



# Church Minshull Neighbourhood Plan

**Survey Analysis**  
**September 2016**



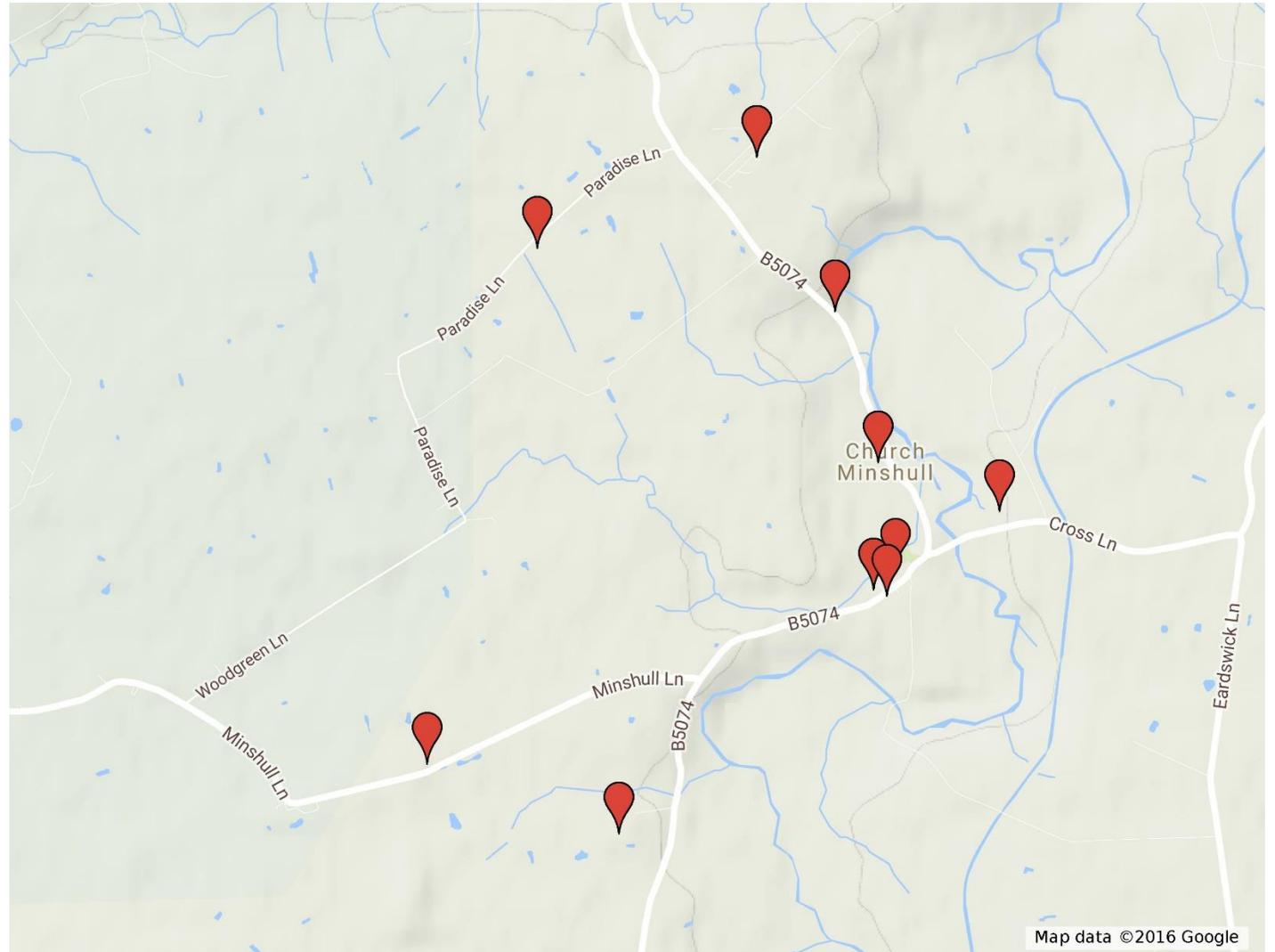
# Headlines

- 165 surveys were returned, from 220 households, an excellent response rate of approximately 75%
  - There were lots of comments included, highlighting the impressive level of engagement and interest from the community
  - Some comments were concerned with issues outside the remit of a Neighbourhood Plan, such as speeding and bus timetables – there needs to be an explanation of why these issues aren't covered, but will be dealt with by the Parish Council elsewhere.
- 

# Q1 - Postcodes

- 147 respondents live in the CW5 postcode
- 7 live in CW1
- 1 respondent lives in CW7

# Q1 - Postcodes



## Q2 – Age of respondents

- Only **3%** of respondents were aged 18-35, compared to approximately **10%** of the community who the census information detail as being 20-34 (OCSI report)
  - **18%** of respondents were over 75, whilst the census information indicates that approximately **11%** of the population of the village are in this age category
  - **51%** of respondents were 56-75, compared to approximately **35%** of the community
  - Over **69%** of the respondents were over 56, compared to approximately **46%** of the community
  - There needs to be further work to engage and determine the views of the younger residents of Church Minshull
- 

## Q3 - Vision

- 98.7% agree with the draft vision *‘We want Church Minshull to thrive as a vibrant and distinctive Parish and to evolve and grow in a sustainable way. We want the Parish to continue to provide an outstanding quality of life for current and future residents.’*
- 33 people made comments – the main points being that they didn’t like the word ‘grow’; development should grow and evolve in a scale comparable to the village; the word vibrant should be swapped for ‘peaceful and quiet’; the vision could be made more distinct to Church Minshull.

## Q4 - Aims

- There were 38 comments on the aims to :-
  - *Encourage a thriving and prosperous community*
  - *Maintain the rural character of Church Minshull*
  - *Support proportionate and environmentally sustainable housing development to meet local needs*
  - *Endorse policies that have a positive effect on the environment*
  - *Maintain and improve the high quality natural environment*
- The comments were overwhelmingly supportive, with people particularly liking the aims of maintaining the rural character and maintaining and improving the high quality natural environment. A suggestion was made to include the words 'socially inclusive' in the first aim.

## Q5 - Objectives

- All eight objectives received at least 92% support, with 100% agreement with the objective to protect green spaces, the landscape and support nature conservation
- The biggest objection was 7.45% disagreeing with the objective to deliver a housing growth strategy tailored to the needs and context of Church Minshull
- 42 people made comments, the main point by far questioning the third objective's description of 'excellent local facilities' – with respondents questioning that these exist

## Q6 & Q7– Housing Development

- 94% of respondents agree with the aim *‘To provide housing which is in keeping with existing properties as local need arises.’*
- All the eight housing proposals had over 81% support – the lowest support being that *sites for development will be limited to small rural sites to provide up to 6 homes* (almost 19% disagreed with this – some because they didn’t see why development should be limited to six, others because they don’t want to see any development at all)
- 45 comments were received, covering points such as the need for starter homes; downsizing; innovative and eco friendly designs; low cost/social housing; large housing; 2 storey maximum; disagree with prioritizing brownfield and infill which may not be appropriate – each application should be judged on merit; conversions could accommodate more than six units

## Q8 – Housing Need

- 29% of respondents answered that they did not envisage moving
  - Of those who replied that if they were to move within the Parish, over 60% would be looking to purchase freehold
  - The next largest category was just over 4% of respondents who would want their next move to be sheltered accommodation
- 

## Q9 – House Type

- When asked *'If I were to move house, it would be because I need a ...?'*
  - 36.75% answered a smaller home
  - 20% answered a larger home
  - 20% replied that they needed a level or physically adapted home
  - 7% wanted a cheaper home
  - There were 20 comments showing a real range of views – some respondents commented they wanted a smaller house, some a larger house, some wanted more land, some less land.
- 

## Q10 – House Type/ Size

- When asked *what the type of property for my next move in the Parish of Church Minshull would be?*
  - The largest response was for bungalows (28.7%)
  - 27.83% replied that they would like a three bedroomed house
  - 9% of respondents stated that they would like a park home
  - 15.65% replied that they would like a house with four or more bedrooms
  - 14.78% would like a two bedroomed house
  - Only 2.61% of respondents would be hoping for a one bedroomed house
- 

## Q11-Q12 – Affordable Housing

- When asked whether *'Affordable Housing should be built to meet the needs of those having a local connection to the Parish'*
  - Over 74% agreed or strongly agreed to this statement
  - 13.75% disagreed or strongly disagreed
  - 44 comments were made, with very differing views. The main points covered included a lack of smaller properties for downsizing; too restrictive and unwelcoming to outsiders; need houses to maintain facilities; already have affordable housing; people should have a local connection, there is not enough infrastructure for affordable housing
- 

## Q13-Q14 – Rural Character

- 99.34% of respondents agreed with the aim *'To maintain the rural character of Church Minshull'* (only one person disagreed)
  - There was also overwhelming support for the associated five proposals (all had over 95% agreement)
  - There were 38 comments, covering issues such protecting green gaps; the need for better footpaths; the importance of open spaces; not all modern architecture is negative – development should not always have to be of traditional building materials.
- 

## Q15-Q16 – Countryside and Environment

- There was 100% support for the aim *‘To maintain and improve the high quality natural environment’*
- The four proposals were well supported, with 100% support to *‘maintain, enhance and protect from development important local vistas’* and *‘protect and review the Conservation Areas’*. 98% supported *‘maintaining and promoting public footpaths and walking routes’* and 90.97% agreed that *‘new developments should incorporate footpaths and cycle ways to link up parts of the Parish to the centre of the village.’*
- There were 46 comments, many focussing on the village being hard to walk around with narrow or no pavements. Some people felt that cycleways would take up even more land, and comments that all vistas are important.

## Q17-Q18 – Strong Local Community

- 98% of respondents agreed with the aim *‘to encourage a thriving and prosperous community that delivers a high quality of life for all residents and supports a distinctive and flourishing local economy’*
- There was much support for the associated eight proposals, with 100% of respondents supporting *‘the retention and development of local businesses and community facilities’*
- The lowest figure was 90% of respondents who supported *‘proposals for new business activity within the parish, both from home and stand alone, to provide local employment will be encouraged’*

## Q19-Q20 – Work and Study

- 22% of respondents work or study within the Parish, although 46% answered that this wasn't applicable, which reflects the age range of the respondents, many of whom are retired
- 37% in total work or study within the parish or within a 10 mile radius
- 16% work or study over 10 miles away from Church Minshull
- Over 40% of respondents travel by car to work or study, with 19% working from home. 43% answered that this was not applicable, others go by train, bus, walk or cycle (each less than 5%)
- There were 43 comments, covering points such as new development will bring traffic which must be managed; community facilities must be protected; there is a need for small, cottage type industry; commercial offices would be inappropriate.

<b>Economically active residents</b>	<b>Economically inactive residents</b>	<b>Full-time employees</b>	<b>Part-time employees</b>
<b>209</b>	<b>122</b>	<b>96</b>	<b>42</b>
<b>63.1% of people aged 16-74 (England average = 69.9%)</b>	<b>36.9% of people aged 16-74 (England average = 30.1%)</b>	<b>29.0% of people aged 16-74 (England average = 38.6%)</b>	<b>12.7% of people aged 16-74 (England average = 13.7%)</b>
<b>Self-employed</b>	<b>Working 49+ hours per week</b>	<b>Working from home</b>	<b>Employed in the public sector</b>
<b>51</b>	<b>33</b>	<b>35</b>	<b>60</b>
<b>15.4% of people aged 16-74 (England average = 9.8%)</b>	<b>16.8% of people in employment (England average = 13.3%)</b>	<b>11.2% of people aged 16-74 (England = 3.5%)</b>	<b>30.6% of 185 people in employment (England = 28.2%)</b>

Source: Census 2011 – check with CEC about updated figures

# Observations - 1

- The survey had an excellent response rate of approximately 75% - one of the very best returns seen. This shows how engaged and committed the community of Church Minshull are, and also how well promoted the survey and Neighbourhood Plan process has been. This is an excellent spring board for the Neighbourhood Plan.
- There was overwhelming support for the vision, aims, objectives and proposals, giving a clear remit to begin drafting policies - only 3 had less than 90% support –
- *affordable housing should be built to meet the needs of those having a local connection to the Parish* (13.75% disagreed);
- *sites for development in the Parish will be limited to infill up to 2 dwellings to fill a small gap in an otherwise built up frontage* (10.81% disagreed);
- *sites for development in the Parish will be limited to small rural sites to provide up to 6 homes* (18.79% disagreed)

## Observations - 2

- There were many very valuable comments on the surveys, and some respondents had obviously spent a very long time and put much thought into their answers
- The age of the respondents does not tally exceptionally well with the demographics of the Parish, with more elderly people filling the survey in than younger members of the community. This is not unusual at all, but should be noted
- Some of the comments received covered issues that are not directly related to the Neighbourhood Plan, such as speeding, community events, frequency of buses
- The housing sections of the survey allowed people to say what they would like to move into, but don't give a real picture of any 'need' or definite intention to move – this needs further work

# Next steps - 1

- Capitalise on the excellent response and interest in the Neighbourhood plan. Possibly hold a drop in event, or at the very least report back either via the post and/or online the results of the survey. This could be tied in with asking people if they agree with any changes to the vision and suggested policy headings. Disley, for example, held a successful drop in on a Saturday to highlight the results from their questionnaire and give more information about the Neighbourhood Plan process.
- There needs to be an explanation of why certain issues are not going to be covered, otherwise people may feel that their comments are being ignored. These issues can form part of an action plan at the back of the Neighbourhood Plan (Marton Neighbourhood Plan is a good example of this) or there could be a note that these issues will be considered further by the Parish Council.

## Next steps - 2

- It would be worthwhile to try to get the views and input from some of the younger members of the community – not just children but the under 35s who had a low response rate through the survey, perhaps through any local groups, or even advertising and holding a focus group
  - Look through the comments and decide if you want to amend the draft vision or objectives at all
- 

## Next steps - 3

- Begin to think about policy areas and any evidence gaps. From the survey returns, suggested policies would cover:-
  - **Housing & Design** (location, size and type, design, local character)
  - **Community Facilities/Infrastructure** (protection, enhancement, possible provision)
  - **Environment** (green spaces, landscape character, trees, footpaths, canal, views)
  - **Heritage & Conservation** (Conservation Areas, historic buildings)
  - **Local Economy** (employment, working from home, tourism)
- 

## Next steps - 4

- Think about further evidence, particularly for housing –ask Rhiannon at Cheshire East for a housing needs study, which provides excellent local housing information and indicates how many new houses Church Minshull is likely to need up to 2030 ([rhiannon.monaghan@cheshireeast.gov.uk](mailto:rhiannon.monaghan@cheshireeast.gov.uk))
- Cheshire East will also provide you with a suite of maps for the historic environment, public rights of way, flood risk, nature conservation, open spaces and protected trees which are very useful ([tom.evans@cheshireeast.gov.uk](mailto:tom.evans@cheshireeast.gov.uk))
- Cheshire East can also help you with preparing a local character assessment, again, contact Tom or Rhiannon
- Think if you need any wildlife information, which Cheshire Wildlife Trust can provide at various levels for a fee  
<http://www.cheshirewildlifetrust.org.uk/lwsenquiries>

## Next steps - 5

- There will be lots of information on landscape, design, open spaces etc. on Cheshire East's website which will be worth sourcing.
- See if there is any local knowledge that you can tap into for help with evidence and policies, such as knowledge of footpaths, the canal or historic environment
- Decide if there are local green spaces that you would like to designate, as this offers them real protection, and begin gathering the evidence. Tarporley have a good section in their Neighbourhood Plan, and there is a good toolkit on Cheshire West and Chester's Neighbourhood Plan website  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood-planning-toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood-planning-toolkit.aspx)
- Have a think about what views/vistas you would like to protect. Bunbury Neighbourhood Plan have done this well, as have Tarporley.