

Over Peover Neighbourhood Plan Questionnaire Results and Analysis



Over Peover Neighbourhood Plan Steering Group

March 2018

council@overpeover.com



The Over Peover Cricket Club

Executive Summary

The Over Peover Neighbourhood Plan needs to contain policies based on firm evidence. This report details the process that was used to obtain the views of residents on a range of topics for possible inclusion in the Over Peover Neighbourhood Plan. The report presents the results of survey, draws conclusions from these and makes 10 specific recommendations for how this information will be carried forward.

For audit purposes, all of the individually numbered questionnaires are being kept and can be cross-checked at any time with the compiled spreadsheet of results in Appendix 2 from which the charts within the body of the report are derived.

Contents

Executive Summary	1
Introduction.....	4
Question 1. What do you LIKE about the Parish of Over Peover?	5
Question 2. What, if anything, do you DISLIKE about the Parish of Over Peover?	6
Question 3. What priority should be given to the preservation of Greenbelt protection?	8
Question 4. What priority should be given to the protection of green gaps between existing areas of development and local green spaces such as the Parish Field, the cricket ground and school playing fields?.....	9
Question 5. Thinking specifically about new house building, please indicate the priority that should be given to new house building.....	10
Question 6. Affordable Housing for rent and to buy (shared equity)?	11
Question 7. Market value homes (of various sizes)?.....	12
Question 8. Housing specifically designed/adapted for the needs of the elderly?	13
Question 9. Homes for multiple occupation (e.g. apartments or flats)?	14
Question 10. Existing properties are often extended and modified using permitted development planning rules. Where permissions are sought beyond permitted development what priority should be given to devising local guidelines on the scale and design of residential extensions to preserve the local environment?	15
Question 11. What priority should be given to policies directed toward new job creation?	16
Question 12. What priority should be given to encourage further development of the rural economy including possible development of workshops and home working?	17
Question 13. Homes and businesses rely heavily in the internet. What priority do you feel should be given to the availability of super-fast broadband (min 24mbps) in the Parish?	18
Question 14. What priority do you think should be accorded to policies to reduce the impact of traffic through the village and parking within it?.....	19
Question 15. There are few pavements within the Parish but a number of footpaths and bridle ways. What priority should be given to improving facilities for pedestrians particularly adjacent to the traffic highways?.....	20

Question 16. The Parish Council is exploring the feasibility of building a new Village Hall. What priority do you consider should be given to providing a new building for community use to replace the ageing facility currently co-owned by the WI and the Church?21

Question 17. The Parish contains a wide variety of flora and fauna and is species rich. What priority should be accorded to the promotion and protection of biodiversity?22

Conclusions.....23

Recommendations.....25

Appendix 1. Blank Questionnaire27

Appendix 2. Questionnaire results in Microsoft© Excel® format.29



Introduction

The Over Peover Neighbourhood Plan Steering Group is a sub-group of the Over Peover Parish Council charged with compiling the Over Peover Neighbourhood Plan. The sub group comprises of 5 members; Phil Welch (Chair), John Hehir, Glynn Heselwood, Ian Hayes and Rebecca Marshall. Phil Welch, John Hehir & Rebecca Marshall are also members of the Parish Council.

Part of the process of compiling a Neighbourhood Plan is to engage the local community and ascertain their views on the potential content of a Neighbourhood Plan. As part of this process the Steering Group compiled a questionnaire based on a standard template available from the Cheshire East Planning Authority website. The questionnaire is appended as Appendix 1.

The Questionnaire was not the first time the community's views had been sought. In 2008 the Parish published a Parish Plan and in 2011 this was followed by a Supplementary Planning Document both of which were based on surveys of the residents' views.



The Questionnaire was distributed one to every residential address in the Parish and each was uniquely numbered so that any duplication could be eliminated. No record was kept of which Questionnaire was delivered to which address. Since the purpose of the Questionnaire was to initially gauge the priorities of the residents on particular topics so that time was not wasted exploring topics of little or no interest to the residents, only one Questionnaire per household was issued rather than one per resident. Questionnaire returns were over the last two weeks of January 2018 and Questionnaires could be returned by post, to one of the collection boxes in each of the 3 local pubs or by handing it to one of the Parish Councillors.

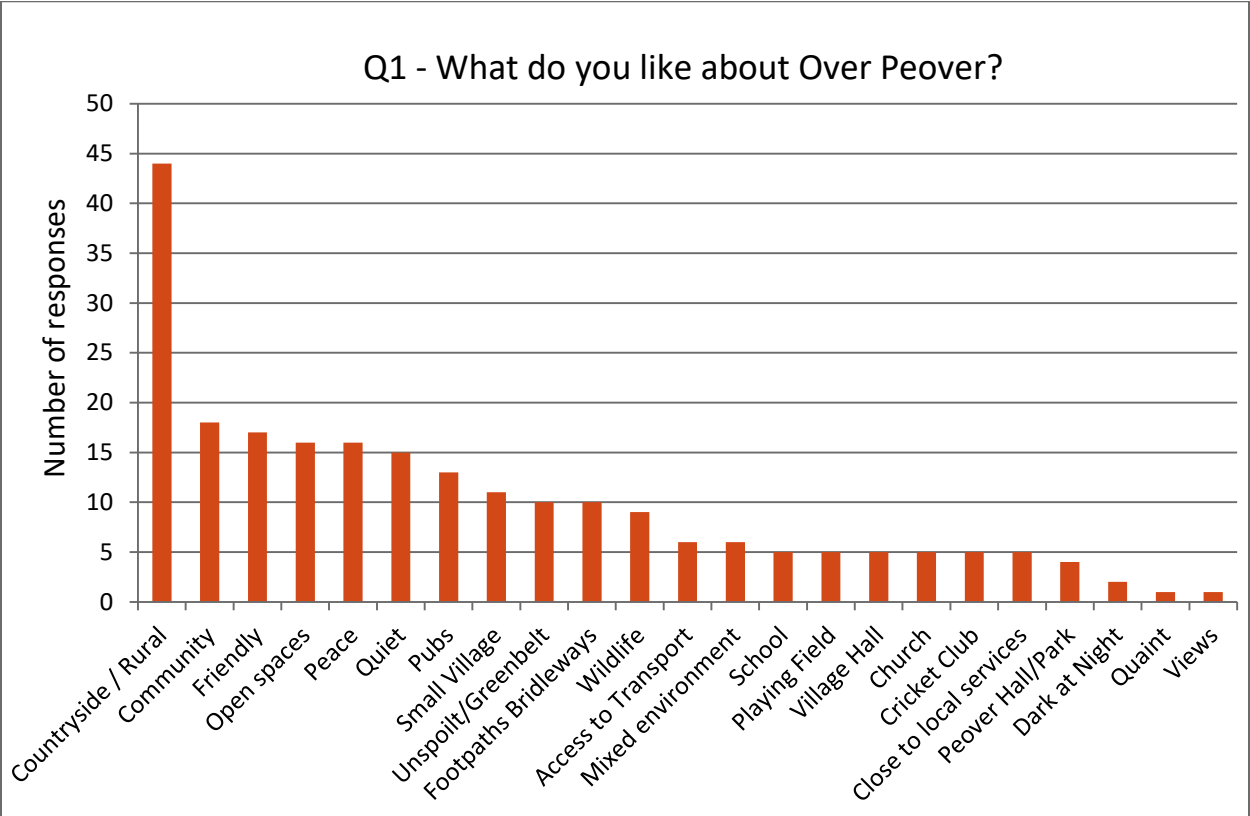
In total, 288 Questionnaires were distributed of which 76 were returned. The results and analysis over the following pages can therefore only be based on those Questionnaires returned.

All of the results were tabulated in Microsoft© Excel® and cross referenced to the Questionnaire number to aid audit of the results back to the original Questionnaires should that be necessary. It also provides a ready means of creating the charts used in this report. The raw results can be found in Appendix 2.

Question 1. What do you LIKE about the Parish of Over Peover?

This question was open for respondents to add their own text. In the analysis, key words or phrases that were used in the responses were logged and counted for the number of times they occurred. The more times a key word or phrase appears then this indicates a theme that has wide support across many residents.

The keywords used in order of frequency are tabulated below.

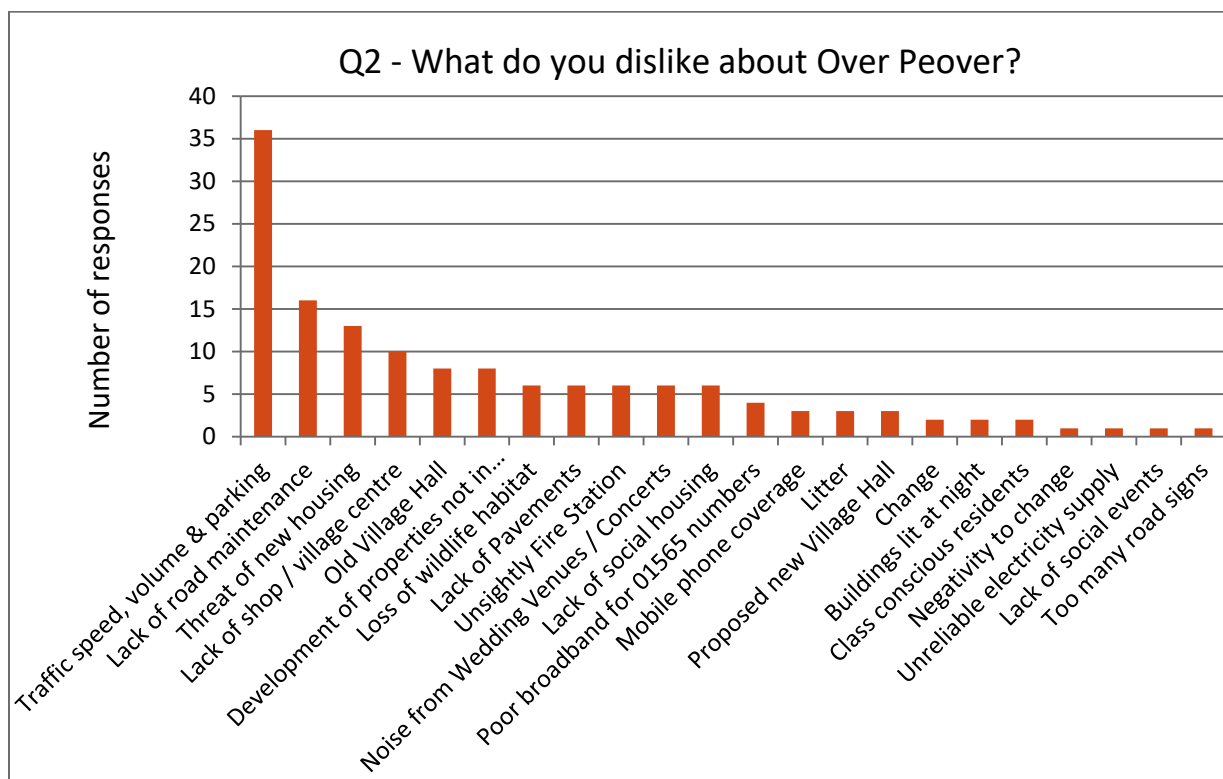


It is clear that the priority for the majority of the residents is the rural situation of the Parish. Also high on the list of keywords were Open spaces, Peace and Quiet, Small Village and Unspoilt/Greenbelt, further reinforcing the “feel” and setting of the Village.

Complementing the rural “feel” of the Village were words that related to the people in the Village such as Community and Friendly, perhaps supported by the high ranking given to the 3 Pubs and in particular the Dog Inn.

Question 2. What, if anything, do you DISLIKE about the Parish of Over Peover?

This question was aimed at soliciting those things that annoy the residents or areas for improvement in the Village. Like question 1 above, the same free text response was sought and sorted by those key words and phrases that appeared most often.



The responses gave a very clear picture that by far the biggest dislike was associated with traffic through the Village. Most were concerned about the speed but also notably the volume of traffic passing through particularly at rush hour. It is believed that this is likely to be from two sources; traffic heading into Barclay's Technology Centre at Radbroke Hall situated in the Village and employing some 3000 people, and traffic passing through the Village heading to / from Alderley Edge, Wilmslow and Macclesfield. Inappropriate parking was also mentioned but much less than traffic speed and volume.

After traffic, the next most disliked aspect was the state of the roads and verges. Potholes were the single most frequently mentioned part of this. This is probably somewhat related to the traffic issue in that most of the roads within the Parish with the notable exception of the A50, is that they are all unclassified lanes which are narrow and have no kerb. Consequently, with the volume of traffic coupled with large farm vehicles, the edges of the roads break down into potholes.

The next most disliked aspect is housing related; both the threat of new developments in the Greenbelt but also the development of existing properties not in keeping with those surrounding them.

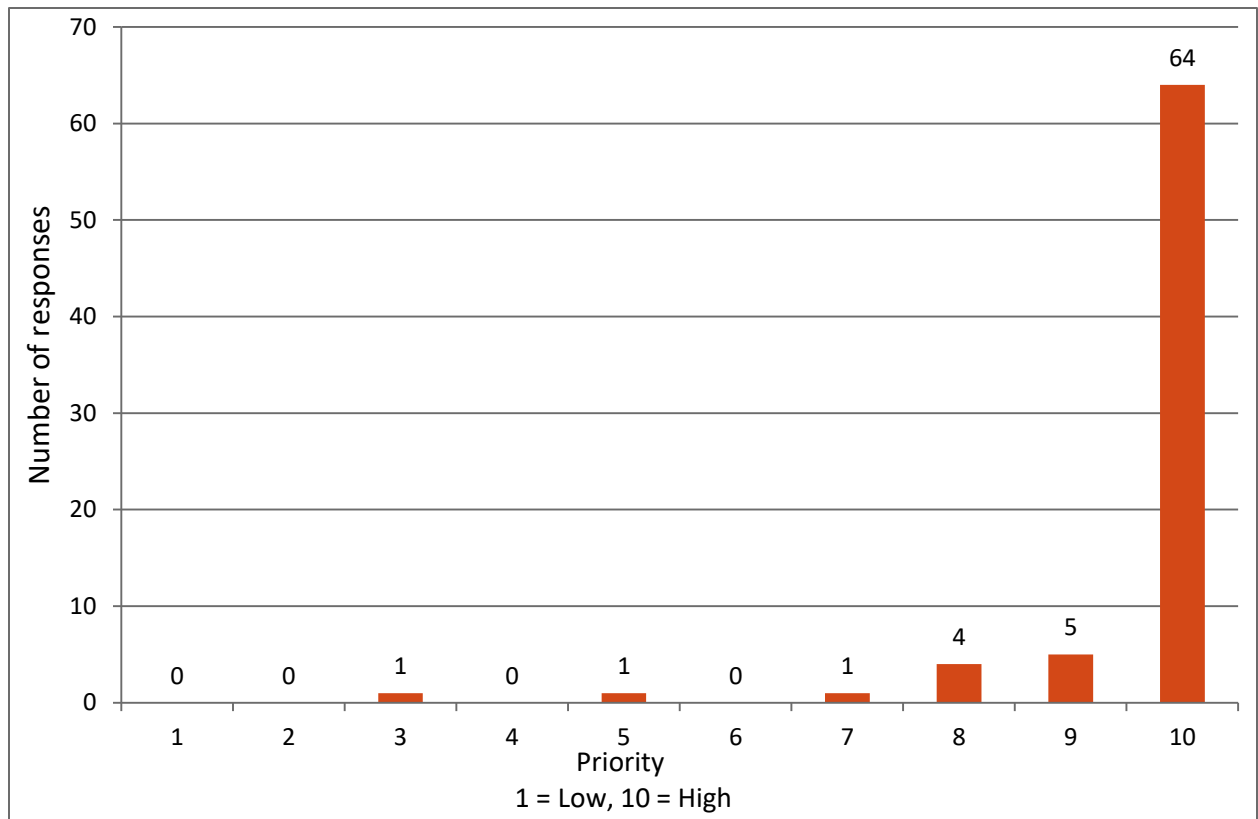


Almost equal to housing was the state of the existing Village Hall (above) which is a wooden structure dating from the First World War and is getting beyond economic repair and lacks sufficient parking.

Question 3. What priority should be given to the preservation of Greenbelt protection?

This and the following questions were asked to be ranked on a scale of 1 to 10 with 1 being least priority to 10 being highest priority.

The Parish of Over Peover is currently entirely “washed over” by Greenbelt. This question looks at whether preserving this status is a priority for the residents.

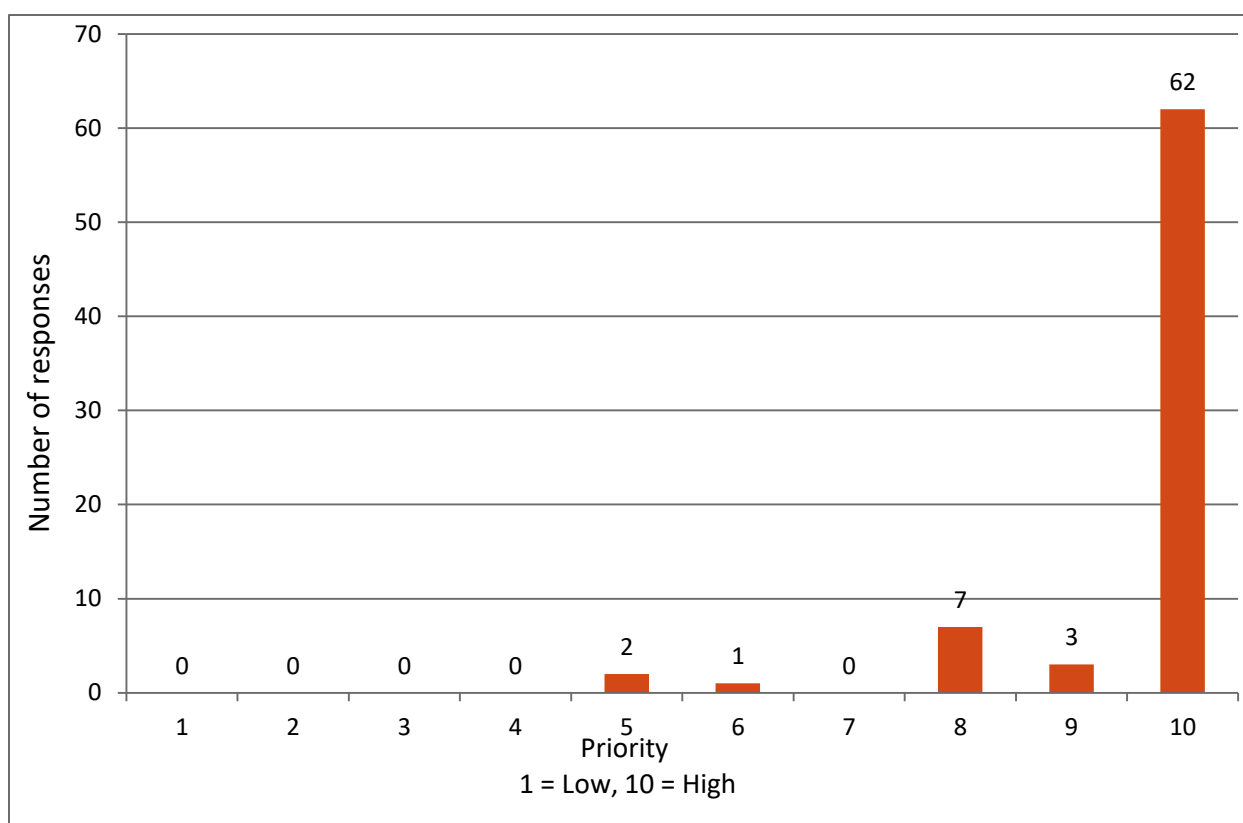


The results show that the vast majority of respondents are strongly in favour of protecting the existing Greenbelt status of the Village.

Question 4. What priority should be given to the protection of green gaps between existing areas of development and local green spaces such as the Parish Field, the cricket ground and school playing fields?

In the Supplementary Planning Document produced in 2011, the three areas identified in the question were singled out for special protection to maintain the facilities offered by each.

The Neighbourhood Plan process also allows designation of protected areas so the question was to see if residents still felt strongly about protection of these and other similar areas.

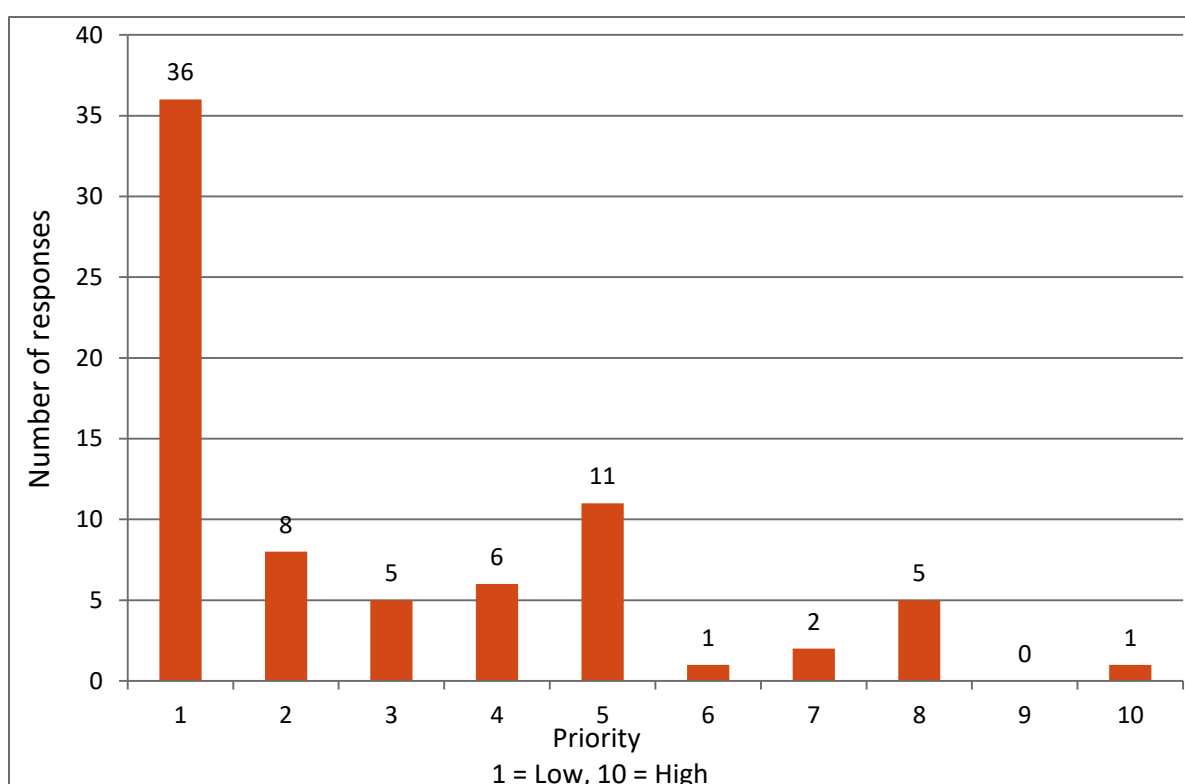


It is clear from the response that residents still feel that these areas in particular deserve special protection. In addition, green gaps between clusters of houses, which contribute to the openness of the Village, would also be a priority for protection.

Question 5. Thinking specifically about new house building, please indicate the priority that should be given to new house building

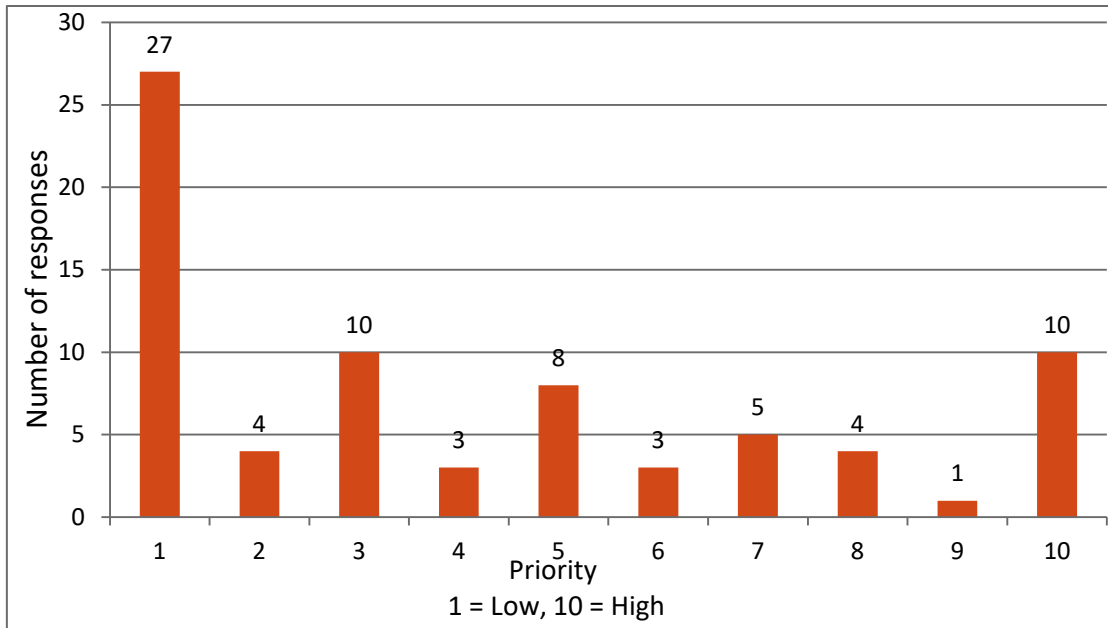
Since the 2008 Parish Plan and 2011 Supplementary Planning Document, there have been 15 Affordable homes built in the Village together with a pre-school nursery on the site of a disused egg farm. There has also, in more recent times, been a proposal to build new homes on a field in the Village within the Greenbelt area. This question was to seek views on the priority that should be afforded to new homes, not necessarily of any particular type (that being followed up in questions 6 to 9) or built upon Greenbelt land.

It should also be noted that the Cheshire East Local Plan has no proposals to change the Greenbelt status of the Village which is currently “washed over” rather than “inset” into the Greenbelt. Nor does the Cheshire East Local Plan contain any target number of homes to be built in the Plan period within the Parish save for the target in “other rural areas”.



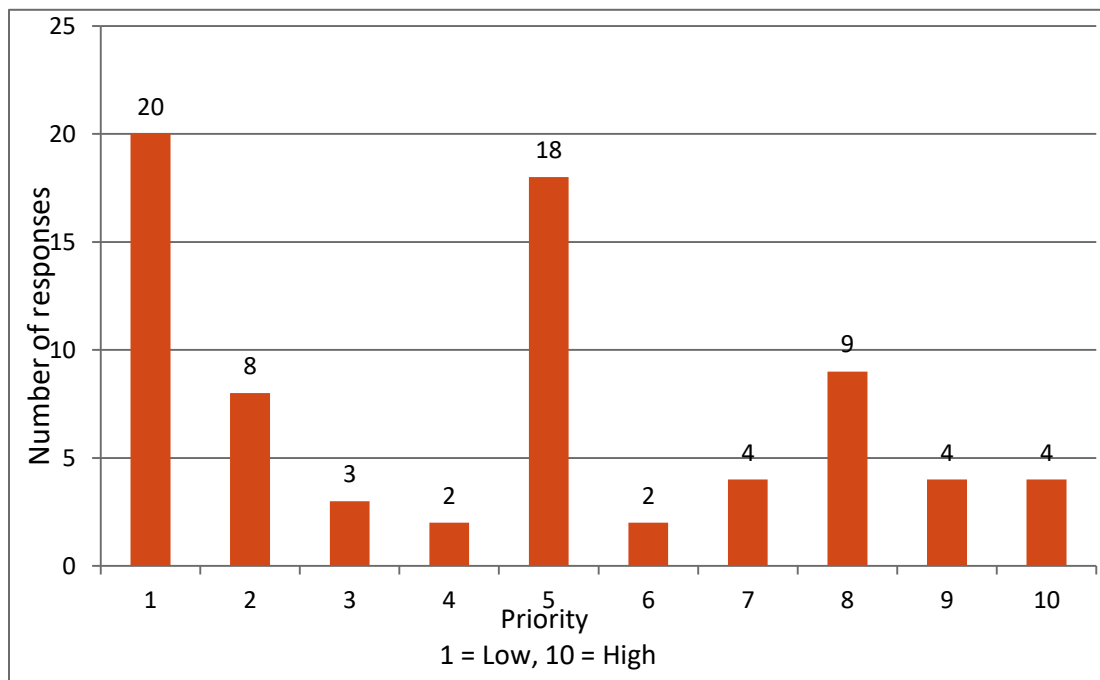
While a clear majority is significantly against further housebuilding in the Parish, a small number would support additional development, particularly on previously developed sites. Those that left additional comments mentioned in support of additional housebuilding, the continued viability of the school.

The following four questions explored that IF new housebuilding were approved, subject to the established Planning Consent process, then what type of homes should be built?

Question 6. Affordable Housing for rent and to buy (shared equity)?

This showed a mixed reaction with a number of those ranking it as a low priority citing the difficulty in letting the existing “Affordable” homes recently built in the Village¹.

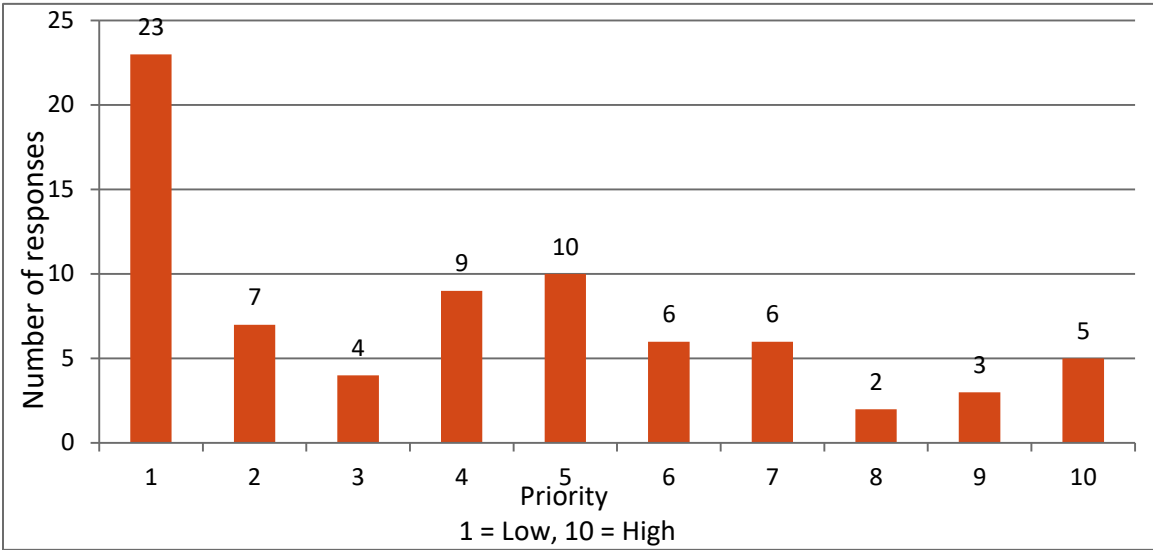
¹ Following the survey a check was made with the Parish Clerk who confirmed that had been very little difficulty in letting the affordable homes in the Village and that around 80% had been let to occupants with a local connection to the Village.

Question 7. Market value homes (of various sizes)?

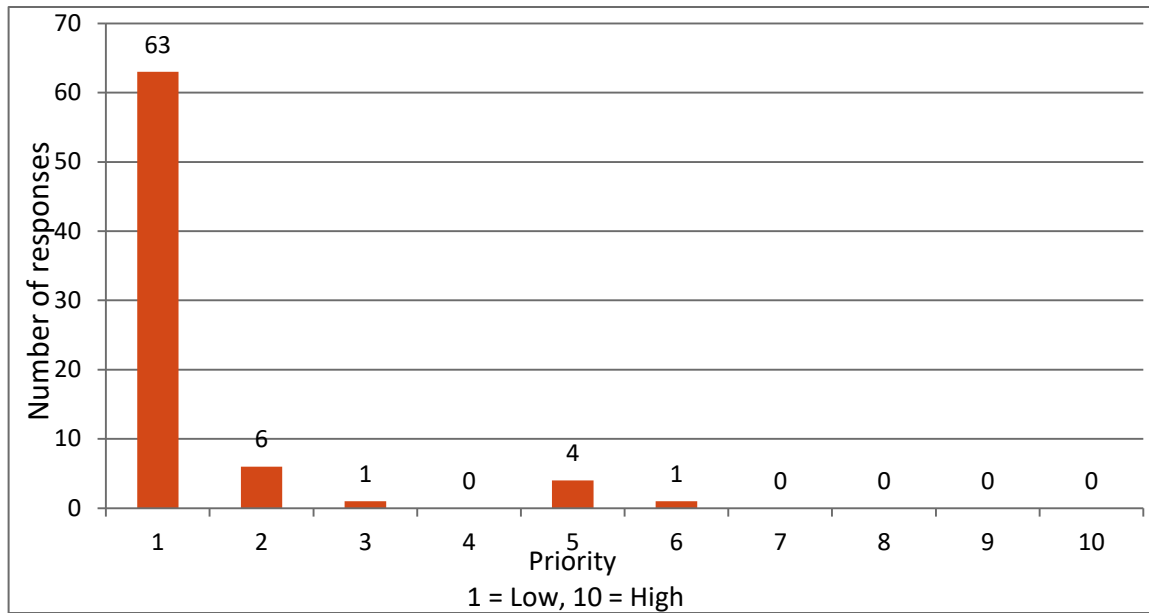
There were more diverse opinions for market value homes with less opposition to this category of housing.

Question 8. Housing specifically designed/adapted for the needs of the elderly?

This question recognized that the population of the village is somewhat skewed towards the more elderly age groups and that housing to suit this group and enable residents to remain in the Village in later years or with disabilities may be welcome.



The results show a significant spread with a majority not supportive of such housing. A number of additional comments cited the lack of other facilities in the village such as lack of shop, infrequent bus transport and lack of pavements, suggesting that this type of housing would be inappropriate in this Village.

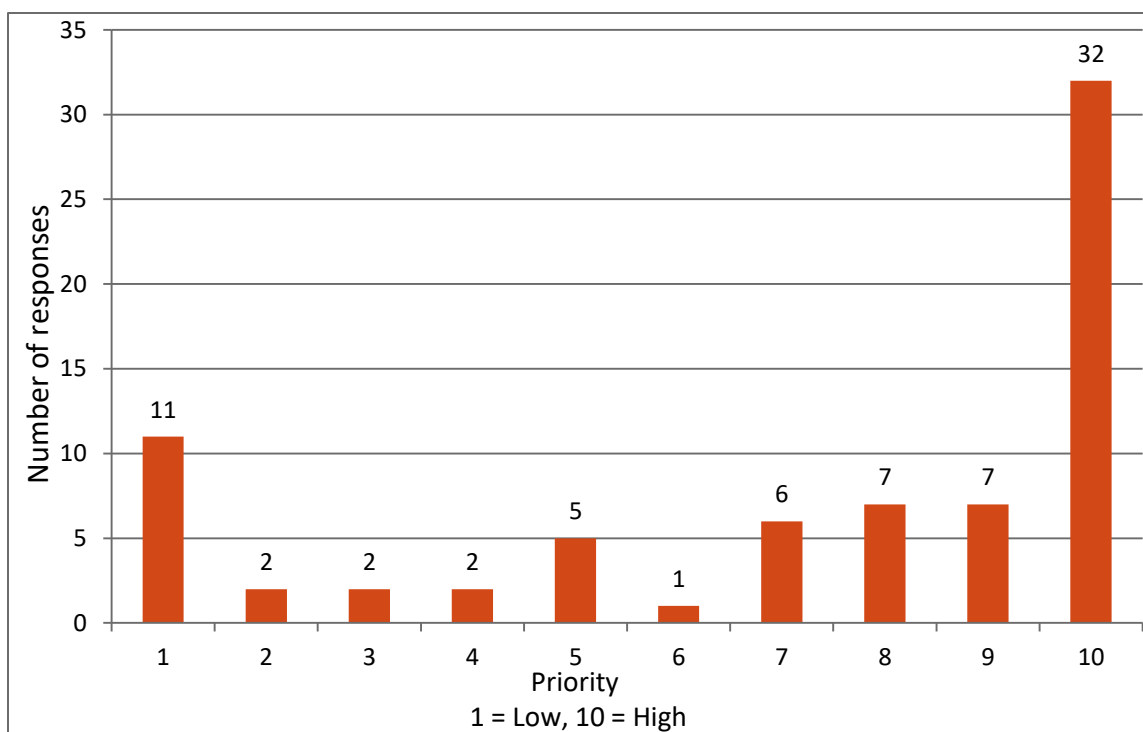
Question 9. Homes for multiple occupation (e.g. apartments or flats)?

This was the least liked of any type of housing. As there are no flats and very few apartments² in the Parish this type of housing would be out of character in a rural setting.

² NOMIS report from ONS 2011 Census lists 5 apartments in a converted or shared house and 3 apartments as part of a commercial building.

Question 10. Existing properties are often extended and modified using permitted development planning rules. Where permissions are sought beyond permitted development what priority should be given to devising local guidelines on the scale and design of residential extensions to preserve the local environment?

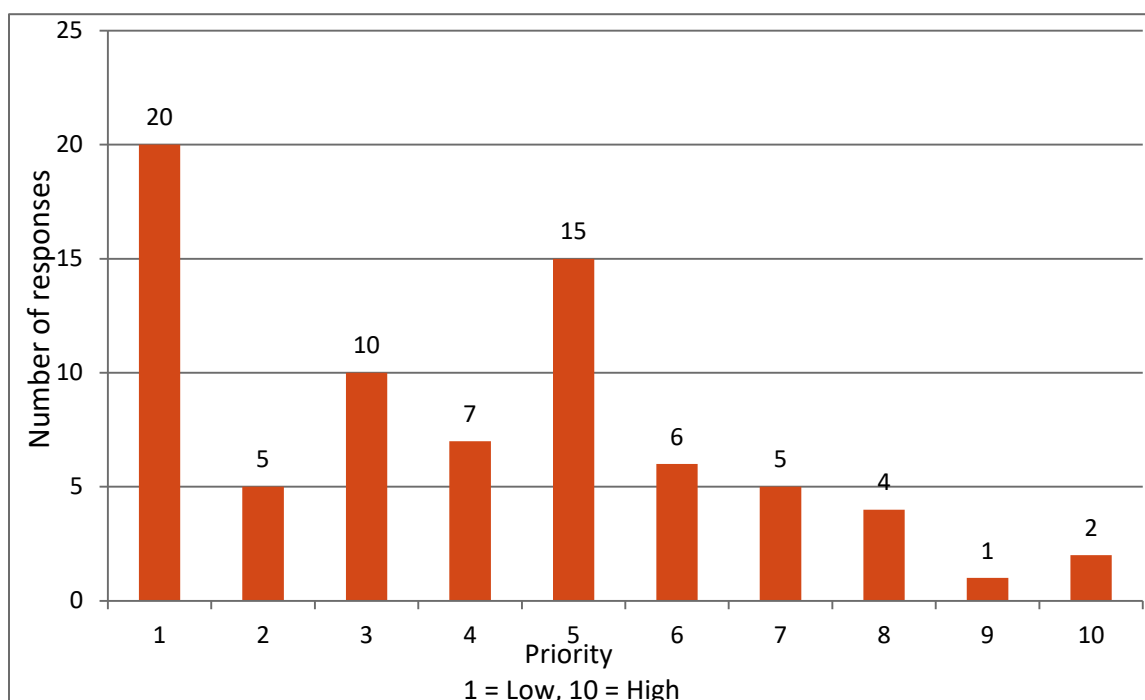
This question recognized that at many Parish Council meetings significant opposition has been heard to Planning Applications where the proposal was considered to be out of keeping with its surroundings.



A significant majority of respondents would be in favour of devising such local guidelines but there were others that do not want any such restrictions. Those in favour of having local guidelines further support the case that development of existing properties not in keeping with the surroundings was also cited often in question 2.

Question 11. What priority should be given to policies directed toward new job creation?

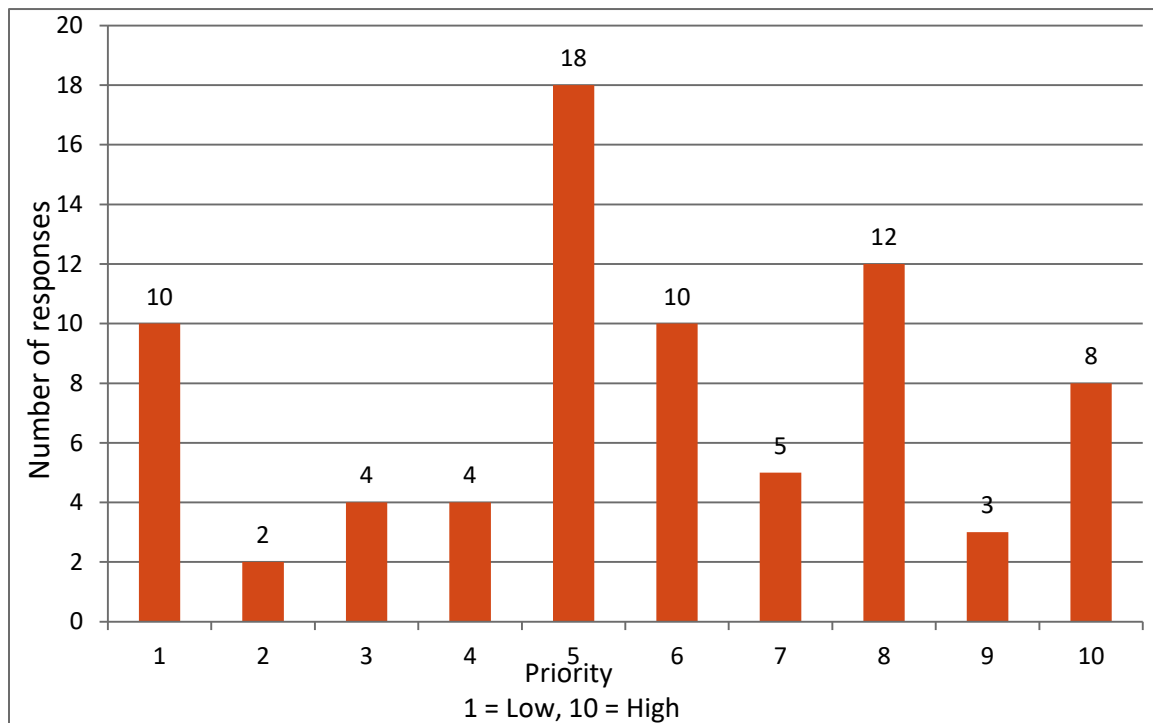
Over Peover is home to a number of businesses ranging in size from Barclay's with over 3000 employees to the self-employed working from home. The farming and horticultural sectors feature prominently creating the rural feel of the community.



Most respondents did not consider new job creation to be a priority. Some were opposed to any further expansion of Barclay's Bank due to the additional traffic that would be created and some mentioned that the more recent creation of two wedding venues in the Parish had led to unwanted traffic late at night and noise from fireworks³.

³ Further investigation with the owner of Colshaw Hall has determined that fireworks at the two wedding venues are only used around 5th November and on New Years Eve.

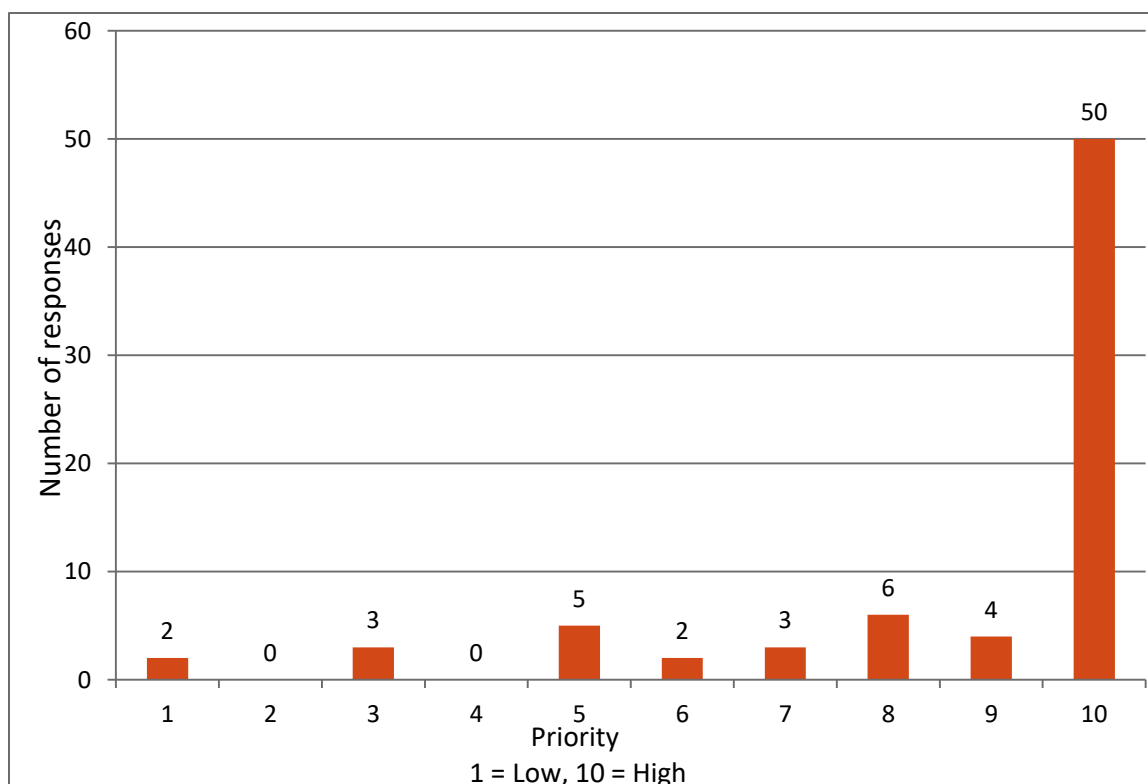
Question 12. What priority should be given to encourage further development of the rural economy including possible development of workshops and home working?



This question, while somewhat similar to the previous question, drew an almost opposite response. While there were views across the range, many more respondents were in favour of workshops and home working. Perhaps this is also related to reducing traffic through the Village? It may also be related to the issue of Superfast Broadband availability in the next question.

Question 13. Homes and businesses rely heavily in the internet. What priority do you feel should be given to the availability of super-fast broadband (min 24mbps) in the Parish?

Within the Parish homes and businesses are served by two different telephone exchanges. Those on the Chelford exchange have 01625 numbers and have Superfast Broadband available up to 70Mbps. Those on the eastern side of the Parish are served by the Knutsford exchange and have 01565 numbers. However, due to the distance from the exchange fibre broadband is

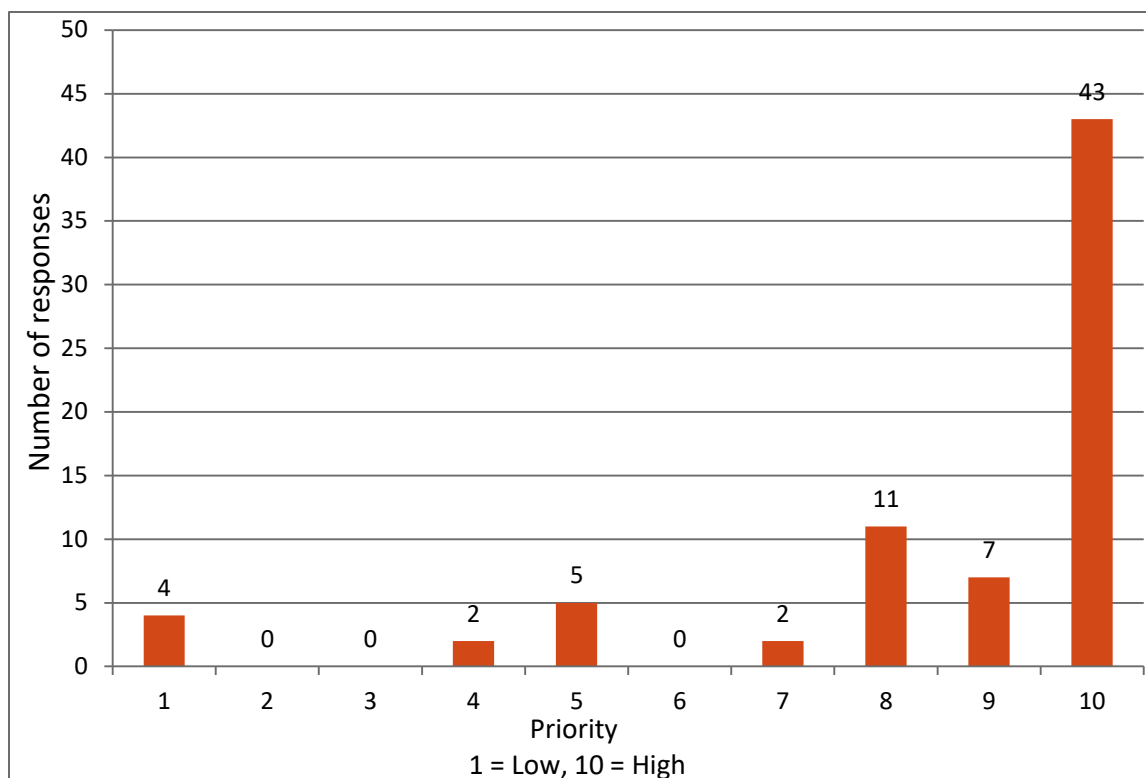


not available and standard broadband is very unreliable and offers typically only 0.5Mbps.

The results show that a significant majority of respondents attach a high priority to this aspect of Village life with a number of farming and horticultural businesses being hampered with the lack of availability of a reliable and fast connection to the internet.

Question 14. What priority do you think should be accorded to policies to reduce the impact of traffic through the village and parking within it?

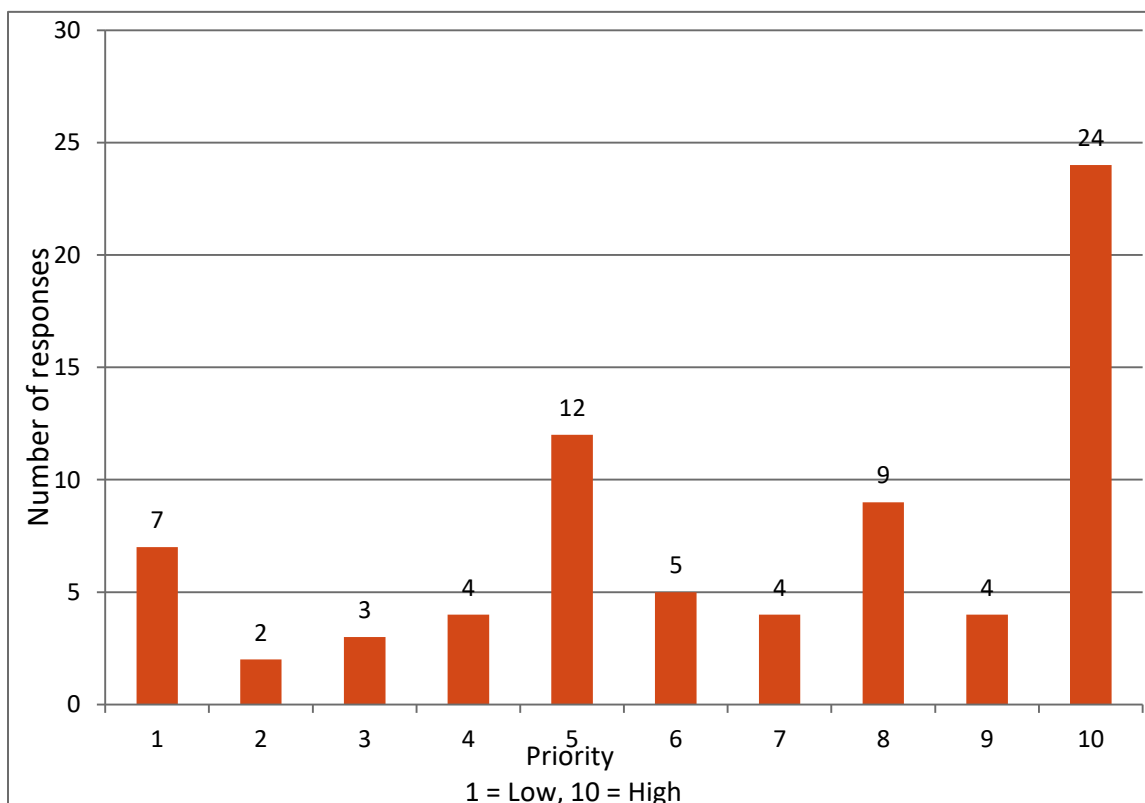
Over recent years there have been a number of speed reduction measures implemented within the Parish. The speed limit on the A50 between Knutsford and Holmes Chapel has been reduced from 60 to 50 mph, the speed limit on Stocks Lane between Colshaw Hall and the School has been reduced from 40 to 30 mph and there has been a 20 mph zone introduced at school drop-off and pick-up times using signs with flashing lights. This question was aimed at ascertaining whether these measures have been effective in reducing residents' concerns or whether there is still more to do.



The results show that the vast majority of respondents still feel that it remains a priority to reduce the impact of traffic within the Village. This is entirely consistent with the answers to question 2 where traffic was the number one concern. Excessive speed was mentioned most frequently, followed by traffic volume, size of vehicles and lastly parking.

Question 15. There are few pavements within the Parish but a number of footpaths and bridle ways. What priority should be given to improving facilities for pedestrians particularly adjacent to the traffic highways?

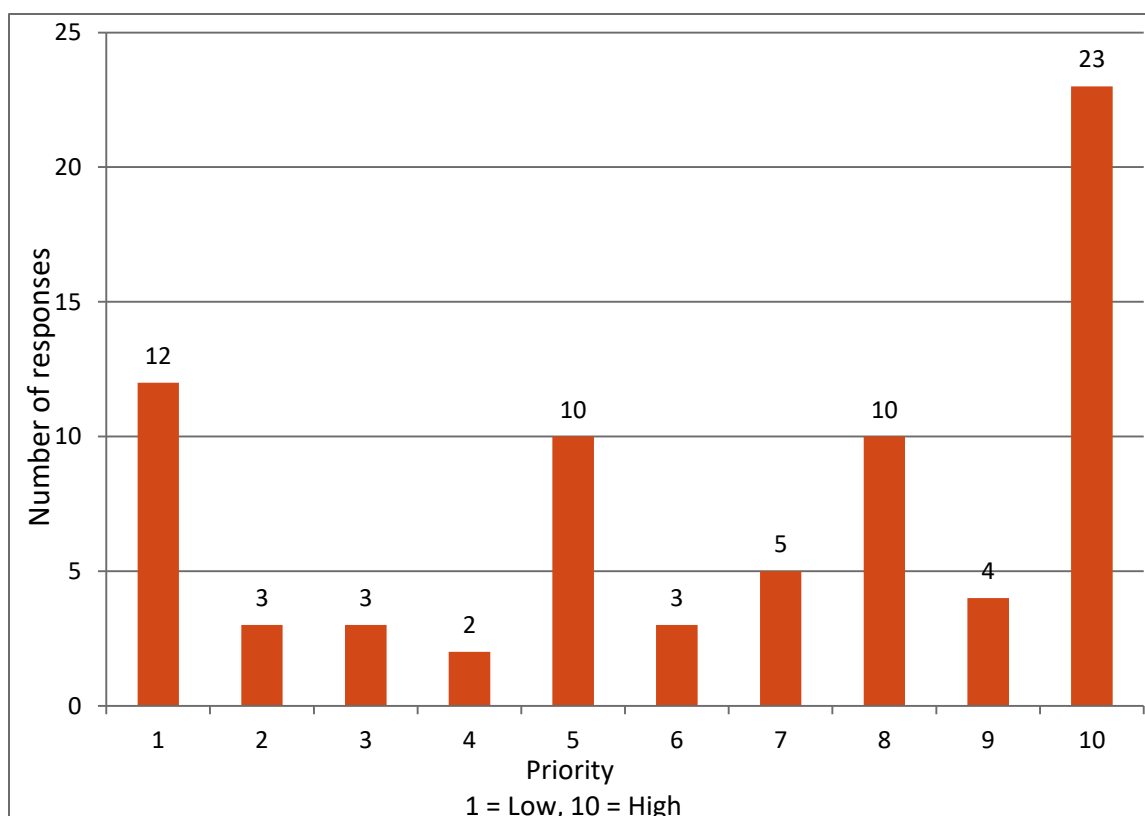
The Parish has few pavements so this question was to ascertain whether provision of additional pavements and footpaths was a priority.



The results were mixed with a slight majority leaning towards improving the footpaths. Individual comments, where provided, mentioned provision of an additional footpath between the existing footpath at Colshaw Hall and the Village Hall and several comments about the maintenance of hedges alongside existing footpaths so they are properly useable.

Question 16. The Parish Council is exploring the feasibility of building a new Village Hall. What priority do you consider should be given to providing a new building for community use to replace the ageing facility currently co-owned by the WI and the Church?

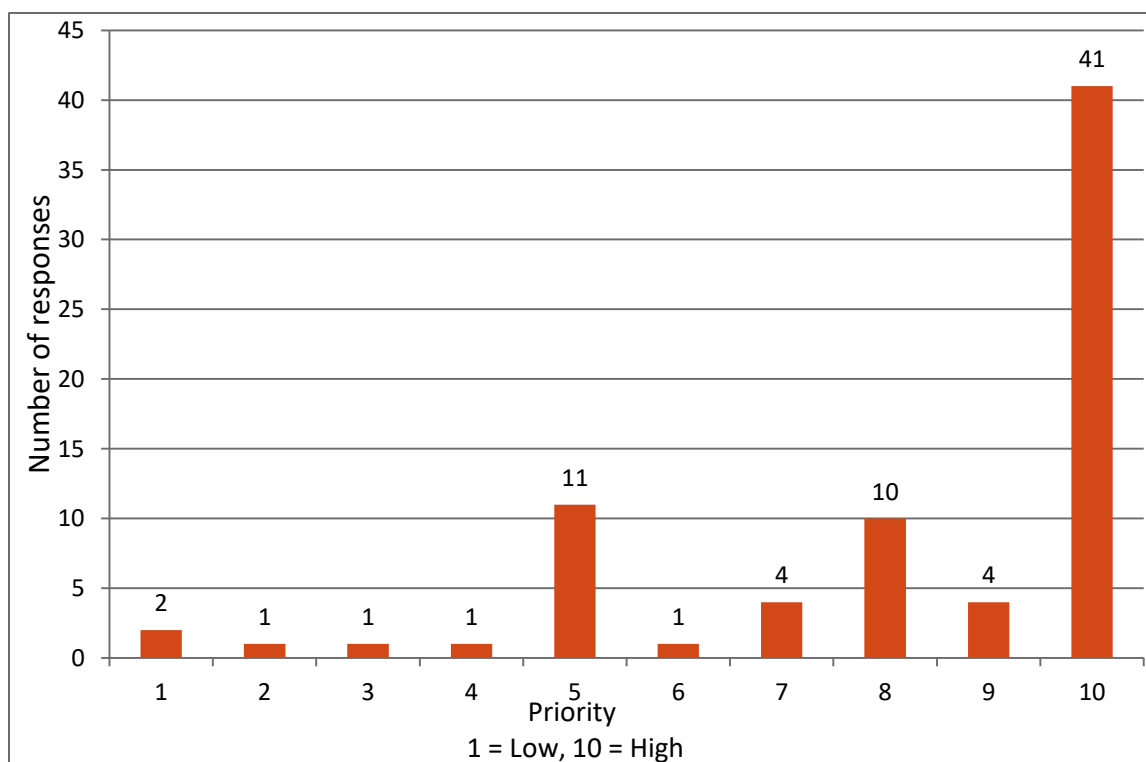
In the Parish Plan in 2008 the replacement of the ageing Village Hall was an identified need. Since that time a number of sites have been suggested and outline plans drawn up to provide an impression of what a replacement might look like. As part of the Neighbourhood Plan it is considered that if this remains a priority the Neighbourhood Plan may contain a Community Right to Build Order to facilitate the replacement.



The results show a slight majority seeing this as a priority but a significant number only attaching a low priority to this. Where individual comments were provided those supporting a replacement Village Hall mostly favoured relocating it closer to the centre of the Village and in particular, close to the School, Playing Field and Cricket Club to allow multi-purpose use.

A number that rated this as a low priority favoured retention of the existing Village as they liked the “quirkiness” and history associated with it. One or two respondents also questioned whether a replacement Village Hall was required at all.

Question 17. The Parish contains a wide variety of flora and fauna and is species rich. What priority should be accorded to the promotion and protection of biodiversity?



Protection of habitat and biodiversity was a clear priority for the respondents. This is also consistent with Question 1 where wildlife was ranked amongst the aspects that the respondents most liked about the Village.

Individual comments provided cited that some areas of the Parish had become too “manicured” and that more areas should be left in a natural state. Another comment mentioned that over time mature trees had been lost and not replaced.

Conclusions

The results of the questionnaire largely support the findings of the surveys completed in support of the Supplementary Planning Document in 2011.

For questions 3 to 17 inclusive a weighted average has been calculated by multiplying each priority with the number of responses for that priority, adding all these together and dividing this total by the total number of responses for that question. The calculation is in the Excel spreadsheet in Appendix 2 but for convenience, the question number and weighted averages are presented below.

The results clearly identified the following topics as priorities for the Neighbourhood Plan:

1. Protection of the Greenbelt.
(Question 3, weighted average 9.6).
2. Protection of the open spaces and green gaps within the Village.
(Question 4, weighted average 9.6).
3. The availability of Superfast Broadband across the entire Parish.
(Question 13, weighted average 8.7).
4. Policies to reduce the impact of traffic through the Village.
(Question 14, weighted average 8.5).
5. The promotion and protection of biodiversity.
(Question 17, weighted average 8.2).
6. Creation of local guidelines on the scale and design of residential extensions.
(Question 10, weighted average 7.2).
7. Improvement to pavements.
(Question 15, weighted average 6.8).
8. Development of the rural economy particularly workshops and home working.
(Question 12, weighted average 5.7).

Those topics that were almost universally ranked as a low priority and therefore should not feature within the Neighbourhood Plan are:

1. Homes for multiple occupation.
(Question 9, weighted average 1.4).
2. New house building.
(Question 5, weighted average 2.9).
3. Policies for new job creation.
(Question 11, weighted average 3.9).
4. Further Affordable housing.
(Question 6, weighted average 4.1).
5. Housing specifically for the needs of the elderly or disabled.
(Question 8, weighted average 4.1).
6. Market Value homes.
(Question 7, weighted average 4.5).

There were some topics that drew polarised responses across the range of priorities. For these topics the Neighbourhood Plan Steering Group should further explore the views of residents to ensure common understanding:

1. The need for a replacement Village Hall and its location
(Question 16, weighted average 6.5).

For Questions 1 and 2, respondents gave their views as free text answers.

In the case of Question 1 (What do you LIKE about Over Peover?), the most commonly quoted words largely echo the responses in the priorities given to questions 3 to 17. By far the largest response was the countryside and rural character of the Village that supports the highest priority given to Questions 3 and 4 (Protection of the Greenbelt and Protection of open spaces and green gaps within the Village). This was also further supported with words like “Small Village”, “Unspoilt / Greenbelt” that also featured significantly.

A high priority was also given to the peace and quiet within the Village which largely explains the high priority also given to reducing the impact of traffic through the Village and the low priority for new job creation, possibly seen as bringing more traffic into the Village.

In terms of question 2 (What do you DISLIKE about Over Peover?) by far the most significant dislike mentioned by around half of all respondents was the impact of traffic. Of the various aspects of traffic, speed was the most frequently mentioned, followed by volume, size of vehicles and parking. This was further supported in question 4 (Policies to reduce the impact of traffic) which was similarly given the fourth highest priority overall.

Being a rural Village with no shop and an infrequent bus service, most residents need to drive to nearby towns for work, shopping or leisure. It is of little surprise that the lack of road maintenance and in particular the many potholes in the roads featured as the next most disliked aspect of living in the Village.

Recommendations

The responses have provided the Neighbourhood Plan Steering Group with a good insight into the views of residents. In a number of cases the responses were so clear that no further engagement with the residents is necessary prior to drafting policies that reflect these views.

Recommendation 1 – Draft policies into the Neighbourhood Plan that reflect the high strength of feeling regarding the protection of the Greenbelt and protection of open spaces and “green gaps” between clusters of houses. The policies need to align with the Greenbelt policies in the Cheshire East Local Plan.

The impact of traffic may be difficult to define as a policy in planning terms so may be better dealt with as a project of traffic reduction or calming measures to be undertaken in conjunction with Cheshire East Highways.

Recommendation 2 – Engage with Cheshire East Highways to ascertain what practical measures can be implemented to reduce the speed and volume of traffic through the Village.

Recommendation 3 – Engage with Barclay’s Bank to ascertain what measures they could implement to reduce the volume and speed of traffic from their employees and contractors.

Recommendation 4 – make more frequent use of the Community Speed Camera held by the Parish Council.

Promotion and protection of biodiversity featured as the fifth highest priority.

Recommendation 5 – Engage with an appropriate organisation(s) to ascertain what exists already in the Parish and how this may be protected and enhanced. From this output develop policies for inclusion in the Neighbourhood Plan.

Part of the Village already has Superfast broadband available but the western part of the Village does not. It is seen as a priority that Superfast Broadband is available across the entire Parish.

Recommendation 6 – Parish Council to maintain lobbying with Connecting Cheshire and investigate fundraising and/or other means of providing this service.

Extensions or modifications to existing properties often cause angst among residents and policies to develop guidelines on how these can be implemented while being in keeping with the surrounding environment and sense of place should be developed.

Recommendation 7 – Develop an Over Peover character assessment and guidelines on modifications and extensions that preserve the characteristics of the Village.

Improvement to pavements featured as a priority and in particular, the maintenance of the existing pavements alongside existing highways.

Recommendation 8 – Parish Council highways representative to routinely monitor the state of the pavements in the Parish and request maintenance from the responsible owner/organisation when required.

Development of the local economy and particularly workshops and home working was seen as somewhat of a priority. However, new job creation was seen as a low priority. The Steering Group should investigate this anomaly by further engagement with residents to better understand the differences perceived.

Recommendation 9 – Further engage with the residents on what they understand as development of workshops and homeworking.

The need for a new Village Hall and its location drew polarized responses and a number in between. This needs to be investigated further with firm viable options being presented.

Recommendation 10 – Parish Council to establish a sub-committee to explore the options for a new Village Hall and its location, refurbishment of the existing Village Hall or to not have a Village Hall at all.

Appendix 1. Blank Questionnaire

Neighbourhood Plan Questionnaire



1) What do you LIKE about the Parish of Over Peover?

.....

.....

.....

2) What, if anything, do you DISLIKE about the Parish of Over Peover?

.....

.....

.....

All the land in Over Peover is included in the Green Belt which constrains new building except in exceptional circumstances. The construction of affordable homes represents such an exception which allowed for the recently completed development of 15 affordable dwellings at Patton Close on the site of a former egg farm.

Elsewhere, construction activity since the 1970's has largely been restricted to the enlargement/enhancement of residential properties and specific projects relating to business premises such as Barclays and various agricultural and farm holdings.

Thinking about possible future development up to 2030 please answer the following questions using a scale of 1 - 10 where 1 = low priority and 10 = high priority.

3) What priority should be given to the preservation of Green Belt protection?

.....

4) What priority should be given to the protection of green gaps between existing areas of development and local green spaces such as the Parish Field, the cricket ground and school playing fields?

.....

5) Thinking specifically about new house building, please indicate the priority that should be given to new house building

.....

NOTE: If, in the period covered by the Neighbourhood Plan, the construction of new houses were deemed to be appropriate, subject to planning approvals, what priority would you assign to the following types of homes?

6) Affordable Housing for rent and to buy (shared equity)?

.....

7) Market value homes (of various sizes)?

.....

8) Housing specifically designed/adapted for the needs of the elderly?

.....

9) Homes for multiple occupation (e.g. apartments or flats)?

.....

Please turn over

- 10) Existing properties are often extended and modified using permitted development planning rules. Where permissions are sought beyond permitted development what priority should be given to devising local guidelines on the scale and design of residential extensions to preserve the local environment?

Over Peover is home to a number of businesses ranging in size from Barclays with over 3000 employees to the self-employed working from home. The farming and horticultural sectors feature prominently creating the rural feel of the community.

- 11) What priority should be given to policies directed toward new job creation?

- 12) What priority should be given to encourage further development of the rural economy including possible development of workshops and home working?

- 13) Homes and businesses rely heavily in the internet. What priority do you feel should be given to the availability of super-fast broadband (min speed 24mbps) in the Parish?

- 14) What priority do you think should be accorded to policies to reduce the impact of traffic through the village and parking within it?

- 15) There are few pavements within the Parish but a number of footpaths and bridle ways. What priority should be given to improving facilities for pedestrians particularly adjacent to the traffic highways?

- 16) The Parish Council is exploring the feasibility of building a new Village Hall. What priority do you consider should be given to providing a new building for community use to replace the aging facility currently co-owned by the WI and the Church?

- 17) The Parish contains a wide variety of flora and fauna and is species rich. What priority should be accorded to the promotion and protection of biodiversity?

That completes the questionnaire. Many thanks indeed for your responses which, taken together with those of your fellow residents, will guide us in our work.

Finally, if there is anything we have forgotten or indeed any issue which you wish to draw to our attention that you feel the Neighbourhood Plan might address, please provide details below. If there is insufficient space below please append a separate sheet.

.....

.....

.....

.....

Please return your form to a Parish Councillor or place in one of the collection boxes located at the Dog Inn, The Parkgate Inn or the Whipping Stocks Inn or post to The Parish Clerk, Grange Farm, Holmes Chapel Road, Over Peover, WA16 9RD
Thank you!

NOTE: The deadline for the return of the form is Wednesday 31st January 2018

Appendix 2. Questionnaire results in Microsoft® Excel® format.



NP Questionnaire
Results.xlsx

Double click on the icon above to open

Will not open in PDF version – See separate PDF results file instead.