

Malpas and Overton: Towards a
Neighbourhood Plan

Summary of Workshop

16-17 September 2013



Prepared for Malpas & Overton Neighbourhood Plan Steering Group
by IBI Taylor Young

Introduction

The Malpas and Overton Neighbourhood Plan Steering Group commissioned IBI Taylor Young to organise and facilitate two-day workshop in September 2013. This was intended as a key stage in developing the content of a Neighbourhood Plan for Malpas. The aims of the workshop were:

- To accelerate the plan-making process and raise wider awareness
- To build consensus among the attendees and a sense of ownership of the Plan
- To identify and agree the basis of policies

The workshop was held on Monday 16 September and Tuesday 17 September 2013 at the Success Factory in Burwardsley. Jim Fox and Simon Peake of IBI Taylor Young facilitated the workshop, supported by members of the Steering Group.



Format

Fourteen people attended on day one and fifteen people attended on day two. The Steering Group invited committee members, representatives of adjoining Neighbourhood Forums and other key stakeholders, such as key officers from Cheshire West and Chester Council (CW&C). The list of attendees for each day is provided below. The attendees were split into two groups a 'green group' and a 'yellow group' with the composition of each deliberately mixed each day. Specialists were brought in to attend key sessions: Michael Kitching of SK Transport assisted both groups during the 'Transport & Communications' session, Edd Snell (CW&C Landscape Officer) attended the 'Protecting our Natural Environment' session and Linda Sharp (CW&C Planning Policy Liaison Officer) attended all of day two.

The agenda for each day is set out below. The aim was to include some contextual and capacity-building elements on the morning of day one, to provide an awareness of the parameters of policy drafting. This was followed by a visioning exercise to provide a high level direction. The remainder of the session was aimed at agreeing the scope for policy content, organised around the 6 themes that the Steering Group had already identified. The day two session began with a brief re-cap and ended with a summary session and discussion of next steps.

Within each session there was an IBI TY facilitator and a reporter from within the group. After a structured group discussion (usually of around 45 minutes) the two groups reconvened. Each reporter fed back the outcomes of their discussion to the wider forum, followed by a general discussion.



Day One

- 9.30. Introduction
- 9.40. Individual aspirations for the Neighbourhood Plan
- 10.00. Effective Plan-making
- 10.20. **How we can make a difference**
- 11.00. **A Vision for Malpas**
- 12.00-12.30: Lunch break
- 12.30: Mapping Exercise
- 1.15. **Section 1: Homes for all**
- 2.30. **Section 2: Built Environment and Rural Character**
- 3.30 Review of Day 1 Achievements
- 4.00. Finish

Day Two

- 9.30. Introduction
- 9.50. Day 1 Re-cap and Q&A
- 10.15. **Section 3: Services and Facilities**
- 11.15. **Section 4: Supporting the Local Economy**
- 12.00-12.30. Lunch break
- 12.30. **Section 5: Communication and Transport**
- 1.40. **Section 6: Protecting Our Natural Environment/Our Place in the Landscape**
- 2.55. Summary of Policies agreed today
- 3.25. Review and summary of the 2-Day Workshop & Discussion around Next Steps
- 4pm. Finish

Outcomes

The outcomes of the discussions in each session, as recorded on flip-chart paper in the two groups, is provided below. This was also accompanied by a series of plans which were annotated during the discussions, and at a special mapping exercise in day one (which focused on mapping existing assets). These plans, and the flip chart notes have been kept by IBI Taylor Young and will be used to assist with the drafting of the Vision and Policy sections of the Neighbourhood Plan.

DAY ONE

Group Composition

Yellow Group

Jim Fox (IBI TY)
Ilene Hoyle (Malpas resident)
Anne Sharrott (Malpas resident)
Karen Meredith (Meredith's Coaches)
Sue Griffith (Malpas Parish Council)
Tina Barnett (Overton Parish Clerk)

Green Group

Simon Peake (IBI TY)
John Webb (Chairman, Malpas Parish Council)
Chris Whitehurst (Malpas Parish Council)
Fiona Dudley (Malpas resident)
Ann Wright (Malpas Ward Councillor)
Carol Broad (Malpas resident)
Peter Guildford (No Man's Heath NP Representative)
Rachael Abbott (Malpas resident)



1. How we can best make a difference

Yellow Group

ASPIRATIONS	EVIDENCE	HOW TO USE?
<ul style="list-style-type: none"> • Not a dormitory –local employment etc • Local people – community. Stay affordable • New people • Overton included • Thriving centre – more used shops. • Maintain character • Balance on ‘offer’ – school & facilities. Use more also • Has to grow but with character and community • Easier to get around – inside and outside • People with access to a car 	<ul style="list-style-type: none"> • Employment, nursing, schools • A mix - 30% have no formal qualifications • e.g. Gladman – lack of services • Govt website ‘evidence’ • Social deprivation John Pear 	<ul style="list-style-type: none"> • Developers training schemes • e.g. Gladman submission

Green Group

ASPIRATIONS	CHALLENGES	OPPORTUNITIES
<ul style="list-style-type: none"> • Policies on design • Town plan for 2030 that will mitigate against poor infrastructure or enhance • Small single developments (30) in a specific time/area • True representation of utility infrastructure • Growth of housing numbers to drive village sustainability • Homes that are ‘affordable’ by local people • Strategic link roads, green corridors 	<ul style="list-style-type: none"> • Reconciling the cost of housing development against the requirements (larger rooms, ground. Heating) • Capacity of roads & car parks • Lack of sustainability infrastructure • Protection of individual trees • Housing numbers that allows a development to take place that meets the set criteria and will be acceptable to the village residents • Constructing a robust criteria (site assessment matrix) 	<ul style="list-style-type: none"> • Support for NP from local community • 4-6 policies per section • Wording that is acceptable to village residents

2. A Vision for Malpas

Yellow Group

Individual comments on post-it notes

Homes for all

- Houses of all needs
- Mix of people
- Homes for all needs
- Mix of housing – new to integrate with old
- Welcoming
- Inclusive Village

Built Environment & Rural Character

- Conservation area, historic buildings – well maintained to attract visitors.
- Rural historical village
- Village feel

Services & Facilities

- More services and facilities
- Self sufficient in terms of services – e.g. basic shops
- Sport and community facilities – excellent
- Village offering all you need from birth to older age
- Thriving community

Supporting the local economy

- Thriving economy
- 2030 thriving rural village
- High speed broadband
- Thriving, beautiful village
- Picturesque village
- Essence/character
- Thriving community

Communication & Transport

- Better transport facilities – Chester, Wrexham

Natural Environment & Landscape

- Amazing views of open countryside

Vision Wording

- *Housing for all*
- *A community which offers services and utilities to allow the population to be thriving, self sufficient in basic needs and ensure transport links to major employment centres. Housing style and architecture which integrated with the historic character of the rural village. Housing to meet needs of all. Conservation area and historic buildings to be preserved for local population and visitors to enjoy.*

Green Group

Individual comments on post-it notes

Homes for all

- Houses that local people can afford
- Homes to meet changing needs over plan period
- A choice of homes for everyone who wants to live in our community
- Homes that people want
- Eco friendly home – warm and cheap to run

Built Environment & Rural Character

- Adding to our varied vernacular architecture
- Where people want to come and visit
- Maintaining our historic built character
- Developments to respect, retain or enhance the place that is Malpas/Overton
- Well designed houses, not copy of historic buildings.
- Try to maintain existing character

Services & Facilities

- All essential services are available and accessible to all – people of all ages and economic capacity
- A Police station
- Flexible services capable of change
- Comprehensive range of services & facilities
- Choice of shops and restaurants

Supporting the Local Economy

- Jobs available for those who need to work
- Opportunity to provide local and start up businesses with affordable, suitable accommodation
- Vibrant village promoting sustainable development

Communication & Transport

- Sustainable public transport and good broadband
- Transport system not necessarily based on traditional bus service
- Good public transport services

Natural Environment & Landscape

- Provide green space for all people
- Malpas should be a healthy and vibrant place to live, work and play regardless of age or wealth
- Sensitive build that will integrate softly into our rural landscape
- Keep green spaces between settlements
- Provide spaces where views and green spaces can be enjoyed and used
- Rural views of open countryside
- Landscape protected and respected

- Promote windfall development maintaining the green space.

Key Words for the Vision

- Pleasant place to work, live, visit and play
- Vibrant village
- Comprehensive range of services and facilities
- Support a mixed community – age and wealth enjoyed by all.
- Thriving and inclusive
- Sustainable
- Small market village – with heart in the countryside
- Robust infrastructure
- Employment opportunities
- Promoting choice in everything
- Continues close relationship with open countryside and natural environment
- Wildlife
- Views
- Safe and crime free (Police response times)
- Community spirit
- Places for children and families
- Friendly and inclusive
- Is it a nice place to live?
- Malpas will be a pleasant place to live, work and visit

Popular Words



Vision Wording

Our vision for 2030 is for Malpas to be a thriving sustainable small market village offering a comprehensive range of shops, services and facilities supported by a robust infrastructure and

employment opportunities which are able to cater for the needs and requirements of all our residents.

Malpas in 2030 will be a friendly, vibrant village with a range of services and facilities that support a mixed community

Objectives

Homes for all

- Meet need over plan period
- Meet needs of whole community. What are they?
- Homes people can afford
- Eco friendly

Character

- Place people want to live
- Place people want to visit
- Maintaining historic character
- Vernacular architecture (% of quirky)
- Good example – Bell Meadow, Tarporley

Services and Facilities

- Services accessible to all – Topography
- Meeting all needs
- Flexible – Responding to changing needs
- Meeting place – Social integration
- Choice

Local Economy

- Jobs outside NP area
- Small scale, independent business
- Jobs in village centre; School, Nursery, Homes
- Jobs for local people
- Support start-ups and independent business
- Vibrant village

Transport

- Improve public transport (Rural Proof)
- Good broadband
- Promote cycling; tourism and local
- Address congestion
- Improve car parking in village centre
- Safe pedestrian and cycle routes

Natural Environment

- Accessible green space to enjoy for all
- Views project rural views
- Integrating development into the landscape
- Maintaining green spaces within developments
- Green corridors – wildlife

3. Homes for All

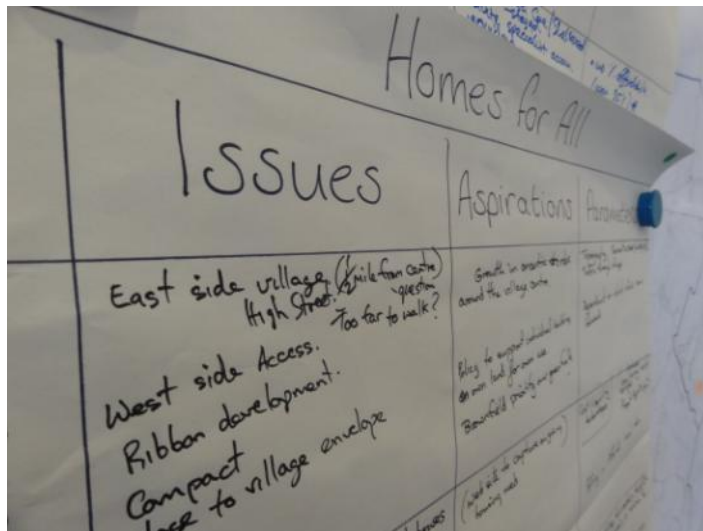
Yellow Group

	ISSUES	ASPIRATIONS	PARAMETERS
Location	Flood? Conservation	Site 1 back of church - Planning South of Chester Rd South of Springfield/Hollies – Better access	200 – built: 80 Planning permission – 105 – detailed
Affordability	People needing to move out Different types eg. Shared equity, affordable rent 12 Affordable in Knutsford Rd but local elements underwrid	Need for local, e.g. 80% of value, gradual, local approach local connections Mix within the development: ‘pepper pot’	CW &C policies -local version -local connection
Type	-Successful flats in rural areas -Options for elderly – so they don’t need to move out	-Yes? eg. Extra Care/ Sheltered – Staged - Invite specialist accommodation providers - Local need survey(Chris) 2012 >>Evidence - mix -BfL12 –evidence >Families need	-% Affordable (was 35%) -other options?
Size of Development	-Too high -Too ‘same-y’	-Variety -Lower density to edges -Taller homes in core only	Character study BPL12
Other	-Size of house National design standards. -Parking/Access		

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Draft Policies

- Size/Character
 - Number of units, up to 30 within or adjacent to built up area
- Location
 - Criteria: brownfield 1st: within set distance; sensitivity...; accessibility... (test on known sites)
- Affordability
 - Local connection tie – perpetuity... (CW&C policy platform)
 - Choice... rental, market
- Type
 - Choice ... Local Needs Survey 2012
 - Will need updating (update, strengthen, more robust)
 - Number of beds
 - Family
 - Extra care



Green Group

	ISSUES	ASPIRATIONS	PARAMETERS
Location	<ul style="list-style-type: none"> - East side of village High Street (1/2 mile from centre) – Too far to walk? - West side access - Ribbon development - Compact - Close to village envelope 	<ul style="list-style-type: none"> - Growth in concentric circles around the village centre - Policy to support individual building on own land for own use - Brownfield priority over Greenfield 	<ul style="list-style-type: none"> - Topography. - Pavement access (constraints) - Traffic through the village - Dependant on which sites come forward
Affordability	How do we ensure we get houses built that local people can afford?	Website to capture ongoing housing need	Cost viability to developers <ul style="list-style-type: none"> - Continuous local survey results identified - Property agents input - Policy – afford local identity
Type	<ul style="list-style-type: none"> - Bigger houses/rooms to give people useable space - How do we get bungalows built ensuring all type and tenure aspects are catered for - Flats 	<ul style="list-style-type: none"> - Making use of existing buildings - Tenure blind (pepperpot policy) - Tenure type in perpetuity 	<ul style="list-style-type: none"> - Limit of buildings to a certain height to add character areas in relations to sky line views - Conversion of existing homes
Size of development	<ul style="list-style-type: none"> - Village residents do not want to see large developments - Reflect organic growth – based on 30 dwellings per hectare 	<ul style="list-style-type: none"> - Higher density rear to the village centre - Medium density – suburban - Low density further from the centre - Variety of density - 0-30 houses in each development - Incremental and organic growth - Exceptional circumstances could allow more (30-60) 	<ul style="list-style-type: none"> - 30 plus units must generate a different character area. - Contribution to infrastructure where appropriate
Other	<ul style="list-style-type: none"> - Derelict properties – flats above shops/parish hall - 'Build for life' – quality build conformity 'life time homes' - Alignment to 'Homes to life' - Houses to be eco-friendly 		

4. Built Environment and Rural Character

Yellow Group

	ISSUES	ASPIRATIONS	PARAMETERS/POLICIES
Location and Scale	Discussed in Houses for All		
Design of new buildings	-Height , no more than 2 storeys -Bungalows, only one story.	-Sensitive but open to contemporary./promote to a design aware developers -renewable energy Gateways -Slow traffic - Signage - Planting - Building	- Emphasise more in Policy BE5 -BfL12 - views -Apply to Malpas specific -Malpas character of no dorms in 1½ storey -Densities in line with character areas
Alterations	Skills for assessing application	-Need to be in keeping -Criteria, less subjective	
Design Quality BFL12		-Materials -Brick, sandstone, Cheshire railings where appropriate -Form: Set back - Street type: pavement, parking, planting	Local Interpretation
Character Buildings and Spaces	-Protection: spaces and wildlife -Poor rec. ground Play School sports Slope	-Flowers -Protecting character Left to village – committee –overlooked by new houses -Village green -Levels -Quality of play area -Another to cont	-VDG - character -Evidence: P.O.S -Policies: Quantities and Quality of space -Devs; contribute to space -A, S106: from a number of developments.
Other	-Wind turbines CW&C draft Local Plan says Malpas appropriate area	-Support renewable energy Heat pumps Community benefit Solar Personal use Assessment of large structures, wind potential	

Green Group

Group generally supported the TY draft policy section, with the following comments:

- Good local examples of sensitive design: Bell Meadow (at Tarporley and Pulford) and West Edge Lane (Great Budworth)
- Policy 1 should be tightened up (location and scale of development) – refer to Homes for All policies
- ‘Townscape’ should be explained – include a glossary
- ‘Ribbon development’ should also be referred to (and included in glossary)
- Key views should be identified
- Character Assessment – can be subjective if done by developers, refer to our Character Study more strongly – developers must respond to this and explain and how they have
- Consider creating new character areas where appropriate (i.e. developments over 30 units)
- Clarify hierarchy of ‘character areas’
- Aim for seamless transition at edges
- A criteria for sites should be used based on site matrix (in Homes for All section)
- Need to balance historic character of streets with need for wider roads
- Differences in roofline are important for character
- Alterations policy should include solar panels, wind generators etc
- Would be good to add a policy covering individual buildings in the countryside with high quality design in terms of innovation and sustainability
- Developments should be outward-looking for social cohesion
- There should also be something on buildings in the countryside responding to the established rural built form – i.e. farmsteads and courtyard buildings etc

The group identified the following Local character buildings for consideration:

- Character buildings should include all of High Street
- Cottages on Leech Land and Wigland Terrace (by footpath)
- Chapel of Rest in the Cemetery
- Outer buildings by the ‘triangle’ of roads (see plan)
- Belle Vue Farm
- Pumping station in Overton
- St Joseph’s (currently being restored for apartments)
- Police station (for historical/community reasons)

Archaeology – needs to pick up identified features and local knowledge, i.e:

- Historic sandstone quarries (currently have wildlife value)
- Roman Road (considered alignment)
- Burgage plots

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DAY TWO

Group Composition

Yellow Group

Jim Fox (IBI TY)
Chris Whitehurst (Malpas Parish Council)
Ilene Hoyle (Malpas Resident)
Ann Wright (Malpas Ward Councillor)
Carol Broad (Malpas resident)
Rachael Abbott (Malpas resident)
Tina Barnett (Overton Parish Clerk)
Trevor Parker (No Man's Heath NP Representative)

Green Group

Simon Peake (IBI TY)
John Webb (Chairman, Malpas Parish Council)
Fiona Dudley (Malpas resident)
Linda Sharp (CW&C Planning Policy)
Edd Snell (CW&C Landscape)
Anne Sharrott (Malpas resident)
Karen Meredith (Meredith's Coaches)

Michael Kitching (SK Transport) attended both groups during the afternoon sessions



5. Services and Facilities

Yellow Group

	<u>ISSUES</u>	<u>ASPIRATIONS</u>	<u>PARAMETERS</u>
Strengthening Hub	<ul style="list-style-type: none"> -School expansion (High School) +210 pupils - Sports club lack of playing fields -Land and finance required -11 shops exist (3/4 vacant) -How to increase footfall -Additional car parking (funding and location) 	<ul style="list-style-type: none"> -Bank open 5 days -Strength of the high street -Identify niche for Church St <ul style="list-style-type: none"> - Connection to St Oswalds -Gastro pub -Conservation enforcement. Officers to support community 	<ul style="list-style-type: none"> -Finance -Encouraging business -Maximising potential -Enforcing decent condition of buildings
Addressing increased demand	<ul style="list-style-type: none"> -Jubilee Hall not fit for modern purposes – outdated and upside down -Section 106 monies being clawed back if not used within 5 years 	<ul style="list-style-type: none"> -Tourist information point -Jubilee hall – Trustees/Hall serving the community effectively <p>SHOPPING LIST IN THIS SECTION</p>	<p>CIL: 25% if NP exists 15% if no NP</p> <p>New homes bonus (£1200) per home. Uncertain not statutory</p>
Addressing current shortfalls	<ul style="list-style-type: none"> -Restricted access to library -Lack of play fields for sports club and Alport School (junior) -Education/ Understanding of owners of shops (rates/rent) --Facilities for visitors: Good public toilets -No disabled access at post office -Lack of fuel -Lack of hardware shop 	<ul style="list-style-type: none"> -Location of community cafe -A library in the village centre accessible by older population -Places to eat, drink, toilets 	<p>Finance policy to support a range of facilities for the village shortfall</p> <p>Pavements – business use (i.e. cafes)</p>
Improving leisure and recreation	<ul style="list-style-type: none"> Poor facilities for young and elderly in the village 	<ul style="list-style-type: none"> -Construction of Astro turf at Heber School -Playing fields for Alport School -Playing fields for Malpas sports club -Sufficient funding and volunteers to run Young Persons Centre -Increased access to library 	<p>Policy that asks developers to fund extra playing fields</p> <p>PRIORITY: Jubilee Hall/ Community Space Recreation Ground Young and Older people's facilities</p>

Green Group

	ISSUES	ASPIRATIONS	PARAMETERS
Strengthening Hub	<ul style="list-style-type: none"> -Empty shops -Footfall -Congestion -Parking -Size of catchment area -Choice: People leave village to go to other towns -Large supermarkets in other towns -No browsing shops -Supermarket? 	<ul style="list-style-type: none"> -Better support local businesses -Retain and expand -Better parking -Focus new retail development to High St/Church St -Diversity of shops -Protect retail frontages 	
Addressing Increased Demand	<ul style="list-style-type: none"> -Increased footfall -Increased demand -Increased traffic congestion -Increased demand for parking spaces -Fire/Police/Ambulance -Primary health in community 	<ul style="list-style-type: none"> -More people to walk or cycle to village -Walking 'buses' to school -Section 106 / CIL (large scale developments) 	<ul style="list-style-type: none"> -Through traffic -Identify <u>shopping list</u> and priority and evidence -Changing models of provision -Addressing cumulative impact
Addressing current Shortfall	<ul style="list-style-type: none"> -GP capacity -School capacity expanding -Utilities capacity -Tourism and publicity 	<ul style="list-style-type: none"> -Increased GP service -Maximize potential of high street 	Traffic consequences of school expansion
Improve Leisure and Recreation	<ul style="list-style-type: none"> -No food pubs in village -Sports pitches and changing rooms -Recreation field -Allotments -Swimming pool (private facility located at Heber School?) 	<ul style="list-style-type: none"> -Better evening economy + food & drink -Improve recreation -Allotment provision (proposed) -More children's play areas -Primary school has no play ground currently 	

6. Supporting the Local Economy

Yellow Group

	ISSUES	ASPIRATIONS	PARAMETERS/POLICIES
New Employment Sites	-Evidence of local people work location -Prospect House/Old Hall -Convenience stores -Coach firms -School – Auxiliaries (see ACRE for data)		
	-Parish hall -Offices permission exists Hot working office space (50% occupancy at Hampton)	-Extended equine and agricultural business -Business park status for Hampton -Reuse of Doctors site as Business/Office	-Encourage new business employment site -Criteria based assessment of work/employment sites
Village Centre Businesses	-Some Shortfalls -Hardware -Wet fish -Fuel -Inward looking -How would village cope with more traffic impact for increased employment sites -Cost of existing office and shop rentals	-Local business being out looking / doing market research -Raise aspirations High	
Supporting tourism	Refer to services and facilities	-Information point for tourism -Disabled access to village shops/attractions -Cheese making history (7 within 1 mile) -Cheesy pubs -Outdoor visitors centre	Policy to support “New experience in local area” “Crocky Trail”
Home Working / Broadband	Not sufficient evidence to understand community response	-Fibre optic connection to the BT Open Reach access point -Extra room in homes to provide home office accommodation	90% of rural areas will be covered by superfast broadband by 2015 Doctors’ site: -Re-use

Green Group - Supporting the Local Economy

	ISSUES	ASPIRATIONS	PARAMETERS
New Employment Sites	<ul style="list-style-type: none"> -Links to Hampton on Heath parish rooms – Near church (permission for offices) -Start-ups Office / meeting rooms 	<ul style="list-style-type: none"> -Support small scale office / Employment development to support businesses 	<ul style="list-style-type: none"> -Access -Transport (+Public) -Parking -<u>Flexible rents / rates</u> -Residential amenity -Re-use of existing buildings -Active frontage policy if in retail core village (Subject to vitality and viability % of retail)
Village centre Businesses	<ul style="list-style-type: none"> -Spaces above shops – Businesses / Homes 		<ul style="list-style-type: none"> -Business growth/ expansion -Progression -Encourage them to stay in the area
Supporting Tourism	<ul style="list-style-type: none"> -Cyclists -Walkers/Ramblers Equestrian -Tourist information -Food and drink offer events -Pubs/Restaurants -Farmers market -St Oswald's church/ Historic buildings 	<ul style="list-style-type: none"> -Bishop Bennet Way -Specialist tourism -Boxing Day hunt -Expand markets – Outside? Location? 	<ul style="list-style-type: none"> -Promotion -Accessible walking opportunities -Bridle paths -Suitable site
Home-Worker / Broadband	<ul style="list-style-type: none"> Support technology 	<ul style="list-style-type: none"> -Superfast broadband -Mobile phone reception -Phone masts- design / disguise 	

7. Transport and Communications

Yellow Group

	ISSUES	ASPIRATIONS	PARAMETERS
Traffic Impact	<ul style="list-style-type: none"> -Hot spot in terms of High St and Church St. Chester Road school -Fire engine unable to exit site when parking clogs up at primary school. -U turns at the junction of Chester road and High street 	<ul style="list-style-type: none"> -Robust travel plans for two schools -People behavior - in a considerate manner <p>Chester Road/Well Street link: <u>Pro</u> – Ease congestion on Chester Rd/ High Street. Integrate new development sensitively with existing. <u>Con</u> – Could create rat run. Only street traffic flow alterations required.</p>	
Parking New Development / On Street	<ul style="list-style-type: none"> Parking on Chester Road junction/High street 	<ul style="list-style-type: none"> -Opportunities for obtaining extra car parking / road alterations during development of school/housing. -Enforcement of parking restrictions Car park at bottom of Rec -Car park opportunities at back of High Street -BT land develop as car park 	<ul style="list-style-type: none"> -Policy for contribution for car parking in village. Car park evidence: High Street car park. -High Street park restriction - evidence
Ped / Cycle / Bridle Recreational / Direct	<ul style="list-style-type: none"> -Continuous pavements Church Street -Lack of pavements -11 safe cycle lanes -Disabled access around village pavements -Shared space development -Quality pavement required 	<ul style="list-style-type: none"> -Pavement extensions down church street -Safe routes to the village centre for cycles/pedestrians -Chester Road including a separate cycle lane 	<ul style="list-style-type: none"> -Continuous pavement access to the village -Building for Life policy applied to village
Public Transport	<ul style="list-style-type: none"> -Poor services to Chester, Wrexham, Crewe, Whitchurch -Education of people to use public transport -More buses around peak times –early morning/ late evening 	<ul style="list-style-type: none"> -Express and ‘wiggly’ service -“rural regeneration” strategy being delivered. -Free bus passes -Shuttle bus – usage -Convenient time service -Village rural plan -Electric community vehicle 	<ul style="list-style-type: none"> -Contribution to fund public transport service -18% people in village don’t own a car -Travel Plan framework for Village, new development to contribute to

Green Group

	ISSUES	ASPIRATIONS	PARAMETERS
Traffic Impact	<ul style="list-style-type: none"> -A41 – Closest trunk road -Narrow rural lanes and village roads -Pedestrian difficulties -Delivery wagons -Farm traffic -width of coaches -emergency traffic – Fire engine/ ambulance 	<ul style="list-style-type: none"> -Improved traffic flow through the village/ vs. speeding through village -Slow traffic for safety especially by schools -Easy to stop and park -One way options? -Link roads 	<ul style="list-style-type: none"> -Link road cost and delivery options -Rat runs -Safeguarding link road sites/ access -Land ownership
Parking New Development / Onsite	<ul style="list-style-type: none"> -Bin lorries -High street – both sides' residents and shop owners/visitors. -Small car parks -Parking enforcement -<u>Visibility</u> -Junction – Londis -School drop off / pick up -Parking on junctions -Road rage 	<ul style="list-style-type: none"> -More parking -Residents parking on High St/Church St -Better management of on street parking -shoppers / visitors car park -Business/shop parking - Delivery wagons – times related -Identity aspiration for shoppers car park 	
Ped /Cycle / Bridle Recreational / Direct	<ul style="list-style-type: none"> -Pavements -Speed of drivers -No non road cycle ways -No cycle storage in village -Safety on narrow roads/rural -Parking on pavement 	<ul style="list-style-type: none"> -Cycle and walking routes to village centre -Gateway signage and raised platform to highlight pedestrian priority to pedestrian. 	<ul style="list-style-type: none"> -Cameras for speed -Road safety concerns -Green lanes? Investigate -Inadequate=less than hourly bus service
Public Transport	<ul style="list-style-type: none"> -2 bus services –A41 shuttle bus -Don't support community -Very infrequent -Slow journey times -Not conducive for workers – in and out 	<ul style="list-style-type: none"> -Car sharing schemes data base -Rural regeneration strategy -Fast link buses to Chester -Superfast broadband required 	<ul style="list-style-type: none"> -Section 106 – Bus stops -Village travel plan -‘Define’ good travel link -Publicity for bus timetables (repeated regularly)

8. Protecting the Natural Environment/ Our Place in the Landscape

Yellow Group

	ISSUES	ASPIRATIONS	PARAMETERS/POLICIES
Key Views	<ul style="list-style-type: none"> -Subjective -Important views into and out of village -Looking in / looking out -Require map for sensitive views 	<ul style="list-style-type: none"> -Consultation view / Support from residents -Shared TY landscape assessment matrix 	Policy evidence / criteria
Green Spaces	<ul style="list-style-type: none"> - Some exist, more required 	<ul style="list-style-type: none"> -Maintain what we have -Create new ones /corridors -Each developer to contribute 	<ul style="list-style-type: none"> -Contribution to green space construction -Build on local green space designation
Planting		<ul style="list-style-type: none"> -Gateway nature species planting Views enhanced -Protection of native hedge rows and existing habitats – Lychetts -Creating new quality woodland -Building for Life 12 guidelines 	Contribution from developer
Renewable Energy	<ul style="list-style-type: none"> -Wind farm turbines No local benefit -Renewable energy is positive -Solar panels in homes -Grey water collection 	<ul style="list-style-type: none"> -Ridge tiles, solar panels, ground heat sources (used instead/ before wind turbine) <p>Wind Turbines</p> <p><u>Pros</u></p> <ul style="list-style-type: none"> Free electric Potential benefit for village <p><u>Cons</u></p> <ul style="list-style-type: none"> No benefits to village Visual impact Is there a case for WT around Malpas? 	<ul style="list-style-type: none"> -Alignment with draft local plan policy -Test the policy - what type -Welcome development that includes solar panels? -CSH code for sustainable homes (code 3-4)
Lighting	<ul style="list-style-type: none"> -Light pollution from development 	<ul style="list-style-type: none"> -Sensitive lighting equipment -Low profile/ Intensive -Time driven 	
Archaeology	<ul style="list-style-type: none"> -No list of potential assets or sites -Landscape assessment -Roman roads (to east?) Lychetts -castle motte -Dimelow pit ancient village tip 	<ul style="list-style-type: none"> -Evidence from Adrian -To determine appropriate location for wind turbine 	<p>Policy?</p> <p>Levels of evidence before any development</p>

Green Group

	ISSUES	ASPIRATIONS	PARAMETERS
Key Views	<ul style="list-style-type: none"> -Preserve views -Conservation area -Improve edges -Tree belts and sunken lanes -Tranquillity -Visual sensitivity – church and village -Natural England – too broad bush 	<ul style="list-style-type: none"> -Local assessment Chester City 1990 -Landscape quality and values -Views in and out of village -Rural areas- Landscape character -Positive contribution to character 	<ul style="list-style-type: none"> -Preserve and improve hedge rows and trees -Topography considerations -Sensitivity -Baseline assessment -Views of church and its setting
Green Spaces	<ul style="list-style-type: none"> -Not enough and poor quality -Habitats -Wildlife corridors -Public rights of way -Protected, publicised access -Shortfall / deficit 	<ul style="list-style-type: none"> -Quality and quantity -View points and benches -Accessibility –wheelchair and prams -Nature walks, green gym -Improved signage -Age groups 	<ul style="list-style-type: none"> -Protecting spaces -Natural space -Play space -Within walking distance of village
Planting	<ul style="list-style-type: none"> -Wildlife and habitats -Badger sets – protected woodlands/ hedge rows -Species list – Landscape character assessment -Plant database -Tree loss and replacement 	<ul style="list-style-type: none"> -Tree loss (2 for 1 replacement, low category (less than A and B cat) -Hedgerows -Ponds, meres and mooses wetlands -SUDs and balancing ponds –habitat -Properly designed play space 	
Renewable energy	<ul style="list-style-type: none"> -Tall structures -Infrastructure -Eric Pickles statement July 2013 	<ul style="list-style-type: none"> -Support principle of renewable energy while protecting and enhancing established landscape character -Protecting views - Vital 	Acceptable when?
Lighting	<ul style="list-style-type: none"> -Light pollution -Street lights – Time related over night (12-5am?) -Sprawling, suburbanisation – impact of 	<ul style="list-style-type: none"> -Needs to ensure personal safety, without being high poles or bright lights -Movement detectors 	
Archaeology	See Built Environment section		

Conclusions

The two-day workshop proved to be a successful and valuable exercise. It was felt that it fulfilled its original aims and purpose, by accelerating the plan-making process and establishing consensus and ownership of the Plan amongst attendees. Crucially, the outcomes described above will form the basis of the policy content, alongside the previous work undertaken by the Steering Group. In addition to the policy content the workshops also helped the Steering Group to articulate a series of local priorities and aspirations. These can also form part of the Neighbourhood Plan, as supplementary content.

The involvement of IBI Taylor Young helped the group to better understand the parameters of effective policy-making. Michael Kitching and Edd Snell provided useful specialist guidance on transport and landscape respectively. Linda Sharp provided vital guidance on the scope of appropriate, adoptable policies and their integration with the emerging Local Plan. The next step will be to draft the policy sections of the Plan, which will then be reviewed before a Draft Local Plan is formally circulated for community consultation.

The Neighbourhood Plan policies must be supported by a strong evidence base. Much of this is already in place, whilst some areas require further identification and development. There were also complementary actions identified during the sessions which lie outside the scope of the Neighbourhood Plan preparation but which would also benefit the aims of the Steering Group.

In summary the following next steps need to be picked up by the Steering Group.

As part of the Neighbourhood Plan-making process:

- Draft vision and objectives
- Draft policy sections
- Update and expand Housing Needs Survey
- Review list of Character Buildings and Spaces from draft Built Environment section
- Formulate 'wish list' of community facilities improvements, with evidence
- Review other evidence base requirements to support all policies
- Continue wider consultation, and evidence this with Consultation Statement

Complementary non-NP actions:

- Prepare draft Village Travel Plan (including car share database)
- Engage with the owners of the Jubilee Community Hall
- Promote action to address derelict buildings and better conservation of historic buildings
- Better promotion of tourism and visitor opportunities
- Explore opportunities to expand farmers market, potentially with outdoor site
- Promote better use of bus services to support expansion in frequency
- Understand proposals for Recreation Ground
- Progress aspiration for allotments



The fantastic view from the Success Factory

SUMMARY OF WORKSHOP

16-17 SEPTEMBER 2013
Prepared for Malpas & Overton Neighbourhood Plan Steering Group