



Audlem Neighbourhood Plan - Housing Questionnaire: January 2015

The first stage in developing a Neighbourhood Plan (NP) is to establish a vision of how the community would like Audlem to develop over the next 15 years. The proposed vision is:

Audlem is an ancient village full of history and character set in a rural, predominantly agricultural environment - 'the jewel in the crown' of South Cheshire. We intend to proactively enhance its position as the Local Service Centre for the area through gradual managed, well planned development to ensure Audlem will continue to be:

- ***a vibrant, thriving, caring community for people of all ages, incomes and abilities;***
- ***a self-sufficient, dynamic, balanced and socially cohesive place to live and work;***
- ***a sustainable community – providing whatever our residents need to maintain an outstanding quality of life for present and future generations.***

The single most important element of the Plan is housing, which should ideally be "gradual, managed and well-planned" in line with NP vision. This objective has been rendered much more difficult, and to some extent impossible, by the recent approval of the Heathfield Road and Gladman planning applications. Nevertheless, the establishment of policies to influence housing development remain important for the following reasons:

- however unlikely, it is possible the approved developments will not take place in full;
- the NP can influence the type and style of houses built on the approved developments;
- the NP can control whether or not there is any further development of greenfield sites, outside the village boundary;
- the NP can influence the scope, type and style of houses of any infill development, within the village boundary.

The purpose of this questionnaire is to seek your views to help establish policies to influence how Audlem should develop over the next 15 years.

It should be completed by the householder, or for a joint household, one member of the household. All information will be treated in the strictest confidence.

Thank you for taking the time to fill out this survey. Once you have completed it, please help us by placing it in one of the ballot boxes which can be found in Williams Newsagents, the Post Office or the Doctors' Surgery before **14th February 2015**. We do, however, recognise some of you may find it difficult to get into the village, so volunteers will also be collecting the survey from properties towards the end of the period.

The questionnaire can also be completed directly via the Neighbourhood Plan banner link on Audlem Online. Online completion will mean that the reference number at the bottom of this page must be included to ensure that there are no duplications. To preserve confidentiality there is no link to a respondent from the reference number.

Should you require any further information, or help in completing this form, please contact Geoff Seddon on 811282, Steve Amies on 811038 or any Steering Committee member.

Section A

Neighbourhood Plan vision

Q1 Do you agree with the vision set out on the front page of this questionnaire?

Yes ₁ No

Q2 If your answer was 'No' in Q1, please describe the aspects with which you are unhappy and / or aspects you would like added?

Add 'vibrant place to visit; Development is a positive thing - no limit; Vague; Over the top; Add ' build when possible employment opportunities'; Change 'proactively enhance' to 'maintain', change ' vibrant, thriving' to 'peaceful', delete 'dynamic'; Add protection for greenfield, conservation areas and the countryside.

Section B

The Parish of Audlem currently has approximately 880 properties. Cheshire East's current Local Plan envisages that Audlem will need to provide a further 80 - 100 properties in the developing period 2010 - 2030. From 2010 to date, applications for 175 properties have already been given planning permission, including Heathfield Road (26 properties) and Little Heath (120 properties). This total is well in excess of the 80 -100 required. However it remains important to set out the number of properties we would like to see built, in an ideal world.

"We recognise we have to provide around 80 -100 houses in the period 2010 - 2030"

Q3 Do you agree or disagree with the statement in the shaded area above?

Agree ₁ Disagree

Q4 If your answer was 'Disagree' in Q3, how many additional properties should the Neighbourhood Plan allow for?

Q5 On the assumption that the Gladman and Heathfield Road developments will go ahead in full, should any other greenfield developments be allowed outside the village boundary?

Yes ₁ No

Section C

"We wish to ensure that all developments are absorbed in the Audlem 'scene' as unobtrusively as possible"

Q6 Do you agree or disagree with the statement in the shaded area above?

Agree ₁ Disagree

Q7 What type of site would you prefer to be used for any new development?

Rating: 3 = most favoured, 1 = least favoured

Infill ₁ Brownfield

Greenfield ₂

Q8 Should required development be spread through the village or concentrated in one area?

Spread ₁ Concentrated

Q9 Do you agree or disagree with the following statements?

a We should encourage sustainable development which protects and enhances the setting of existing buildings

Agree ₁ Disagree

b We should encourage sustainable development which protects and enhances the existing 'skyline', landscape and nature

Agree	98.7%	3	Disagree	1.3%
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Section D

"Developments should be relatively small and housing design should be sympathetic with the immediate locality"

Q10 Do you agree or disagree with the statement in the shaded area above?

Agree	98.2%	1	Disagree	1.8%
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Q11 What size would you like to see any development site limited to?

Please tick one box only

Fewer than 10 properties	46.4%	1	Between 20 and 30	12.9%
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Between 11 and 20	35.1%	2	Not concerned about the size	5.6%
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Q12 Do you think it important that the design of new developments and properties should blend well with neighbouring properties?

Agree	96.7%	1	Disagree	3.3%
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Q13 Should the provision of communal green areas be included in the design?

Agree	92.5%	1	Disagree	7.5%
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Section E

"The prime housing need is for smaller, rather than larger, houses and a substantial proportion of 'affordable' homes"

Q14 Do you agree or disagree with the statement in the shaded area above?

Agree	85.9%	1	Disagree	14.1%
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Q15 What size and style of housing should be built in Audlem?

Please study the housing types listed below and select the three types that you think are the most important for future development. Rating (3 being the most important)

1 and 2 bed bungalows	1.1	1	3 bed detached houses	0.7
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1 and 2 bed Terraced houses	0.8	2	4 bed detached houses	0.3
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1 and 2 bed apartments	0.3	3	5+ bed detached houses	0.1
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2 and 3 bed semi-detached houses	1.5	4	Other (please state below)	0.1
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3 bed bungalows	0.4	5		
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Q16 Do you think that Audlem should have more affordable housing built?

Yes	79.9%	1	No	20.1%
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If your answer is 'yes', what proportion of any development should be affordable housing?

Note that Cheshire East's current standard is 30%

36.4%

Q17 In your opinion, what percentage of full-market value does 'affordable' mean?

Information gathered suggests that the average price of a property in Audlem is about £270,000

The Gvt's guideline for is 80% of market value in the local area. **Average = 63.1%**

80% (£216,000)	18.5%	1	60% (£162,000)	28.5%
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70% (£189,000)	23.9%	2	50% (£135,000)	29.3%
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Q18 Do you think any of the following groups should be given priority for any

affordable housing built?

Note that to be eligible for affordable housing, applicants would have to prove they couldn't afford market priced housing

a Young or elderly people with family living in Audlem

Yes 89.9%¹ No 10.1%

b Individuals with jobs in Audlem, who would ideally live in Audlem to do their job most effectively (eg nurse)

Yes 89.7%³ No 10.3%

Are there any other groups of people you feel should be given priority for affordable housing?

Section F

"We wish to ensure that the character of Audlem, in all its guises, is maintained so far as is possible"

Q19 Do you agree or disagree with the statement in the shaded area above?

Agree 99.0%¹ Disagree 1.0%

Q20 Do you agree or disagree with the following statements?

a We want Audlem to continue to thrive as a vibrant and distinctive village and to evolve and grow in a sustainable way

Agree 98.5%¹ Disagree 1.5%

b We want our village to continue to provide an outstanding quality of life for current and future residents

Agree 99.5%³ Disagree 0.5%

c We want to sustain and improve the excellent local facilities for existing and future residents

Agree 99.5%⁵ Disagree 0.5%

d We want to strengthen and support employment in the village

Agree 98.2%⁷ Disagree 1.8%

Q21 Have you any specific comments on the future character of Audlem?

And finally

Q22 Do you have any general comments about the Neighbourhood Plan and what issues it should address?

Traffic	41	School	22	Employment	10	Bypass	2
Parking	36	Medical	36	Commercial	4		
Roads/Footpaths	20	Infrastructure	27	Recreation	11		
Cycling/Cycle Paths	7	Sewers	16	Green Space	1		
Public Transport	7	Utility/Comms	6	Allotments	1		



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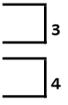


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