



# STAPELEY AND DISTRICT PARISH PLAN

UPDATE 2012

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# 1 INTRODUCTION

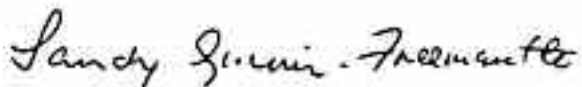
Sandy Gwinn-Freemantle – Chairman of Stapeley and District Parish Council

I am delighted to have been asked to write the foreword to this refreshed Parish Plan. Stapeley (not forgetting Batherton) produced its last Parish Plan in 2008. The project has been deemed a success, with many of the original members of the Steering Committee continuing to assist through the Parish Plan Implementation Group which has called itself “Stapeley Parish Action Group” or “SPAG” as it is more commonly known.

All too many Parish Plans end their life at the moment of printing. This is not the case with this Plan. Since 2008, although there are some outstanding issues, many of the proposals in the original plan have come to fruition, either by the efforts of SPAG itself, or in partnership with the Parish Council and other groups, most notably, the playground which is located on the corner of Peter de Stapleigh Way and Pear Tree Field. This is well-used by local parents and children and the Parish Council was pleased to be able to assist with its funding. It was officially opened in October 2011 by television actor and comedian, Ben Miller, a “local lad”.

The community hall has also featured as one of the aims in the Parish Plan and we know that this will be a valuable community asset once it is operational. The Parish Council is currently working towards signing the lease between itself and Cheshire East Council and we are hopeful that we can demonstrate our ability to manage it efficiently.

I would like to place on record the Parish Council’s thanks to all the Members of SPAG, and its Chairman, Val Ingram, for their tireless work in trying to bring to life the aspirations in the Plan. These are the things which the community has said are important to them and the Parish Council is here to help if it can, but remember, this is a community “living document” and the community needs you to become involved.



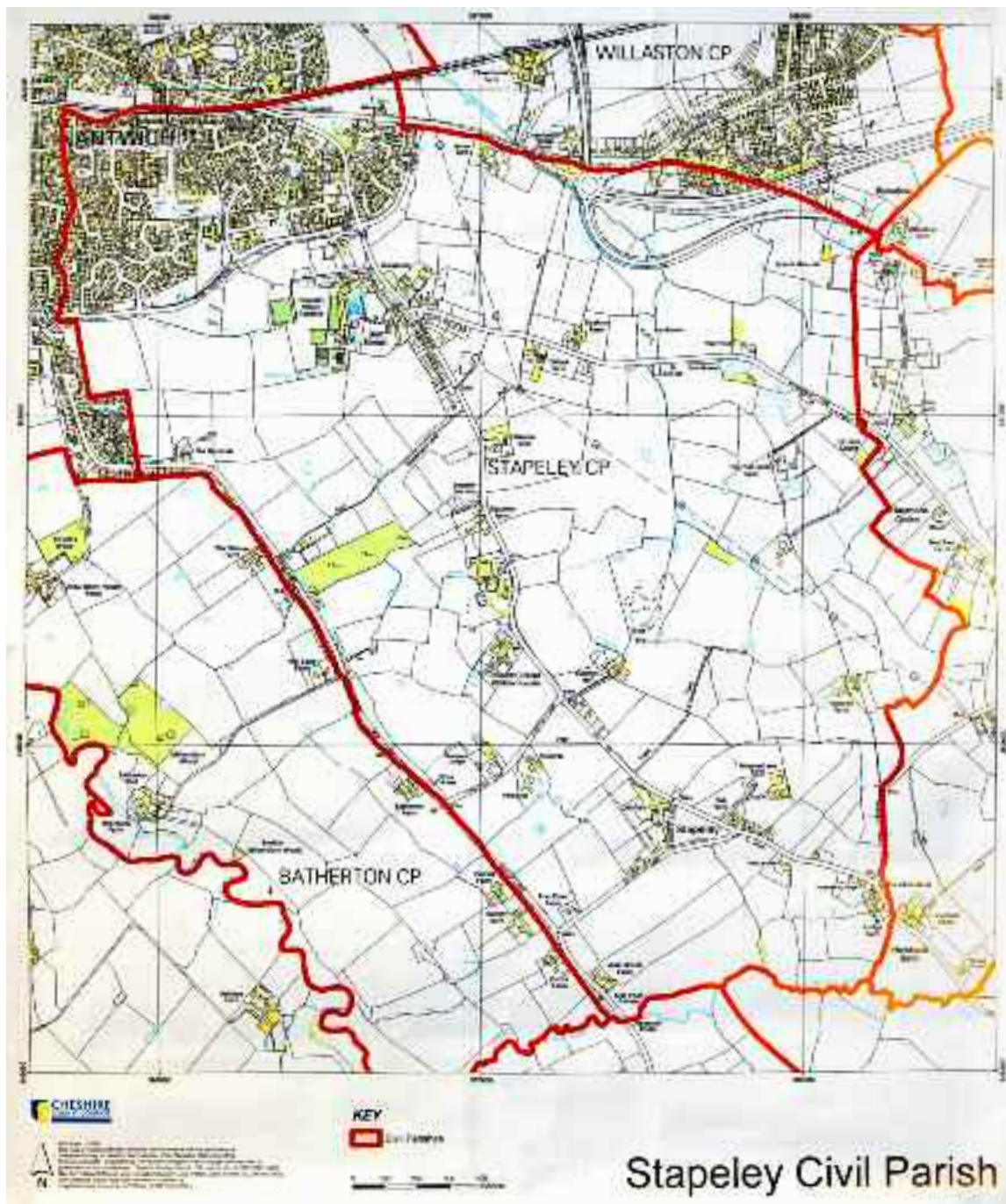
## 2 ACKNOWLEDGEMENTS

Caroline Rees (Playground Working Group)  
Tracey Knight (Playground)  
Cheshire East Council  
Stapeley and District Parish Council (for match funding)  
Mary Hennessy-Jones (Head of Pear School)  
Ian Shackleton (Head of Stapeley Broad Lane School)  
Andrew Cliffe (Head of Brine Leas School)  
Chris Moreton (Manager of the Co-operative Local Store)

The authors, Stapeley Parish Action Group (SPAG) wish to thank all the members of the community for their participation in this information gathering exercise.

## 3 MAPS

### 3.1 STAPELEY AND DISTRICT PARISH COUNCIL



## 4 BACKGROUND TO STAPELEY

### 4.1 History

Originally mentioned in the Domesday Book as Steple, one of 18 townships forming the Parish of Wybunbury, it was owned by William Malbank who also held much of the Nantwich hundred under the Bishop of Lichfield. In the 14th century, Peter de Stapeleigh owned the manor which then passed by marriage to the Rope family. In the 17th and 18th centuries the manor was held by the Goldsmith and Salmon families, respectively.

#### 4.1.2 Stapeley and District Parish Council

Modern Stapeley (the name means 'a wood or clearing at a post') with the smaller Parish of Batherton, combine together for administrative purposes to form Stapeley and District Parish Council (SDPC). Stapeley and Batherton are predominantly rural and agricultural parishes lying 2¼ miles to the south east of Nantwich consisting of about 1247 acres (505 ha).

#### 4.1.3 Transport Links

It has excellent transport links and as a result is well placed for commuters. The nearest railway station is Nantwich which provides a connection with nearby Crewe and, thus, easy access to London. Stapeley has several major A roads, one of which, the A500 provides direct access to the M6. The A5302 (Peter de Stapleigh Way) is a relatively new road running east – west in the north of the parish allowing the A51 and A529 to connect directly. Five airports are within an hour's drive, the most accessible being Manchester.

#### 4.1.4 Population

The population of the civil parish has grown rapidly over the past dozen years, largely due to the development of the Cronkinson Farm Estate in the north of the parish. The current estimate is that the parish contains some 1200 houses and has a population in excess of 3000 (2008). Historical population figures are 249 (1801), 462 (1851), 623 (1871), 686 (1901), 634 (1931), 513 (1951) and 2410 (2005).

#### 4.1.5 Schools

Stapeley has 2 primary schools, Pear Tree and Stapeley Broad Lane and is served by Brine Leas School, an Academy with a newly built 6th form department situated to the west of Stapeley and just outside the parish, in Nantwich.



#### 4.1.6 Conservation Areas

In addition, Stapeley has several conservation areas within the Cronkinson Farm Estate which include an old orchard and established trees as well as a large amount of new planting. Cronkinson Farm Estate is well served by footpaths as well as cycle ways although the latter do not yet connect to the main cycle-ways of Crewe and Nantwich.





## 5 PARISH PLAN

### 5.1 Parish Plan 2008

The concept of the Parish Plan was introduced by the Rural White Paper 'Our Countryside: A Future' published in 2000. In November 2006 Stapeley and District Parish Council called a public meeting when it was agreed that a Parish Plan should be created.

The 2008 plan for Stapeley established 5 working groups:

- Environmental, which covered footpath, planning, street furniture, trees and recycling
- Public Services, which was concerned with Homewatch and the monitor or support of existing services
- Transport, which was concerned with all aspects of traffic management, improved layouts, car-parking, cycle-ways and footpaths
- Recreation, which was to produce a children's play area on the Cronkinson Farm development and monitor the building and use of a community hall
- Communications, both electronic and print (via noticeboards and newsletters)

The plan highlighted the rapid population growth and increased traffic arising from the new Cronkinson Farm Estate as well as concerns about road lighting, the provision of a bus service and the prospect of further development.

In late 2008 Stapeley Parish Action Group (SPAG) was formed to implement the 2008 Parish Plan and the 5 working groups formed were based on the original working groups.

### 5.2 Parish Plan 2008 – Achievements

Many of the concerns highlighted in the 2008 plan have been addressed as a direct result of adoption of the new estate by Cheshire East Council. In addition, much has been achieved by Cheshire East and the Parish Council in conjunction with some of the builders involved in the Cronkinson Farm estate, as well as SPAG.

#### 5.2.1 Children's Play Area

The first phase of the children's playground was opened on 16th July 2011 by Edward Timpson MP and the second phase was opened on 11th November 2011 by actor and comedian Ben Miller. The boundary fence has (May 2012) been replaced by fencing with an improved specification. To date a sum in the order of £120,000 has been raised for the play area and it has proved to be extremely popular and has been achieved with grants from the Government (Playbuilder Scheme), Community Spaces, WREN and both Stapeley and District Parish Council and Cheshire East Council (CEC).

The children's play equipment covers all age ranges up to early teens and it is anticipated that the £15,000 that has been allocated to SPAG as part of a Section 106 agreement associated with a development in Nantwich will provide additional facilities for older teenagers in about a year's time.

SPAG will shortly be in receipt of a sustainability grant from Community Spaces which will allow it to buy some gardening and litter-picking equipment as well as arranging some children's activities at the playground.



## 5.2.2 Other Achievements

Other achievements include a roving speed limit sign, improved road lighting and the provision of a bus service as well as the building of the community hall and a Multi-Use Games Area (MUGA). The MUGA is open. SPAG continues to monitor the upkeep of the conservation areas and traffic flow as well as the progress of the Community Hall, the opening of which, at the time of writing, has been delayed by problems with the lease. Footpaths through the main conservation area have been upgraded so that cycles may be used. With the adoption of Cronkinson Farm Estate roads the sewage problems are abating.

In addition, a Neighbourhood Scheme has been established and a close working relationship established with the local Police. Footpaths and conservation areas continue to be improved. Trees are being surveyed and bulbs have been planted and, although litter is an on-going problem, litter picking is taking place. SPAG now has a member on the Nantwich Town Council Litter Volunteers Co-ordination Group and a comprehensive litter bin survey of the Cronkinson Farm Estate has been carried out for Streetscape, Cheshire East. SPAG provides the Parish council with updates and also has its own section on the Parish council website.

SPAG is also represented on several Cheshire East Committees: Community Voluntary Services, the Local Area Partnership Health and Youth Action Committees and the Low Carbon Communities Group of Community Action. Earlier in the year, members of SPAG joined with representatives of Cheshire East and both parish and borough councillors on a parish boundary walk which included dog stencilling to draw attention to dog fouling.

## 6 PARISH PLAN UPDATE 2012

In order to allow residents of Stapeley to be involved in making the parish an even better place to live SPAG, with the encouragement and support of Stapeley and District Parish Council, decided that the Parish Plan should be refreshed and a questionnaire was circulated in the autumn of 2011.

### 6.1 Methodology

The questionnaire was delivered to every household (some 1200) in the parish. In addition, copies were sent home with children at Pear Tree and Broad Lane Primary Schools. The questionnaire was also completed by children at Brine Leas School who lived in the parish.

Questionnaires could be returned either to the Co-op Supermarket or to the address of a SPAG committee member. There were 353 completed or partially completed questionnaires.

### 6.2 Analysis

The questionnaire consisted of 19 questions, 13 of which (including 2 questions on demography) required a tick box response. The other 6 questions asked for textual responses.

For the analysis of the tick box questions, by group frequency data was collated and presented as cohort (everyone [353]) pie-charts and by demographic group bar charts.

For the analysis of the textual questions by group frequency was collated and presented by comment in cohort pie-charts showing the proportion of responders. A bar-graph indicating the proportion of type of response was also produced. This type of data has less value than the data provided by the tick box responses, not only because it is subjective but also because more than one comment may be made by each respondent.

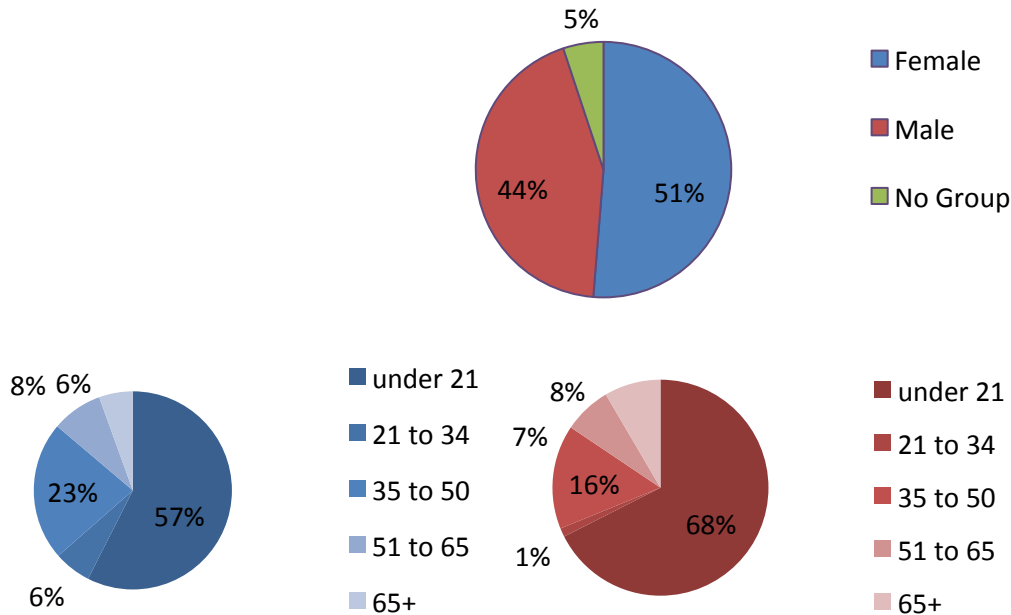
The analysis provided a great deal of data, not all of which is presented in this publication. A full version is available as a PDF on request from SPAG.

## 7 RESULTS

### 7.1 Demographics

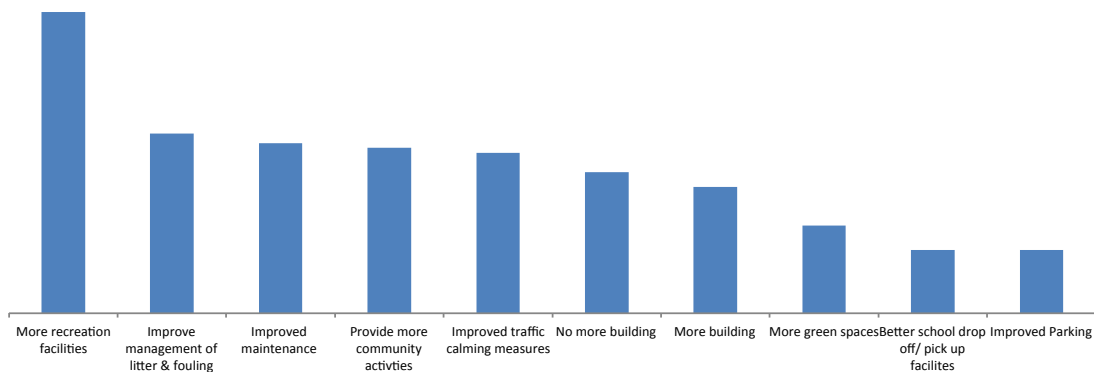
Roughly equal numbers of men (44%) and women (51%) completed questionnaires. A small percentage (5%) were not completed or completed by a couple ('no group').

Approximately two-thirds of respondents were under the age of 21 years (57% women, 68% men) with about 7% of respondents over the age of 65.



### 7.2 Summary Results – General Questions

When asked what single thing they could change in Stapeley (Q16), 73% responded and all voiced satisfaction with their lives in Stapeley.



Many comments (mainly under the age of 21, with approximately twice the number of males) concerned improved sports, entertainment and recreational facilities, with a desire for a park, track and courts. There was also marked concern (across the age groups and sexes) about the management of dog fouling and litter and the lack of enforcement of either, as well as general lack of maintenance of the environment, with particular focus on the orchard by younger people. A desire for more green spaces, especially for dog walkers, was also expressed.

There was a desire for an improvement in community spirit, with the provision of events and greater interaction between residents themselves and the various aspects of local governance (eg the police, councillors and MPs). Others mentioned additional traffic calming measures, including a 20 mph limit in dormitory areas, and monitoring of surrounding major roads especially at peak times.

On the matter of further development, there were 2 opposing groups - those against further building, largely on the basis that the water/sewage system was insufficient to cope and those in favour of further development (mainly in the younger age groups).



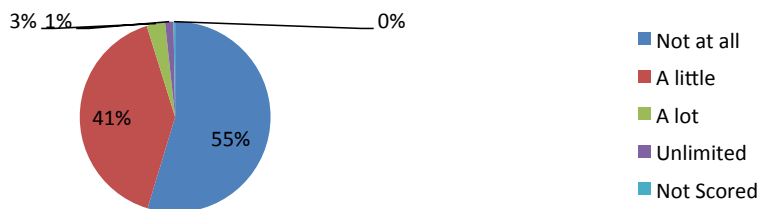
While respondents were least concerned about improved parking and school drop-off, at least 2 groups focussed on parking in general (across the sexes and age groups) and pick-up and drop off facilities for the local schools (women under 50 years of age) as well as the current inadequate state of footpaths on certain school routes. The footpaths through the main conservation area have since been greatly improved and are suitable for cycles.

When asked to add any additional comments or views (Q17) the majority did not respond (57%). Of those who did respond, 16% repeated previous comments (stop further expansion, manage the litter and dog fouling problems). There were also statements of general malaise and dissatisfaction, as well as a note about the overburdened sewage system and a desire for an improved bus service. New comments included thanks for and satisfaction with the work of SPAG and the opening of the playground.

## 7.3 Results Summary - Specific Questions

### 7.3.1 Housing Development

When asked whether development should be allowed beyond the homes already planned for Stapeley Water Gardens (Q1), 55% thought there should be none, while 41% thought there could be a little extra development. Those in favour of a little development were mainly under 35 years of age with little difference in the sexes for either group.



### 7.3.2 Industrial / Commercial Development

A related question (Q2) on whether small scale industrial / commercial development should be encouraged to increase local employment elicited a similar response (52% against and 45% for) but this time with no important differences between age groups and sexes.



### 7.3.3 Low Carbon Community

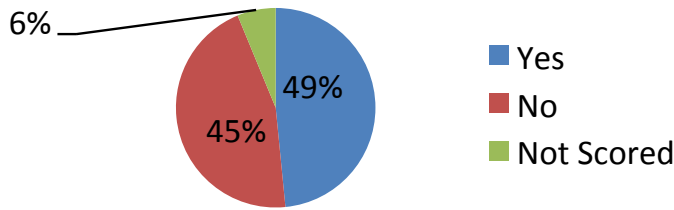
When asked whether Stapeley should move towards becoming a low carbon green community (Q15), 68% responded positively with little difference between the sexes although a slightly more positive response was found in those aged 21 to 50 years.



### 7.3.4 Transport

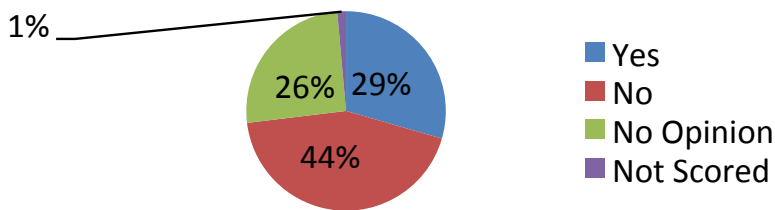
#### 7.3.4.1 Bus Service

When asked about the adequacy of the local bus service (Q9), 49% of respondents thought it adequate whilst 45% thought it wasn't. More women than men considered the bus service adequate, the exception being men aged 35 to 50 years, who also thought it was adequate.



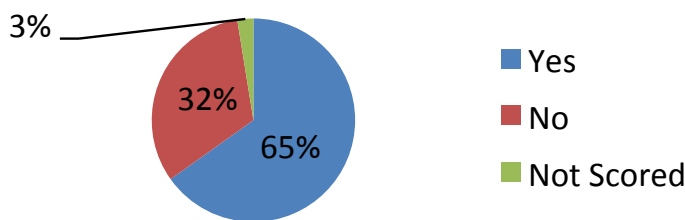
#### 7.3.4.2 Car Parking

A similar question on car parking (Q10) elicited either no opinion (26%), or thought parking provision to be inadequate (44%). The only group who thought car-parking provision to be adequate were men aged 21 to 34 years.



#### 7.3.4.3 Parking for Truck Drivers

A majority of respondents (65%) of all ages and sexes thought there should be provision for truck drivers to park in order to access the shops safely (Q11). However, women aged 51 to 65 years did not in general agree.

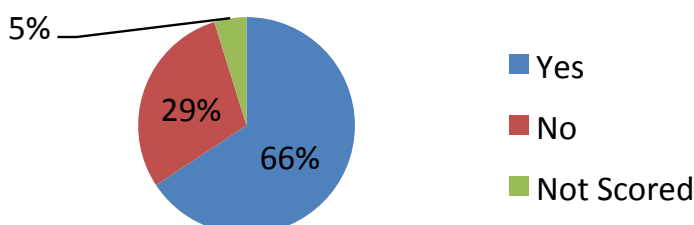


#### 7.3.4.4 Foot and Cycle Paths

When asked whether changes to the foot and cycle paths were needed (Q12) fewer than half responded with those who did prioritising general levels of maintenance and for the network to be increased.

#### 7.3.5 Amenities

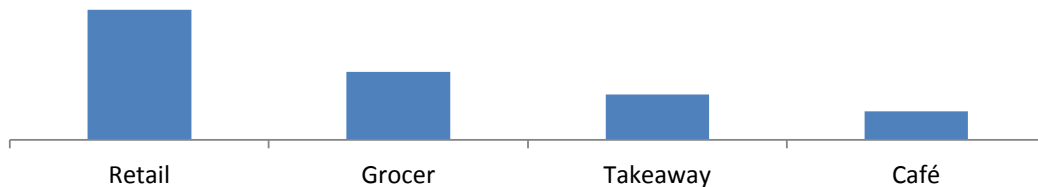
In general terms, respondents (66%) were satisfied with the level of policing (Q13) although proportionately more men than women were satisfied, particularly amongst 21 to 34 year olds. The least satisfied were women aged between 51 and 65 years.



### 7.3.5.1 Additional Shops

A majority (68%) responded when asked what additional shops they would like to see (Q3). Respondents clearly took local shop to also mean amenity and commercial shop frontage (retail space) was the most frequently mentioned facility, with GP surgery and dispensing chemist/pharmacy the next most popular type of local shop/amenity. This was closely followed by a post-office, be that a counter or ATM (cash) and stamp machine with mention of a sports centre/swimming pool, cinema/bowling alley, petrol station and children’s nursery.

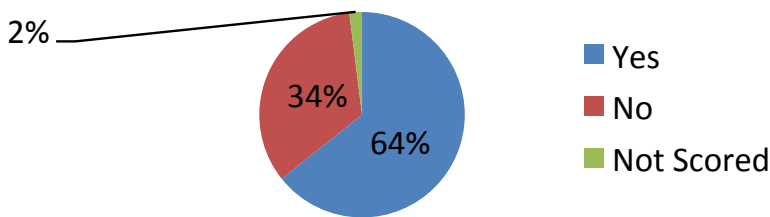
The retail space identified was mostly commercial non-food, followed by grocers (including butchers, bakers and delicatessens), then food outlets (including take-away (mostly Indian) and fast food outlets) with notable mention of an internet café or coffee shop.



Commercial non-food (retail) included shops like newsagents/sweet shop as well as shops selling goods including antiques, charity or second-hand/recycled goods, pet supplies/care, bicycles, toys, hardware/iron monger (DIY store), clothes and providing services such as hairdressers, beauty salons and nail bars.

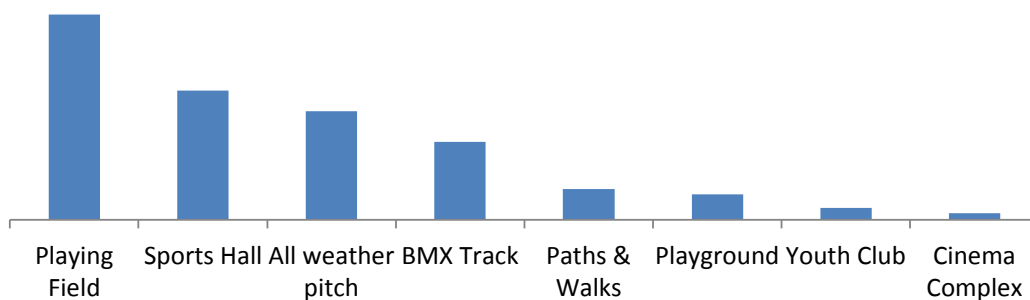
### 7.3.5.2 Additional Sports / Recreational Facilities

The response to the question “Do you think Stapeley needs additional sports / recreational facilities?” (Q6) was two thirds yes with all males aged 21 to 34 years in favour.



Of the respondents who said yes to additional recreational or sports facilities, (Q7), 63% provided valid responses. Of the remaining 37% a number commented on the, unopened, community hall. A couple thanked the commissioners of the questionnaire for opening the Pear Tree playground.

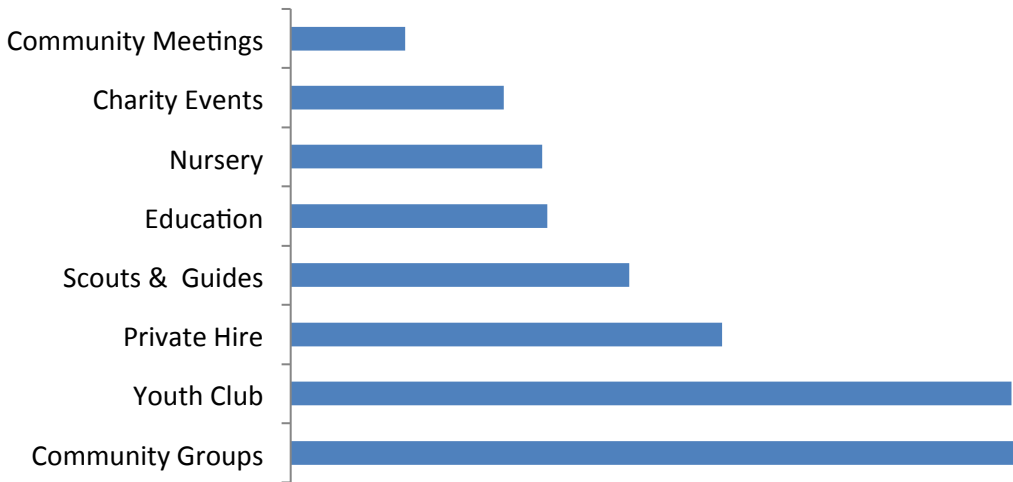
The responses were as shown in the bar-chart below and the modern cinema complex was to include a bowling alley and pool hall. A bowling green, ice rink, pub and riding school were also mentioned.



### 7.3.5.3 Community Hall

When asked “How do you think the Community Hall could best be used?”, 52% of the responders provided valid answers which are shown in the bar-chart below. Of the remaining 48% a number commented on the unopened community hall and the inadequacy of the hall in terms of the space it provides.

The most popular use for the facility was for community groups including fitness and dance classes from judo to zumba. This was nearly matched by the scoring for a youth/kids club, including a holiday club. Private hire for functions and parties follow in popularity, with defined scouts/guides groups including cadets and boys/girls brigade etc. Using the Hall’s space for adult education and craft workshops was as popular as using the hall for child and toddler groups and was closely followed by Charity events, like bring and buy sales, a drop-in centre for the elderly with bingo and recognition of community needs for eg our MP’s surgery, a polling station and Parish meetings.



### 7.3.5.4 Policing

When asked whether the level of policing in Stapeley was adequate (Q13), two thirds (66%) thought it adequate with all men aged 21 to 34 years considering it to be adequate. The only dissenting group was women aged 51 to 65 years.



### 7.3.6 Education and Health Provision

#### 7.3.6.1 Education

Most respondents were satisfied with education provision in Stapeley (Q4) although once again the male aged 21 to 34 group was an exception and were equally divided on the issue.



### 7.3.6.2 Health

However, on the matter of health provision (Q5) nearly half (49%) of respondents considered provision inadequate and all the males aged 21 to 34 years considered the provision inadequate.



### 7.3.7 Communication

Sixty per cent of respondents considered the present methods of communication within Stapeley (Q14) adequate (eg Parish Council Website and noticeboards) although the group of males between 21 and 34 years either did not answer (4%) or considered the methods inadequate (4%).



## 8 CONCLUSIONS

While the level of returned questionnaires was satisfactory there is a bias towards younger people. However, differences in group response are not amongst the very youngest but mainly in males aged between 21 and 34 years.

Whilst the general level of satisfaction with living in Stapeley and overall satisfaction with policing and education was encouraging, as well as support for moving towards becoming a low carbon community, there are on-going issues where the population clearly wish for improvement.

These include improving levels of general maintenance (particularly a reduction in litter and dog fouling with increased enforcement for transgression). There are concerns around a lack of car parking provision (particularly for truck drivers) and a desire for additional sports / leisure facilities. The desire for an improved community spirit is linked to the Community Hall (for which plenty of uses were suggested).

Although some additional housing and light industrial /commercial development is acceptable to a significant minority, the majority are not in favour of this. Notwithstanding, there is a desire for additional shops, particularly a pharmacy /chemist. A GP's practice was also thought to be desirable. It is noted that when the questionnaires were completed additional development on farmland in Stapeley had not been proposed.



## 9 ACTIONS

With the exception of the Community Spaces Sustainability Grant and the Section 106 grant from the Hastings Road development in Nantwich, the following table contains the primary concerns highlighted by the Parish Plan update. These include improvement to and maintenance of the general environment and improved parking and uses of the Community Hall. However, SPAG will continue to monitor, liaise and consult as appropriate about many of the themes highlighted by the 2008 Parish Plan, including the following:

- Planning - proposed future development (both housing and industrial)
- Trees – preservation and planting
- Improvements in communication (eg better utilisation by SPAG of the SDPC website)
- Maintenance and future use of the conservation areas
- Review and monitoring and enhancement of the footpaths and cycle ways

### ABBREVIATIONS

CEC - Cheshire East Council  
SDPC - Stapeley & District Parish Council  
SPAG - Stapeley Parish Action Group  
PCSO - Police Community Support Officer  
CE - Cheshire East

Working Groups	Action	Stakeholders	Timescale
Environmental	1 Reduce dog fouling (7.2)	CEC (Streetscape) SDPC SPAG Residents	On-going
	2 Reduce litter (7.2)	As above	On-going
	3 Enforcement of 1 & 2 (7.2)	CEC Police (PCSO)	On-going
	4 Pursue implementation of low-carbon community (7.3.3)	CEC (Cheshire & Warrington Low Carbon Communities) SDPC SPAG Residents	2013 onwards
Public Services	1 Utilise Community Hall (7.2 & 7.3.5.3)	CEC SDPC Residents	2012 – 2013 & beyond
	2 Provision of additional shops including a Pharmacy (7.2 & 7.3.5.1)	As above	2013 onwards
	3 Monitor Health Provision (7.3.6.2)	As above	As above
Transport	1 Truck Driver's Parking Space (7.3.4.3)	CE Highways CEC SDPC SPAG	2013 onwards
	2 Additional Parking (7.2 & 7.3.4.2)	As above	2013 onwards
Recreation	1 Purchase gardening, litter picking equipment and play days with CS Sustainability Grant (£3,000) (5.2.1)	SPAG	2012 – 2013
	2 Utilise section 106 £15,000 from Hastings Road development	CEC SPAG	During 2013
	3 Follow-up potential additional recreational / sports facilities (green spaces & equipment)(7.2 & 7.3.5.2)	SPAG SDPC CEC	2013 onwards
Communication	Improved community spirit & interaction (7.2 & 7.3.7)	Residents (Community Hall) CEC & SDPC (Councillors) Police MPs	2012 onwards

## **10 APPENDIX**

There are no appendices to the print version of the 2012 Parish Plan Update. The 2012 Parish Plan Questionnaire and Analysis is available electronically as a PDF on request from SPAG ([bw.spag@btinternet.com](mailto:bw.spag@btinternet.com)).

## **11 Committee Members (SPAG)**

Valerie Ingram (Chair)

Bob Walker (Secretary)

Rob Morton (Treasurer)

Ann Robbins

Jane Thomasson

Noel Wagstaff

Bob Llewellyn

David Ingram

Sandy Gwynn-Fremantle (Parish Council Representative)



