin (*now done- see App 27*)

.....

4th February 2015

A meeting was held at CW&C Nicholas House Offices between Rosie Morgan and representatives of Norley Neighbourhood Plan group to discuss the proposed Norley Neighbourhood Plan settlement boundaries. The notes of this meeting are as follows:

Present:

Rosie Morgan CW&C
Helen (work experience student with CW&C)
Tim Sheward NNP Steering Group
John Leleu NNP Steering Group
Martin Bell Chairman, NNP Steering Group

1. Housing Survey: Rosie hoped to be in a position to send us their comments later this week.

2. Planning Permissions: Rosie noted we were not in line with proposed Local Plan criteria for Settlement Boundaries regarding sites with planning approvals, and also not consistent in our existing boundaries regarding sites with planning permissions: the Haulage Yard was inside the boundary and Barnes Field was not. She emphasized the need for consistency and suggested we could state that the boundary would be considered amended when work commenced.

Action: Andrew to include in new Settlement Boundary Policy

3. Criteria for Boundaries: Rosie clearly felt concern that our boundaries were too 'slack'.

i) She felt that we should find a way to retain the "Core Norley Village" as a Local Service Centre with boundaries but remove the smaller settlement of The Spinney/Crabmill Lane. She also suggested 9 or 10 houses per hectare was a more conventional housing density to define a Settlement. However, this change to a higher density would not of itself remove the Spinney, so she suggested one of the criteria should be contiguousness and size of groups of houses. We agreed to reconsider our criteria for Norley and to find a way of implementing her suggestions.

Action: John to modify background note for us to review if this is credible, and Andrew to incorporate in new Settlement Boundary policy

ii) The “core village” boundary should be modeled as closely as possible on the Vale Royal Boundary.

iii) We should tighten up the existing draft boundary drawing so it eliminates potential development sites. We could otherwise be seen to be allocating some sites without a proper assessment and consultation and may have problems with developers questioning this.

iv) the curtilage of gardens which are owned and have correct planning status should be included within the boundaries.

Action: Martin to redraw the boundary to conform with points 2 to 4. *(completed)*

4. Hatchmere: Rosie felt it would be better and simpler if Hatchmere (assumed not a Local Service Centre) was consistent with the Local Plan ie STRAT 9 with no boundary. Otherwise we would need different policies for Norley and Hatchmere. We agreed to consider this further. Action: Tim / Andrew / David

12 March 2015

From: Martin Bell To: MORGAN, Rosie
Re: Norley- status

Rosie,

We were glad as always to receive your comments and consider them, and the changes we have and have not made are given below. We are on schedule to submit our Plan tomorrow.

HOU1 Category B: We have explained in our meetings the rationale for the 4 houses cap which we believe reflects the scale and character of Norley and is therefore in conformity with the Local Plan STRAT 8. The Plan is predicated on avoiding the type of large sites being suggested and recent planning applications for even less number of houses has resulted in significant levels of community objection and is why our extensive consultations have supported developments only up to 4 houses.

The Local Plan Modifications made clear there would be little if any need for additional allocations in the Rural Area due to the levels of planning approvals and this certainly applies in Norley where outstanding approvals already exceed our 30 -33 forecast. The Malpas Examiner accepted an equivalent situation as reason for not making any additional allocations and their approach of avoiding estate type developments. Please remember that you advised us to draw our settlement boundary tightly so as not to inadvertently allocate any sizeable sites.

We believe there is recent precedent for our approach. The Inspectors for Tattenhall and Malpas both accepted the principle of a cap, in their case 30 homes. In the context of their Local Plan allocations of 250 and 200 respectively, this reflects a cap per site of c. 12% of their allocation. A similar percentage of Norley's 30-33 forecast (albeit not a cap) would equate to 4 houses.

So we completely reject the view that a limit of 15-20 houses is more appropriate in Norley's scale and character which could see the bulk of our forecast built early in one go and on top of our substantial pipeline of planning approvals.

HOU 2

We have no problem with the principle of affordable housing being in pertuity. We have added to our definition of affordable housing (based on the Local Plan definition) : and

include provision for the home to remain at an affordable price for future eligible households

As we explained at our last meeting we are seeking to strengthen the local housing need requirement by providing much more time to secure occupants with a local (in the first instance Norley) connection. NPPF defines rural exception sites as seeking to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Our 12 month proposal allows proper time for this requirement to be met in practice. If the Housing Provider genuinely believes there exists sufficient candidates with this local connection then the 12 month policy is not a constraint and becomes academic. The approach aims to be positive and not restrictive and will encourage a developer to engage earlier with a housing association and produce a proposal relevant to local needs. It will also provide the local community with the comfort that the evidence of local need is solid which may result in less opposition to these currently controversial developments.

The suggested details of the cascade process are not included in the Local Plan and we therefore cannot see how what we propose could be viewed as non conforming with its policies. We see their inclusion in our neighbourhood plan as providing legitimate detail to the Local Plan's affordable housing policies to reflect how the community wants to see them applied in Norley.

Our latest version of HOU 2 makes clear that this policy only relates to affordable housing.

HOU 3 e Our latest version makes no reference to low cost market housing in HOU 3. But we remain clear that affordable housing does not include low cost market housing as is made explicit in the NPPF Glossary.

HOU 3 f Our latest version now refers to "an element of fully compliant lifetime homes "

Best Regards,

Martin

On 11 Mar 2015, at 09:42, MORGAN, Rosie
<Rosie.Morgan@cheshirewestandchester.gov.uk> wrote:
Martin,

For information, our housing policy officer has sent some comments on your policies which you may wish to consider prior to submission:

Norley

HOU1 Category B – proposes a cap of 4 on the number of units on rural exception sites. There is no upper limit set for rural exception sites although historically we prefer no more than 15-20, which would be more appropriate.

HOU2 – proposes that new dwellings in the first instance will only be available to *residents of the borough* with a Norley or agricultural connection for the first 12 months. This does not follow our usual cascade for affordable housing which is in perpetuity (they need to change the wording to clarify that the restrictions only apply to affordable housing). The usual eligibility cascade is set out below for market led sites: -

4 weeks – resident/strong local connection /ward urban / parish rural

2 weeks – neighbouring parishes/wards

2 weeks - CWAC

2 weeks – anyone deemed to be in housing need by CWAC

For Rural Exception Sites we recently agreed an extended cascade to ensure local sales/lettings. It only applies to first disposal/let. For resales/lets use the market led cascade:

10 weeks – resident/strong local connection
2 weeks - neighbouring parishes
2 weeks –ward
2 weeks - CWAC

HOU3 – e)Just needs a couple of words exchanging at the end – instead of “low cost market”
substitute “affordable housing in accordance with the local plan”

f) This seems to suggest that all new housing should be built to lifetime homes standard,
which would be impossible to justify. As discussed below a more general statement needs to
be made to support provision.

Regards,

APPENDIX 22

[NOT USED]

APPENDIX 23

Minutes of Norley Parish Council Meeting of 18/11/14 7pm Norley School.

85. Apologies

Councillor Crawford, Councillor Harvey and Councillor Duncalf sent their apologies.

86. Present.

Councillor O'Connor, Councillor Johnston, Councillor Stockton, Councillor Ford, Councillor Wild, Councillor Querelle, Cheshire West & Chester Councillor Oultram attended the meeting along with John Leleu and Phil Gifford.

87. Speakers

John Leleu addressed the Council explaining that he was deputising for Martin Bell in his absence. He explained that consultation questionnaire had gone out for consultation. The Plan was currently draft and may need altering depending on the response from this consultation. Cheshire West & Chester will conduct their own consultation which should take up to approximately 16/03/15. If found acceptable, a formal examination of the plan will be conducted, hopefully by April 2015. The Plan then goes forward for a referendum around May 2015 and then if adopted should be complete by June 15.

He explained that once adopted it would be implemented over a period of time subject to future reviews. He explained that the completed plan would allow the Parish Council to work with developers to meet local housing needs and they should ensure that Housing Needs Surveys are conducted regularly in the village. It will hopefully allow effective challenges to unwarranted Planning Applications in the future.

He went through the Norley Neighbourhood Plan Implementation and Delivery document, previously made available to members. See attached.

88. Phil Gifford.

Phil Gifford explained he had supported the creation of the Plan in particular the Landscape and the Environment Section. The group responsible for this element in the Plan would like to call themselves Norley Wild Life Group and wished to act as a future advisory body to the Parish Council.

He explained his proposal to create a Wild Flower Memorial Circular Route around the village. See attached.

He explained that he hoped that the Parish Council would support this project financially, and that there was a chance of further funding from Grow Wild Scheme and that this lottery funding application had to be completed by 02/12/14, explaining that to be eligible the group needed to get 2-20 year olds involved in the project. He asked for the Councils permission to allow wild flowers to be planted at WWI Peace Garden on Post Office Lane and that he intended to seek approval from Cheshire West & Chester Council for wild flowers to be planted in areas around the village on grass verges.

He is hopeful to raise sponsorship via the sale of booklets, along with a map. He explained that plaques would be placed around the village providing information about the men from Norley who lost their lives in WW1 and that Cheshire Military Museum had promised to conduct the research for this.

89. Parish Council Response to Proposals

Parish Council agreed to the requests in principle. They would provide authorisation for Wild Flowers to be planted at the WWI Peace Garden, if Cheshire West & Chester Council were also in agreement as they held joint responsibility. Councillor Oultram agreed to forward the name of the Common Land Officer at CWAC to Clerk. Parish Council agreed to conduct Housing surveys in the village 2.5 years or as required.

The Parish Council agreed to form Sub Committees for, Highways, Infrastructure, Provision of New Leisure Facilities, but explained that the terms of reference for each committee would need to be agreed by the Parish Council. That each committee would need to be made up of at least 1 Parish Councillor along with parishioners and all proposals from these committees would need to go before the full Parish Council before any decisions could be made.

Discussion took place on local character of Norley including, Barn at Tigers Head, Telephone Box , Norley Lane Horse Troft and Cheshire Railings, and that these are being catalogued to see if they can become community assets.

Norley Parish Council agree in principle to the report, and Neighbourhood Plan deliverables, and will look to implement them in due course.

APPENDIX 24

NPIERS Health Check Report

Norley Neighbourhood Plan. Draft for Pre Submission Consultation 15th November 2014

Prepared by Andrew Pannell (B.A. Hons. Urban and Regional Planning)

15th December 2014

1.0 Introduction

The purpose of a pre-submission report or 'health check' which takes place prior to submission for examination consists of reviewing the draft plan to see if it meets the 'basic conditions' and advise on any potential amendments required to ensure the plan does meet the 'basic conditions'. It will not involve re-writing of the policies but provides general advice on what changes need to be made.

The National Planning Policy Framework states in paragraph 154 that, 'only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan'. Therefore this section of the report also provides comments on how some of the policies could be better expressed to meet this requirement.

This appendix answers the following questions in the Health Check Template:

2.1. Is each of the plan's policies clear, unambiguous, and appropriately justified?

2.2 Is it clear which parts of the draft plan form 'the neighbourhood plan proposal (i.e. the neighbourhood development plan) under the Localism Act, subject to the independent examination and which parts do not form part of the 'plan proposal', and would not be tested by the independent examination?

2.3 Are there any obvious conflicts with the NPPF?

2.8 Are there any obvious errors in the plan or other matters that require consideration?

The remaining questions are answered in the NPIERS Health Check Template.

2.0 Strategic development plan policies

The current statutory development plan that governs housing development in the Norley Parish is the Vale Royal Borough Local Plan First Review 2006. Policy H4 Housing Development Hierarchy sets out the categories of housing development permitted within locations across the borough.

Norely is included in Tier 3 settlements that have defined policy boundaries. The categories listed are B conversions, C subdivisions of dwellings, D rebuilding and replacement, E

alterations and extensions, F affordable housing rural exception sites where appropriate and G agricultural workers dwellings.

This policy will not be saved and will be superseded by the CWAC Local Plan, Parts One and Two and the Norley Neighbourhood Plan. The Norley plan must ideally be in general conformity with the emerging CWAC Local Plan in order the 'future proof' the plan.

The Norley Neighbourhood Plan should therefore take account of the Schedule of Main Modifications (September 2014) proposed to the Cheshire West and Cheshire (CWAC) Local Plan (Part 1), following the examination in public. This will ensure that the Norley plan will be in general conformity with the strategic policies of the CWAC Local Plan once it is adopted.

This health check report has been prepared before the CWAC Council has formally considered the public consultation on the Main Modifications and before the inspector's report has been published. The health check report is based on the content of the CWAC Local Plan (Part 1) Submission document and the Schedule of Main modifications published in September 2014.

Recommendation 1

It would be advisable therefore for decisions on further amendments to the Norley plan based on this health check to wait until the CWAC Council has made a formal decision on the Schedule of Main Modifications (September 2014) following public consultation on the modifications that finished on 17th October and the publication of the inspector's report on the examination of the Local Plan (Part One) submissions document.

Settlement boundary.

The second paragraph of the section titled 'justification and explanation for housing growth' states that the settlement boundary in the Vale Royal Local Plan 2006 has been updated.

Recommendation 2

It is recommended that this should be the subject of a separate policy that designates the settlement boundary, explains the criteria used to define it and the types and scale of development that would be allowed within it as an exception to Green Belt policy. This would effectively replace Policy H4 of the Vale Royal Local Plan (2006) as described above.

Local Service Centres

The proposed modification (ref MM7) to policy STRAT 8 of the CWAC Local Plan (Part One) Submissions Document, states:

New development will also be accommodated at local service centres. These local service centres will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The amount of development in each local service centre will reflect the scale and character of the settlement concerned and the availability of services, facilities and public transport.

Norley and Hatchmere have not been identified as 'local service centres' to date. This will have to await the publication of Part 2 of the Local Plan.

Proposed modification MM7 also makes changes to paragraphs 5.67 and 5.68 as follows.

5.67. The housing targets and policies of key and local service centres are not intended to constrain any infilling (the filling of a gap, up to two dwellings in an otherwise built up frontage in a recognised settlement) or redevelopment opportunities. The approach of the plan to development in the rural area aims to strike a balance between allowing for

the managed growth of towns and settlements whilst taking account of the overall plan strategy to concentrate new development in the borough's four urban areas.

5.68. Beyond the key service centres in the remainder of the rural area there are many smaller settlements, many of them washed over by green belt, which have a lower level of services and access to public transport but could acceptably accommodate some small scale development. These settlements act as local service centres and will be identified through the Local Plan (Part two) Land Allocations and Detailed Policies Plan.

Proposed modification MM8 concerns Policy STRAT 9 Green Belt and Countryside and the role of the CWAC Local Plan Part 2 in defining settlement boundaries.

This states:

5.72. The policy restricts new development to that which requires a rural location. The Council will identify settlement boundaries for the four urban areas, key service centres and local service centres through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. Where there is a need to accommodate development on the edge of a settlement then the boundary will be drawn to reflect this. Land beyond the settlement boundaries will be classed as countryside and subject to the requirements of Policy STRAT 9. Until the Local Plan (Part Two) Land Allocations and Detailed Policies Plan has been adopted, the retained policies of the Chester District Local Plan, Ellesmere Port and Neston Local plan and the Vale Royal Local Plan relating to settlement boundaries and development beyond the existing built form of settlement will continue to operate.

The implications of the Main Modifications to the CWAC Local Plan (Part One) for the Norley Neighbourhood Plan.

Policy H4 of the Vale Royal Local Plan relates to the categories of development acceptable within the settlement boundary of Norley and Hatchmere as defined on the Vale Royal Local Plan proposals map.. According to Main Modification MM8 (see above) this policy should be retained until it is replaced by the 'Local Plan (Part Two) Land Allocations and Detailed Policies Plan'. This plan will decide whether or not Norley and Hatchmere qualify as local service centres and will define settlement boundaries for all chosen local service centres.

If Norley and Hatchmere are chosen as local service centres in Part Two of the Local Plan then the proposed neighbourhood plan settlement boundary and the categories and scale of development within it should be acceptable, as it has been defined through consultation during the neighbourhood plan preparation process.

Recommendation 3

However in order to ensure that the Norley Neighbourhood Plan does conform to the emerging Strategic Planning Policy, and in the light of Modification MM8, then my advice is that it should not proceed to examination until the CWAC Local Plan (Part Two) has been published and the possible status of Norley and Hatchmere as a local service centre will be clear.

3.0 Detailed policy comments

Aims.

How is the 'local needs' for housing defined? What is the evidence?

Housing Growth. Justification and Evidence.

Recommendation 4

The plan should explain where the forecast of 30-33 houses over the plan comes from and what happens if this figure is reached before the end of the plan period. More sites may come forward over the plan period that add extra capacity to the housing land supply, still conform to plan policies and help to make the community more sustainable.

Local need

The definition of 'local need' seems to be too restrictive and there is no explanation about how it was derived.

Recommendation 5

The definition of local need should be consistent with the CWAC Local Plan (part 1) Policy SOC 2 Rural Exception Sites. Paragraph 7.17 states:

Development proposals should be consistent with the local need identified by an up to date housing needs survey. Occupancy will generally be restricted to persons with a local connection including living in, working in or having close family connections to the community or parish in the first instance, with a geographical cascade thereafter. The locality to which this applies will be agreed with the Council when a planning application is submitted.

Rural Exception Sites

The proposed modifications (ref MM7 and MM8) to the CWAC Local Plan (Part 1) exclude references to 'local need' in Policy STRAT 8 (paras 5.67 and 5.68). However 'rural exception sites' (policy SOC 2) would still allow for affordable housing to meet local affordable housing needs.

Recommendation 6

In order to be in general conformity with the emerging CWAC local Plan, the test of 'local needs' in the neighbourhood plan policies should only be applied to 'rural exception sites' under Policy SOC 2.

Community Feedback

The planning justification and evidence for restricting the development of 'rural exception sites' to 4 houses should be made clear.

Policy HOU 1.

The policy does not explain how phasing over the period of the plan would work in practise. Where large numbers of houses are planned in an area then phasing may be appropriate, particularly when linked to infrastructure provision. However as housing development in Norley parish is small scale and presumably not dependant on new infrastructure provision then phasing through planning policy is not necessary. Equally

there is no phasing policy for housing development in rural areas in the emerging CWAC Local Plan (Part 1).

The problem of the definition and justification for restricting new development to 'local needs' as described above is also relevant.

Recommendation 7

In order to bring the policies for housing more in general conformity with the emerging CWAC Local Plan (Part 1) proposed modifications MM7 and MM8, references to 'local needs' in all but 'rural exception sites' in Policy HOU1 should be deleted.

Recommendation 8

As stated in recommendation 5, the definition of 'local need' in 'Justification and Evidence' for Housing Growth', should be amended to reflect the purpose of rural exception policy in paragraph 7.17 to Policy SOC 2 in the CWAC Local Plan (Part 1).

Policy HOU 3 (e)

This paragraph does not fall under 'design' and is misplaced. It also contradicts HOU1 because the phrase 'includes an element of low cost housing' would appear to apply to all sites. Where is the justification for this?

Policy ENV2.

Recommendation 9

This is not a policy; it is an explanation to Policy ENV 1 and should be identified as such.

Policy ENV3.

Recommendation 10

The first part of the policy should be deleted.

It is not clear why the first part of this policy is needed. All the areas outside of the settlement boundaries will be covered by Green Belt policies, which does not include any test of 'rural need'. Green Belt policy does list 'appropriate development' allowed in the Green Belt but this is not subject to a 'rural need' test.

The second part of the policy concerning the test that development should protect and enhance the rural character of the surrounding area is compatible with Green Belt policy.

Policy CI 2

Recommendation 11

The second part of the policy should be deleted.

The second part is not strictly a land use policy as it describes how new development will contribute to community infrastructure in the Neighbourhood Delivery Plan, which does not form part of the neighbourhood plan and is not part of the statutory process of preparing a neighbourhood plan. Therefore it is not acceptable to have a planning policy dependant on the content of another non-planning document.

A general policy based on the first paragraph would be acceptable.

Policy ECON 2

Recommendation 12

For clarity add 'Loss of local employment sites *through change of use or redevelopment* ...'.

This policy seems too strict and may be too inflexible for development control purposes.

Policy ECON 3

Recommendation 13

It is important to make sure this policy is compatible with strategic policies on conversion of existing buildings in the Green Belt. In particular the justification and for the last bullet point, which refers to the need for existing agricultural buildings to be in use for 4 years, needs to be explained in terms of what planning purpose it serves.

APPENDIX 25

Advertisement Poster in Norley Village News – November Edition

Norley Neighbourhood Plan

The draft policies for the Neighbourhood Plan are nearly complete. *In mid-November a 6 week statutory consultation will start. This is your opportunity to ensure your views on the plan are known before submission to the Inspector*

The draft policies will be posted on the Neighbourhood Plan website from November 15th

A direct mail questionnaire will be sent to every household for their comments.

Please complete the questionnaire!!



Anyone aged 18 or above resident in this parish can complete the questionnaire, so more than one response per household is welcomed.

If you need to, you may take copies or obtain more copies from The Stores.

You can drop the completed questionnaire in the collection box at The Stores, the Tigers Head or The Carriers.

Also you can complete it online following the links in the questionnaire.

The Neighbourhood Plan Website is

www.norleyplan.org

This contains the draft policies and all the evidence collected during the process including the results of 15 consultations

Printed copies will be available to view at The Stores and the Tigers Head.

APPENDIX 26

See Volume 3

APPENDIX 27

Consultations on Green and Open Spaces (Policies ENV1 and ENV2)

1. Initial suggestions for such spaces came from a consultation Drop In Event in March 2014. Feedback from this consultation was followed by a series of walks in the Hatchmere and Norley settlements by local volunteers to identify the most important Green and Open Spaces and these were subject to detailed discussion and some modification (reducing the original list by two) by the Neighbourhood Plan Steering Group.
2. A finalized list was then presented in the Reg 14 consultation document (2014) to all consultees. CW&C comments were that the number of Green and Open Spaces may be excessive. Norley residents suggested four more. The Steering group examined these four and decided not to include them. The main reasons were that they were not adjacent to the Settlement Boundaries, or that they were already included in the list of Important Views and Vistas. Additionally, there were three spaces which were Common land (Breech Moss, Wickentree Waste, and Sandybank) and these were also removed from the list because their status as Common Land provides sufficient protection.
3. One resident had concerns that land he owned was part of one of the proposed Green Spaces and this would prevent him expanding his horticultural business. Accordingly Policy ENV2 was modified to ensure this could not happen.
4. The owners of the Green and Open Spaces have been identified through the Land Registry and have all been reviewed to ensure they have had access to the consultation on the proposals. Owners fall into three types:
 - (1) those who received copies of the Reg 14 consultation documents. This includes all Norley Parish residents and businesses and CW&C.
 - (2) those who have planning applications under consideration which are in Green Spaces and who are not resident or do not have businesses in Norley Parish.
 - (3) those who are not resident in Norley parish and own land which forms all or part of a proposed Green or Open Space.

Those in Classes (1) or (2) are assumed to have had awareness of the proposals and the opportunity to comment. Those in Class (3) have been contacted and asked for their comments, informed of a further consultation event following submission of the Plan, and have been given our website address.

Ownership is given in the table below:

Reference	Description	Ownership address	Class of Owner
OS1	Children's play area, adjacent bowling green and land between play area and High Street used for overspill car parking for village hall.	Joint Norley Community Organisations Trust	1
OS2	School Playing Field, Hough Lane	CWaC	1
OS3	Tigers Head bowling green and land behind Tigers Head pub	Marston's Estates Limited, Marston's House, Brewery Road, Wolverhampton WV1 4JT.	3
HGS1	Land south of Ashton Road and west of Blakemere Lane to old Delamere Forest School on south	Delamere Forest School Norley	1, 2
HGS2	Land west of Blakemere Lane from old Delamere Forest School south to old Delamere Forest Inn	Delamere Forest School, Norley and Stable Cottages,	1, 2
		Blakemere Lane, Norley and Delawood,	1
		Blakemere Lane, Norley.	1
HGS3	Land between Flaxmere and south west end of School Lane	Low Farm, Post Office Lane, Norley	1
HGS4	East of Blakemere Lane to Wickentree Waste	Wickentree Farm, Blakemere Lane, Norley	1
NGS1	Land north of Norley Road and west of Norley Lane	The Lilacs, Norley Road, Norley	1
NGS2	Land south of Norley Road to north of Crabmill Lane	15, The Cobbles, Delamere Park, Cuddington and The Old Post Office, Post Office Lane, Norley	3
			1
NGS3	Triangle of land east of Norley Lane and top of Hamblets Hollow and road verge down Norley lane	CWaC	1
NGS4	Land between Spinney and Smithy Bank	CWaC, and Smithy Bank Farm, Smithy Lane, Norley	1
			1
NGS5	Land bounded by Post	CWaC	1

	Office Lane, School Lane and Crabmill Lane		
NGS6	Land between Yew Tree Cottage and Gallowsclough Lane, south of High Street	The Cottage, Flaxmere, Norley	1
NGS7	Land north of High Street and Maddocks Hill to Hamblett's Hollow and Pytchleys Hollow (The Southernns)	Home Farm, Norley	1
NGS8	Barnes Field	Messrs WD, BH, EB Barnes & VA Walley.	2
NGS9	Land north of Pytchleys Hollow	Home Farm, Norley	1
NGS10	Archery Bank	Alan Dilliways Parry	2
NGS11	Land opposite the Tigers Head and the Stores	Marston's Estates Limited, Marston's House, Brewery Road, Wolverhampton WV1 4JT.	3
NGS12	Land at junction of Cow Lane and School Bank	Bothy Cottage, Norley Bank, Norley	1

Letters Issued 8 February 2015 by post.

(i)

Marston's Estates Limited
Marston's House
Brewery Road
Wolverhampton
WV1 4JT

Dear Sir or Madam,

I am contacting you in my capacity as Chair of the Norley Neighbourhood Plan Steering Group because according to the Land Registry you are the owners of land on the northwest side of School Bank, Norley. This is a small triangle of land opposite the Tigers Head pub and adjacent to Windy Ridge (Title No. of the land is CH 135511). We are contacting owners of land who do not live in Norley and so may not be aware of the Norley Neighbourhood Plan (NP) policies which may impact their land. Our NP has identified a number of areas of land which it defines as "Green Space" and this is one of those areas, referenced in the NP as "NGS16".

When the Neighbourhood Plan is adopted, Green Spaces will be protected from any new development. NGS 16 was selected as one of these because it is a small triangle of land used by the community for sitting. It provides a notional centre to the village and enhances the surroundings. More information is available on our website www.norleyplan.org.

In addition, we have identified the Bowling Green of the Tigers Head pub, also land we understand you own, as an "Open Space" in the Norley NP. Our Policy (No. ENV1) states that "Areas of open space listed in Appendix E that have sport, recreation or amenity value will be protected from new development unless an overriding need for development can be demonstrated. Where such an overriding need is demonstrated then open space of an equivalent size and value shall be provided within the Parish to replace the space that is lost."

If you have any comments or concerns about this please contact me (email: martin@bellbuz.co.uk or on 01928 788658) by 20 February. The Norley NP is subject to a final consultation period of 6 weeks in March or April and this will be advertised by Cheshire West and Cheshire Council, and also on our website.

Sincerely,

Martin Bell

[Chairman, Norley Neighbourhood Plan Steering Group]

(ii)

Mr NP and Mrs KJ Waterworth
15, The Cobbles
Delamere Park,
Cuddington,
Cheshire

Dear Mr and Mrs Waterworth,

I am contacting you in my capacity as Chair of the Norley Neighbourhood Plan Steering Group because according to the Land Registry you are the owners of land on the west side of Norley Road, Norley (Title No. CH 300260). We are contacting owners of land who do not live in Norley and so may not be aware of the Neighbourhood Plan (NP) policies which may impact their land. Our NP has identified a number of areas of land which it defines as "Green Space" and I understand you own part of one of these areas, referenced in the NP as "NGS2". I enclose a map showing the extent of NGS2.

When the Neighbourhood Plan is adopted, Green Spaces will be protected from any new development. NGS 2 was selected as one of these because it is a characteristic open space at a key entrance to the village. More information is available on our website www.norleyplan.org.

If you have any comments or concerns about this please contact me (email: martin@bellbuz.co.uk or on 01928 788658) by 20 February. The Norley NP is subject to a final consultation period of 6 weeks in March or April and this will be advertised by Cheshire West and Cheshire Council, and also on our website.

Sincerely,

Martin Bell

[Chairman, Norley Neighbourhood Plan Steering Group]

Consultation Statement

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APPENDIX 15

VISION AND AIMS FEEDBACK REPORT (Incl Questionnaire)

The initial questionnaire is included in an Appendix to this feedback report



Vision & Aims Survey Report

March 2014



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1.0 Introduction

This report presents the results of a survey to assess the opinion of the Norley community on the vision and aims of the Norley Neighbourhood Plan. The vision and aims were prepared by the Norley Neighbourhood Plan steering group in the light of initial comments from the community and other evidence.

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

This report is prepared by Cheshire Community Action on behalf of the Norley Neighbourhood Plan Steering Group. It is shared with Norley Parish Council and Cheshire West and Chester Council and is publicly available. All personal information that has been received as part of the survey is treated as confidential in order to comply with data protection laws.

2.0 Methodology

The vision and aims survey is one part of an on-going and extensive consultation with the Norley community on the preparation of the Neighbourhood Plan. The vision and aims have been informed by earlier consultation with the community on issues. Details of the consultation activities and how they have informed each stage of the plan-making are set out in the Consultation Statement. A summary of consultation activities is also set out in the Vision and Aims Survey document in Appendix A.

The Vision and Aims Survey together with a Housing Survey (see separate report) was delivered by post to all 488 households in Norley parish on the 17th/18th January 2014. The surveys were eligible to anyone aged 18 years or above and multiple responses per household were allowed. Residents could either complete the hard copy of the surveys or complete them on-line. Those filling in the surveys by hand could return them to special boxes placed in the shop or the two village pubs, or return them to members of the steering group who collected them door-to-door. The on-line surveys closed on 10th February 2014 and this coincided with the final collection of surveys completed by hand. Households therefore had just over 3 weeks to complete the surveys.

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

3.0 Overall Response Rate and Characteristics of Respondents

3.1 Overall response

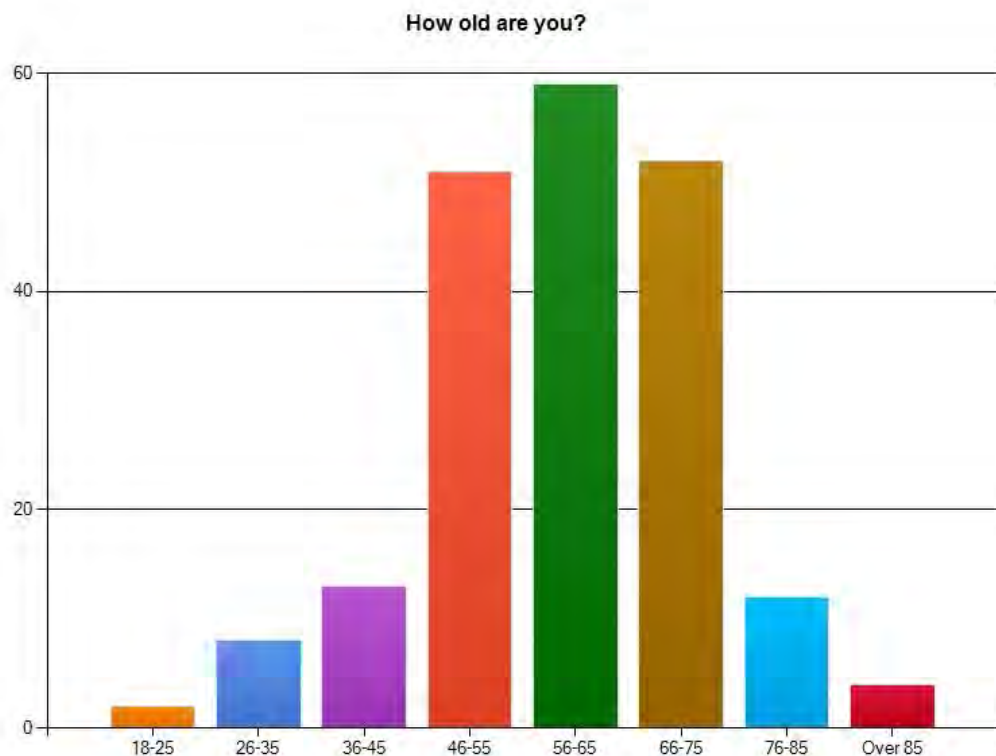
A total of 206 Vision & Aims surveys were returned out of the 488 surveys distributed. This gives a response rate of 42% for the Vision& Aims survey.

3.2 Who responded to the surveys?

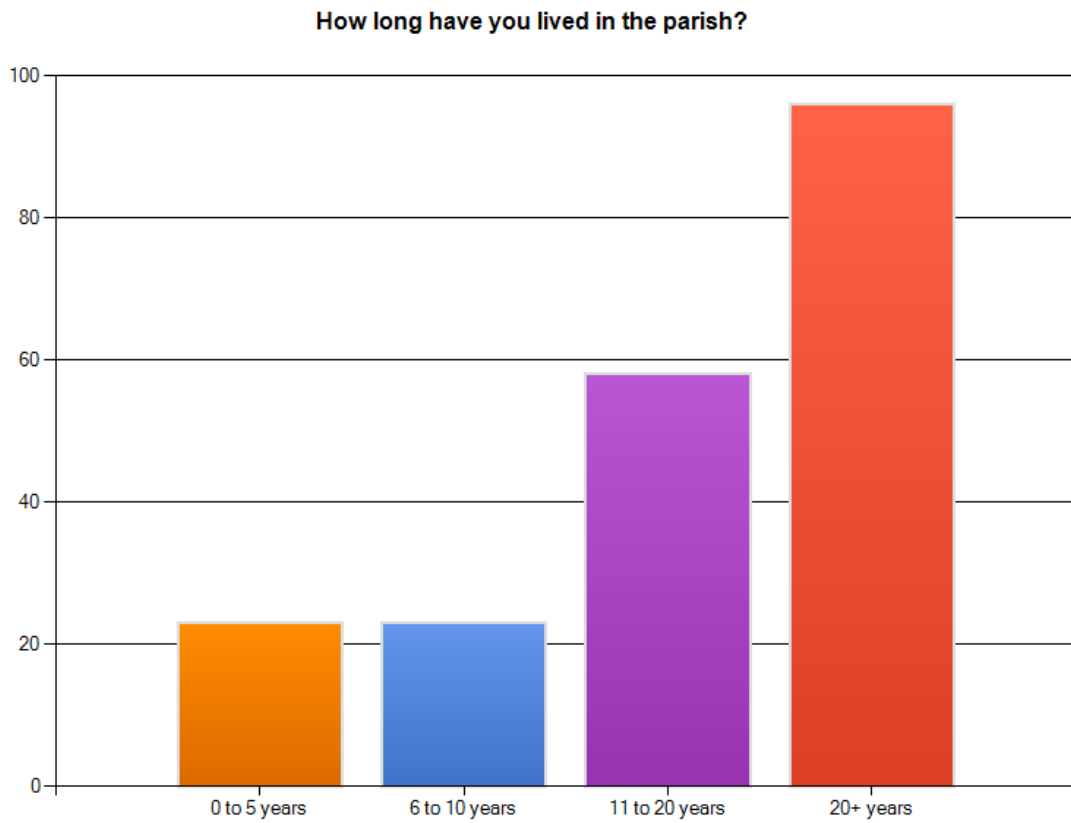
At the end of the survey people were asked to provide some basic information about themselves. 46% of respondents were women and 54% men (qtn. H1). 99.5% of respondents completing this section of the survey were residents of Norley (qtn.H3) and all of them were land or property owners in the parish. 10 respondents (5%) were also business owners in Norley parish (qtn. H5).

Respondents were also asked about their age and length of time living in the parish.

H2.



H3.



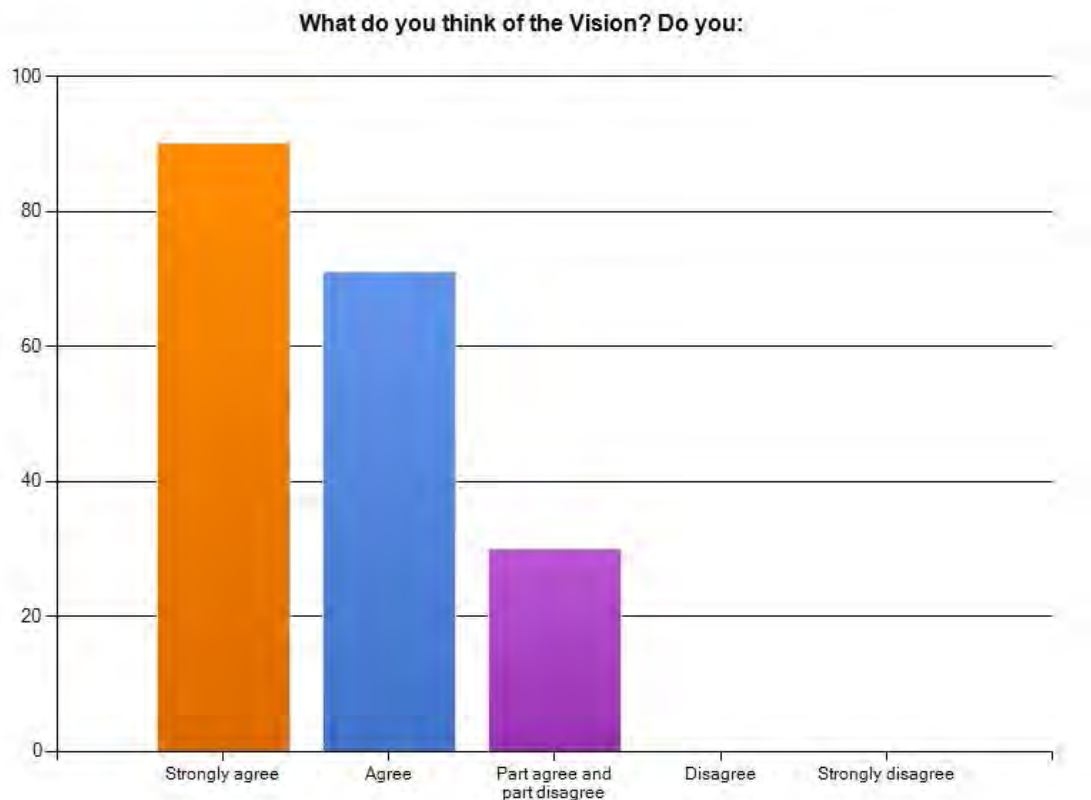
3.3 Summary

- The Vision & Aims Survey achieved a good response rate of 42%.
- Slightly more men responded to the survey than women.
- 81% of respondents were aged 46 to 75.
- Nearly half of respondents have lived in the parish at least 20 years.

4.0 Responses to the Vision and Aims

Section A of the survey asked for opinion on the proposed Vision for the Neighbourhood Plan.

A. Vision



84% of those responding to the Vision agreed or strongly agreed with it. No one entirely disagreed with it.

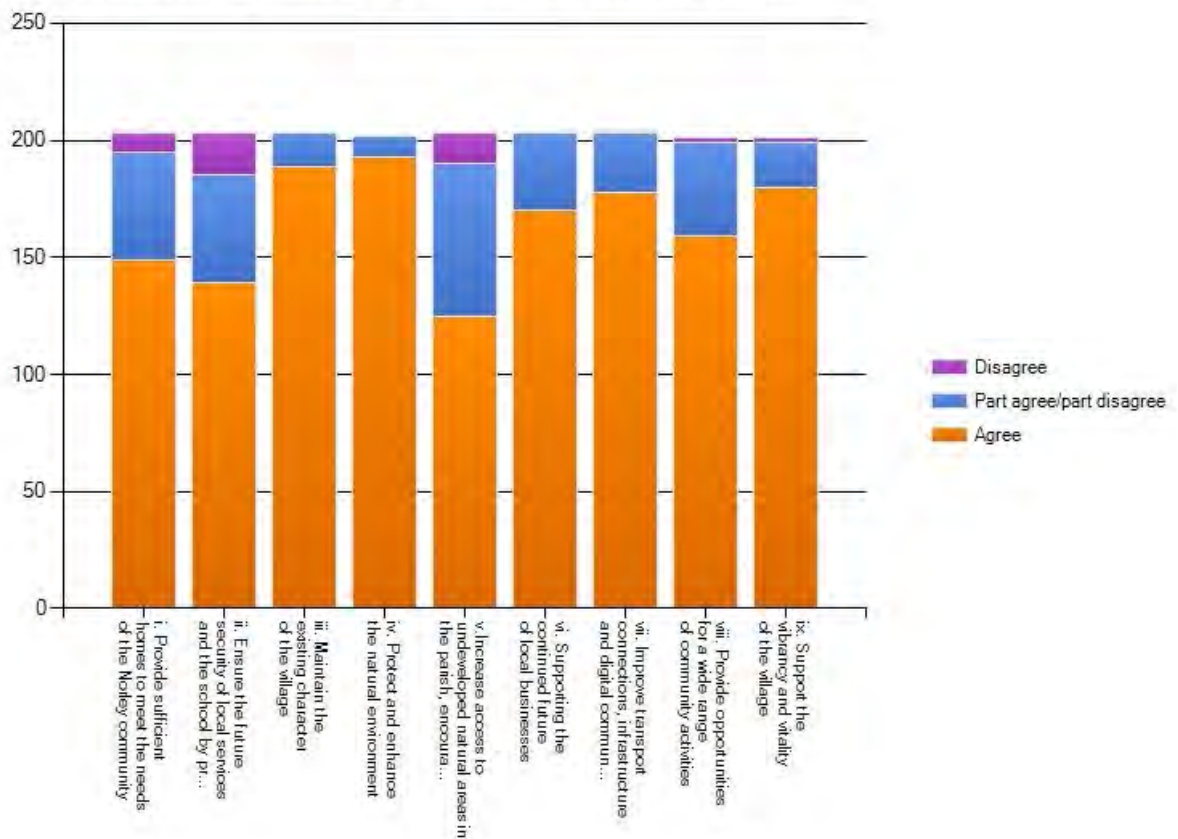
Section B asked for opinion on each of the seven aims. There was majority agreement with every aim. There was least agreement with the following aims (see Fig. B. Aims):

- Increasing access to undeveloped natural areas in the parish, encourage involvement with the natural environment and provide educational opportunities;
- Ensuring the future security of local services and the school by providing homes that are suitable and affordable for residents at various stages of their lives and

- Providing sufficient homes to meet the needs of the Norley community

B. Aims

To achieve the Vision the plan will have the following aims:



Further explanation of the opinions on the vision and aims were given in comments, see Appendix B. See also general comments given at the end of the survey, in Appendix H.

4.1 Summary

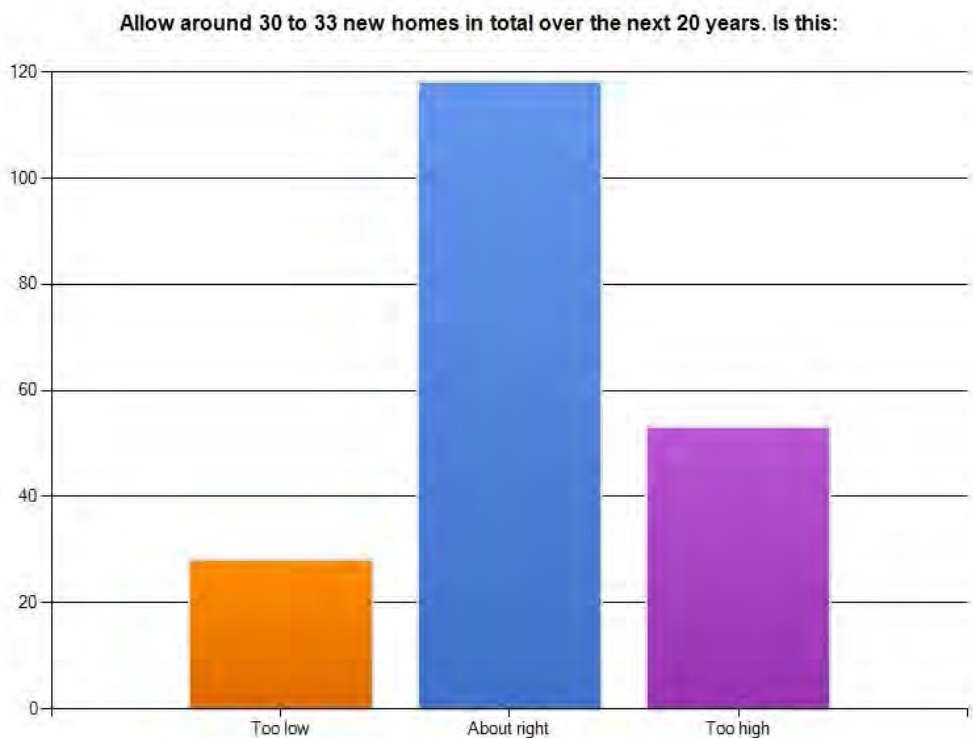
- The majority of respondents agreed entirely with the Vision.
- No one disagreed completely with the Vision.
- Every aim had majority agreement.
- There was most agreement with maintaining the character of the village and protecting and enhancing the natural environment.
- There was most disagreement with the aims of:
 - Increasing access to undeveloped natural areas in the parish;

- Ensuring the future security of local services and the school by providing homes that are suitable and affordable for residents at various stages of their lives and
 - Providing sufficient homes to meet the needs of the Norley community.
- There were particular concerns that increasing access to the natural environment would be destructive; some respondents sought minimal interference whilst others sought protection and careful supervision of those who access those areas.
- There were a number of strongly expressed comments that new housing will not help sustain local services but others commented that the village does need to grow in a sustainable fashion.
- There was some opposition in particular to the aim of 'supporting the vibrancy and vitality of the village' because it implies spoiling the character of the village.

5.0 Responses to Homes for the Community

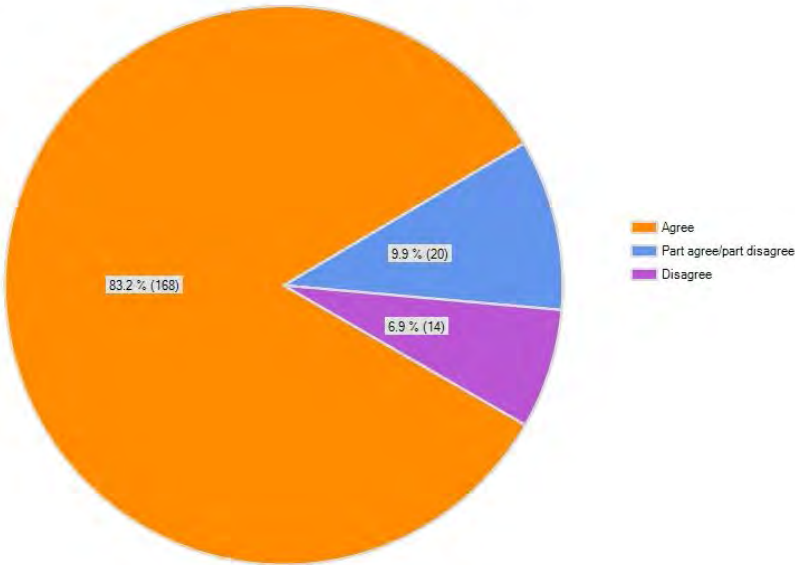
Section C of the survey asked for opinion on proposals relating to aims on the provision of homes.

C1.



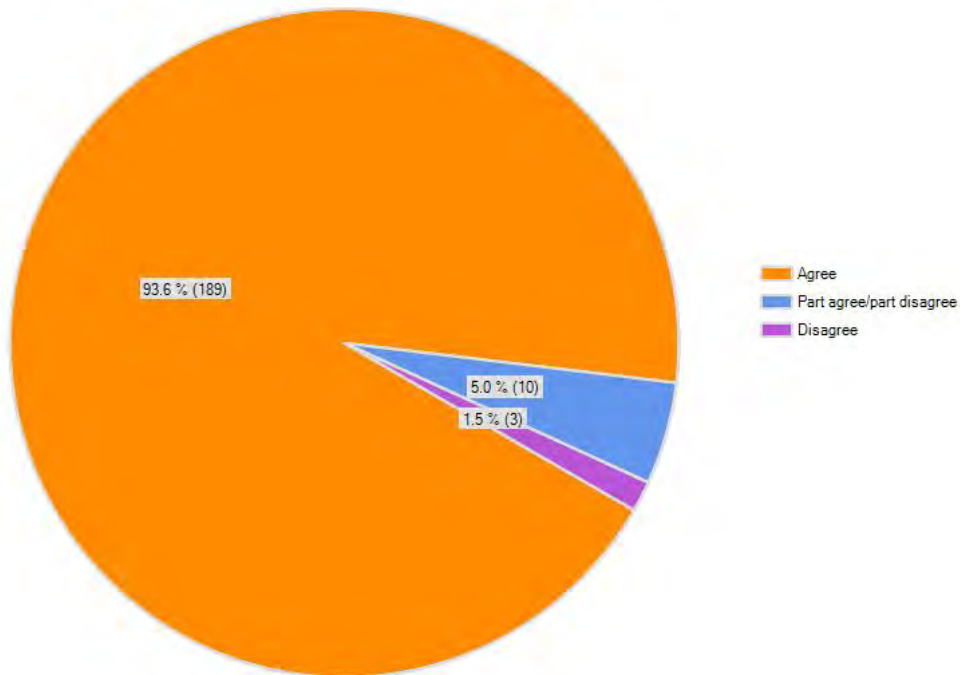
C2.

There should be a maximum limit to the number of homes built in each 5 year period. Do you:



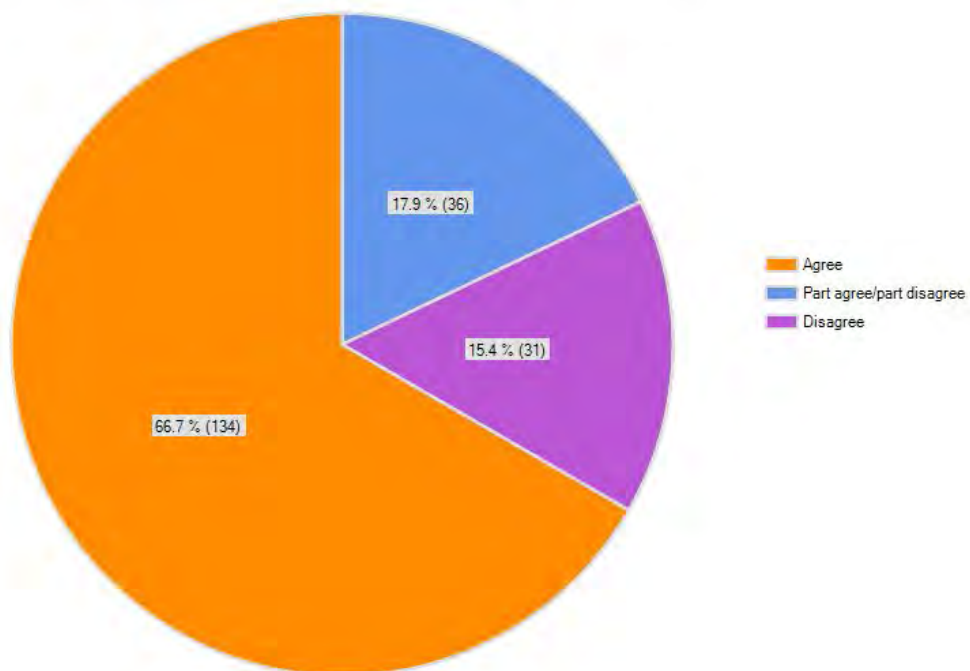
C3.

New housing must be of a scale, mix, layout, design and quality that respects its immediate environment. Do you:



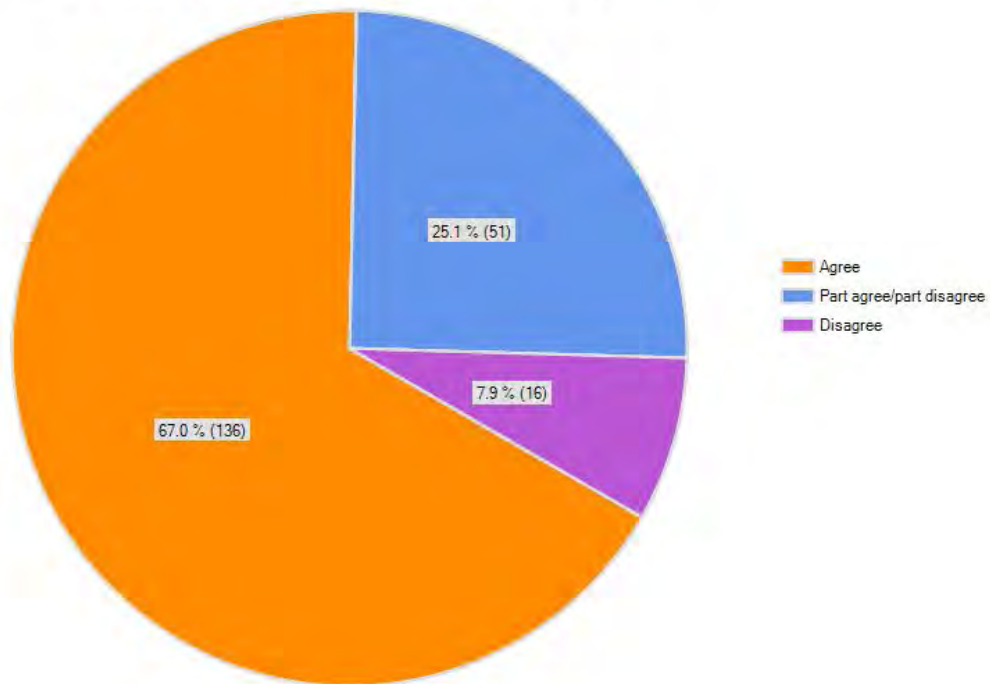
C4.

The overall level and type of new housing should take into account current and potential development in neighbouring towns and villages. Do you:



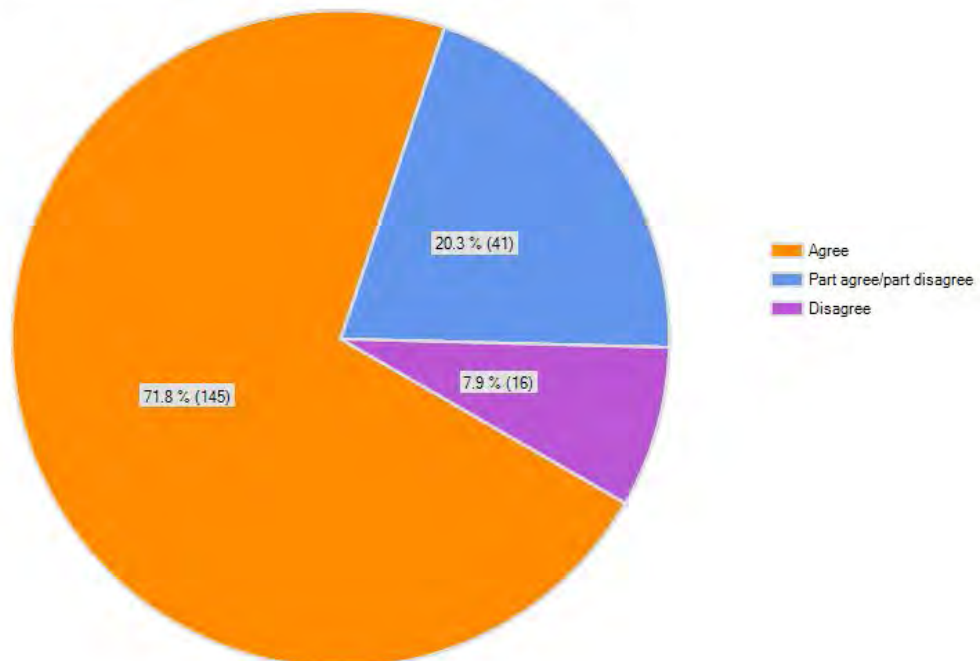
C5.

The number and type of affordable homes* built will be determined by Norley's needs, established via a survey and by consideration of developments within neighbouring towns and villages. Do you:

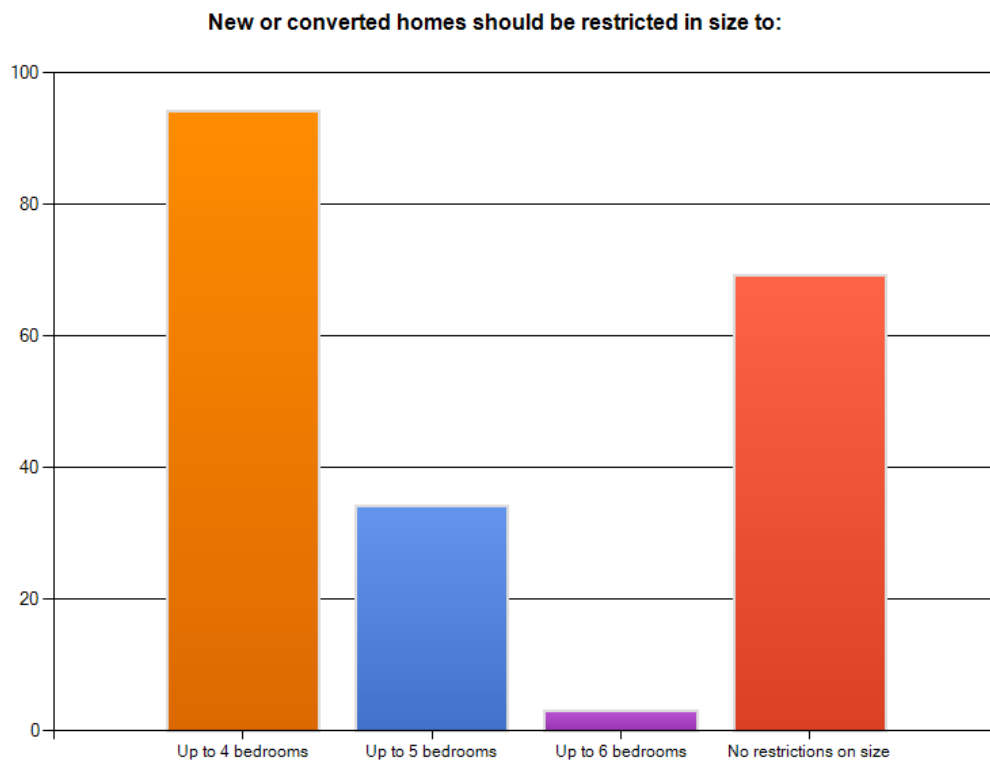


C6.

At least every 7 years Norley's housing needs will be reviewed taking into account: demographic projections, developments within neighbouring towns and villages, local surveys and Cheshire West & Chester Council's Strategic Housing Market Assessment. Do you:

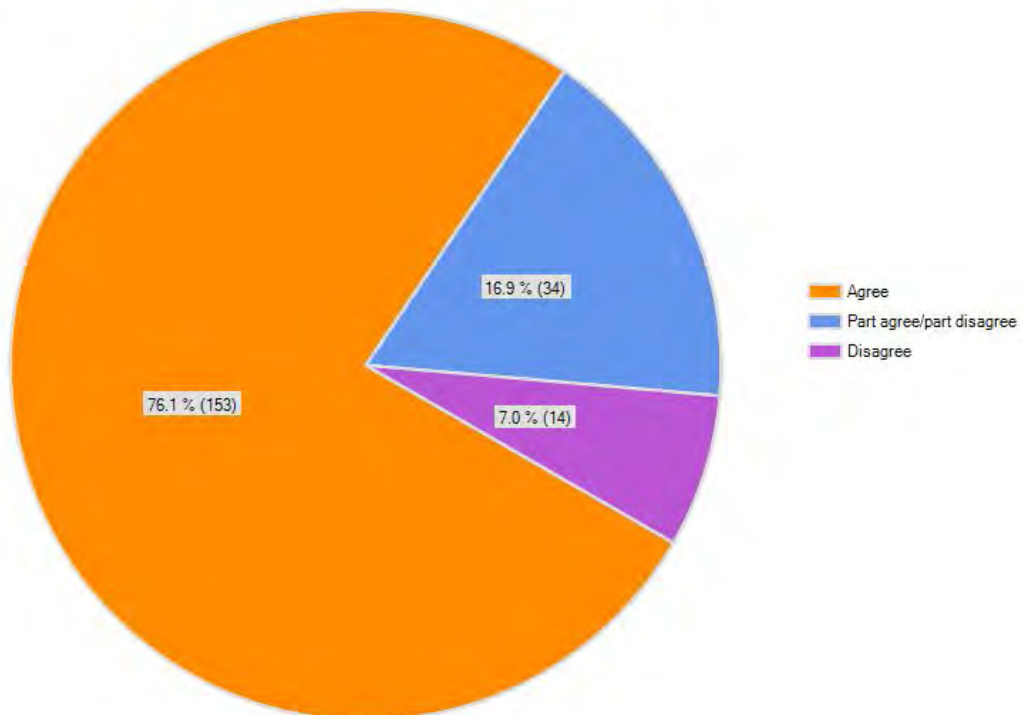


C7.



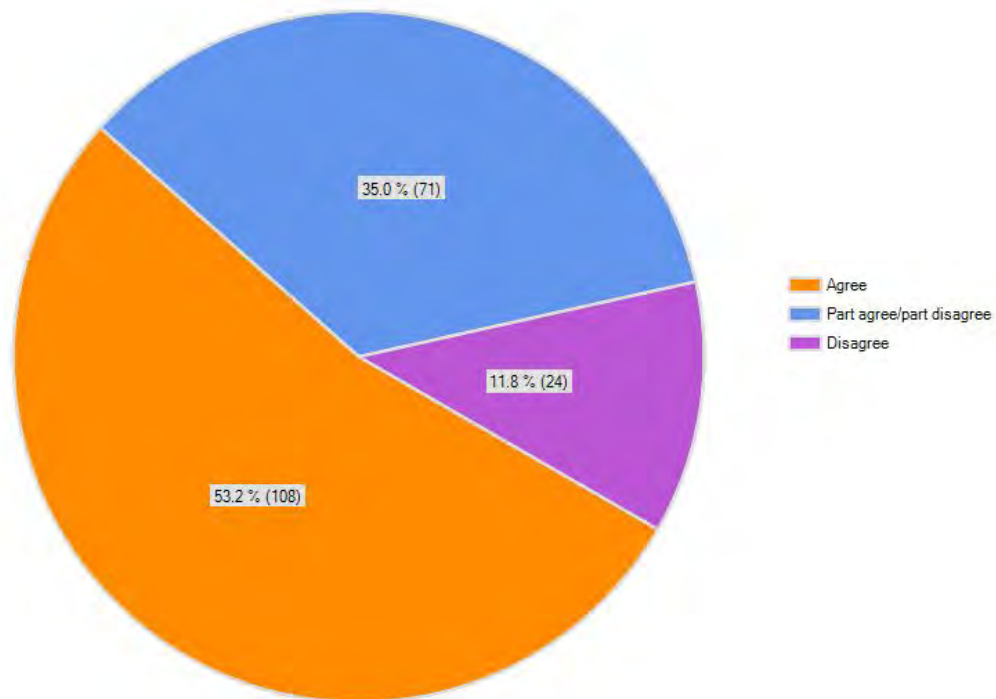
C8.

New homes for the elderly and/or disabled will be supported in principle. Do you:



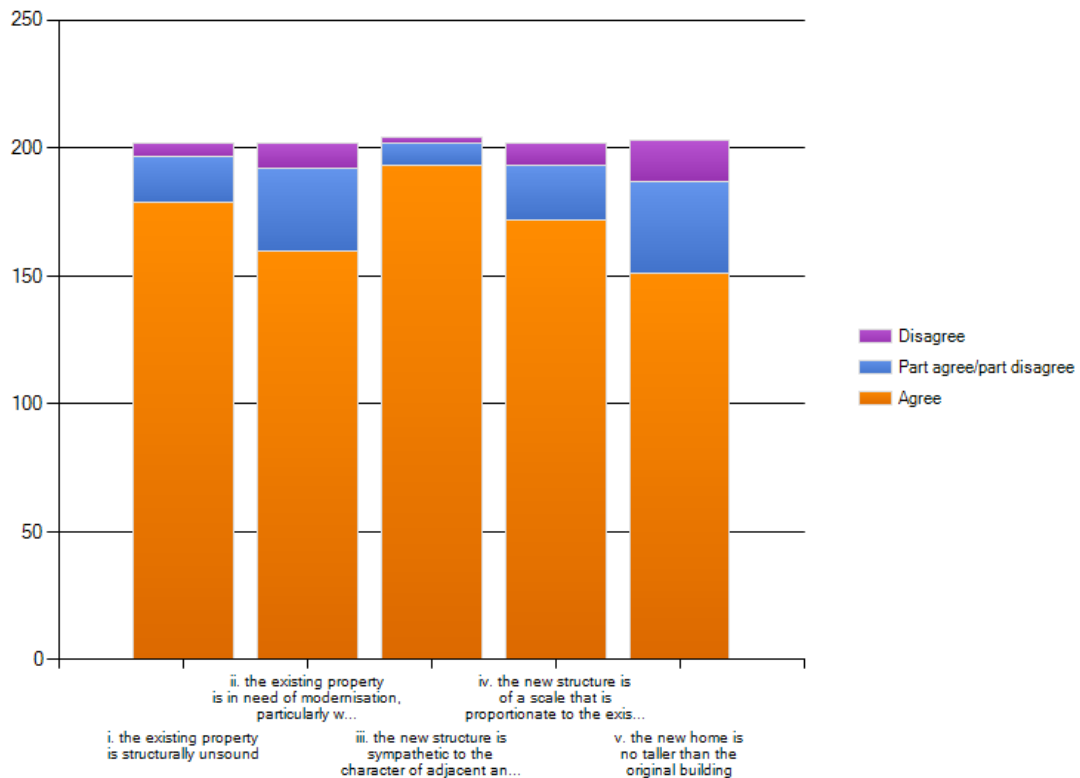
C9.

New homes for single people and young families will be supported in principle. Do you:



C10.

Encourage extension or rebuilding of homes if:



See Appendix C for comments on this section.

5.1 Summary

- Around 60% of respondents considered the proposal to allow around 30 to 33 new homes 'about right' but opinion was split with about a quarter considering it 'too high' whilst about 14% thought it 'too low'.
- There was considerable support for maximising the number of homes built every 5 years.
- There was overwhelming support for requiring new housing to respect the immediate environment by way of scale, mix, layout, design and quality.
- Although the majority supported taking account of development in neighbouring town and villages, about a third disagreed to some degree with the proposal:
 - Some concern was expressed that there was a danger that Norley would receive overspill from other towns and villages.
- About two thirds of respondents agreed with the proposal relating to how affordable housing will be determined whilst only 8% disagreed with this proposal entirely:
 - Some stressed that affordable housing should only be for Norley residents
 - Other comments were that if affordable homes are provided it should be in a controlled manner, integrated with market housing and adding to the property mix.
- Around 70% agreed with reviewing housing every 7 years.
- Opinion was divided on restricting the size of new homes: nearly half wanted to restrict new homes to no more than 4 bedrooms whilst about a third wanted no restrictions on size.
- Around 75% of respondents agreed with supporting new homes for the elderly and/or disabled.
- Opinion was split on supporting new homes for single people and young families.
- There was mostly agreement with the circumstances for encouraging extension or rebuilding of homes but the least favoured were restrictions on height of buildings and energy inefficiency:

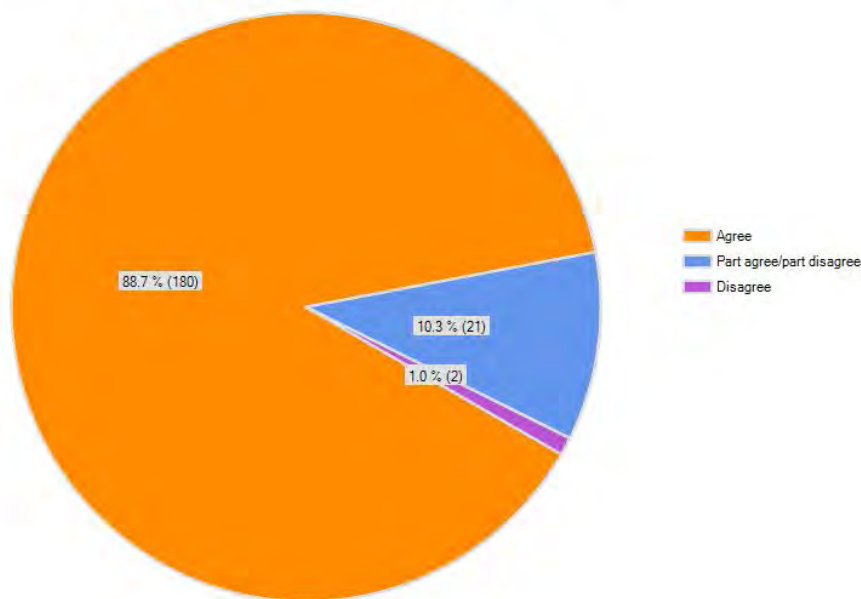
- Some thought that restricting size would stifle the mix of properties or that large properties can enhance the parish, so restrictions should be dictated by size of plot or % increase from original footprint rather than number of bedrooms or height of neighbouring properties;
- There was some concern that energy efficiency could be misused as a reason to extend a property, to the detriment of character.

6.0 Responses to Maintaining the Character of the Village

Section D of the survey invited people to give their opinion on eleven proposals coming under the aim of maintaining the character of the village.

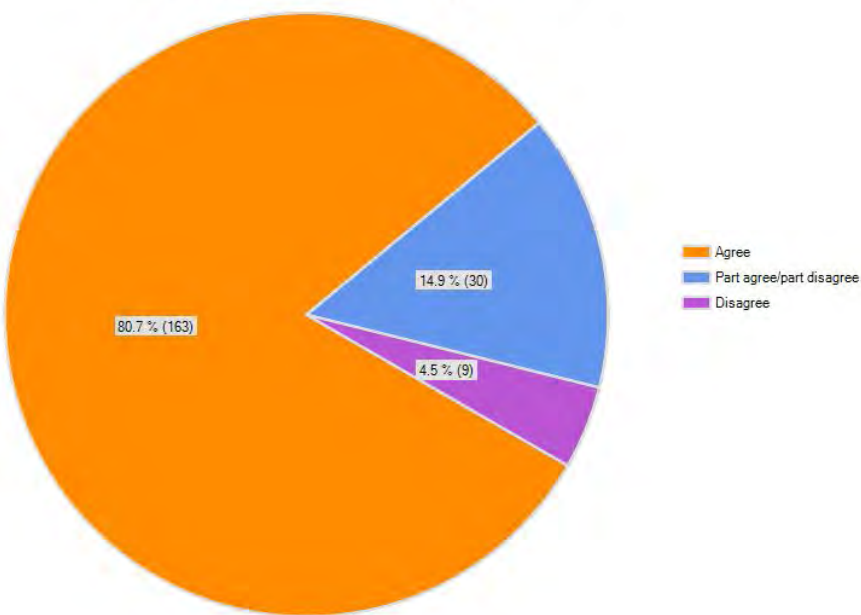
D1.

Support development that preserves the open countryside within Norley village, between Norley village and Hatchmere village and between Norley parish and other parishes. Do you:



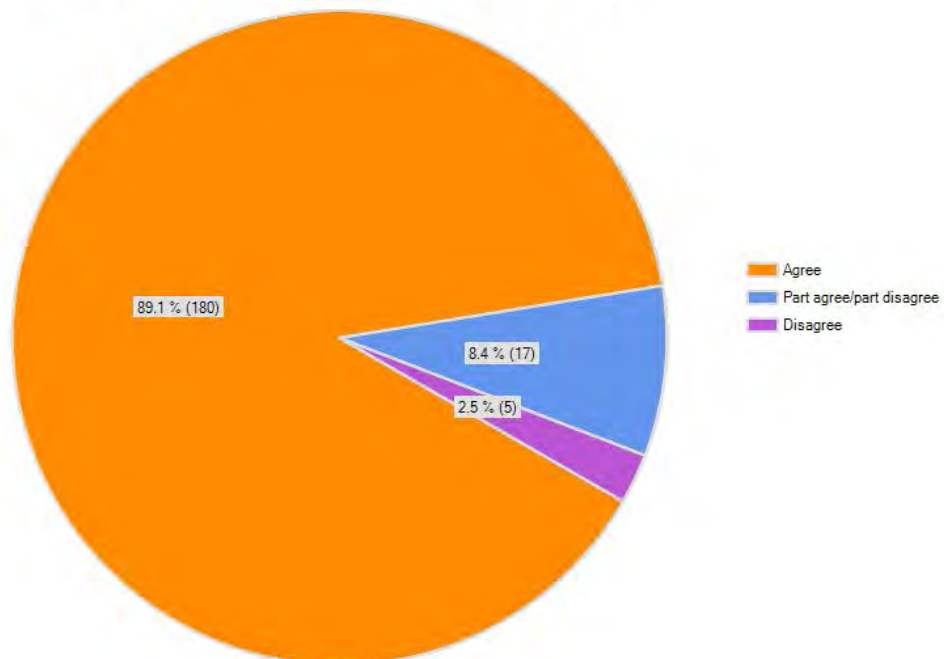
D2.

Protect predominantly undeveloped gaps of open spaces which separate housing clusters. Do you:



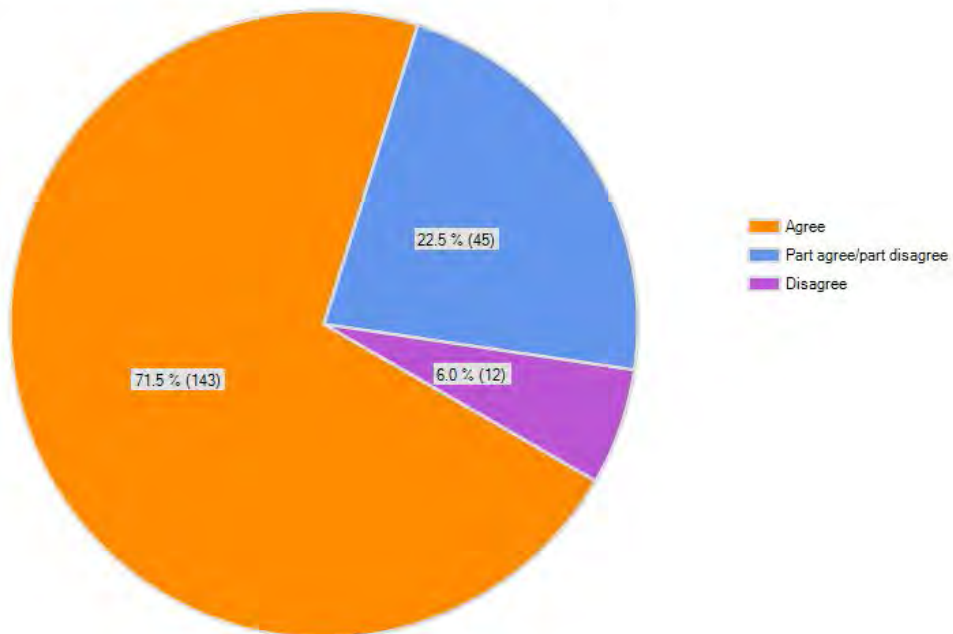
D3.

New housing should be dispersed and small scale and avoid encroaching into important open green field areas. Do you:



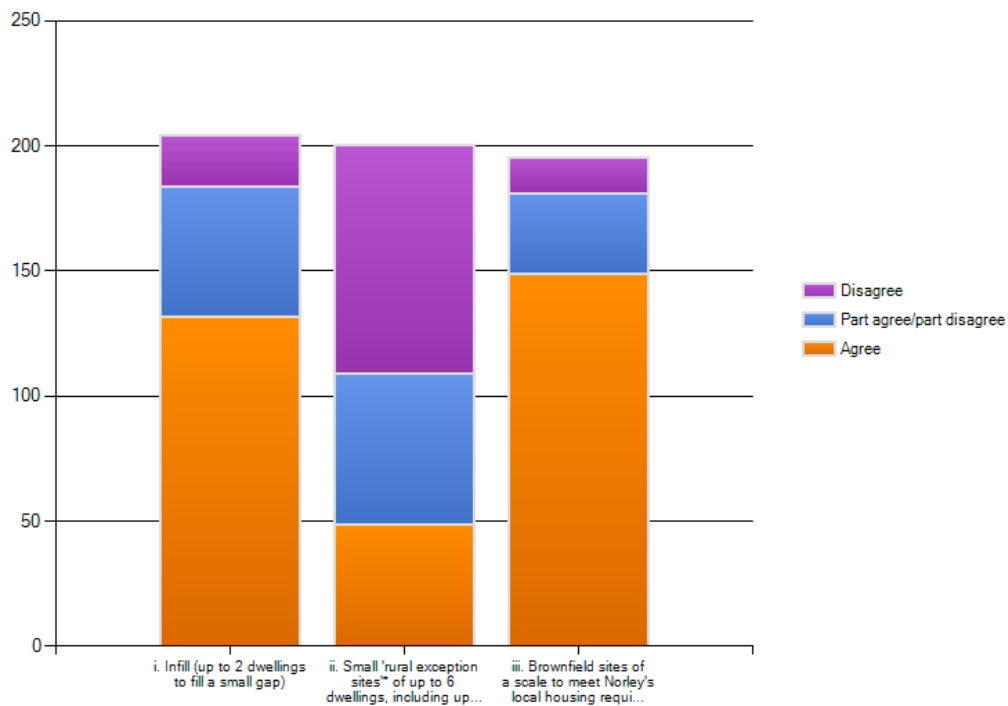
D4.

Support development that is within the built-up areas of Hatchmere and of Norley and does not result in the loss of designated open space (we are considering how best to determine these areas by using policy criteria and, where appropriate, maps, and this will be the subject of further consultation). Do you:



D5.

New housing within or directly adjoining the built-up areas of Norley can include:



D6.

Priority should be given to brownfield sites over greenfield sites for new commercial or residential development. Do you:

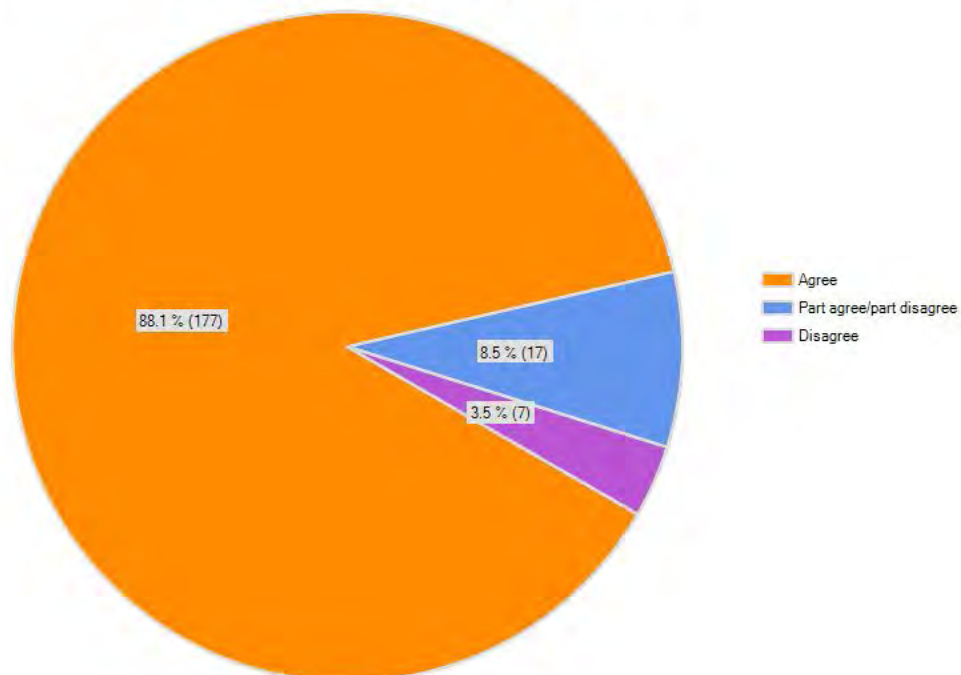


Table 1. Responses to Proposals D7 to D11

Proposal	No. (%)		
	Agree	Part agree/ part disagree	Disagree
D7. Rebuilt properties should seek to retain or enhance the existing character of the original property	158 (78)	30 (15)	14 (7)
D8. New buildings should blend into their environment whilst also observing the variety of building scales and design	177 (89)	19 (10)	3 (1)
D9. Further use of traditional building materials currently present in Norley should be encouraged	164 (82)	29 (15)	7 (3)
D10. New development should safeguard significant existing trees (including allowing sufficient distance), incorporate new tree planting and landscaping schemes	175 (88)	21 (11)	3 (1)
D11. The school playing field and other specified open spaces will be protected as 'Local Green Space'	194 (96)	7 (3)	1 (1)

See Appendix D for comments on this section.

6.1 Further analysis of responses to D5ii (rural exception sites)

Ninety one respondents disagreed completely with the proposal allowing small rural exception sites to achieve affordable homes. From reviewing their comments: protection of the green belt, “no need” to build on green field sites and “no evidence” of local need for affordable homes were commonly cited. Although not always explicitly expressed, these appear to be aspects considered important for maintaining the open countryside character of the village and reasons why the proposal for small rural exception sites was not favoured by the majority. One comment summarised this standpoint: *“There is no need for greenfield rural exception sites and no evidence of local need for more affordable homes; large housing estates must be resisted and the open characteristic of Norley preserved.”*

There was also concern about how to control multiple rural exception sites and consequent erosion of the countryside. Some were not opposed in principle to

affordable housing but felt that where it was provided it should be integrated with and indistinguishable from market housing: *“affordable homes should be included within the sites chosen for development of full priced homes and not squeezed separately into small patches of green belt.”*

6.2 Summary

- The overwhelming majority of people agreed with the proposals relating to:
 - Protecting areas as ‘Local Green Space’;
 - Dispersed, small scale new housing and avoidance of encroachment onto important greenfield areas;
 - Supporting development that preserves the open countryside;
 - New buildings blending with their environment whilst allowing variety;
 - Giving priority to brownfield sites over greenfield for new development;
 - Safeguarding significant existing trees;
 - Use of traditional building materials;
 - Protecting predominantly undeveloped gaps of open spaces;
 - Rebuilt properties should seek to retain or enhance character;(Above in decreasing order of support)
- Whilst there was majority support for the proposal to direct development to ‘built-up’ areas around a quarter of respondents disagreed completely or to some extent; comments on this suggest some people wanted more detail on how this would be achieved before passing judgement.
- There was majority agreement with allowing infill and brownfield sites for new housing but around 75% of people disagreed to some extent with allowing small rural exception sites of up to 6 dwellings.
- Comments suggested that those strongly opposed to rural exception sites in principle were of this opinion because they want the Green Belt to be protected, and do not see any need for the development of green field sites and/or do not believe there is evidence of local need for affordable homes
- Some expressed concern that restrictions were too prescriptive which could stifle new design and innovation.

7.0 Responses to Protecting and Enhancing the Natural Environment for All to Enjoy

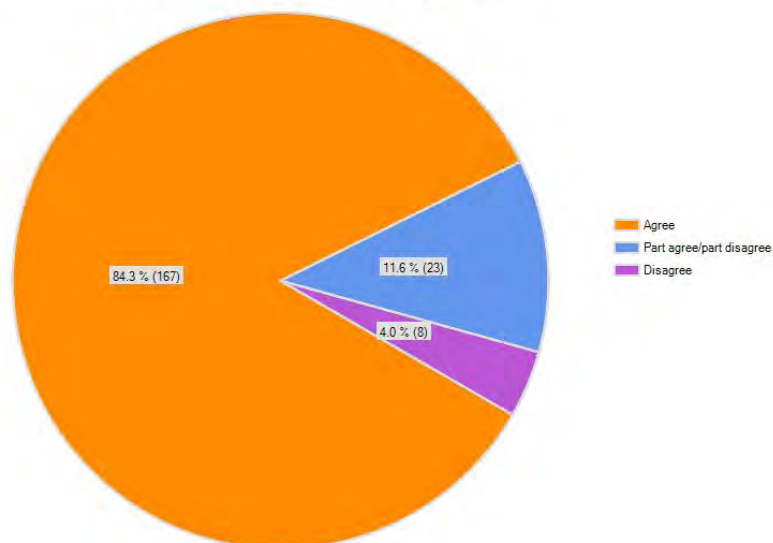
Section E of the survey asked for opinion on 3 proposals and one project relating to the aim of protecting and enhancing the natural environment. In addition people were asked for their opinion on two projects specifically aimed at increasing access and involvement with the natural environment and providing educational opportunities.

Table 2. Responses to proposals E1 to E3

Proposal	No. (%)		
	Agree	Part agree/ part disagree	Disagree
E1. Maintain, enhance and protect from development statutorily protected areas (including SSSIs and Local Wildlife Sites)	191 (97)	2 (4)	0 (0)
E2. New Buffer Zones and Wildlife Corridors will be identified and protected from development	187 (94)	10 (5)	3 (1)
E3. Development proposals adjoining statutorily protected areas should not harm the biodiversity of those areas	187 (94)	10 (5)	2 (1)

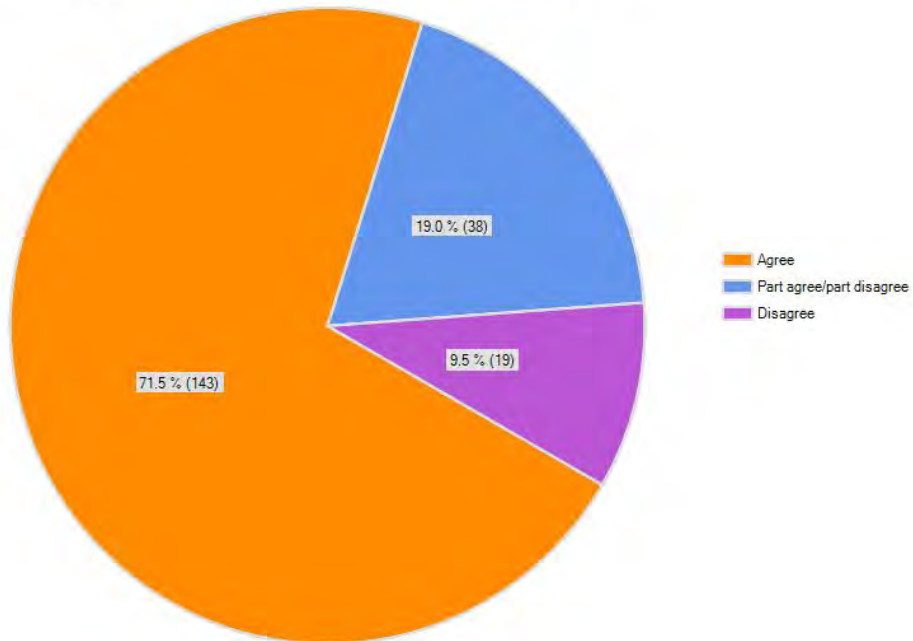
Project E4.

Review and assess the status of Breech Moss as a Local Wildlife Site and establish a restoration plan. Do you:



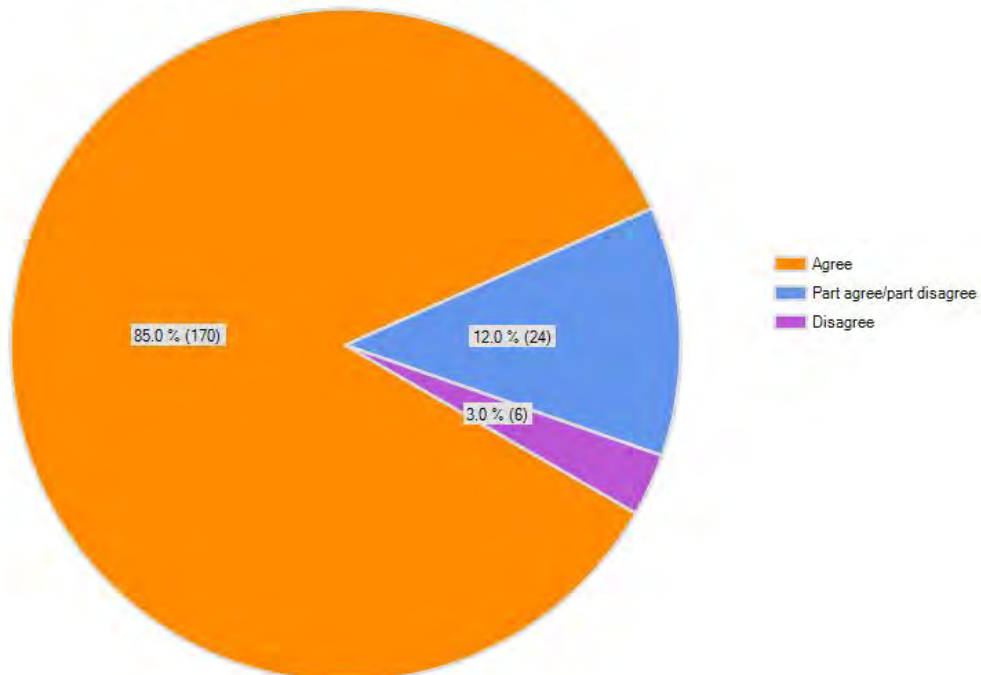
Project E5.

Create a village wildlife haven for the enjoyment of current and future generations of residents and visitors. Do you:



Project E6.

Encourage schools and other academic institutions to benefit from Norley's environmental sites for their work and to take part in the Delamere's Lost Mosses Project*. Do you:



See Appendix E for comments on this section.

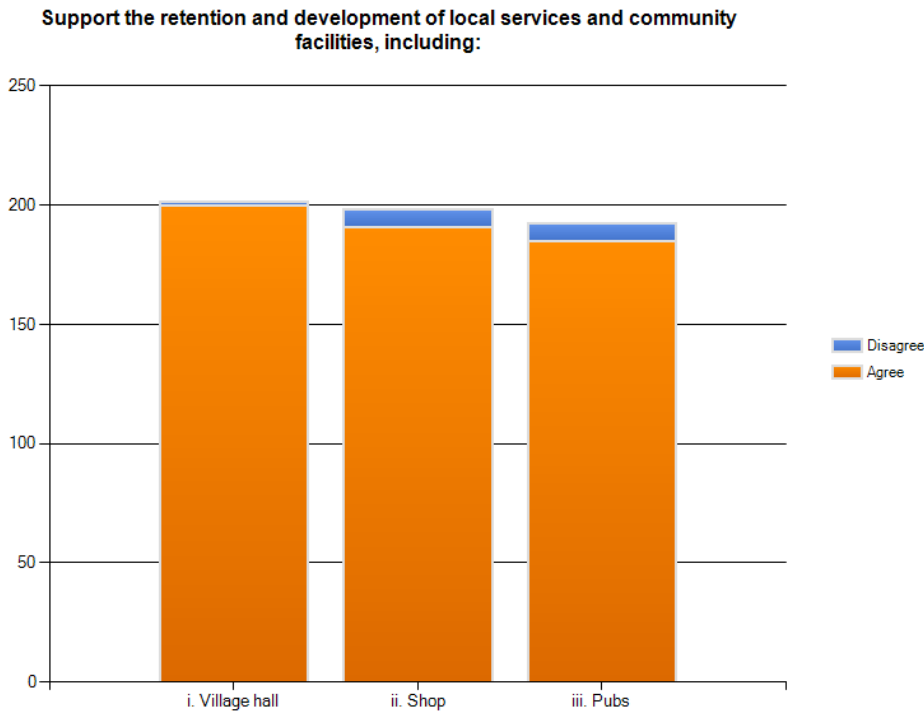
7.1 Summary

- There was overwhelming support for the proposals to protect and enhance the natural environment.
- The majority of respondents agreed with each of the three projects.
- 70% of respondents supported the creation of a wildlife haven but there was some concerns about the impact of allowing access and the need to manage it, whilst others questioned the need for a haven if green spaces are to be protected.
- There were some specific suggestions about the projects, including areas to be covered.

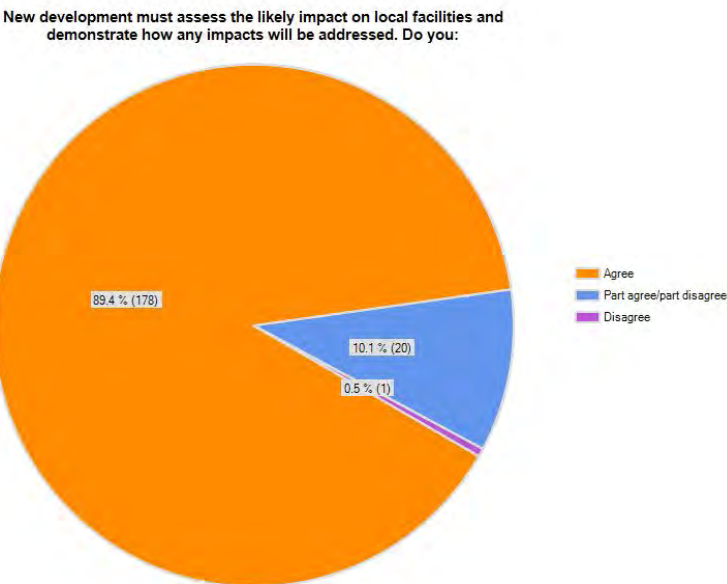
8.0 Responses to A Strong Community

The survey invited comment on four proposals and four projects relating to the aims of supporting the vibrancy and vitality of the village, and providing a range of opportunities for a wide range of community activities.

Proposal F1.

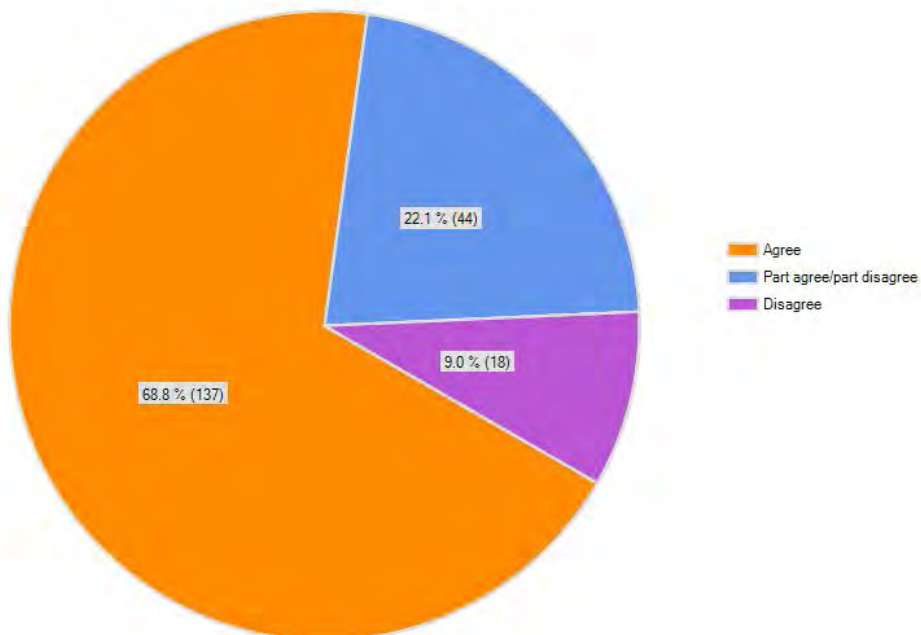


Proposal F2.



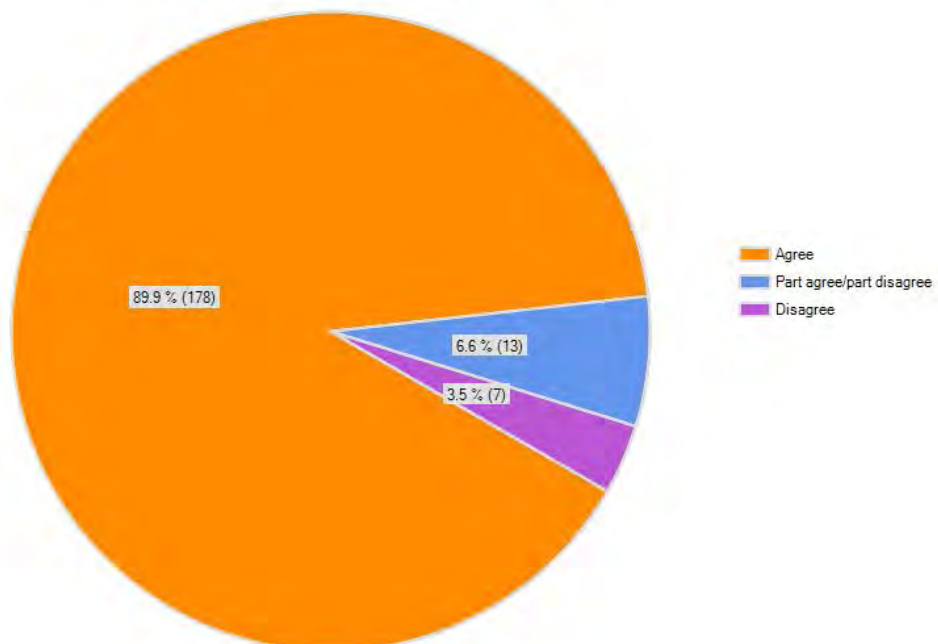
Proposal F3.

Development that supports the vibrancy and vitality of Norley village by diversifying and enhancing the range of local shops and other community services will be supported. Do you:



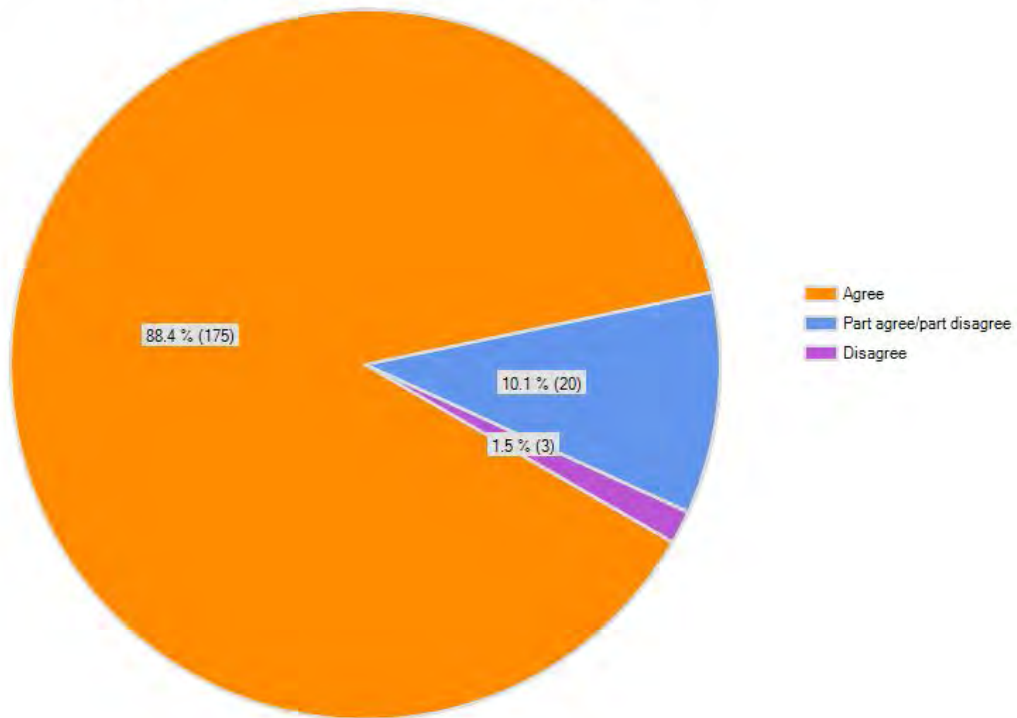
Proposal F4.

The loss of shops and other community services will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use. Do you:



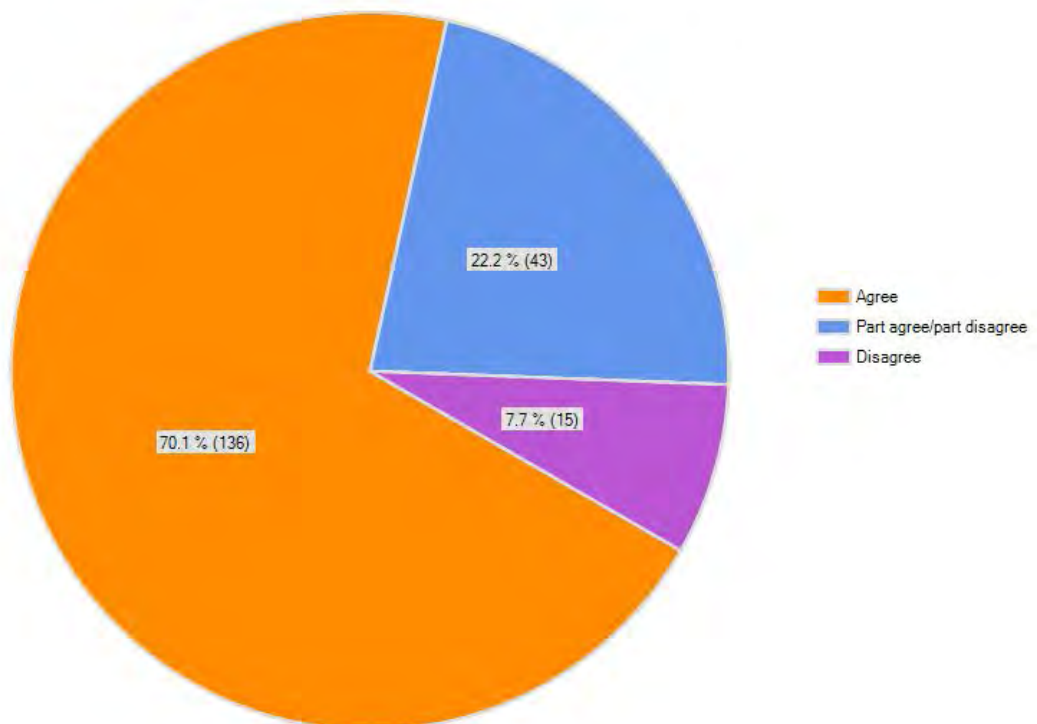
Project F5.

The village hall and associated children's play area will be maintained and enhanced as required by the community. Do you:

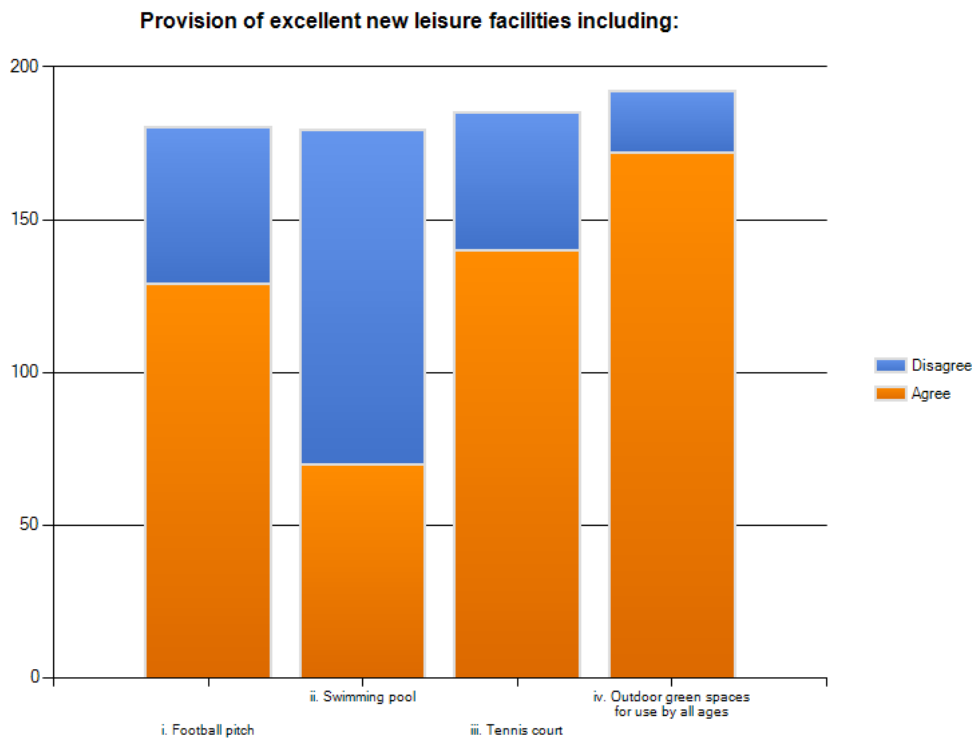


Project F6.

Facilities for young people to meet, socialise and make music. Do you:

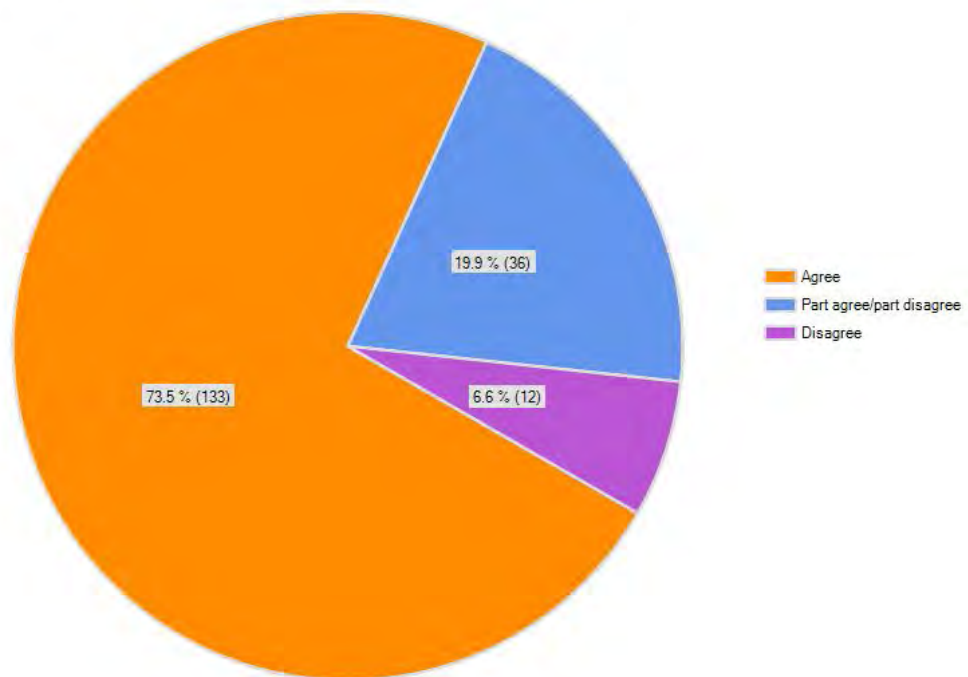


Project F7.



Project F8.

Upgrading of the village hall to provide easy access to health care and advice



See Appendix F for comments on this section.

8.2 Summary

Proposals:

- There was almost unanimous agreement with proposals to retain and develop local services and community facilities, especially with regard to the village hall.
- The majority agreed with the proposal that new development must access the likely impact on local facilities.
- The majority agreed with the proposal relating to the vibrancy and vitality of Norley village but nearly a third disagreed with it in part or entirely:
 - The need for further shops and services was questioned;
 - Some thought the existence of shops was best left to market forces;
 - There was also concern that support for additional services would be an enticement for developers.
- There was majority agreement with resisting the loss of shops and other community services.

Projects:

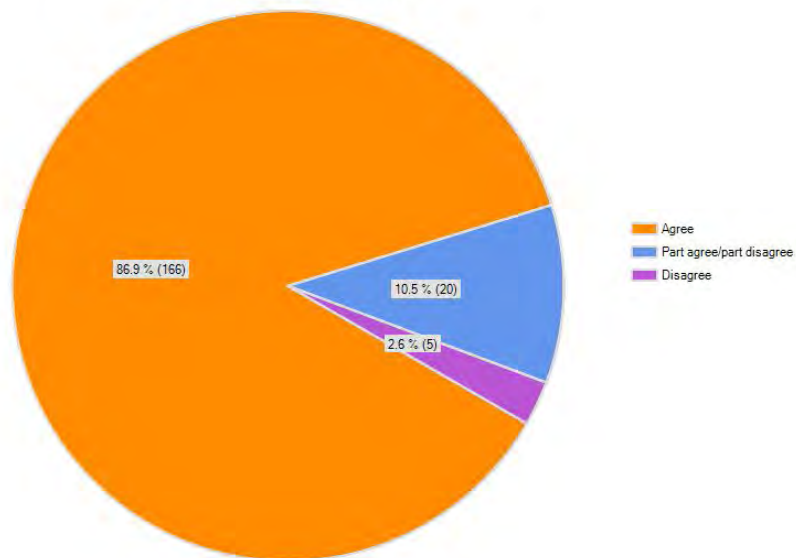
- There was agreement by the majority on maintaining and enhancing the village hall and children's play area.
- Most people agreed with providing facilities for young people to meet, socialise and make music but a third disagreed with it in part or entirely.
- Most people agreed with providing a football pitch, tennis court and outdoor green spaces, the latter being the most favoured.
- The majority of people disagreed with providing a swimming pool, comments relating to viability and that there were adequate pool facilities in nearby towns.
- Most people agreed with upgrading the village hall but about a quarter of respondents disagreed in part or entirely with the project.

9.0 Responses to Better Infrastructure and Communications

Section G of the survey asked for opinion on two proposals and four projects on infrastructure and communications.

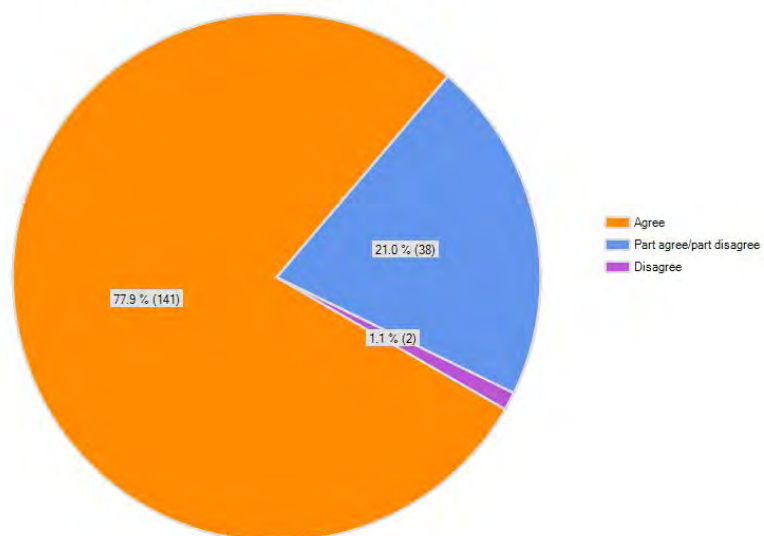
Proposal G1.

New developments should make provision for high-speed broadband to serve them. Do you:

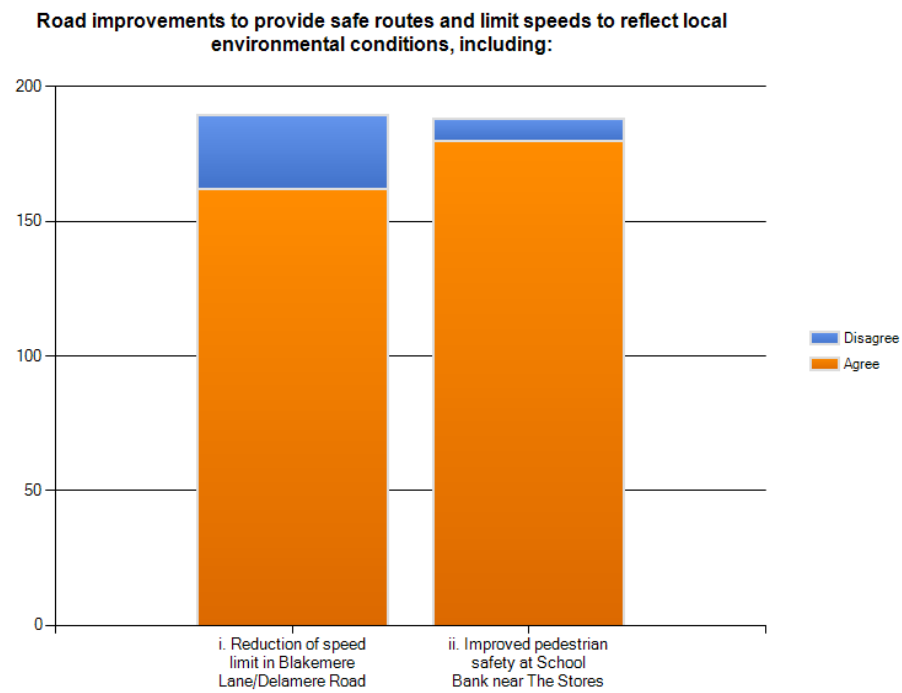


Proposal G2.

Planning obligations will be used to address the impact of development proposals. Do you:

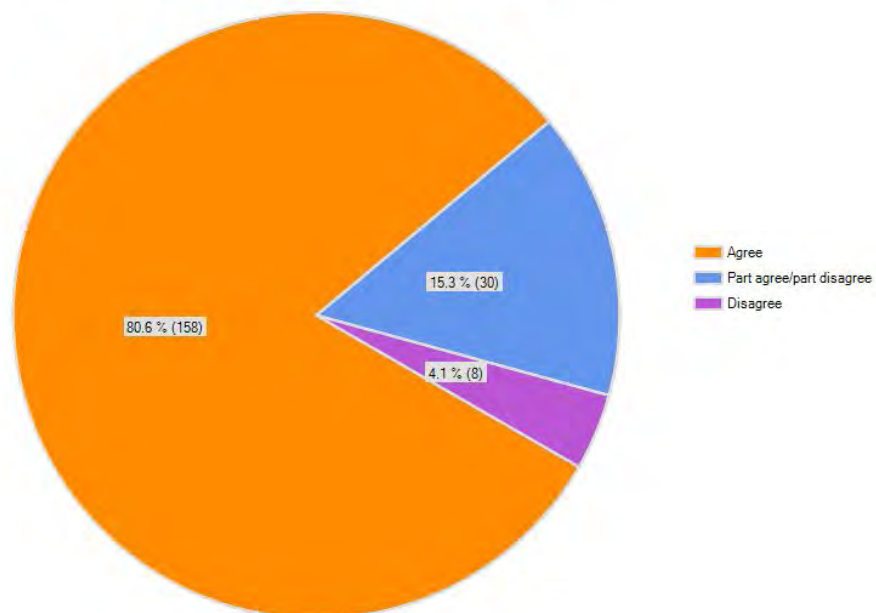


Projects G3.*



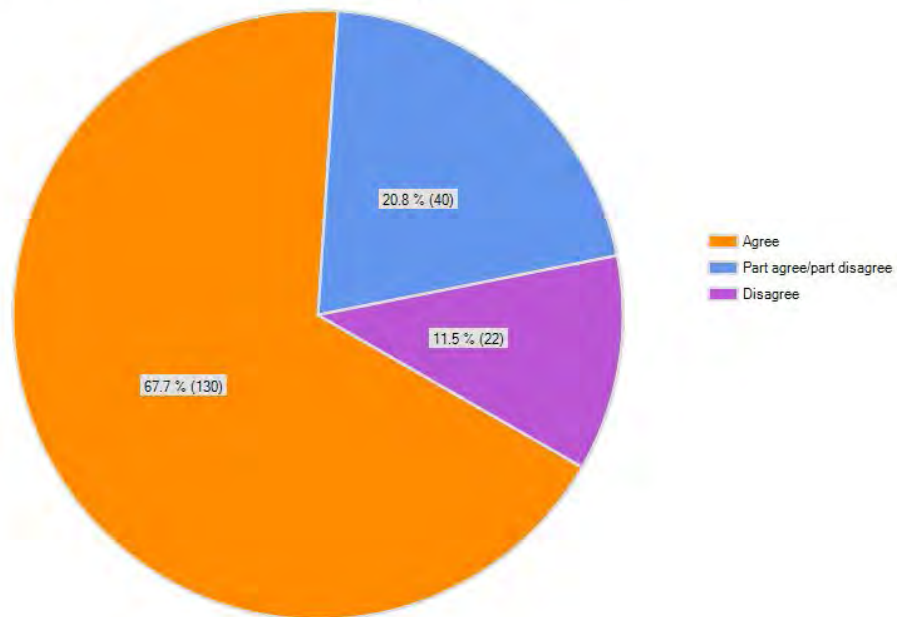
Project G4.*

A bus service that provides destination and route timings that reflect real demand. Do you:



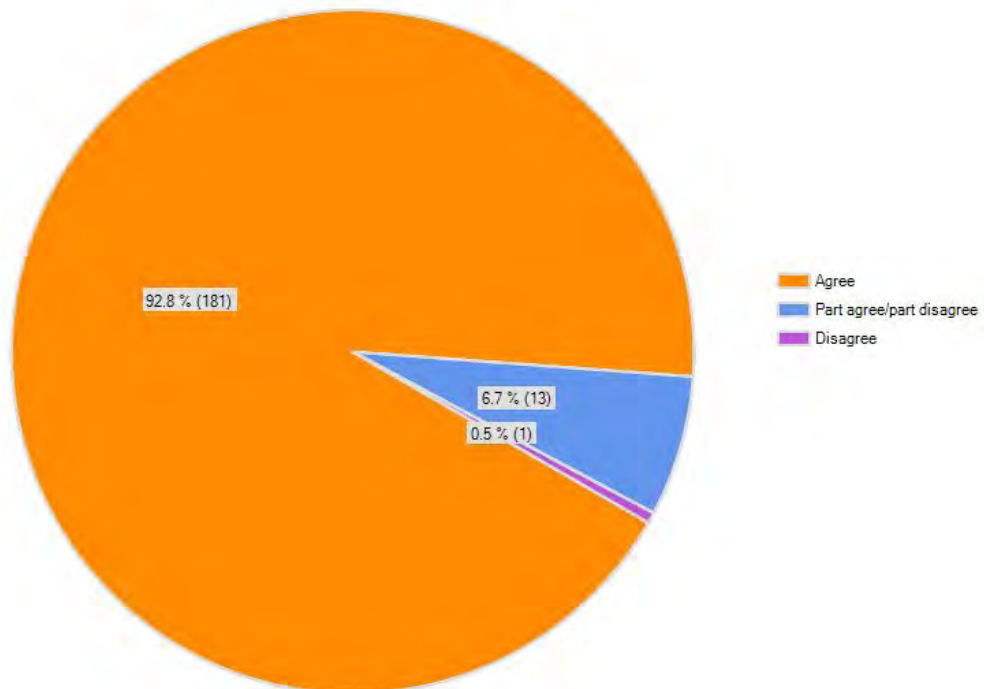
Project G5.*

Extension of the existing footpath network to create a circular walk that will attract visitors to community facilities and provide education and learning opportunities. Do you:



Project G6.*

Support availability of super-fast high-speed broadband to all within the community. Do you:



* These projects were labelled G4, G5, G6 and G7 in the printed version of the survey

See Appendix G for comments on this section.

9.2 Summary

- The proposal to improve broadband provision was supported by a strong majority of people.
- The majority of respondents supported the proposal that planning obligations will be used to address the impact of development proposals.
- All of the infrastructure and communication projects received support from the majority of respondents, in order of decreasing support these were:
 - Road improvement at School Bank to improve pedestrian safety;
 - Availability of superfast high-speed broadband;
 - Road improvement in Blakemere Lane;
 - Bus service improvements;
 - Extension of existing footpath network.
- About a third of people disagreed partly or entirely with the project to extend the existing footpath network:
 - Comments echoed the comments from sections B and E, that they did not want to open up access to visitors
- A number of people commented that Ashton Road also needs speed restrictions.
- Some people emphasised the importance of enforcing speed limits
- Some respondents sought an extension of speed restrictions
- The need to improve electricity supply was highlighted by a number of respondents

10.0 General Comments from Respondents

There were 31 general comments from respondents at the end of the survey (see Appendix H). These comments were fairly diverse; there were some particular points relating to community facilities and infrastructure and there was reiteration of opinions expressed earlier in the survey including opposition to development of green belt and building of estates in the countryside. There were a number of comments that were supportive of change to Norley on condition that its character is kept and that development proposals can be judged on their individual merits. One comment summed up these views: *“we should grow and develop as we have over the years so that we do not lose the character of the village.”*

11.0 Conclusions

The Vision & Aims Survey achieved a very good response rate of 42%. There were 273 open text comments as well as responses to the multiple choice questions.

The majority of responses came from the middle-age range, with only 3% of responses coming from either end of the age spectrum (18 to 24 years or 85+ years). Consideration should be given to how to capture more opinion from these age groups.

84% of respondents agreed or strongly agreed with the Vision. There was agreement by the majority with the seven aims. There was strongest support for maintaining the existing character of the village and protecting and enhancing the natural environment; and this was reflected in responses and comments throughout the survey.

Areas of particular concern expressed in responses and comments were:

- Increasing access to undeveloped areas of the parish to visitors;
- Allowing the village to grow and its impact on the character;
- Building on green belt and green field sites;
- Disagreement with the idea that housing will help sustain local services;
- Lack of evidence of local need for affordable housing.

There was majority support for most of the proposals and projects in the survey.

Most agreed with the proposed level of housing for the plan period but there were diverging opinions. There was also majority agreement on the need to control new housing in terms of phasing and its impact on the local environment. Most agreed with the mechanism for determining affordable homes.

It was apparent from responses and comments across the survey that maintaining the character of the village is of particular significance. There was strong support for a number of proposals to maintain the character of the village, including

protecting areas as Local Green Space. For some, maintaining the character of the village means that it should not expand at all whilst, for many, it means that the village should be allowed to grow but in a controlled manner: prioritising brown field and infill sites; continuing to protect green belt and areas of open green fields; respecting existing character but not stifling architectural quality and innovation.

The majority supported the proposals and projects to protect and enhance the natural environment, and increase access to undeveloped natural areas. The need to manage greater access to natural areas was echoed by many.

There was overall support for the proposals to retain and develop local services and community facilities. However, some concerns were expressed about developing local services further. Most agreed with projects to improve the village hall and children's play area and the provision of a football pitch, tennis court and outdoor green spaces. Most respondents disagreed with providing a swimming pool.

Proposals and projects to improve infrastructure and communications were supported by the majority. There was overwhelming support in particular for the provision of superfast high-speed broadband and road improvements at School Bank and Blakemere Lane.

A number of specific environmental projects and road improvements were also suggested by respondents. These could be considered for possible inclusion in a delivery plan to accompany the Neighbourhood Plan, along with other projects that have gained the support of the community.

Appendix A Vision & Aims Survey



Vision and Aims Survey

January 2014

We've considered your comments so far and have identified a vision of how our parish should look over the next 20 years. Now we'd like your comments on the vision and aims for achieving it. Your comments will help us shape the future of our parish.



Here's a reminder of what a Neighbourhood Plan is:

A neighbourhood plan is a plan drawn up by a community. It sets out a shared vision and policies to shape future growth and development of the local area. It is used by the local planning authority in deciding planning applications, alongside the borough-wide Local Plan. Without a neighbourhood plan, sections of the community who may be affected by development would have to respond to each planning application as it is made. A neighbourhood plan also helps to identify and fund projects that are of priority to the community.

What has been done so far?

- Steering group for the neighbourhood plan formed in late 2011, made up of volunteers from the community and members of Norley parish council
- Awareness-raising, Spring and Summer 2012
- Household 'flyer', Summer 2012
- 'Baseline survey' of the economic, social and environmental characteristics of Norley produced at the end of 2012
- Business survey, December 2012
- Drop-in event at village hall, February 2013
- Consultation with primary school children through Norley School Council, June 2013
- A housing needs report prepared by planning consultants, August 2013
- Various consultations with the community via clubs, groups and events, September 2012 onwards

What you think of your parish

You have already told us:

Your Likes

Community spirit and friendly atmosphere
Shop, pub and school
Small quiet village in rural setting
Green spaces within the village
Access to towns and cities
Variety of housing
Low crime area
Little traffic
History

Your Concerns

Inappropriate development
Development in Green Belt
Poor public transport
Speeding
Potential loss of shop, lack of other shops and services
Lack of smaller properties
Too many unsightly large new houses
Loss of village feel and community
Lack of facilities for families
High cost of housing
Lack of street lighting and footpaths

Changes You Want

Stronger community
Sympathetic small developments
Affordable housing for young and old
Better internet connection
Improvements to village hall
More amenities for those without transport
More tourism
Establish a village centre

What we'd like you to do now:

On the next page we present the Vision and Aims with some questions for you to answer. On pages 4 to 14 we explore the Aims in more detail by setting out proposals for how the Vision and Aims will be achieved with some further questions. Responses to these proposals will help us prepare draft policies at a later stage. We also identify and ask your views on some projects. Projects cannot be included in the neighbourhood plan itself but could be identified in a separate delivery plan. On the final page there is an opportunity to provide some general information about yourself and to give further comments.

Please **tick** the appropriate boxes. This survey should take less than 30 minutes to complete. You don't have to answer all the questions if you don't want to but please answer as many as you are able to. If you wish to add any comments there is space at the end of each section and on the back page.

Anyone aged 18 or above resident in this parish can complete the survey so more than one response per household is welcomed. It would help us greatly if you would complete the survey on-line at: <https://www.surveymonkey.com/s/norleyvisionandaims>. Otherwise, if you need to, you may take copies of the survey or obtain more copies from The Stores. If you are aware of someone living outside of Norley but with a specific local interest eg land, property or business owner, please feel free to invite them to complete the survey.

Please hand your completed survey to a volunteer from the Steering Group who will collect the form during the week of Saturday 25th January to Sunday 2nd February or drop your completed survey in one of the boxes at The Stores, The Tiger's Head or The Carriers Inn.

For further information on how we've arrived at the vision and aims please look at the various background reports on the website: norleyplan.org

You will also find enclosed a separate survey on housing which seeks to gather information on future housing needs. The survey should take only about 5 minutes to complete. Please complete the first section on your existing home. If you or anyone else in your home intends to move to a different house in the next 5 years please also complete the section on future housing requirements, otherwise leave blank. You may take copies of the survey. It is also available on-line:- <https://www.surveymonkey.com/s/norleyhousing>

If you require copies of the surveys in larger print please contact Cheshire Community Action by email: clp@cheshireaction.org.uk

Responses to these surveys will be collated and summarised by Cheshire Community Action (an independent charity supporting rural communities) on behalf of the Norley Neighbourhood Plan Steering Group. Individual responses will not be seen by Steering Group members or other third parties.

What will happen after this?

- The Steering Group will consider your comments on the Vision and Aims and report them back to you in Spring 2014;
- Your comments will help the Steering Group to draft the policies for the plan;
- You will get a chance to comment on the draft neighbourhood plan later in 2014;
- The proposed plan will be submitted to Cheshire West & Chester Council;
- The proposed plan will be examined by an independent examiner;
- You will be able to vote on the Plan in a local referendum and if it's approved by a majority, the Plan will come into force by the local authority and be used to decide planning applications.

The Neighbourhood Plan Area



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A. Vision

"Over the next 20 years Norley will continue to be a distinctive rural parish, while evolving and expanding in a way which respects and reflects the views of the community. It will retain its distinctive character of clusters of housing intersected by open countryside. There will be a wide range of community activities and facilities including a primary school, village hall, public houses and shops. People of all ages will know and care for each other. Current and future generations will enjoy a strong sense of community, a high quality of life and a flourishing natural environment. Local businesses will prosper in an attractive environment."

Strongly Agree ☐ Agree ☐ Part agree and part disagree ☐ Disagree ☐ Strongly disagree ☐

B. Aims

To achieve the Vision the plan will have the following aims:

Do you:

1. Provide sufficient homes to meet the needs of the Norley community	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
2. Ensure the future security of local services and the school by providing homes that are suitable and affordable for residents at various stages of their lives	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
3. Maintain the existing character of the village	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
4. Protect and enhance the natural environment	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
5. Increase access to undeveloped natural areas in the parish, encourage involvement with the natural environment and provide educational opportunities	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
6. Supporting the continued future of local businesses	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
7. Improve transport connections, infrastructure and digital communications	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>

8. Provide opportunities for a wide range of community activities	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
---	--

9. Support the vibrancy and vitality of the village	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
---	--

Other comments on the Vision and Aims:-

C. Homes for the community

Issues you have raised:

- More affordable housing for young and old
- More properties for retirement
- Too many conversions of small properties into 'mansions'
- No large scale housing estates
- Keep variety and individual character of homes

Baseline report shows:

- increase in population of 75 up to year 2040;
- average occupancy per household is 2 to 2.5 people;
- population projections therefore indicate 30 to 33 additional houses in total over the next 20 years to meet the needs of the local community;
- there's a mismatch between housing stock and needs

Housing needs report shows:

- Decline in younger population and an increase in older population (65+ years)
- Need for more affordable housing for young single people, young families and elderly people

Aim: Provide sufficient homes to meet the needs of the Norley community

Our proposals:

1. Allow around 30 to 33 new homes in total over the next 20 years	<i>Is this:</i> Too low <input type="checkbox"/> About right <input type="checkbox"/> Too high <input type="checkbox"/>
--	--

2. There should be a maximum limit to the number of homes built in each 5 year period.	<i>Do you:</i> Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
--	--

		Do you:
3.	New housing must be of a scale, mix, layout, design and quality that respects its immediate environment	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
4.	The overall level and type of new housing should take into account current and potential development in neighbouring towns and villages	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
5.	The number and type of affordable homes* built will be determined by Norley's needs, established via a survey and by consideration of developments within neighbouring towns and villages.	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
6.	At least every 7 years Norley's housing needs will be reviewed taking into account: demographic projections, developments within neighbouring towns and villages, local surveys and Cheshire West & Chester Council's Strategic Housing Market Assessment.	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>

* **Affordable homes** are homes that are provided to rent or buy at below market prices eg social rented, low cost or shared ownership for households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Aim: Ensure the future security of local services and the school by providing homes that are suitable and affordable for residents at various stages of their lives

Our proposals:

7.	New or converted homes should be restricted in size to:	(please tick preference) Up to 4 bedrooms <input type="checkbox"/> Up to 5 bedrooms <input type="checkbox"/> Up to 6 bedrooms <input type="checkbox"/> No restrictions on size <input type="checkbox"/>
8.	New homes for the elderly and/or disabled will be supported in principle	Do you: Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>

9. New homes for single people and young families will be supported in principle

Do you:
Agree ☐
Part agree/part disagree ☐
Disagree ☐

10. Encourage extension or rebuilding of homes if:

Do you:

i. the existing property is structurally unsound

Agree ☐
Part agree/part disagree ☐
Disagree ☐

ii. the existing property is in need of modernisation, particularly where it is energy inefficient

Agree ☐
Part agree/part disagree ☐
Disagree ☐

iii. the new structure is sympathetic to the character of adjacent and surrounding properties

Agree ☐
Part agree/part disagree ☐
Disagree ☐

iv. the new structure is of a scale that is proportionate to the existing structure

Agree ☐
Part agree/part disagree ☐
Disagree ☐

v. the new home is no taller than the original building

Agree ☐
Part agree/part disagree ☐
Disagree ☐

Other comments on Homes for the Community:-

D. Maintaining the character of the village

Issues you have raised:

- Keep small quiet village and rural setting
- Keep green spaces within the village
- Establish a village centre
- Preserve the Green Belt
- Brownfield sites should be developed sensitively

Baseline report says:

- Norley village is characterised by low density development: small clusters of housing built over time and gathered at the intersects of lanes that criss-cross the parish;
- Housing clusters are interwoven by undeveloped fields and paddocks;
- There is a smaller centre at Hatchmere
- There's a variety of house styles
- There are 3 grade II Listed Buildings and a Scheduled Monument

Aim: Maintain the existing character of the village

Our proposals:

Do you:

1. Support development that preserves the open countryside within Norley village, between Norley village and Hatchmere village and between Norley parish and other parishes

Agree ☐
Part agree/part disagree ☐
Disagree ☐

2. Protect predominantly undeveloped gaps of open spaces which separate housing clusters

Agree ☐
Part agree/part disagree ☐
Disagree ☐

3. New housing should be dispersed and small scale and avoid encroaching into important open green field areas

Agree ☐
Part agree/part disagree ☐
Disagree ☐

4. Support development that is within the built-up areas of Hatchmere and of Norley and does not result in the loss of designated open space (*we are considering how best to determine these areas by using policy criteria and, where appropriate, maps, and this will be the subject of further consultation*)

Agree ☐
Part agree/part disagree ☐
Disagree ☐

5. New housing within or directly adjoining the built-up areas of Norley can include:

Do you:

- i. Infill (up to 2 dwellings to fill a small gap)

Agree ☐
Part agree/part disagree ☐
Disagree ☐

ii. Small 'rural exception sites'* of up to 6 dwellings, including up to 2 market houses to achieve associated affordable homes	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
iii. Brownfield sites of a scale to meet Norley's local housing requirements and objectively assessed needs	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>

* A rural exception site is a site that would not usually secure planning permission for housing, for example on Green Belt land, unless it includes affordable housing

Do you:

6. Priority should be given to brownfield sites over greenfield sites for new commercial or residential development	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
7. Rebuilt properties should seek to retain or enhance the existing character of the original property	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
8. New buildings should blend into their environment whilst also observing the variety of building scales and design	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
9. Further use of traditional building materials currently present in Norley should be encouraged	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
10. New development should safeguard significant existing trees (including allowing sufficient distance), incorporate new tree planting and landscaping schemes.	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
11. The school playing field and other specified open spaces will be protected as 'Local Green Space'**	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>

**Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities

Other comments on Maintaining the Character of the Village:

E. Protecting and enhancing the natural environment for all to enjoy

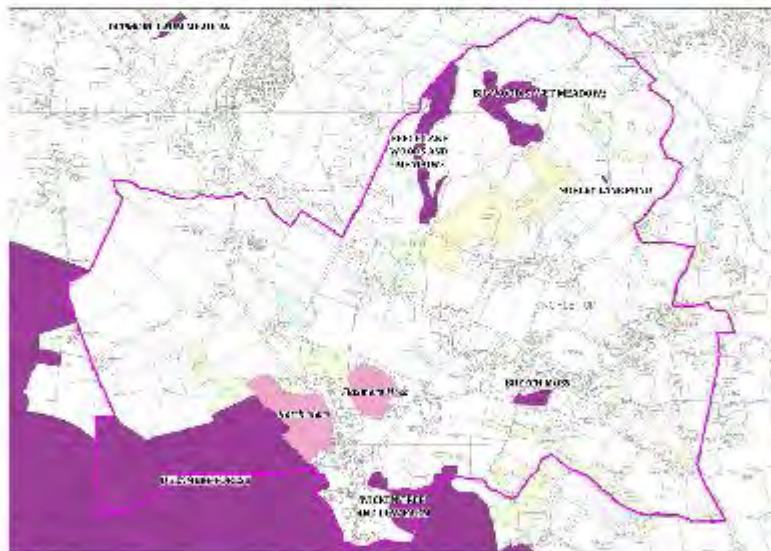
Issues you have raised:

- You value the village's nature, wildlife and trees
- There's a lack of monitoring and management of the existing wildlife areas, including Flaxmere and Hatchmere
- Needs to be long term management and maintenance of environmental assets
- Would like a nature trail

Baseline report says:

- Hatchmere and Flaxmere Moss, as Sites of Special Scientific Interest (SSSI) and also of international importance, receive special protection (see map below)
- There are 4 Local Wildlife Sites (previously known as Sites of Biological Interest): Wickentree, Breech Moss, Beech Lane Woods and Meadows and Big Woods (see map below)
- Whilst the above sites are given protection in planning terms, half of them are in decline for various reasons

Local Wildlife Sites in Norley



Aim: Protect and enhance the natural environment in Norley parish

Our proposals:

1. Maintain, enhance and protect from development statutorily protected areas (including SSSIs and Local Wildlife Sites)

Do you:

- | | |
|--------------------------|--------------------------|
| Agree | <input type="checkbox"/> |
| Part agree/part disagree | <input type="checkbox"/> |
| Disagree | <input type="checkbox"/> |

2. New Buffer Zones* and Wildlife Corridors** will be identified and protected from development	Agree	<input type="checkbox"/>
	Part agree/part disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>

3. Development proposals adjoining statutorily protected areas should not harm the biodiversity*** of those areas	Agree	<input type="checkbox"/>
	Part agree/part disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>

* A buffer zone is an area of land designated for environmental protection

** A wildlife corridor is an area of habitat that connects wildlife populations

*** Biodiversity is the variety of plant and animal life in the area

Projects:

Do you:

4. Review and assess the status of Breech Moss as a Local Wildlife Site (see map on previous page) and establish a restoration plan	Agree	<input type="checkbox"/>
	Part agree/part disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>

Aim: Increase access to undeveloped natural areas in the parish, encourage involvement with the natural environment and provide educational opportunities

5. Create a village wildflower haven for the enjoyment of current and future generations of residents and visitors	Agree	<input type="checkbox"/>
	Part agree/part disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>

6. Encourage schools and other academic institutions to benefit from Norley's environmental sites for their work and to take part in the Delamere's Lost Mosses Project*	<i>Do you:</i>	
	Agree	<input type="checkbox"/>
	Part agree/part disagree	<input type="checkbox"/>
Disagree	<input type="checkbox"/>	

*The Delamere Lost Mosses Project is a funded project managed by Cheshire Wildlife Trust which aims to restore Delamere's lost meres and mosses to create a living landscape where wildlife can thrive, disperse and recolonize

Other comments on protecting the natural environment:

F. A Strong Community

Issues you have raised:

- Loss of village feel
- An absentee population that doesn't take part in village life
- Not enough facilities for families
- More say in future changes
- Need amenities for those without transport
- Development of village hall to attract more clubs
- Need places for young people to hang out
- Need more sports facilities for young people

Baseline report says:

- The various community facilities are not adequate for present day needs of village
- The primary school and Methodist Church facilities are under-utilised
- The village hall and Scout HQ need improvements

Aims: Support the vibrancy and vitality of the village; provide opportunities for a wide range of community activities

Our proposals:

1. Support the retention and development of local services and community facilities, including:

Do you:

i. Village hall

Agree
Disagree

☐
☐

ii. Shop

Agree
Disagree

☐
☐

iii. Pubs

Agree
Disagree

☐
☐

2. New development must assess the likely impact on local facilities and demonstrate how any impacts will be addressed

Agree
Part agree/part disagree
Disagree

☐
☐
☐

3. Development that supports the vibrancy and vitality of Norley village by diversifying and enhancing the range of local shops and other community services will be supported

Agree
Part agree/part disagree
Disagree

☐
☐
☐

4. The loss of shops and other community services will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use

Agree
Part agree/part disagree
Disagree

☐
☐
☐

Projects:*Do you:*

5. The village hall and associated children's play area will be maintained and enhanced as required by the community	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
6. Facilities for young people to meet, socialise and make music	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>
7. Provision of excellent new leisure facilities including:	
i. Football pitch	Agree <input type="checkbox"/> Disagree <input type="checkbox"/>
ii. Swimming pool	Agree <input type="checkbox"/> Disagree <input type="checkbox"/>
iii. Tennis court	Agree <input type="checkbox"/> Disagree <input type="checkbox"/>
iv. Outdoor green spaces for use by all ages	Agree <input type="checkbox"/> Disagree <input type="checkbox"/>
8. Upgrading of the village hall to provide easy access to health care and advice	Agree <input type="checkbox"/> Part agree/part disagree <input type="checkbox"/> Disagree <input type="checkbox"/>

Other comments on A Strong Community:

G. Better infrastructure and communications**Issues you have raised:**

- Broadband speeds are poor and have a restrictive effect on local businesses
- Difficulties in finding suitable business premises locally
- Need for small modern business units
- Poor public transport
- Shortage of pavements
- Need road surface improvements
- Increasing through-traffic and speeding traffic requires

Baseline report shows:

- Current broadband speeds are restricted to a maximum of 2Mbit/sec
- Businesses are keen to support the Cheshire-wide initiative seeking the upgrade to superfast broadband
- Variable condition of road surfaces
- Fragmented network of footpaths and bridleways
- Interruptions to electricity supply due to reliance on overhead lines

Note: New homes and other forms of development will bring funding for the parish council to spend on the infrastructure projects identified below and other projects identified through the neighbourhood plan process

Aims: Support the continued future of local businesses; improve transport connections, infrastructure and digital communications

Our proposals:

Do you:

1. New developments should make provision for high-speed broadband to serve them	Agree <input type="checkbox"/>
	Part agree/part disagree <input type="checkbox"/>
	Disagree <input type="checkbox"/>
2. Planning obligations will be used to address the impact of development proposals	Agree <input type="checkbox"/>
	Part agree/part disagree <input type="checkbox"/>
	Disagree <input type="checkbox"/>

Projects are:

4. Road improvements to provide safe routes and limit speeds to reflect local environmental conditions, including :	
i. Reduction of speed limit in Blakemere Lane/Delamere Road	Agree <input type="checkbox"/>
	Disagree <input type="checkbox"/>
ii. Improved pedestrian safety at School Bank near The Stores	Agree <input type="checkbox"/>
	Disagree <input type="checkbox"/>
5. A bus service that provides destination and route timings that reflect real demand	Agree <input type="checkbox"/>
	Part agree/part disagree <input type="checkbox"/>
	Disagree <input type="checkbox"/>
6. Extension of the existing footpath network to create a circular walk that will attract visitors to community facilities and provide education and	Agree <input type="checkbox"/>
	Part agree/part disagree <input type="checkbox"/>
	Disagree <input type="checkbox"/>
7. Support availability of super-fast high-speed broadband to all within the community	Agree <input type="checkbox"/>
	Part agree/part disagree <input type="checkbox"/>
	Disagree <input type="checkbox"/>

Other comments on Better Infrastructure and Communications:

And finally...

We'd like to check how representative this survey is of our community. Please provide some information about yourself.

H1. Are you...? (Tick one)

Female ☐

Male ☐

H2. How old are you? (Tick one)

18-25 ☐

36-45 ☐

56-65 ☐

76-85 ☐

26-35 ☐

46-55 ☐

66-75 ☐

Over 85 ☐

H3. Are you a Norley resident? (Tick one)

Yes ☐ (Go to question H4)

No ☐ (Go to straight to question H5)

H4. How long have you lived in the parish? (Tick one)

0 to 5 years ☐

11 to 20 years ☐

6 to 10 years ☐

20+ years ☐

H5. Are you...? (Tick all that apply)

A land or property owner in Norley parish ☐

A business owner in Norley parish ☐

Other ☐

please state.....

H6. Please use the space below for any other comments you may have

Thank you for taking the time to share your views. Your response will help shape the future of your community.

This survey has been published by the Norley Neighbourhood Plan Steering Group

How to contact us:

By email: derynoc@btinternet.com

Appendix B Comments on Vision & Aims (Sections A and B)

Aim 5. Care must be taken and dutiful supervision of underage people/persons in underdeveloped natural areas it should happen but in safety to the people and the area involved.
Affordable homes should be included within the sites chosen for development of full priced homes and not squeezed separately into small patches of green belt.
Norley is a rural village. Its character needs sustaining and enhancing without the level of enhancement (increased activity, housing etc) changing the character. Sustainability, enhancement, yes: re-design, no.
Do not support more affordable housing for young, old, and retired. Do not want more housing estates. Norley should not be a place for businesses to prosper other than agricultural or horticultural. Disagree to affordable homes. Would like to see enhancement in the character of the village, not just maintenance.
Public transport and infrastructure for digital communications are very important for the future sustainability of the village.
Increase retail offering - limited scope for new business to prosper due to absence of commercial property.
Building on green belt must be resisted.
Maintain diversity of the village.
Norley needs to be sustainable village. Housing stock and pop. changing Norley into dormitory village
underdeveloped natural areas should remain natural with minimal interference.
Aim 2. Not possible to provide houses for all - too idealistic.
Not clear to me whether you are asking "do I think the plan will have these objectives" or "do I think the plan should have these objectives"
1. and to help it grow for sustainability! 3. some changes ARE needed!
3. Allowing for natural change 8. What the people achieve they look after 9. If too much is done for people they don't make any effort themselves
It's vitally important that we retain the village shop. It would benefit the village if this could be expanded. The village would also benefit from a coffee shop to enhance the community.
Stop developments of excessively large houses and provide a mix of both small and large ones
5. Increasing access to undeveloped natural areas in the parish will potentially lead to the destruction of the natural environment. 7. The more alterations to transport connections and road networks the more likelihood that Norley will evolve into a large conurbation rather than retain its small village status. Do we want everywhere to look the same?
Fibre optic broadband - remove all copper. The village should go "upmarket" and seek to create a wealthy enclosure in semi rural Cheshire. Opening up access to wildlife sites will destroy them. Again improving transport links will only lead to an influx of visitors - with all the associated problems of litter, vandalism etc
I am a young resident, 23 years old. As a graduate I shall be moving out of Norley to take up a job requiring my specialist skills. All of my friends will be doing the same. To suggest that additional housing is required for young people of Norley is complete nonsense. I shall hope to return to Norley later in life, hopefully to enjoy the rural peace of the parish. I do not use the local shop, which I believe is struggling. To suggest a range of shops is nonsense. My brother attended the school and it was apparent that only a few of the

pupils there actually come from the village. It is not up to the village therefore to endure additional housing to support the school. Indeed no additional housing is required. Improved digital communications are imminent. Requesting these now is unnecessary.
i) sufficient homes to meet the needs of the Norley community should reference existing community needs and not be left open. v.) I agree with encourage involvement with the natural environment and provide educational opportunities but don't necessarily agree with a broad based increase access
The future of the school should not be a part of the village plan. Having expanded recently it is now primarily serving pupils from outside Norley. Whether it survives will depend on its continued ability to attract pupils from outside the village. Suggesting that the village should support the school will provide an opening for developers to justify new developments - and this must therefore not be included in the Plan. The 'vibrancy and vitality' of the village has not been defined and can not therefore be supported. Any marked changes which change the beautiful rural nature of the village in order the increase 'vibrancy' should be opposed.
Agree in principal with 5 providing that there is sufficient protection for the areas so that increased access does not destroy the natural areas
I agree with the quantity of new homes specified in section C1. This will not however ensure the security of the school, nor is this necessary. The school is not a village school as the vast majority of the pupils do not come from the village and this will undoubtedly continue to be the case. The continued security of the school will continue to rely on pupils coming from outside the village. Section 1 ii should be reworded to say 'Make a contribution to the future security of local services and the school.....' Nobody from the village currently uses the bus service and this is unlikely to change regardless of timetable changes, thus improvements in transport connections unnecessary. 'Vibrancy and vitality of the village' is completely meaningless prose and section 1 ix should be removed.
Re i, agree with the principle but not to building on open greenfield sites Re ii, I do not believe there is a need for affordable homes in Norley and there is no evidence that new housing sustains local services - this has not happened over the last 25 years
Norley is very small. It is more of a hamlet and some of the visions seem overly ambitious.
We don't really know how the housing need will change over coming years, so it may not be practical/desirable to commit to 100% meet the need at this time.
Housing cannot be totally demand led if Norley is to continue to be a distinctive parish. It follows that the housing market will dictate prices to a large extent.
Agree that digital should be improved, but not nec transport links
Would like to see an expanded general shop and if possible a local doctors surgery.

Appendix C Comments on Homes for the Community (Section C)

I do feel we need to encourage more young people and families for the long term future of Norley
Q1. Disagree with all Care must be taken to provide enough new houses. 7 years is a long time and must be consistently under review. 20 years is far too long. Do we wish this village to live? Not this way it is Nimbyism. Too many houses are being demolished when with new technology they could adequately be restored.
If Norley is in need of only 30 new homes over 20 years why is an application for 6 affordable homes being considered in Ashton Road in the near future?
If we have to consider the needs of neighbouring towns and villages for housing matters we may be foisted off with their overspill. It is more about what Norley needs rather than the surrounding area, and there is a danger of villages being joined up and forming small towns.
There are examples of properties too tall to fit with surrounding properties. This should be avoided if possible.
Affordable homes should be built for and occupied by Norley residents only.
Additional homes in the village to be a variety. There is LIMITED need for rented housing but some for smaller, low cost for sale properties (the rented housing is currently sufficient for local needs so no new rented housing).
Q7. New or converted homes should be restricted in size appropriate to the surrounding houses and size of the plot not the number of bedrooms. If the size limits it to 2 bedrooms or 3 then that is what it should have. Q5. Don't agree with "affordable housing" in principle. It is still to be proven categorically that Norley actually requires affordable housing.
Norley is demographically unbalanced (ageing population). Further homes for the elderly are not therefore a requirement (it will simply encourage 'down sizers'). A modest number of more affordable homes are required, in keeping with needs survey, in appropriate locations, maintaining the character of the village. Tenure is important (primarily shared equity basis). The appropriate incorporation of high end, high quality homes (replacing existing properties) enhances the village.
Fully support development of brownfield sites for housing only. Totally against any part of Norley assisting other ventures in neighbouring villages. E.g. Delamere Forest development of holiday cottages and sand pits etc.
New build affordable homes should ALWAYS be integrated with market housing on any new development. Proposals like that for Delamere school where the affordable homes are segregated should be opposed by Norley Council.
I would like to see a range of new development. I like that Norley is a mixed community. I am fine with affordable housing - controlled. I like seeing big country houses set in a good plot in or on the edge of the village. I would rather use select plots of green belt or infill for a large house than an estate.
A mix of property developments should be allowed ranging from affordable to large detached. The important thing is that it is located appropriately. Affordable housing allows extended families to stay in the village. Large houses bring more affluent families likely to spend locally and support Norley businesses. We should not be afraid of affordable housing or new large houses in single large plots of land.
10 Part V. Overly specific. Some latitude on size . dimension should be allowed. Planning rules, once laid down, can be too rigidly applied.
Affordable housing needs should be assessed for Norley and neighbouring village situations should be considered else the shortage could be passed over on the basis there

are nearby areas to accommodate. Agree in principle with height of houses point but I don't think this should be ruled out as on certain occasions this maybe appropriate. We need more smaller homes and bungalows not necessarily affordable. New homes should be limited to 3 beds to rebalance the stock.
Question 6. Needs review should take place more frequently than 7 years - every 5. New houses should only be permitted if infrastructure current at the time of application can sustain the development eg sufficient school places, drainage and roads.
Concern that the housing needs and population projections will become a circular self-fulfilling prophecy. We complain that there are fewer young people in the village, so must ensure that there is more than enough affordable housing to meet the need. Risk is that the population forecast is being shaped by the lack of affordable housing.
Need to focus new/affordable homes towards younger people as they are the future of the village.
Property development will always depend upon market forces. Not allowing this to happen may discourage investment and prosperity within the village. Care should be taken not to create a 'closed community'.
New developments should not be restricted to older designs per se.
Building on green belt must be restricted
Restrict size of developments -promote infill sites.
Housing needs to be limited. Use existing Brownfield site. Preserve village
Smaller scale developments and homes for the elderly to downsize.
Not against people extending their homes- some houses need to be listed, Energy efficiency isn't possible with some of our older properties.
Please bear in mind size of properties and consider needs of those wishing to downsize. No new houses only building on greenfield sites - one or two houses only.
4,5 No bungalows radically developed.
Affordable housing could be achieved by sub-division of existing large properties.
No. 7 I have no objection to large houses with as many bedrooms as the purchaser wants/needs as long as the large house doesn't impose upon the light/views amenities of the surrounding properties. No.9 I partly disagree because homes for single people/young families presumably means small houses. Small houses are likely to be built in groups together forming an estate. I do not support the building of any new estates in Norley.
Houses should only be built on Greenfield sites when no Brownfield sites available. Also sanction empty properties. Some houses in village empty for 30 years.
5.8 Must be Norley's needs, not neighbouring parishes.
Extensions and rebuilds should be assessed per application, per site. Fixed rules would not be appropriate, Norley has a diverse housing type already and a wide spread of landscapes e.g. a large house would be dominating in some sites and not others so a blanket rule about size, proportion or number of bedrooms would not be appropriate.
7. New or converted homes should be restricted in size to: up to 3 bedrooms
If people want to live in Norley they should pay the market rate - I have!! I oppose ALL new developments. If people want more services then move to Northwich keep the village as it is now!
5. what about those who want to live in Norley NOT neighbouring settlements?!! Homeowners should be allowed to extend and rebuild their Norley homes to suit their growing family needs/extended family commitments. This may very well involve creating a larger home on their existing plot of land. Restricting home owner's rights in this manner is dictatorial and draconian. Any restrictions should NOT therefore exceed those imposed in CWAC Local Plan or in National Planning Policy!

We do not want flats for single people or apartment style developments.
1. At least 50 2. With councillors guidance let need dictate. We can become too inflexible. We must find a way of creating affordable housing for people who either work or want to work in LOCAL agricultural, farming, forestry or similar, even may considering tying the occupancy of the house to staying in local employment.
Planning policy is way too restrictive. We need much greater freedom to build new houses or extend existing houses. Even the proposals and questions in this form are way too biased against development.
Affordable homes - should only be for people who have a connection with Norley as defined in planning regs.
Low cost or shared for village connected people only.
Should not be built on Green Belt areas
Too many old character properties being demolished and replaced by large modern homes
1. If distributed through both time and location There is significant concern that the proposed Jewish school development of 26 houses fails to adhere to the stated distributed and sympathetic statements outlined in the village plan. The proposed development would be extremely detrimental to the Hatchmere area and hamlet community: with significant impacts. The Marley tiles site development of 170 houses is extremely close by. It is essential that Hatchmere is considered duly in the Norley plan and that the combined impact of Norley and neighbouring parishes considered. In excess of 200 houses close to Hatchmere is not in keeping with the stated view and 26 at the Jewish school would place undue and negative burden on Hatchmere, its community and infrastructure.
Too many large gated houses eg on site of old Jewish school.
4 & 5. The level, type and number of houses should be determined by what is suitable for Norley village as what is a correct way forward for one community is not necessarily right for another. 10(i) If we consider energy inefficiency as a reason to rebuild a property there will be no villages or areas of character. I strongly feel that home owners should be allowed to extend their properties, within the planning department guidelines, as there are often three generations living in the family home. Youngsters are returning home to save money for their future and the elderly are living longer with greater disability and in need of care.
We should abandon this obsession with affordable housing. There aren't enough large properly detached properties - there are too many modern "executive" style homes - we need a lot more of the next levels up. We should actively encourage the building of very large innovative and ultra modern properties.
New development and affordable homes should (where possible) be allocated to YOUNG people, not old people. (Sometimes this village feels like a retirement village.)
Delamere Forest School Development will more than fulfill population growth forecast in one go!! It will not however deliver any of the above mentioned aims
Homes specifically targeted at young people including affordable homes are not needed. Graduates will move away to start their careers, maybe returning later in life.
1. Allow around 30 to 33 new homes in total over the next 20 years is too high and needs change. would prefer to see 1 to 2 houses per year (on average) with needs reviewed every 5-7 years. 4. The overall level and type of new housing should take into account current and potential development in neighbouring towns and villages. We are Norley and whilst we should be aware of what's happening we should not let that drive our Village needs and actions. 5. The number and type of affordable homes* built will be determined ,,,etc See my comment to question4. 8) and 9) - need to be more specific about 'supported in principle' to ensure this does not give developers a loophole to exploit. 10)ii -

energy efficient in my view shouldn't be a driver to encourage extension
Not convinced that homes specifically for young people should be supported. This presumably means affordable homes. Why should young people of slender means assume they have the right to live in this beautiful village? The maximum level of new affordable homes is determined by the total level of 33, divided by 4 = 8. But will hopefully be lower than this.
When a target for affordable homes is devised, this must not in anyway override the target set for all housing development in section C1. At a presumption of 1 affordable home for each 3 market houses, the absolute maximum number of affordable homes should be 7. These should be provided for elderly or infirm long term village residents.
Re 5&6, evidence should only be from a Norley Parish survey not CWAC wide data Re 7 & 9 new developments should have a % allocated to smaller homes but conversions should be controlled by % increase of the original footprint
Any subsidised housing should be built to Passive or Active House standards to keep future utility bills to a minimum
we only need 30 new houses in the next 20 years . There are several plans for new developments in the pipeline . If these are all passed before the Neighbourhood Plan is accepted we will have more than enough houses . At the moment the Parish Council does not have the power to control what is happening here. This survey could be a waste of time.
The height of the replacement building is vital in a village within such rolling countryside as Norley.
Sect 10.1, the question presumably meant "energy inefficient".
Applying artificial limits on size is counter to obtaining a mix of residential properties. Large attractive houses in keeping with the surroundings can enhance the Parish as a whole
To keep the school viable will require a constant influx of young families. I don't think the projected no. Of houses is sufficient to do this. Q10 doesn't make sense for all the answers.
It is not the purpose of the Neighbourhood Plan to be a tool for social engineering
Emphasis must be on improving existing dilapidated properties and brownfield sites. There must be no intrusion on existing open spaces and fields.

Appendix D Comments on Maintaining the Character of the Village (Section D)

More use should be used of the school playing field. The site of the School etc was the recreation ground of Marley. Some greenfield sites "scream out" for development. Please ignore the "Nimbys."
Brownfield sites will provide space for all housing needs for the foreseeable future (the Haulage Yard and Jewish School). Keep our green fields please.
no 'rural exception sites'
Surely we already have a village centre, the pub, shop and village green.
As stated earlier; sustain character, enhance quality (may include some larger replacement of existing/old) but not a re-design.
The land between Wickentree and Delamere Forest perimeter, known locally as "the waste" needs to be protected.
Expansion of the haulage yard on High Street can potentially ruin the character of Norley. The character of the village would be improved if the haulage was replaced by a mixed housing development.
Ashton Road a plan has been submitted to build 6 affordable homes on Green Belt land, however the submission is joint with market housing planned on the Delamere School site. Does this fall outside of (5ii)? If it doesn't then we disagree.
Encouraging young people to buy homes is excellent - this does however mean 'leisure' space for children to play. You will combined football . hockey / cricket size field to achieve this. IMPORTANT.
Developments should not negatively impact biodiversity (not just in statutorily protected areas but any areas of the village)
Q8. Although subjective - new buildings that are of an unusual design/scale/material could add character to the village. Whilst we would like to maintain character, must ensure regulations not so prescriptive as to stifle innovation and radical new design.
Avoid using rural exception sites as a means of developing Green Belt land.
Need to be very careful not to exclude modern statement architecture by limiting new houses to 'sympathetic character'
Ribbon style housing must be retained
Hope fields in Norley escape development.
No. 10 Existing very old trees should be safeguarded but I'm not convinced that developers are the best qualified to choose new trees. There are lots of existing trees but developers would most likely choose common, cheaper trees. No. 4 I cannot agree until I know which areas are going to be considered "designated open space". No. 7 If the original property has been knocked down I can see no reason why a new one should be forced to be in the same style, which may have been ugly and outmoded. No. 8 So who would decide on the aesthetic appropriateness of new buildings. After a 3 storey house was deemed by planners to blend into its environment on Crabmill Lane I have no faith in planners ability to judge.
I only partly agree with no.2 and no. 4 as some spaces between houses and open spaces are really obvious sites for a new house or houses. The majority should be kept as spaces to maintain the character but maybe not all. Again, a blanket rule is not appropriate. Affordable houses is misunderstood scenario. New houses need to be built that are smaller and therefore cost less and can be bought by younger people. These do not necessarily need to be so called 'affordable houses' with the definition that that terminology brings. We just need a mix of new houses that includes a smaller and cheaper size.

Hatchmere is part of Norley not a separate village
Note all comments assume that 1st choice of no building is overridden
7. Progress = architectural development + vision for future! 8. 'New' shouldn't mean 'same'!! 9. New architecture and modern materials can look stunning! 10. Only those with Tree Preservation Orders. I object to attempts to make the village stand still architecturally. Modern designs and materials are incredibly eco friendly, energy efficient and beautiful. NOT everyone wants to be limited to "same old" designs. This NNP should NOT seek to impose greater limitation than Local Plan or National Planning Policy.
4. open spaces provided by 'rural exception sites' should remain undeveloped. Development on these sites should be resisted. 5i. only when land have previously been built on.
As regards 5iii infill should only be on previously built on sites As regards 4 "open space" should include all fields in the current Green Belt Development on "rural exception sites" should be resisted
All green spaces should be protected in particular the paddock on School Bank.
Land unsuitable for agricultural use should be used before any other except family farms building on their farm to accommodate family working on the farm.
5ii. agree although should allow more
4. See note on Jewish school. Far too many houses for small hamlet and concerns over safety/infrastructure. 5 iii. Should not be one block ie Jewish school. The large (relatively) development of the Blakemere Lane Jewish school site would not be in keeping with the village vision or Hatchmere Hamlet. Expansion of this size would be excessive in proportion to the Hamlet. Any development should be fairly distributed and ALL areas of the Norley community sympathetically and responsibly developed. This is not the case re: Jewish school.
The Jewish school plans seprate expensive from cheaper ones. I approve brownfield sites such as this, but current proposals are divisive.
[re: 4. 'Awaiting the outcome of the consultation before making comment']
ii. I do not think there should be a rural exception for affordable housing on green belt land, it is important to maintain our green belt land in order to feed ourselves especially with our changing climte that is forcing how we use the land to change eg flooding.
Older properties are inefficient. Properties at the end of their life cycle should be demolished and rebuilt for the 21st century - not the 19th!
Could we create a village green and designate it a local green space.
Affordable housing should be indistinguishable from market homes otherwise its social engineering.
I don't think any new building on greenfield sites is necessary. There is such a range of traditional building materials present in Norley that to restrict the range of materials used is fairly meaningless. There are some houses currently constructed of asbestos cement!
4.) Depends on definition of ' loss of designated open space ' 4.)ii I disagree in principle to development on 'rural exception sites'. Green belt is green belt and should be retained as such.
<p>Consultation on the idea of Open Green Space should be approached very carefully. Residents will inevitably want to 'vote' for development to take place at the opposite end of the village to themselves. The school field should not be protected. If the school survives the field will survive. If the school closes the field could actually be acceptable as development site.</p> <p>A bit concerned about including 'rural exception sites'. While up to 6 dwellings does not sound too bad, how do we stop a developer, once he has built 6 houses in one part of a large field, then returning with an application to build a further 6 houses and so on until the entire field is replaced by an estate? Not sure if it is necessary to include the school field as protected green space. If the school were to close would we still wish to protect the field? The security</p>

of the field is tied to the future of the school and doesn't require additional protection.
Re 5 ii allowing such developments would go against 1 & 2
There is a distinct lack of more modern buildings - where are the green/living roofs? The timber framed houses? Straw Bale houses? There is no need to establish a 'Village Centre' - it's a Norley characteristic
I am concerned that any current open space/field which is not declared a "designated open space" will then be considered to be available for build. I am unsure about the statement that Norley has a small centre at Hatchmere . If there is a centre at all, it is around The Stores/ Tigers Head.
Planning control and enforcement in the area is poor allowing unapproved "developments" that are unsightly, e.g. change of use from residential to commercial, residential caravans, landfill tipping etc.
Too prescriptive. Small sites could be 6 affordable homes for example or a larger no of mixed dev if the site allows.
Affordable housing is a CW&C mandated policy for any development of more than 4 houses. The definition of rural exception sites is incorrect
I don't think there should be any green belt development at all.
No intrusion on any existing green field space. Focus on brownfield sites only.

Appendix E Comments on Protecting and Enhancing the Natural Environment for All to Enjoy (Section E)

Again beware of the impact of children and ignorant adults in their involvement.
We need wildlife corridors with places where families and disabled people can visit and enjoy them, without the constant fear of being knocked down by hooligans on mountain bikes.
We are lucky to have SSSIs and the forest within our parish boundary. These are being looked after by others (as long as we keep pressure on). That leaves village free to look after rest of area.
I am concerned by the proliferation of new stables in Norley when unused stables already exist. I have no objection to the owners using the grazing and stables for their own purposes but clearly some are subletting to others as a business venture presumably in contravention of the original planning application. I do not believe the motives are solely about horses, it is my belief that the landowner hopes in the future to use the existence of the stable as a lever to further develop the land with the long-term aim of one day securing planning permission for a house on the land.
Development proposals could increase access (maintained trails) but should not include facilities (buildings, car parks etc.)
"the waste" situated between Wickentree and the perimeter of Delamere Forest is probably the largest single piece of wild land Norley and needs to be recognised and protected. I am available for discussion on this [name and contact details supplied].
Does the Lost Mosses project object to the log cabin construction in Kingswood? I would consider the whole wood to be included in any protection and enhancement of the natural environment to prevent loss of habitats etc.
Maintenance of existing assets is key - cannot walk around Flaxmere due to poor quality footpaths behind housing.
More could be made of our natural resources
Vital that we treasure what Nature has given Norley
Wildflower havens need management.
There is potential for a circular way / marked walk the SSSI + LWS in Norley. Part of the protection should include making this for walkers and excluding cyclists if possible. Cycling seems to associate with higher levels of path erosion and cyclists and walkers do not mix well in these space restricted areas. Such a path could easily include the carriers, Tigers Head and stores.
No. 5 Wildflower meadows are quite high maintenance. People often think they are meadows that will look after themselves. This is not so and if they are incorrectly managed they end up looking like scruffy wasteland. Creation of a wildflower haven sounds like a very worthy project and lots of people could be in favour, but after the initial buzz, are enough people going to volunteer to manage it or will all the work end up being a burden to a very small number of community-minded, able bodied volunteers?
Beech Moss has developed naturally over the years and wildlife has adapted accordingly. Any management plan should be minimal. Additional traffic would cause problems.
Oppose commercial developments in Delamere Forest
Do not allow the building of holiday homes and road through Delamere Forest.
What about the ponds etc on West View Road
The development proposed at the Jewish school would place undue burden on the rural built environment of Hatchmere. It would be detrimental to the rural nature of the community.
See comment on p5 [comment relating to aim 5]
Nature will only flourish with less people not more. So whereas I am all in favour of developing the expansion and protection of wildlife sites I am against providing more public access!
5. Create a village wildlife haven ... depends on what is meant by 'wildlife haven'. I would like the whole village to appreciate, adopt and nurture our wildlife not create a special 'haven' if this is what is meant.
Encourage people to take part in various wildlife projects suggested by the Norley Biodiversity Group, such as the Wildflower or Tree Surveys, etc.
Re 5 not sure of costs versus other village priorities. Cant see why such a facility is required when we are surrounded by natural flora and fauna.
The proposal for a wildlife haven should read wildflower haven
If the surrounding area and green spaces are protected, there is no need to waste money on an artificial "haven"
There has to be a commitment of the long term maintenance of any of these projects which has to have guaranteed financing, otherwise they will be nothing but short term fixes.

Appendix F Comments on A Strong Community (Section F)

Qtn 3. May be supported [rather than will be supported]
You call the Village Hall - it is the Temperance Hall and should remain so until a new hall is built. Football pitch should be in school grounds and the ? designated area should afford a shop for that end of Norley. There was and is a tennis court in Norley used to be Norley Tennis Club.
Projects in 7. - great if there is somewhere to put them and if village can afford to maintain. WI had a long and unsuccessful battle to achieve 8. when doctor's surgery closed in village (about 15 years ago).
No new building development needed, retain existing where there is a good business case.
We already have a football pitch at the school, could that not be used? We used to have a tennis court. Surely the forest is the largest green space available for all ages and it's free to use. Q6. Could the village hall be used for that.
This will require commitment from the people of Norley parish to be successful. I really enjoy the classes I attend at the village halls of Norley and Manley
The shop is a critical community requirement. Village shop prices will always be higher than supermarkets. If housing policy focuses on affordable housing and lower value property these people will be more likely to shop weekly at Tesco/Aldi. We also need people in larger houses who don't mind higher prices and spend more on a wider range of goods than milk and papers.
Qtn 7. Where is the land for these facilities? Who is to maintain them?
Not enough activities for adults under 40 without children to socialise - activities tend to be geared towards older adults, children or adults with children.
No sense of village centre/core - existing shop is inadequate for needs of the community - need to be similar offering to Delamere shop.
I feel there are good facilities in neighbouring areas ie pool in Weaverham and football pitches. Improving public transport to these areas would be more cost effective.
How will Village Hall be financed?
excessive building will ruin the character.
Promote part time health clinic
Village hall and school vital - football/tennis also important
Agree in principle (8) but we need a park more.
Access to swimming pool at delamere?????
Children don't need a pitch - green space is enough.
Item 6: Why restrict to "make music"? What about providing young people with opportunities in other arts and sciences? Item 7: Answer depends on demand. There is a danger of creating white elephants.
No. 3 p13 I don't think a range of shops should be developed as they wouldn't thrive, however I would support businesses being set up within existing houses / garages / gardens as long as they don't disturb neighbours in any way.
All weather football pitch. BMX bike type park.
Part 8 - 'access to health care and advice' is too big a remit for a village hall. It is difficult to provide enough of the 'right' care and advice in larger projects like Frodsham and Delamere St. Chester.
New shops must be considered carefully. No duplication of existing.

Delamere Forest provides plenty of open space for use by all ages.
No 3 - another blanket statement, they should be supported if appropriate in other aspects not just vibrancy and vitality No 4 - the loss of shops or services could be a natural evolution, their loss should be avoided but where they are no longer viable or appropriate they should be lost. Properties/areas should not remain empty or have the inability to redevelop/extend/rebuild because they were previously a business but no-one can make a viable new business of the property. These should be re-categorized so a new use can be created. No 7 may be a lovely idea but not very realistic No 8 using the village hall for this purpose is a good idea but could be a separate thing to upgrading it.
The addition of a second hall on the village hall site to accommodate scouts and guides would be most helpful instead of the Crabmill Lane site.
The school is of vital importance to the village community. The village needs to have housing and facilities that attract new families to sustain it and make it a better place for young people/generation.
Ideally I think the village hall should be replaced with the new projected plan. There used to be a football pitch. There used to be a tennis court. I think a swimming pool is a bit over the top! The problem would be finding enough suitable people to run these activities.
The school, the pub and the shop are absolutely essential.
Swimming pool - one at Delamere school (the old jewish home in Blakemere Lane) available
I hope Norley never reaches a size where it is big enough to require a range of shops and a swimming pool, when moving to a village you do so in the knowledge that it is lacking in certain facilities which, to me, is the attraction! If I had needed the above facilities I would have moved elsewhere.
Regarding shops and access to services the more important thing is to get real superfast broadband ie fibre all the way to the home. People will then have access to a far superior range of goods and services than local shops can ever provide.
We need to encourage more diversity! Age, race, social status.
There are tennis courts in Manley and Acton Bridge how many Norley residents use those?
The shop must be left to market forces. I don't use it. Encouraging developers to justify their plans for housing estates on the basis of supporting facilities is very dangerous as it gives them a loophole to exploit in proposing housing which is not required - we neither want the facilities or the estates. AS a young person I can say that facilities for people my age in Norley are not required. You can not possibly compete with facilities in Chester or Liverpool. Swimming pool is unrealistic, I use a pool in Northwich. I use the tennis courts in Frodsham.
3. Development that supports the vibrancy and vitality ... I would only agree if there was a proven need for an enhanced range 6. Facilities for young people to meet is there a proven need beyond what we currently have? Or is this just a general perception of people? 7) should be inclusive not exclusive. 8) Unsure of what is being proposed - no specific issues mentioned in the survey
It is inappropriate to talk about supporting local shops and pubs. These will either survive or not purely due to market forces. The current shop is struggling and must be left to either prove or disprove its value to the village. Talking about 'a range of shops' is completely inappropriate for a village of Norley's size, even with the additional 33 houses. PLease be very careful about saying you will support development which supports local shops. This will be used by a developer to drive a wedge into the Neighbourhood Plan and justify his large housing estate on the basis of supporting shops (and the school). A swimming pool is hopelessly over-ambitious for a parish of Norley's size (plus 33 houses).
Many of these questions are leading questions!! Why would anyone say "no" to the

above? A similar question could say "One of the aims we propose is to provide you all the "excellent" facilities you could ever want!!". Who would say no to this? The fact that the new delamere school development is aiming to provide 3 of these is therefore a biased question in my opinion!
While new leisure facilities are desirable it is unrealistic to expect to be able to provide a swimming pool. Even Frodsham could not achieve this! We are a small village and we should 'cut our cloth according to our means'
A village shop is not required in Norley. Apart from a range of supermarkets within easy driving distance there is a perfectly adequate village shop and post office in Kingsley. For the tiny minority without a car there are supermarket deliveries (this is the 21st century!) . Norley is not big enough to make a village shop sustainable. A housing ceiling of 30 new homes over 20 years (which is the recommendation I wholeheartedly support) will not change this. Mentioning 'a range of local shops' is complete rubbish for a parish of Norley's size and should be deleted. We must be very careful about saying we support development which will enhance and diversify local shops and services. This is in direct contradiction to section C 1 and will provide a means by which a housing developer could challenge the Neighbourhood Plan in order to justify housing developments well in excess of 30 homes. Section F 3 should be deleted. Likewise any recommendation that development should be supported that helps to support the school should be resisted. Well in excess of 30 homes would be required and this recommendation is therefore in direct contradiction to section C1. The great majority of pupils come from outside the parish while none of the staff come from Norley. This is not a village school and the village can and should only provide a minor contribution to its sustainability. The wording of this section should reflect this. Recommending a swimming pool for a village of Norley's size is ridiculous and should be deleted.
Re 3 , if this means housing development, do not believe there is evidence that housing development sustains existing facilities Re 6&7 , do not think it is economical to provide new facilities - better management and access to existing facilities required
Surely the new Village Hall should include space/provision for a shop so 'the village' can determine the rent or run it themselves? There are too many halls in the village unfit for purpose - we need one big one
Swimming pool an expensive luxury. Money, effort better used elsewhere. Tennis Courts available in local village.
Football Pitch/Tennis Court/Outdoor Green Space should not be located where they cause nuisance to residents.
Swimming pool and tennis courts are expensive to construct and maintain in good order. No evidence of demand is provided an these facilities exist nearby. With open green spaces protected, there is no need to make "new" ones
Have to be realistic. Nearly everyone in the village has at least 1 car so can travel eg to acton bridge for tennis. Village hall should be demolished & replaced as per cuddlington. School already has a football pitch.
It is going to be market forces that determine the continued existence of, for example, the local shop. "Resistance" is futile. Section 7 will only be provided as part housing developments - impossible for a community the size of Norley to provide and maintain such facilities.
A swimming pool would be expensive to run and rather a luxury in the scheme of things.
Village Hall, shop and pub are key amenities for Norley. Also seek to maintain and improve bus service.

Appendix G Comments on Better Infrastructure and Communications (Section G)

Q1. Is this possible. Traffic in Blakemere Lane and Ashton Road need seriously addressing there is a fatal accident waiting to happen at the cross roads due to speeding and random parking.
Reduce speed limit on Ashton Road, Hatchmere.
Reduction of speed limit in Ashton Road is essential to protect those using the forest from speeding cars and motorcycles. Exiting from a concealed drive is a nightmare.
Not sure how 4ii can be achieved.
Reduction of speed limit to 30mph from 40 is also needed in Ashton Road. Speeding commuter traffic in particular presents problems as do "joy riders" racing along the road known as the "switchback" because of the humps.
Extend the 30mph limit on Norley Road from the intersection with Post Office Lane to just past St Johns Church. It is common for vehicles to be travelling at close to the national speed limit on this stretch of road so there is an urgent need to protect residents joining the road from School Lane and to afford residents more time to enter and exit the parking area of St Johns Church.
Norley parish area is a rural environment and benefits from tracks and unadopted lanes. Further footpaths make a suburban feel. Narrow roads and hazards slow traffic down and pedestrians, cyclists and horse riders more vigilant and careful.
Q1. Surely they can only do this if high-speed is available in Norley Q2. Not sure understand the question. Q4. It's pointless reducing speed limits if they are not enforced. Very few people abide by existing speed limits.
Further road / traffic calming measures essential on high street.
There seems little scope for improving pedestrian safety near the stores.
BUSINESS PREMISES VIEWS OK, BUT NOT ANOTHER SO CALLED 'BUSINESS PARK'. Agree entirely with small scale business provision which requires the upgrading of the local infrastructure.
Speed restrictions should be applied on Post Office and School Lanes - 30mph. Built up blind 90 degree bend with unsighted access and secondary road merging. Numerous accidents over years.
Qtn 6. Part of Post Office Lane has no footpath on either side of the road – dangerous
Measures to limit speed of traffic on High Street also very important. We need traffic calming measures at the various travel spots throughout the village. We need a mechanism to quickly address problem areas. These have been highlighted many times but no solution has been reached. Planning obligations will not remedy all changes required by increasing populations - Government need to support expansion of local services eg health care.
Better broadband would definitely impact community. Working from home would become an option for many.
Lower 30mph speed limit on Norley Road to start by the village sign near the church not the junction with Post Office lane.
Some paths in poor condition - poor stiles etc. This needs to be a priority.
Action needed on the underground electricity project.
Needs to be sympathetic
MOBILE PHONE COVERAGE IS POOR
Reduce speed along School Bank
Reduction of speed an all of village to 30mph. Visible signage of the bend in road at

school lane junction.
Consistent speed limit required along Blakemere Road/ Delemere Road. Extend 40mph from Hatchmere to Station
We need a Doctor in the village and bigger shop
We need clearer idea about speed restrictions.
I believe it is impossible to overstate the importance of super-fast broadband to the vitality of village life (commercial and residential) in the future. Facilitating this for Norley must be a high priority.
Continuous pavement from High St. / church to Fingerpost Lane
The statement at the bottom left of page 14 "increasing through traffic and speeding traffic requires" makes no sense. Requires what? Project 6 on page 15 - the last word in the sentence is "and". I'm concerned about what I'm agreeing to here. And what?
Finger post Lane residents - the 40mph does not appear to reduce speed. Very poor road surface towards cow lane / cheese hill. Are these the reasons for so many accidents on cross roads?
Proper give way signs at exit from Tigers Head.
No 2 - I don't understand what this means No 4 - 'real demand' is the key to this, there may be a high demand, no demand or something in between. It needs assessing. It also needs to be affordable. No 5 - this is not essential, there are already loads of footpaths and I have created a number of circular walks in the area. Some 'sides' of Norley have some footpath gaps and additional paths here would be a nice to have. No 6 - I strongly agree with this one
all roads need speed limits,signing etc.not just Blakemere lane/Delamere What about Town farm lane which cars use has a short cut
The upper end of Low Lane resurfacing needs to be addressed urgently.
1. Broadband infrastructure is key to modern day living and families/school/businesses alike need a super-fast high speed rate!
The village needs a central bus stop near the school which is covered. The main users of buses ie school children are stood in the rain often whilst waiting. All other villages in Cheshire have this but not Norley!
30mph limits need enforcing and more visual displays - 20mph by school. Sleeping policemen from shop to school ie Hough Lane / School bank to Bag Lane
Enforce the 30mph limits throughout village
Ripple stripes on Cross Road Ashton Road Blakemere Lane area to reduce serious accidents which have occurred over last year.
Jewish school will have significant impact on traffic in the Blakemere area and front facing houses will lead to on road parking which will present dangerous hazards on an area of the lane which has limited visibility due to topography at the Jewish school. The plan offered by the developers understates the traffic impact since the school was a boarding school of limited occupancy
Ashton Rd speed limit should be 30mph
6. Not sure how the footpath network can be extended as public footpaths cause a lot of stress to landowners - problems with litter, drug abuse, damage to property, problems with dogs and livestock
I don't agree with expensing the footpath network. People should be kept out of the fields and away from livestock. Litter is a major issue on footpaths already. There are areas where drugs/drink are being consumed - why create more opportunities to do so?
Don't understand qtn 2.
Speed enforcement / speed indicators around the area

Openreach is already in the process of providing high speed broadband. To recommend this now makes you look behind the times and out of touch. Why don't you make some comments instead about the lack of a decent electricity supply. No good having fast broadband if my laptop keeps crashing due to power cuts!
2.) I am unsure what you mean by this point 5.) I believe the footpath network should support the local community access to community facilities and provide ... etc and not 'attract visitors'
Bus service is not supported - the bus never has more than one passenger. Unfortunately this service is one of the criteria used to justify Norley as a development centre. As no-one uses it, better that it is discontinued. There is no mention in the Aims of our poor intermittent electricity supply due to reliance on overhead cables. This is a major omission which should be addressed. Also no mention of additional measures to enforce existing 30 mph speed limits. Again this is a major omission.
Another leading question and one that could be interpreted in different ways. "Planning obligations will be used to address the impact of development proposals" What planning obligations?
High speed broadband is CRITICAL as this will support the village and community for future generations. Current residents may not understand the importance but a village that is not efficiently connected to the internet is a dying village

Appendix H General Comments (Section H)

Keep Norley rural but please retain the "old ethos" with many infiltrators the ? been forgotten ie:- Temperance Hall and when did that patch of unkempt grass become the "Village Green". Beware of speeding more must be done instead of paying lip service "Yes we know it happens".
We need to stop the building of large OR small estates on agricultural land. We need to keep our pubs, shops and school. I realise that we need more people to do the latter, but a balance must be maintained.
There is no evidence of policing in the Hatchmere of Norley (other than when requested). Police cars, and Officers use the B5152 past Hatchmere many times each day but totally ignore offences as they being committed e.g. traffic,parking on pavements, and too close to crossroads. This their natural route between Frodsham and Northwich.
Thanks to the steering group for all the the work and effort being put into developing our Neighbourhood Plan.
Excellent survey. Well done Neighbourhood Team thanks.
Improved broadband is essential if Norley is to progress. For all addresses within the parish, not, just those adjacent to BT's green street cabinets!!
The sooner a Neighbourhood Plan for Norley is produced the better so as to protect our community from unsustainable overdevelopment on large pieces of land.
Many thanks to those who have worked to create this survey.
LIKE TO DISCUSS EXTENSION TO PARISH CENTRE
Thanks to the team for their hard work
The Neighbourhood Plan must allow residents to make sensible decisions on their own.
A land survey should be undertaken to determine current ownership of all potential development land to demonstrate the very high future risk of a deluge of planning proposals around Norley. The information can be obtained from the land registry at very small cost. It is public information.
A very well put together survey
Our fundamental belief is that you can't stop progress. However, destruction of green belt by opportunistic developers is criminal.
Improve the Norley Signs at entrance of village.
It is good that this survey has been presented to all in the village and that we are encouraged to take part and reminded. I feel that some questions or aims in the plan are skewed to meet the opinions of certain groups of people and may represent the view of a group of people that are being vocal but the views may actually be a minority rather than a majority in the village. Some questions are emotive to people and this will skew their overall opinion, what is the right/wrong thing next door to someone may not be right/wrong elsewhere which is why I do not like some of the blanket rules/suggestions. This village has a varied character and to maintain that character future plans and proposals need to be assessed individually.
I have interest in Norley as I use the village but live at Hatchmere Park
I am strongly opposed to small minded, "nimby" mentality and views that all change is detrimental to Norley. This village NEEDS change, increased vibrant population of younger people and should embrace change. The village wouldn't after all be the place it is now without change growth and development - it would have remained a few farms and cottages and have died on the vine a long time ago! This plan should NOT seek to restrict home/landowners from doing what is best for them/families. Property values will be vulnerable if over restriction is applied to regulation and assets devalued if this isn't properly considered.
Brownfield only development. Better roads less HGVS from the local infill/quarry. Free buses for children to high schools.
Change should not be feared. It is natural those councillors appointed should remain flexible as long as they protect the basic concept that the local residents wish to maintain.
Delamere Forest footpaths are being seriously being eroded by mountain bikes which should be restricted so young people can enjoy the forest like I and my parents did. THANK YOU.
Very concerned the Hatchmere rural community will be overdeveloped, that the proposed Jewish school ldevelopment will be ill considered to the detriment of the village. All development should be in keeping and maintain the village feel of all aspects of the village. Development should be distributed not concentrated on Hatchmere. Careful consideration should be made negatively overall development in the immediate area, which currently seems excessive (eg Marley Tiles site) and therefore may reduce the requirement for housing in Norley.
The attraction of Norley is its relative isolation. I'm not in favour of expensing the village. I'm not in favour of developing business units in the village. I don't see any need to provide more shops. I am against making access to the village easier - there are too many visitors dropping litter, breaking down fencing etc already. The village should encourage forestry/agriculture/small holdings/food production as core businesses these are our unique assets. Combine this with a

focus on the top end of the housing market and it will be a better place to live!
Please can you do more to encourage younger families to the area. That is how to create a rich and vibrant community.
A comprehensive survey - I'm looking forward to reading the proposed Plan in its entirety!
In completing this survey I would hope that the results of it are used by planning and parish councils to determine housing and service developments if not it is a waste of mine and your time!!
Thank you to the steering group for all your hard work.
The key issue is new housing which should be met by good quality infill and any small brownfield sites. There is no need for greenfield rural exception sites and no evidence of local need for more affordable homes; large housing estates must be resisted and the open characteristic of Norley preserved
Norley is a small community that is characterised by small clusters of houses interspaced by wide open spaces and we should preserve this. That will be difficult enough in the current times. We should grow and develop as we have over the years so that we do not lose the character of the village. The naturalism of the village must be encouraged.
I fear that this plan has come too late as there are already 4 new housing proposals within 200m of where I live. I also don't believe that the corrupt planning decision makers will take a blind bit of notice of any Neighbourhood Plan.
Thank you to the committee for giving their time to such an important plan.

APPENDIX 26

REGULATION 14 PRESUBMISSION CONSULTATION REPORT

Separate questionnaires were sent to the community and to statutory consultees. The latter included the list of plans and documents which supported the policies, in the preamble to each set of Policies. The former did not, aiming to keep the questionnaire to the community jargon free and focused.



Consultation Report Regulation 14 Stage

January 2015



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1.0 Introduction

The Norley Neighbourhood Plan (“the plan”) is being prepared by a steering group acting on behalf of Norley Parish Council under the provisions of the Localism Act 2011. The Act has a set of regulations that the parish council must follow. Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 requires that the parish council carries out a formal 6 week period of public consultation on the draft plan before finalising it and submitting it to Cheshire West & Chester Council when it will be subject to further formal stages before it can be “made” and come into force.

Regulation 14 consultation was carried out between November 15th and December 31st 2014. This report explains how the consultation was carried out and presents the results of that consultation.

The Regulation 14 consultation follows extensive earlier rounds of consultation with the local community over the last two and a half years on issues, vision and aims and proposals for policy. These earlier rounds of consultation have helped to shape the draft plan along with other evidence.

This report is prepared by Cheshire Community Action on behalf of the Norley Neighbourhood Plan Steering Group.

2.0 Who was consulted and how they were consulted

In accordance with Regulation 14(a) the Plan was publicised to people living working and carrying out business in the neighbourhood area as follows:

- A hard copy of the plan and a response form was delivered to every household in Norley parish, to local businesses and the school (a total of 507 surveys)
- Copies of the plan and response forms were provided in the local shop, The Stores
- The plan was published on the Norley parish council website with details of how to make comments and the deadline for responses (during the pre-submission consultation months of November and December 2014 the website received 3036 ‘hits’)
- Notice of the plan and details of the consultation in the local newsletter, Norley News (see Appendix A)

Responses could be made on the hard-copy response forms (see Appendix B) and returned to a collection box at the Stores or the local pubs, The Tiger’s Head and the Carriers Inn. Alternatively, responses could be made via an on-line survey at:

<https://www.surveymonkey.com/s/norleydraftplan> . Information provided with the plan made it clear that more than one response per household was welcomed and encouraged people to take copies of the response forms as well as inviting other members of the community with land or business interests in the area to respond.

The response forms and on-line survey asked individuals whether or not they supported policies on each of the following policy areas, as well as inviting further comments:

- Housing growth
- Local character
- Landscape and Environment
- Biodiversity
- Community Infrastructure
- Local Economy
- Transport and Communications
- Settlement Boundaries
- Important Green Spaces

Individuals were also asked for information on their age, gender and name. Cheshire Community Action collated the responses from the community using the on-line survey software, Survey Monkey.

In accordance with Regulation 14 (b) relevant statutory consultees were contacted by email or letter and invited to comment. A list of the statutory consultees who were contacted is set out in Appendix C.

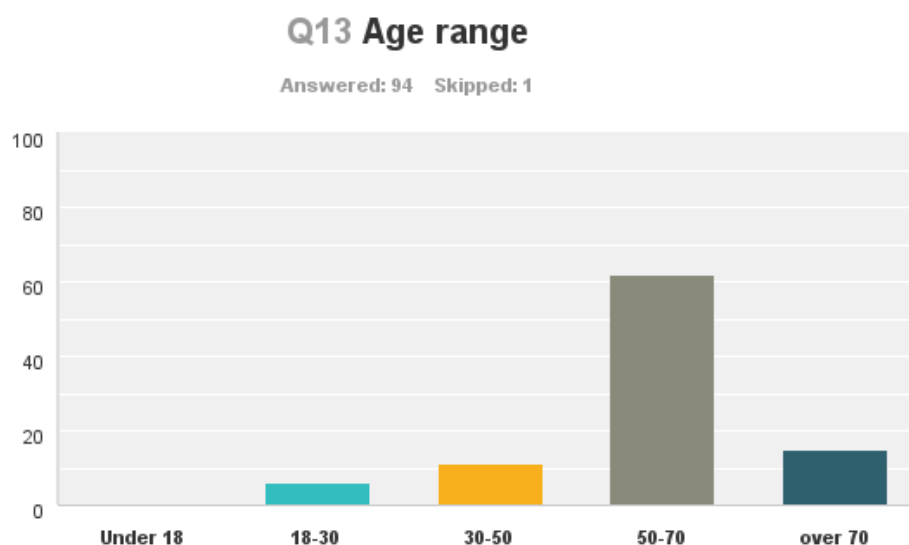
The plan was sent to Cheshire West & Chester Council, as required by Regulation 14 (c).

3.0 Overall response

95 individuals from the community responded to the consultation. Responses were received from the following statutory consultees: English Heritage, Natural England, and United Utilities (see Appendix D). Connecting Communities responded with no comment. Comments from Cheshire West & Chester Council are shown in Appendix E. It should be noted that in January 2015 Cheshire West & Chester Council also confirmed that a full Strategic Environmental Assessment would not be required for the plan.

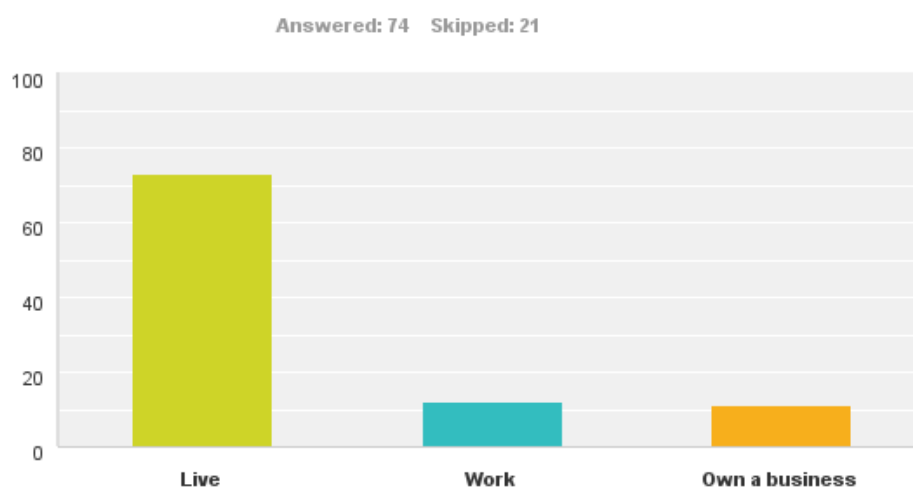
In terms of consultation with the community, there were responses from a cross-section of the adult population. 49 responses were received from men and 42 from women. Figure 1 shows that the majority of responses were from older age groups, reflecting the relative older population of Norley compared to the Cheshire West & Chester area as a whole.

Fig. 1 Age of respondents from the community



Most members of the community who responded were residents. There were 12 responses from people who work in the area and 10 from those who own a business in the area; some of these are also residents.

Q11 In the parish, do you... (please circle all that apply)



Every proposal in the Plan received support from the majority of respondents, as shown in Appendices F to O and summarised in the Table below.

Table 1. Numerical responses to the pre-submission questions

Topic	Number responding	
	Yes	No
Housing Growth Policies Do you support the Draft Plan proposals?	92	3
Local Character Policies Do you support the Draft Plan proposals?	93	1
Landscape and Environment Policies Do you support the Draft Plan proposals?	90	2
Biodiversity Policies Do you support the Draft Plan proposals?	88	1
Community Infrastructure Policies Do you support the Draft Plan proposals?	90	2
Local Economy Policies Do you support the Draft Plan proposals?	90	2
Transport and Communications Policies Do you support the Draft Plan proposals?	90	1
Settlement Boundaries Do you support these Boundaries which are part of the Housing Growth policies?	85	5
Important Green Spaces Do you agree with the specified Green Spaces?	88	3

4.0 Main issues

The main areas of concern arising from the consultation were:

Vision

A couple of comments suggested including churches in the vision statement on the basis that they are a key part in creating a strong community.

Scale of housing

Some comments sought a reduction in the target of 33 dwellings if there are planning approvals in neighbouring parishes.

Type of housing

There were concerns about the replacement of smaller residential properties with larger 'mansions' with the implication that the plan needs to address this issue more. Another comment was that housing for young people and families should be prioritised to help the village and school thrive.

Settlement boundaries

There was some confusion about the implications of the settlement boundary. One queried whether infill and rural exception sites would not be permitted outside of the settlement boundary? A couple of comments were made that all green fields or paddocks should remain outside the settlement boundaries. There was a suggestion for revising the boundary in relation to Breech Moss Lane and another respondent queried why Finger Post Lane was not included within the boundary.

Cheshire West & Chester Council commented that whilst the general approach seems reasonable there is some uncertainty over the need for a settlement boundary until Part 2 of the emerging Local Plan is further advanced and it is clear whether or not Norley will be identified as a Local Service Centre. If it is identified as a Local Service Centre, a settlement boundary would be appropriate, if not, the whole of neighbourhood plan area would be classed as countryside.

Brownfield development

Some respondents were seeking a clear preference for brownfield before greenfield development but one respondent questioned whether there were any brownfield sites.

Cheshire West & Chester Council commented that it needed to be clearer that the redevelopment of brownfield sites must comply with the requirements of para 89 of the NPPF and policy STRAT9 in the Local Plan.

Rural exception sites

Cheshire West & Chester Council commented that the reference to rural exception sites should be deleted from policy HOU1 to better reflect NPPF and the Local Plan and replaced with wording along the lines of 'small scale developments of affordable housing'. Also, the limit of 4 dwellings on such sites needs to be supported by evidence.

Infill

There were concerns that allowing infill with policy LC5 was contradictory to the purposes of policies ENV1 and ENV2 of protecting green spaces.

Affordable housing

Cheshire West & Chester Council commented that policy HOU2 – housing to meet local needs, should make clear that it only applies to affordable housing since there

is no requirement in national guidance or the Local Plan for market housing to meet local needs.

In relation to the mechanism for allocating affordable housing, Cheshire West & Chester Council commented that a 'Norley connection' needs to be defined and that a shorter time period for vacancies should be allowed. Other respondents questioned the practicality and desirability of making houses available for 12 months to people who meet the local needs criteria in policy HOU2, and concerns over having empty properties.

Design of homes

One comment strongly put was that the Plan was too vague on the design requirements eg ensuring there is "high quality of design" in policy HOU3 and that new homes should be "in character with adjoining properties" in policy HOU1 when that character may vary considerably.

Size of gardens

Some respondents thought that policy HOU3 should be more specific about the size of gardens required with new dwellings.

Local Views and Vistas

One suggestion was that the view from the Spinney over the fields towards the outskirts of Delamere Forest should be included. One respondent thought that the Plan should be more restrictive and not allow new housing development in areas listed as "important local views and vistas".

Woodland, trees and hedgerows

Cheshire West & Chester Council commented that policy LC3 should be stronger on avoiding loss/damage to these features in the first instance. Traditional orchards should also be included.

Landscape Character

Cheshire West & Chester Council commented that there could be reference to the Vale Royal Landscape Character Assessment SPD 5 and the Cheshire Landscape Assessment.

Impact on underground utilities infrastructure assets

United Utilities commented that policies LC4 and LC5 should cover the identification and protection of underground utilities infrastructure assets.

Green Spaces

There were some suggestions for additional areas of green space: the field containing a pond by School Lane north; the area south of Post Office Lane between Norley and Hatchmere; sweet chestnut trees along Town Farm Lane and

land between Finger Post Lane, Cow Land and Hough Lane. Cheshire West & Chester Council commented that the number of spaces designated was possibly excessive.

Rural need policy

Cheshire West & Chester Council commented that policy ENV3 is unclear in what is meant by rural need and onerous since some development proposals are minor with limited impact.

Biodiversity

Comments made by Chair of the Norley Wildlife Group were that the plan focuses too much on specific places and joining them up strategically rather than ensuring as many places as possible are pollinator friendly, especially by growing wildflowers all around the village.

Cheshire West & Chester Council advised three corrections:

- i. the definition of local authority under the Natural Environment & Rural Communities Act 2006 includes parish councils
- ii. Standing Advice for Ancient Woodland and Veteran Trees should be the 2014 version and on that basis the 15 metre buffer zone in policy BIO 1 was queried
- iii. Flaxmere is managed by Cheshire West & Chester Council

Improvements to community infrastructure

There was concern from some that this would lead to Norley being designated as a Local Service Centre.

New community infrastructure

Cheshire West & Chester Council commented that the final paragraph of policy CI 1 should also meet the requirements of the CIL Regulations 2010.

Shop

A couple of comments were that there should not be any special support for the shop, rather it should be left to market forces.

Economic development

There were diverging views on the approach to businesses. Some comments were that the plan should be more strongly worded and “encourage” or “promote” businesses rather than just support them. Others thought that there was no demand for jobs in Norley and were concerned that the economy policies might be used as a loophole for developers to build on green belt land. One suggestion was to make ECON 3 more restrictive by requiring agricultural buildings to have been used for the intended purpose for at least four years.

Cheshire West & Chester Council commented that policy ECON 1 should reflect Local Plan policy STRAT9 and the Vale Royal Local Plan policy E10 which support business development making use of existing buildings or limited extensions.

Broadband

Some commented that the plan only focuses on new developments and wanted it to address infrastructure improvements to existing properties.

Transport

Natural England suggested including some wording on other modes of sustainable transport such as cycle ways in policy TRANS 1.

Traffic

Some commented that traffic calming and the enforcement of speed limits appears to have been forgotten at this stage of the plan. In relation to policy TRANS 3, Cheshire West & Chester Council commented that traffic assessments are not usually required for small developments so suggested an additional word 'sizeable' before 'housing'.

Scope of the plan

Once respondent questioned how the proposed parish boundary changes will affect the plan?

Maps

A number of comments were made that the maps were too small to be legible.

5.0 Next steps

It is recommended that the Norley Plan Steering Group reviews the responses, considers the main issues above and decides what revisions need to be made to the plan before it is submitted to the local planning authority under Regulation 15.

Norley Neighbourhood Plan

The draft policies for the Neighbourhood Plan are nearly complete.
In mid-November a 6 week statutory consultation will start.
This is your opportunity to ensure your views on the plan
are known before submission to the Inspector



**THE DRAFT POLICIES WILL BE POSTED ON THE
NEIGHBOURHOOD PLAN WEBSITE FROM
NOVEMBER 15TH**

**A DIRECT MAIL QUESTIONNAIRE WILL BE SENT TO
EVERY HOUSEHOLD FOR THEIR COMMENTS.**

**PLEASE COMPLETE THE
QUESTIONNAIRE!!**

The Neighbourhood Plan Website is

www.norleyplan.org

This contains the draft policies and all
the evidence collected during the
process including the results of 15
consultations

Printed copies will be available to view
at The Stores and the Tigers Head

Anyone aged 18 or above resident in this
parish can complete the questionnaire, so
more than one response per household is
welcomed.

If you need to, you may take copies or
obtain more copies from The Stores.

You can drop the completed questionnaire
in the collection box at The Stores, the
Tigers Head or The Carriers.

Also you can complete it online following
the links in the questionnaire.

Appendix B Response Form

YOUR COMMENTS AND RESPONSES

Your thoughts and comments on any, or all, of the policies in this document will be welcomed.

Pages 12/13 Housing Growth Policies

Do you support the Draft Plan proposals? Yes ___ No ___

Comments:

Pages 15/16 Local Character Policies

Do you support the Draft Plan proposals? Yes ___ No ___

Comments:

Page 18 Landscape and Environment Policies

Do you support the Draft Plan proposals? Yes ___ No ___

Comments:

Page 21 Biodiversity Policies

Do you support the Draft Plan proposals? Yes ___ No ___

Comments:

Page 24 Community Infrastructure Policies

Do you support the Draft plan proposals? Yes ___ No ___

Comments:

Pages 26/27 Local Economy Policies

Do you support the Draft Plan proposals? Yes ___ No ___

Comments:

Page 29 Transport and Communications Policies

Do you support the draft plan proposals? Yes__ No__

Comments:

Pages 32/33 Settlement Boundaries

Do you support these Boundaries which are part of the Housing Growth policies? Yes__ No__

Comments:

Page 34/35/36 Important Green Spaces

Do you agree with the specified Green Spaces? Yes__ No__

Comments:

Any Further Comments

Do you live, work, or own a business in the Parish? Please circle all that apply.

Male / Female

Age range: under 18__ 18-30__ 30-50__ 50-70__ over 70__

Name (optional):_____

Appendix C Statutory Consultees contacted

Organisation	Contact Name	Role	Tel.	Email
Cheshire West & Chester	Rosie Morgan	Planning Policy Team	01244 973884	rosie.morgan@cheshirewestandchester.gov.uk
British Gas				customerservice@britishgas.co.uk
Cheshire Wildlife Trust	S. Bennett			sbennet@cheshirewt.org.uk
Connecting Cheshire Partnership	Alan Graham	Digital Engagement Officer		info@connectingcheshire.org.uk
Crowton Parish Council	Mr J. Woodward	Clerk		crowtonpc@cheshirepcs.co.uk
Cuddington Parish Council	Mrs J. Chrimes	Clerk		clerktocppc@hotmail.co.uk
Delamere Parish Council	Ms J. Monks	Clerk		delamereclerk@yahoo.co.uk
Environment Agency				enquiries@environment-agency.gov.uk
English Heritage	Darren Ratcliffe	Historic Areas Advisor (North West)	0161 242 1425	Darren.ratcliffe@english-heritage.org.uk
Forestry Commission			01606 882167	delamere@forestry.gsi.gov.uk
Homes & Communities Agency			0300 1234 500	mailto:mail@homesandcommunities.co.uk
Joint Norley Community Organisations Trust (JNCOT)	Pauline Cogan	Secretary		p.cogan@btopenworld.com
Kingsley Parish Council	Mrs D. Woods	Clerk		dwoods7622@aol.com

Manley Parish Council	Mrs G. Hawthornthwaite	Clerk		gaynor0928@googlemail.com
Norley Methodist Church Council	Ruth Lane	Secretary	Church Council	ruth@cowlane.co.uk
Norley Parish Church	Rev. P Rugen	Vicar		
Norley Primary School	Helen Kelly	Head teacher		Delivered by hand
Natural England	Janet Baguley		0300 0601772	janet.baguley@naturalengland.org.uk
Oakmere Parish Council	Mrs J. Monks	Clerk		oakmereppc@gmail.com
Scottish Power	Steven Edwards			steven.edwards@sppowersystems.com
United Utilities	Dave Sherratt	Local Development Framework Assessor	01925 731311	planning.liaison@uuplc.co.uk

Appendix D Responses from Statutory Consultees

See responses from English Heritage, Natural England and United Utilities on the following pages:



ENGLISH HERITAGE
NORTH WEST

By email: martin@bellbuz.co.uk

Our Ref: 1549

Your Ref:

Date:

Dear Mr Bell,

NORLEY NEIGHBOURHOOD PLAN

Thank you for consulting English Heritage, on this occasion we have no comment to make on the application to designate a Neighbourhood Plan Area, we do not need to be consulted at future stages unless the developing plan proposes significant impacts or changes in relation to designated heritage assets or their setting that would require statutory notification to English Heritage by virtue of government notification procedures, See <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/consultation-and-notification-requirements-for-heritage-related-applications/>

By way of guidance:

Evidence Base

The National Planning Policy Framework must be taken into account in the preparation of neighbourhood plans, and is a material consideration in planning decisions

The neighbourhood plan should be based on an up-to-date evidence base which includes reference to the historic environment. The evidence base needs to identify:

- What contribution the historic environment makes to the character of the area, to its economic well-being and to the quality of life of its communities.
- What issues and challenges it is facing and likely to be facing in the future;
- What opportunities the historic environment offers for helping to deliver the other objectives in the Plan area.

When undertaking this exercise, it is important to bear in mind that it is not simply an exercise in listing known sites but, rather understanding their value to society (i.e. their significance). There is a need to identify the subtle qualities of the area and its local distinctiveness and character which can easily be lost. There will need to be an assessment of the likelihood of currently unidentified heritage assets including sites of historic and archaeological interest being discovered in the future. It may also be necessary to identify heritage assets outside the area where there are likely to be setting impacts caused by any development proposals put forward in the area. It is also important to bear in mind that some asset types are not currently well recorded. For example, the Register of Parks and Gardens of Historic Interest in England, is thought to represent only around two thirds of

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5FW

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sites potentially deserving inclusion. Evidence gathering can also help to identify parts of a locality that may be worthy of designation as a conservation area and identify assets that are worthy of inclusion in a local list.

Potential sources of evidence include:

- National Heritage List for England
- Historic Environment Record
- Conservation Area Appraisals and Management Plans
- Local Lists
- National and Local Heritage At Risk Registers
- Historic Characterisation Assessments
- World Heritage Site Management Plans
- In house and local knowledge expertise

Where the evidence base is weak, there will be a need to commission additional work to ensure that the historic environment is adequately dealt with and can be used to inform the Plan.

Spatial Portrait

The Neighbourhood Plan should include a proper description and assessment of the historic environment and the contribution it makes to the area (NPPF, Paragraph 169). The Plan needs to describe the historical growth of the area and identify its historic environment. It should also clearly identify the character and identity and the contribution it makes to life in the area.

Plan Policies

One of the twelve principal objectives of planning under the NPPF is the conservation of heritage assets for the quality of life they bring to this and future generations (NPPF, Paragraph 17). Conservation means maintaining what is important about a place and improving this where it is desirable. It is not a passive exercise. It requires a Plan for the maintenance and use of heritage assets and for the delivery of development within their setting that will make a positive contribution to local character and distinctiveness.

Neighbourhood Plans should include policies that will conserve and enhance the historic environment of the area and to guide how the presumption in favour of sustainable development should be applied locally. It is vital to include strategic policies for the historic environment as they will be the starting point for decisions on planning applications and Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan.

The strategic policies for the historic environment will derive from the overall strategy to deliver conservation and enjoyment of the area's heritage assets for generations to come. These may be policies that concern themselves specifically with the development of types of heritage asset. But delivery of the NPPF objective may also require strategic policies on use, design of new development, transport layout and so on. Indeed every aspect of planning, conceivably can make a contribution to conservation. Plan policies in all topics should be assessed for their impact on the strategic conservation objective.

Conservation is not a standalone exercise satisfied by standalone policies that repeat the NPPF objectives. The Local Plan should also consider the role which the historic environment can play in delivering other planning objectives:

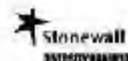
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communication infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Protecting green belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Facilitating the sustainable use of minerals

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In formulating the strategy it is advisable and often necessary to consider the following factors:

- How the historic environment can assist in the delivery of the vision and the economic, social and environmental objectives for the plan area;
- How the Plan will address particular issues identified during the development of the evidence base including heritage at risk;
- The interrelationship between the conservation and enhancement of the historic environment and the other Plans policies and objectives;
- The means by which new development in conservation areas and within the setting of heritage assets might enhance or better reveal their significance;
- How local lists might assist in identifying and managing the conservation on non-designated heritage assets;
- How the archaeology of the Plan area might be managed;
- How CL funding might contribute towards ensuring a sustainable future for individual assets or specific historic places and whether or not certain heritage assets might need to be identified;
- Whether masterplans or design briefs need to be prepared for significant sites where major change is proposed;
- What implementation partners need to be identified in order to deliver the positive strategy;
- What indicators should be used to monitor the effectiveness of the strategy.

Development Management Policies

In terms of development management policies, it is clear that the NPPF expects plans to include detailed policies, which will enable a decision maker to determine a planning application.

Where the Neighbourhood Plan includes development management policies for the historic environment they should help inform decisions that affect it and others should where possible cross-reference heritage related issues.

Key issues to be considered are (not wholly comprehensive):

- Undesignated heritage assets (including significance of, setting, extensions, demolition, alterations, change of use, etc).
- Designated heritage assets (including significance of, setting, extensions, demolition, alterations, change of use, etc).
- Archaeology including remains of less than national importance.
- Conservation areas
- Registered parks and gardens
- Heritage at Risk
- Important views and vistas
- Landscape character
- Local character and distinctiveness
- Individual settlements
- Historic shopfronts and advertisements
- Public realm
- Design
- Information to accompany an application.

Strategic Cross Boundary Issues

Strategic cross boundary issues that affect the historic environment are issues that can only be effectively addressed at a larger than local scale and may cover the issues listed below; this is not an exclusive list and strategic issues will have to be considered on an area by area basis.

- extensive designated and non-designated heritage assets, e.g. World Heritage Sites, historic landscapes,
- major heritage based tourism attractions, the management of which may impact upon more than one Authority
- major quarries for building and roofing stone, e.g. Portland stone
- major changes to green belt which affect the preservation of the setting and character of historic towns
- major development proposals likely to affect important heritage assets in a neighbouring authority, e.g. major urban extensions, infrastructure proposals

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These strategic issues will not necessarily and always be the same as the strategic policies for the protection and enhancement of the historic environment included in a local plan but are likely to be a sub-set of them. Indeed local circumstances may indicate that strategic approaches may not always be needed.

Site Allocations

The NPPF makes it clear that the significance of heritage assets can be harmed through development within their setting. There is a requirement in the Town and Country Planning Act 1990 that 'special regard' should be had to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess. It is also the duty of the Council to preserve or enhance the character or appearance of its conservation areas and their setting. Where potential development sites appear to include non-designated assets including the possibility for archaeology, their potential should be investigated and retention/exploration should be promoted.

Consequently, before allocating any site there would need to be some evaluation of the impact, which the development might have upon those elements that contribute to the significance of a heritage asset including their setting, through undertaking a heritage impact assessment. The assessment of the sites needs to address the central issue of whether or not the principle of development and loss of any open space is acceptable. It needs to evaluate:

1. What contribution the site in its current form makes to those elements which contribute to the significance of the heritage assets. For a number of these heritage assets, it might be the case that the site makes very little or no contribution.
2. What impact the loss of the area and its subsequent development might have upon those elements which contribute to the significance of those heritage assets.
3. If it is likely to result in harm, how might that harm be removed or reduced to an acceptable level.
4. If the harm cannot be reduced or removed, what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset?

The selection of sites for development needs to be informed by an up-to-date evidence base and the Plan should avoid allocating those sites which are likely to result in harm to the significance of the heritage assets of the Plan area. Where adverse impacts are unavoidable, the Plan should consider how any harm might be mitigated. This could include measures such as a reduction of the quantum of development at a site, amending the types of development proposed or locating the development within another part of the site allocation. Such initiatives need to be fully justified and evidenced to ensure that such measures are successful in reducing identified harm.

The allocation of sites for development may also present better opportunities for the historic environment. For example, new development may better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk.

Where relevant, policies for allocated sites may need to make reference to identified historic environment attributes in order to guide how development should be delivered. For example, this might require the policy to include detailed criteria or providing supplementary information with the supporting text.

English Heritage strongly advises that you engage conservation, archaeology and urban design colleagues at the Council to ensure that you are aware of all the relevant features of the historic environment and that the historic environment is effectively and efficiently considered. They are also best placed to advise on local historic environment issues and priorities, including access to data held in the HER. This will ensure that there is joined up and robust approach is undertaken to historic environment issues.

We hope the advice above will help to ensure that the future Neighbourhood Plan is technically sound in accordance with government planning policy.

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Yours sincerely,



Darren Ratcliffe
Historic Areas Adviser (North West)
Telephone: 0161 242 1425
E-mail: Darren.ratcliffe@english-heritage.org.uk

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5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401
www.english-heritage.org.uk

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Date: 08 December 2014
Our ref: 137421
Your ref: Martin Bell

martin@bellbuz.co.uk
BY EMAIL ONLY



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

T 0300 060 3900

Dear Mr Bell

Norley Neighbourhood Plan

Thank you for your consultation on the above dated 14 November 2014 which was received by Natural England on the same date.

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

Natural England notes that this Norley Neighbourhood Plan is advancing ahead of the Cheshire West and Chester Local Plan. As such, the Local Planning Authority should ensure consistency with the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the Local Plan to outline any environmental issues as a result of the development of this site. We have received a consultation on the SEA/HRA Screening for Norley Neighbourhood Plan to which we will respond in due course.

Overall, Natural England is pleased to see the natural environment so well reflected in the Neighbourhood Plan and we support the aim to 'protect and enhance natural environment and wildlife habitats'.

Landscape and environment - Natural England strongly support the intention to enhance and protect landscape, wildlife corridors, greenspace and footpaths.

Biodiversity – It is very pleasing to see a biodiversity policy in a Neighbourhood Plan and it is excellent to see that some work has been done to identify areas for potential enhancement.

Transport – Natural England supports improvements to Public rights of way but wonder if this policy could be improved further by including some wording on other modes of sustainable transport e.g. cycle ways.

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

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



Page 1 of 2

Natural England is accredited to the Cabinet Office Service Excellence Standard

Yours sincerely

Janet Baguley
Tel – 0300 0601772
janet.baguley@naturalengland.org.uk



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United Utilities Water Limited
Developer Services & Planning
Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
WARRINGTON WA5 3LP

planning liaison@uuplc.co.uk

Your ref	
Our ref	DC/14/4553
Date	31 December 2014

Martin Bell
Chairman, Norley Neighbourhood Plan Steering Group
Clematis Cottage
Post Office Lane
Norley
Cheshire
WA6 8JJ

Emailed to martin@bellbuz.co.uk

Dear Martin

Proposal: Draft Neighbourhood Plan and Consultation November 2014

Thank you for your consultation and seeking our views in this process.

We support growth and sustainable development within the North West and would like to build a strong partnership with you and neighbourhood groups to aid sustainable development and growth.

Our aim is to facilitate sustainable development whilst safeguarding our service to customers; assist in the development of sound planning strategies, to identify future development needs and to secure the necessary long-term infrastructure investment.

We would like to make the following comments on the Neighbourhood Development Plan and wish to be included in further consultations and where necessary, the development of the Neighbourhood Development Plan and any Neighbourhood Development Orders or Community Right to Build Orders.

Our historical consultation responses to the Council's planning policy consultations; planning applications and pre developer enquiries are still valid and should be taken into consideration when developing the Neighbourhood Area Plan; supporting policies and any Neighbourhood Development Orders or Community Right to Build Orders.

Consultation comments

Policy LC4 – Extensions and Alterations to Existing Buildings

Proposed extensions and/or alterations to dwellings should reflect the size and scale of the existing and adjacent building and will be required to be constructed of complementary materials. The design should reflect and enhance the character and appearance of the existing dwelling.

Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing building and to be in keeping with the surrounding development.

Policy LC5 – Infill and Replacement Development

Infill development of up to two dwellings will be designed to reflect the size and scale of adjoining development and the prevailing character of the locality.

Replacement dwellings will be proportionate to the size of the site and the scale of surrounding existing development

United Utilities Water Limited would like the above policies to be amended to cover the identification and protection of underground utilities infrastructure assets.

The design, type and/or location of any property extension; [its hardstandings; landscaping; boundary walls etc.] should have consideration for their impact on underground utilities infrastructure assets; their on-going protection; operation and future maintenance.

This should not be limited to the service they provide to the existing property, but also the service they provide to the surrounding community and environment.

Checks should be undertaken to identify the location of any underground utility infrastructure assets; as a diversion may be required at the developer's expense; these can be expensive and could result in the extension becoming unviable.

The building over and/or construction activities near/adjacent to water mains or critical sewers will not be permitted and therefore may result in an abortive project.

Please note:

Following the recent transfer of private sewers to Water and Sewerage Companies in England and Wales, not all sewers are currently shown on the statutory sewer records.

You should be aware that, on occasion, gaps are left between properties; this is due to the presence of underground utility infrastructure assets. We will not allow the building over or near to these assets and development will not be acceptable in these locations.

Water and sewerage companies have a legal right of access to their assets; this can be for operational and/or maintenance activities; therefore we will not permit the building over and/or near to our infrastructure assets.

Legal action may be taken to remove any obstacles [at the developer's expense] that prevent us from carrying out our statutory duties

We would like to be notified of the Council's decision on whether to accept our comments and the future progress of the Neighbourhood Development Plan.

If you wish to discuss this in further detail please do not hesitate in contacting me or Jenny Hope.

Yours sincerely

Dave Sherratt
Local Development Framework Assessor
Developer Services & Planning
United Utilities Water Limited

United Utilities Water Limited
Registered in England & Wales No. 25666278
Registered Office: Halesworth House
Lodge Farm Buntingford, Lingfield Green Avenue
Litcham, Warrington, WA5 3JL

Appendix E Response from Cheshire West & Chester Council

Comments on Draft Norley Neighbourhood Plan from Cheshire West and Chester Council

Pre-Submission Consultation November 2014

Please note that these comments are made at officer level.

General Comments

The Council recognises the significant amount of community consultation that has been put into development of the Neighbourhood Plan. In general the plan has been positively prepared and generally reflects the NPPF and emerging Local Plan. However, we have a number of comments which are intended to assist with improving the general conformity with strategic policies.

We have undertaken SEA/HRA screening which is currently subject to consultation with the relevant statutory bodies.

The Local Plan Part 1 is now at an advanced stage of preparation and very substantial weight can be afforded to these policies. These policies provide the framework for preparation of the Neighbourhood Plan, together with relevant retained policies within the adopted Vale Royal Local Plan. Local Plan policies (as modified by the Inspector) which are particularly relevant to the Neighbourhood Plan are:

- STRAT2 – Strategic Development
- STRAT8 – Rural area
- STRAT9 – Green Belt and countryside
- SOC1 – Delivering affordable housing
- SOC2 – Rural exception sites
- Environmental policies

The Local Plan Part 2 is at an early stage of preparation. Once adopted, it will replace policies in the Vale Royal Local Plan. There are particular issues covered in the Part 2 plan that will be of key importance for the Norley Neighbourhood Plan. This includes the identification of local service centres. The Part 1 Local Plan provides for this, stating in STRAT2:

‘An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services and facilities and access to public transport. These local service centres will be identified in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan’.

In the New Year, a paper will be considered by the Council’s Local Development Framework Panel outlining a proposed methodology for identifying local service centres and a suggested list of settlements for inclusion within the designation. It is anticipated that consultation on the methodology and list will then be undertaken. There will be no certainty on which centres will be designated as Local Service Centres until the Part 2 Plan reaches adoption, but as the plan advances the policy direction will become clearer.

The village of Norley has a range of services and access to public transport. It has the potential to be identified as a Local Service Centre in the Local Plan Part 2 but as yet this is not certain.

The explanatory text to Local Plan Policy STRAT9 states that settlement boundaries will be identified for local service centres. Land beyond settlement boundaries will be classed as countryside and subject to the requirements of policy STRAT9. As such, if Norley itself is designated as a local service centre then it will be subject to policy STRAT8 and any detailed policy in the Part 2 Local Plan, and will have a settlement boundary. Outside of the settlement boundary, the remaining part of neighbourhood plan area would be classed as countryside and subject to policy STRAT9.

If Norley is not identified as a local service centre then the whole of the NP area would be subject to policy STRAT9.

This situation clearly gives some uncertainty for the Neighbourhood Plan, however the general approach taken seems to be reasonable given the guidance in the Part 1 Local Plan.

We note the proposed settlement boundary in Appendix B. As mentioned above, a settlement boundary for Norley would be appropriate if the village is designated as a local service centre. If it is not, the whole of the neighbourhood plan area will be treated as countryside and there would be no need for a settlement boundary. It would be useful to have a detailed discussion with you about the settlement boundary to ensure that the methodology being used is consistent with that for the Local Plan Part 2. It is also important to ensure that the neighbourhood plan avoids effectively allocating sites by including areas within the settlement boundary, without proper assessment of deliverability and assessment of alternatives.

Housing Growth

Please delete reference to Chester Local Plan which is not relevant to this area.

Policy HOU1

Assuming that Norley is designated as a local service centre this policy approach broadly conforms with strategic policy. It should be made clearer that redevelopment of brownfield sites would need to comply with the requirements of the National Planning Policy Framework para 89 and Local Plan policy STRAT9. Please see comments on policy HOU2 below regarding references to meeting local housing needs.

Rural exception sites are defined (in NPPF) as small sites used for affordable housing where sites would not usually be used for housing, to meet the needs of the local community. The Local Plan policy SOC2 (as modified by the Inspector) states that such sites may be permitted on small sites **adjacent** to local service centres.

To better reflect NPPF and the Local Plan it is recommended that the reference to rural exception sites be deleted from policy HOU1 and replaced with wording along the lines of 'small scale developments of affordable housing'.

Within local service centres, limited development will be acceptable. Para 89 of NPPF allows for limited infilling in villages and limited affordable housing for local community needs in green belt areas, so policy for local service centres is likely to reflect this. The approach in policy HOU1 is therefore reasonable, however the limit of 4 units needs to be supported by evidence. In terms of

affordable housing schemes, such a low number of houses may make schemes unviable for Registered Providers.

Policy HOU2

This policy needs to make clear that the requirement to meet a local need applies only to affordable housing. There could be a small amount of market housing in Norley on infill sites or through conversions or redevelopment of previously developed sites (assuming it is designated as a local service centre). However there is no provision in the local plan or national guidance for market housing to be restricted to those with a local need.

Subject to that amendment, the reference to local need identified in the latest parish housing needs survey is appropriate. Provided that they are robustly prepared and kept updated, such documents can add useful local detail to more strategic assessments such as the Strategic Housing Market Assessment.

It would be useful to add further detail in policy or explanatory text as to what is meant by a 'Norley connection'. The policy allows for housing to be vacant for up to 12 months which seems excessive – could a further criteria be added to the local need definition (eg people with connections to neighbouring villages) which would allow for a shorter time for vacancies?

Local Character

Policy LC3

In accordance with the mitigation hierarchy, development should seek to avoid loss/damage to these features in the first instance. Norley also contains a number of remnant traditional orchards (www.magic.gov.uk) which should also be included.

Landscape and Environment

Comments from Landscape Officer:

Reference could be made to the Vale Royal Landscape Character Assessment SPD 5 (LCA)

Landscape types identified:

Norley

SPD 5 Landscape Type 4a Undulating Enclosed Farmland

Landscape Character Area 4a Norley Undulating Enclosed Farmland

Hatchmere

Landscape Type 1 Woodland, Heath, Meres and Moses

Landscape Character Area 1a Delamere

The Vale Royal LCA provides Key Characteristics, Visual sensitivity, overall management objective and guidance on landscape management and built development.

Cheshire LCA

Norley

RF1 Rolling Farmland Type Area1:- Norley

Hatchmere

SW1 . Sandy Woods Type 1:- Delamere Forest Character Area

Please see link to both Vale Royal and Cheshire Landscape Character Assessments below:-

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_consulta/total_environment/natural_environment/landscape/landscapecharacterassessment.aspx

Policy ENV 2

The approach to green spaces seems reasonable but the number of spaces designated possibly excessive

Policy ENV 3

Without definition or further explanation it is not clear what is meant by rural need. This requirement is onerous, particularly given the restrictions in place through the green belt designation. Some development requiring planning permission will be minor and limited in impact, which is not recognised by this policy.

Biodiversity

Comments from Biodiversity Officer -

NERC Act 2006 – the definition of “local authority” under section 40 includes parish councils and is not solely restricted to borough councils

Standing Advice for Ancient Woodland and Veteran Trees – reference is made to the 2012 version. This was superseded on the 7th April 2014. The suggested 15metre buffer zone referred to in the Standing Advice relates to one planning case for an ancient woodland site. It may be therefore difficult to justify for other habitats in this locality.

Appendix G: Flaxmere is managed by CWAC.

Community Infrastructure

Policy CI 2

The final paragraph of this policy needs to make clear that any provision of community infrastructure by developers meets the requirements of the CIL Regulations 2010 as amended, ie is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and

- fairly and reasonably related in scale and kind to the development.

Local Economy

Delete reference to Chester Local Plan

Policy ECON 1

This policy should reflect Local Plan policy STRAT9 and Vale Royal Local Plan policy E10. The approach in local plan policy is for new or extended business development to make use of existing buildings, or limited extensions.

Transport and Communications

Please delete reference to Chester Local Plan which is not relevant to this area.

Policy TRANS 3

Comments from the highways officer – we do not usually ask for traffic assessments in small developments under a certain threshold. Perhaps add an additional word such as ‘sizable’ before ‘housing’ to reflect this.

Appendix F Housing Growth responses

Do you support the draft Plan proposals? *Nos responding:* Yes = 92, No = 3

Comments

These should be constructed with aesthetics in mind! - and not look and appear soulless; etcetera
I agree with new properties staying in character with neighbouring properties
It may be worth establishing a design panel to ensure the design quality is up to required standards. Do not over develop small sites - ? ? ? 2 houses together where it would be more appropriate to the size/area of the site. HOU2 - is this practical?
We need to promote more diversity of housing supply - I think this is implicit - but the plan says nothing about supply of smaller housing being continuously reduced by bulldozing older properties and replacing with larger.
Parish Council must necessarily take initiative in defining local housing need on regular basis and must stoutly defend the NP policies when challenged by potential development.
Houses/cottages demolished should not be rebuilt as gated mansions.
Common sense proposals!
Development of greenfield sites within the green belt ought to be resisted - whether "infill" or not. Brownfield should be developed before any greenfield site is considered.
Norley needs to grow in a controlled "organic" way. No high density housing
re "in character with adjoining developments" - please can there be a touch of realism here and not insist on such stupid additions as "plastic chimneys".
Page 7 paragraph 3 line 3 add churches, between hall and local pubs
It is not made clear in Policy HOU2 what is to happen to vacated housing provided to meet local need if, after being made available for 12 months to people who meet the local need criteria, there are no local takers. This needs specifying because there is presently planning permission for 14 such units at Barnes Field and more are likely to be allowed at Archery Bank. This over-supply will mean that the situation could frequently arise whereby the "local need" rules will have to be flouted if the properties are not to remain empty after the first occupant has left.

Agree that new housing should be small scale and only to meet Norley's needs
These are proposals which reflect the needs of the village and people who live here
The target of 33 houses should be reduced if developments are approved within easy travel distance in neighbouring parishes
The prospective number of houses at 33 should be reduced if any developments are approved on land bordering the parish
Brownfield development should be preferred
It must be shown that all opportunities to use redundant agricultural buildings for community infrastructure purposes eg shop, library have been explored before any proposal for residential use can be considered. The number of 33 houses must be revised downwards in the periodic reviews of the Plan if housing developments in neighbouring land eg Marley Tiles site are approved
The number of 33 new houses should be revised downwards if developments are approved on land neighbouring the parish eg Marley Tiles site. The redevelopment of any redundant agricultural buildings for public use eg village hall, should be considered before any proposals for residential use could be approved.
We support this plan 100%. Recent planning applications are generally inappropriate and unjustified and a structured and sensible approach is required. This plan provides this.
HOU1B - Definitely not more than 4 houses "to meet local needs" but preferably NIL on any designated Green Spaces.
Very supportive. It reflects the village views accurately for very modest growth.
Para 5 page 11 How long will people have to have been residents of Cheshire West? If no time is stated the door is wide open. Policy HOU1 (A) Where are brownfield sites within the parish? These must be identified specifically. It is counter productive to make statements such as this if there are no such sites. (B) How do you determine "in character with adjoining developments" when one is a bungalow and the other a three storey five bed house? Policy HOU2 para 2 Who is going to wait for twelve months to sell a house when a customer comes along after one month especially if the move is for employment reasons? Who will pay the vendor compensation? Policy HOU3 How do you define "high quality of design". How is garden area going to be changed when occupiers change and have differing requirements? (both larger and smaller). These policies could well be tested in court, they need to be thought through. Back to the Village Design Statement.

Appendix G Local Character responses

Do you support the draft Plan proposals? *Nos responding:* Yes = 93, No = 1

Comments

Who will enforce the re-planting of hedges and trees, so as to re-beautify the areas developed? Is anyone responsible?
Hedgerows etc are vitally important
Extensions - any proposal should not contain any additional height to the ridge line of the main roof - visual protections. Existing gardens should not be divided up into sub-plots for additional dwellings.
But see above. I remain convinced we should explore listing of the houses that give Norley its character - all of which I believe are at risk.
Parish Council should use Norley Neighbourhood Plan policies and evidence, in commenting on development proposals.
It is essential to preserve what we have. Cherish green spaces.
There is no mention of the ponds (Cheshire kettles) eg infields is left of School Lane South + North. These are essential places for wildlife. The cutting down of trees has been "catastrophic".
By allowing infill will we lose the 'low density dispersed development'? Why not protect fields as well as wood, trees, hedgerows? Could you also consider stipulating that development ought to be ecologically sound?
Norley needs to grow in a controlled "organic" way. No high density housing.
It is essential to protect Norley's character of open spaces which separate groups of houses
An important feature of the local character of Norley is the open views and green spaces that separate small residential pockets.
Protection of the local character is vital
LC5 very important particularly relating to size
Any new houses should have a minimum garden size specified. The current wording is a bit vague.
Any development must be in character with the village. In particular garden sizes

must at least be equal to the garden sizes for equivalent existing houses in the village.
An important feature of the Local Character Policies and throughout the Norley Neighbourhood Plan is the preservation of open views, green spaces and open countryside.
No development should be allowed at all on Green Belt land outside the Settlement Boundaries. The proposal on garden sizes seems very vague. Shouldn't this be quantified eg at least 6 times the floor area of the house, so as to be clearer? Otherwise a housing developer could completely ignore such a vague criterion.
No development at all should be allowed on any green belt land lying outside the settlement boundaries.
100%
Important Local Views and Vistas - add on the list the view from "The Spinney over the fields towards the outskirts of Delamere Forest" in NGS4
Yes. Retention of open spaces and separation between settlements is essential.
There are too many nebulous statements in this section which mean nothing or are so ill defined as to be unenforceable. Who decides "high quality design and good standard of amenity" what are they, define, defend in court. Policy LC2 This policy infringes upon the rights of neighbouring landowners. Policy LC5 One side a bungalow the other a three storey five bed house, which size and scale do we reflect? Local views and vistas Where is Town End.

Appendix H Landscape and Environment responses

Do you support the draft Plan proposals? *Nos responding:* Yes = 90, No = 2

Comments

Planning permission has been passed for stables to be erected in the field adjacent to Nursery Park, Delamere Road, slap bang in the middle of the field. Not at all unobtrusive as recommended in your report. No good having rules if they are not implemented.
Some budgetary requirements will arise, needing PC funding.
Strong support for what is proposed here.
But why is not ALL the village included eg the field by School Lane North (which has a pond) is not even on the map.
However, ENV1 and ENV2 appear to be contradictory to HOU1. How can infill development not effect open/green spaces and open views?
Need to be aware of the ploy whereby "farm buildings" only remain so for a short while to be later given permission to convert to dwellings - a plughole which needs stopping.
Ditto previous comment and important to protect Green Belt
Preservation of the designated green spaces is key to maintaining the rural aspect of our village.
Protection of the landscape and diversity is extremely important
The protection of all the designated green spaces from development is extremely important particularly those spaces which separate existing settlements e.g. NGS4
Greenspaces that separate settlements are vitally important in maintaining the character of Norley. An important example of this which must be protected from development is NGS4.
Key to the Landscape and Environment Policies and the maintenance of the rural aspect of our parish is the preservation of the designated green spaces.
we believe the area to the south of Post Office Lane between Norley and Hatchmere should be designated as a green space. this is a key link to Delamere from the village and part of several key wildlife corridors and has been identified as a key opportunity to link up wildlife habitats.
It is important to maintain the dispersed nature of settlement in Norley to maintain

village character. The designated green spaces are an important mechanism for ensuring this.
Green Spaces that separate non-contiguous settlements are particularly important to maintain the dispersed nature of the village. A very important example is NGS4 which should remain protected as a Green Space.
Green Spaces that are buffers between non contiguous settlements are particularly valuable to maintain the dispersed character of the village. A good example of this is NGS4 which separates the settlement area of the Spinney from the settlement on Norley Road. This area must be retained as a Green Space
100%
In particular NGS4 should remain undeveloped
Good to see identified 'green spaces' (re. Appendix B) for long term protection from development
ENV2 NGS4 is not owned by CW&C and is a valuable production area-obviously the committee is not aware of what it suggests and has never been there. Rural character is not everything, commercial viability and employment are greater considerations, the countryside is not a museum but a living working entity, food production is too valuable to sacrifice on the alter of incomers amenity.

Appendix I Biodiversity responses

Do you support the draft Plan proposals? *Nos responding:* Yes = 88, No = 1

Comments

ALL activities especially on the Core Sites should not have any negative effect, even temporarily.
Wildlife and natural habitats essential
Could not read the map too small
Comment as for Landscape. PC must use local expert groups to assist it in achieving this policy.
Balance of nature to be preserved.
But there is no mention of the National Strategy for Pollinators - this is the bedrock of biodiversity. Without pollinators all is bust. The growing of wildflowers is an essential part and not just in the SSSIs or corridors. Everyone in the village can do something.
SSSI sites need an action plan
I am delighted to see that areas for improvement have been identified
We strongly support the biodiversity and see the need to protect the green space wildlife corridor between south of Post Office Lane (see previous comment).
100%
Good to see protection of wildlife corridors

Appendix J Community Infrastructure responses

Do you support the draft Plan proposals? *Nos responding:* Yes = 90, No = 2

Comments

We must NOT lose the local community buildings etc as others have done in the past
PC will need to delegate a member to form/lead specialist group to pursue these policies. External professional assistance may be required with associated funding needs.
Provided it does not impact on existing business or lead to the inappropriate designation of Norley as a "Local Service Centre" for CW&C Planning purposes.
But would not want a larger village hall facility which would directly impact on the Tigers Head's business or lead to Norley being designated as a "Local Service Centre" the very nature of which would jeopardise the rural character of the village.
Pub and shop essential to village life.
Policies use language that is very difficult to understand!
Lack of footpaths in High St and around pub/shop not addressed.
Our shop should be allowed to expand.
The playground is very well used by my children and an important part of our family life.
High speed broadband has now been provided and is a bonus for the village
I am pleased to see recognition for the increasing importance of small home based businesses to the local community and its economy.
The shop is a business run by people external to the village. It should only exist if there is adequate demand. No further support measures are appropriate nor do I see any that are possible.
Don't think the shop can be supported other than by market forces. If there is low demand then there is little requirement for the shop to exist.
100%
Need to ensure Bowling Green at rear of Village Hall is protected.
Retention and expansion of village shop is critical to Norley. Local Doctors surgery would be very desirable.

Appendix K Local Economy

Do you support the draft Plan proposals? *Nos responding:* Yes = 90, No = 2

Comments

Norley was a thriving agricultural community until thirty years ago when estates of executive homes were built and the traditional properties were bought and extended by incomers mostly with city money forcing the local population out of the housing market, some of those families had lived in the village for over two hundred years. The indigenous population has been replaced in many cases by people who want to know what Norley can do for them not what they can do for Norley. The original brief for the local plan was for the village to decide what kind of and how much development would take place and where this would be; with no development not being an option. This plan is not at all specific in where development should be and any positive statements are so hedged in with caveats as to render them useless. It is very obvious that development not wanted at all.

Re-use of rural buildings – great. Employment sites are very important.

I would be stronger on rural industries – we should encourage/promote, not just support.

Some initiatives should be carried out, especially, in the short term, the pursuit of high speed broadband.

Support larger premises for local shop.

The shop and pub are central to the community.

There must be no development to support jobs if this means encroaching on green belt land. There is little demand among young people for job actually in Norley.

Any business development must not affect greenspaces within Norley Parish and the surrounding countryside. Job creation for which there is little or no demand among the young people of Norley should not be used as a loophole by developers to allow building on green belt land in Norley.

Need to get out and encourage more local businesses as well as support them.

Need to state that new business hours of operation should be appropriate for residential areas. Policy ECON3 – to avoid people building agricultural buildings just to get early conversion this should read “should have been used for the intended purpose for AT LEAST four years”. These policies should make specific reference to the loss of amenity through noise and should include restrictions around hours of operation. New businesses should have to do a design and access statement to property to assess the impact for all new business use.

Any suggested developments to support employment must not be used as a loophole to allow such development on green belt land.
The policies on Local Character and Environment should have a more important status than this policy and this should be mentioned in the Plan. There is very little demand for employment within the village, most residents commuting to neighbouring conurbations. Any cynical attempts to exploit the 'exceptional circumstance' clause within Green Belt rules for developments to support local employment will be without foundation.
The landscape character of the village and Green Belt policy are absolutely paramount. Development for employment is of secondary importance as most residents work outside the village. No such development proposals should be allowed any 'exceptional circumstances' status and must not be allowed on Green Belt land.
100%

Appendix L Transport and Communications responses

Do you support the draft Plan proposals? *Nos responding:* Yes = 90, No = 1

Comments

Improvement of road and traffic conditions is essential for safety of pedestrians in particular use as Cheshire cycleway causes some concern on occasions.
Additional traffic needs very careful management.
All new development should provide for a minimum of 2 car parking spaces within site - and must not result in any on-street parking.
Should we be lobbying for more routes? Say explicitly in plan?
See comments for local economy. Further detailed research is required, needing a delegated sub-group to be formed.
High speed broadband essential.
Whilst broadband being upgraded, important to lobby for on-going upgrades over the life of the plan
More traffic through the quiet lanes has a negative impact and should be policed more effectively
Trans 3 -Traffic will have to happen in the face of CWAC Highways inability to properly assess these requirements
Speeding of traffic around the village must be monitored and then appropriate action taken to enforce speed limits on roads within the Parish.
The section on fibre optic broadband seems unnecessarily complicated. Also why concentrate on the 33 new houses without mentioning the other 400 existing homes? Requirement for fibre optic cable connection to existing homes (not part of Cheshire Connect existing plans) should be simply stated. Also measures to enforce speed limits on village roads seem to have been forgotten.
The proposals concentrate far too much on new developments. What about infrastructure requirements for existing properties? The proposal for fibre to premises should also be simplified and modified to say fibre optic cables directly to as many existing houses within the village as possible. Also mention of speed limits and adherence thereto seems to have been forgotten despite being highlighted by previous consultation exercises. Speeding on Post Office Lane is a real problem noted by many residents. Similarly Norley Road and High Street. Why have traffic calming measures not been mentioned?

This is an important aspect due to the age demographic of our residents
Would like to see more weight given to provision of more frequent bus services through Norley.
The plan says "we are in, now shut the door"

Appendix M

Settlement Boundaries responses

Do you support these Boundaries which are part of the Housing Growth policies?

Nos responding: Yes = 85, No = 5

Comments

Organic growth, which has made Norley what it is is to be strangled.
Can't read the map - too small a scale.
Without boundaries the proposed policies will be open to challenge and difficult to define.
Settlement boundaries on Breech Moss Lane should either: only include Haulage Yard, Bowling Green + playground OR: include all houses on Breech Moss Lane. Current boundary is neither one or the other.
No justification offered ie Finger Post Lane not included
I have ticked "no" because I don't understand the implications of settlement boundaries. The maps only show the top part of Post Office Lane, none of School Lane and almost nothing of Fingerpost Lane. Does this mean that in those roads infill and rural exception sites will not be permitted because they are not within the settlement boundary?
Very important that housing needs are met within these boundaries and not adjacent to them
Necessary to prevent random sprawl
All green fields and paddocks must remain outside the Settlement Boundaries.
All fields and paddocks must remain outside the settlement boundaries.

Appendix N Important Green Spaces

Do you agree with the specified Green Spaces? *Nos responding:* Yes = 88, No = 3

Comments

The space NGS4 should definitely be kept as a green space. The view is excellent for many people who live in Post Office Lane. All other green spaces should be kept as well; and preserved.
Must be kept.
Prefer to see more Green Spaces allocated.
Some are agreed, others not.
All specified green spaces need to be preserved and no development should be allowed on any part of them.
But as mentioned in Landscape & Environment policies I don't understand why the map doesn't show all the village - so the field next to School Lane North is not shown. Should it be to protect against development.
Would also like to add Sweet Chesnut trees along Town Farm Lane.
Include the green land between Finger Post Lane and Cow Lane and Hough Lane. Much of this is owned by speculators.
Area NGS 1, 2, 4 & 10 & 13 are particularly important because they define the open nature of Norley.
These act as important buffers between small pockets of settlements which are an important characteristic of Norley.
Protection for green space is vital to the village so it can remain a village
Landowners may well disagree - how will this be resolved?
The protection from development of green spaces which separate existing housing structures is very important. An important example is NGS4 particularly including the section between the Spinney and Norley Road. This must remain as green space.
NGS4 for example is important to be maintained as a green space to act as a buffer between the non-contiguous settlements on The Spinney and Norley Road, as discussed in the Landscape and Environment Policies, ENV2. The specified green spaces are all important to maintain the local character of our parish, a strong feature of the Norley Neighbourhood Plan.
Especially NGS 4.

Important that they get the envisaged protection. Well chosen.
These should be extended south of Post Office Lane, as mentioned in previous comments.
The green spaces which separate existing developments are particularly important to maintain the village character. An important example local to me is NGS4 which should definitely be preserved as a protected green space.
It is vitally important that Green Spaces separating existing development areas should be supported to maintain the character of the village. NGS4, which separates the Spinney from the development on Norley Road, and NGS14 are two such areas that should be protected from development.
It is vitally important that Green Spaces that separate existing development areas should be protected from development. An important example is NGS4 which separates the Spinney from the development on Norley Road. This must be maintained as a protected Green Space. For similar reasons NGS14 should be supported.
A very important aspect of those wishing to have a rural lifestyle
especially NSG4
Fully agree. This is a key part of securing the long term character of Norley.
The Plan intrudes into areas where it has no rights.

Appendix O Further Comments

Scope of the Plan: As from Spring 2015 the village boundaries will change substantially, giving a very different village. How does this plan affect the areas leaving and joining the parish? We are considering up to 50 people who will have had no say in the future of their village. The boundary changes will take place before the plan is determined. Vision for Norley: How will the plan sustain and promote local businesses when it's survey disregarded so many of them and is so against development to help them? Aims: Has a Village Design Statement been drawn up or even considered so that we have consistency and so that determinations are not made to suit small cliques? A copy of Building for Life 12 should be included so that everyone knows what is being proposed. Your good design could well be my rubbish.
Whilst "important green spaces" makes it impossible to build housing, I feel that there should be no new housing developments in areas listed as "important local views and vistas." However, it should be possible to enhance existing properties.
NGS4, NGS6 and NGS2 should most definitely be kept as GREEN spaces; - and rigidly protected. As should No. NGS1. It is important that country views are treasured and maintained for future generations to come and in the long term, too.
It is vital that the existing green spaces are retained and NOT built upon - particularly NGS2 and NGS4.
If a public footpath goes through private land it should be kept in good repair and with no further intrusion on the private land eg over-use widening the path and deepening the path so that damage to the roots of trees is caused - I know of a tree which subsequently was blown over causing not only danger but great expense.
1. All maps are reproduced far too small a scale to be of any legible use.
Impressive. Thanks to all for the tremendous work on this so far. Village owes you a debt of gratitude.
The hard work by the people developing this neighbourhood plan are to be thanked and valued - Excellent proposals - No unwanted housing and preserve all green spaces. Thanks!
The biodiversity section is good but it concentrates for too much on places and also the strategic methods employed to join them all up. As indicated in the space below the biodiversity section the whole basis of biodiversity is to ensure that as many places as possible are made pollinator friendly - ie places to feed and also hibernate etc. Growing wildflowers is the best way to proceed and this is essential all around the village both on uncultivated areas as well as in gardens and if possible the fields. Skylarks were once common in Norley why shouldn't we try and get them back. The protection of badgers is a priority too.
Housing should prioritise housing for young people and families - this will help the

village to thrive and will ensure the continued need for the village school.
A plan of all the individual parcels of land with their ownership should be drawn up. This is all public info obtainable from the land registry. The speculators could then be targeted by specifying land as green spaces.
Fully support the policies to control the level of housing development and protect Norley's green spaces which are key to its character.
1. "Vision for Norley" - p7. par.3 omits direct reference to 'churches'. 2. An impressive document - congrats to all involved.
Let's hope that this helps us keep the developers out.
Page 7 paragraph 3 line 3 need to add "churches" between hall and local pubs. The churches are very much part of sustaining and enhancing the strong sense of community in the village.
Thank you for all your hard work protecting our village.
The age ranges below are different from the age groupings given on the comment and response sheets inserted in the draft plan document. There needs to be improved mobile signal in parts of the village - currently it is very variable.
Fully support the plan
Thankyou for producing a very well thought out,considered, balanced and professional document and policy on behalf of all Norley residents. Let us hope that it carries some weight when it is adopted
This is an exceptionally good and well devised plan.
Excellent plan for Norley but 2 comments for consideration ; 1. Pages 1 - 10 make reference to small developments. Suggest this should be defined as say less than 4 houses. Some developers will say that small development is 15 to 30 houses which is not what we want in Norley. 2. If housing need is some 30 to 33 houses over plan period then is there a danger that these could all be built by means of a single development in the 1st year ? Need to protect the village from this possibility. Good work overall.



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