

**Kelsall & Willington**

**Neighbourhood  
Development Plan**

**May 2016**

**Consultation Statement  
Appendices**

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## Appendix 1. Village Questionnaire & results, May 2012

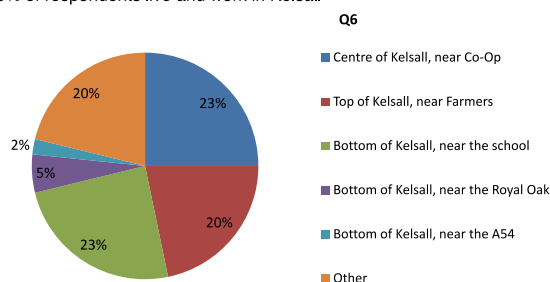
The following shows the structure and results of the questionnaire sent to all households in Kelsall Parish in May 2012, which provided the initial input for the NDP.

**All comments made in addition to the set questions can be found in Appendix 8.1**

### Where Do Respondents Live?



- 100% respondents live in Kelsall
- 5% of respondents live and work in Kelsall

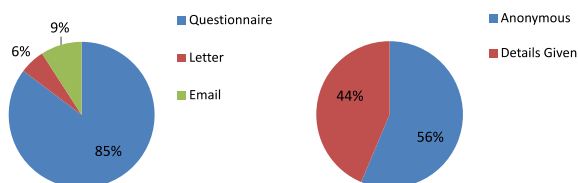


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### Respondents

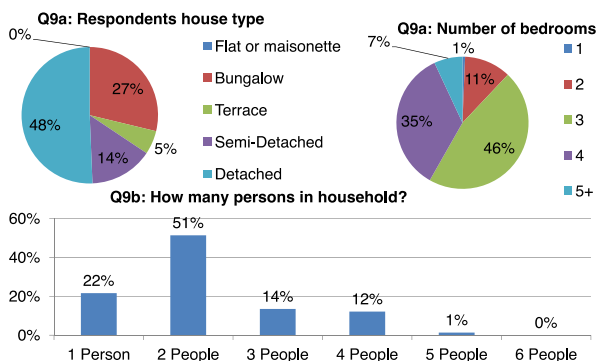


- ~1,000 questionnaires sent out to households
  - 197 household respondents = ~20% household response rate
- ~2,700 people live in Kelsall Parish
  - >350 people being represented in responses = >13% of population
- Respondents were 54% female 46% male



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### Respondents Households

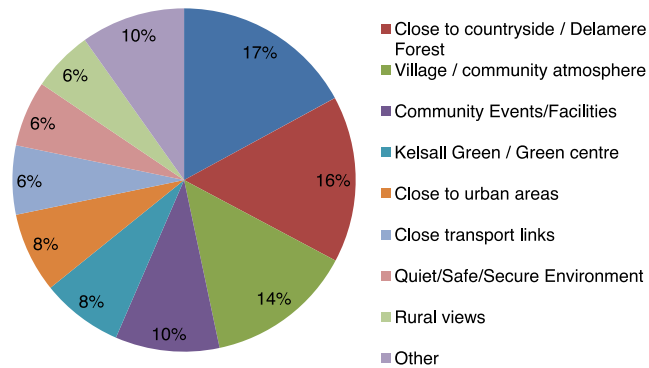


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## Q1: Likes



- 14 things mentioned; 9 most liked are:



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## Q1: Likes



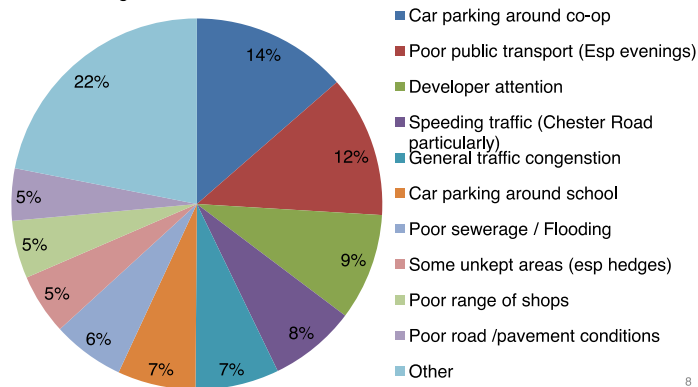
- Other things people also liked:
  - 4% - Folk Festival / Steam Festival
  - 2% - Range of development styles
  - 2% - Good for children
  - 1% - Village Greenness
  - 1% - Primary School

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## Q2: Dislikes



- 28 things mentioned; 10 most disliked are:



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## Q2: Dislikes



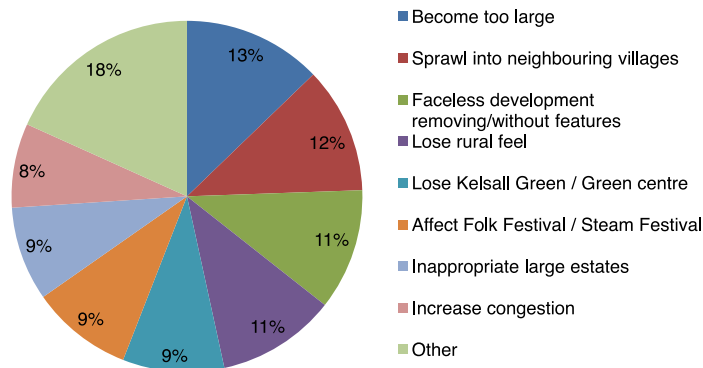
- Other things people also disliked:
  - 4% - Anti-Social Behaviour (esp youths)
  - 3%
    - Previous development out of character
    - Poor telecommunications
  - 2%
    - Car parking at Royal Oak
    - Dog Fouling
    - Poor sports facilities
    - Lack of proper centre
  - <1%
    - Poor youth facilities; Bypass Noise; New affordable doesn't go to villagers; Lack of affordable houses; Lack of trees; Loss of open areas; School at capacity; Caravan Park school bus to Tarporley High becoming very expensive/far away; Lack of Employment (esp professional/technical); and Lack of Pride in Village

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## Q4: Wouldn't Like To Seen Happen



- 24 things mentioned; 8 most wouldn't like to see happen are:



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## Q4: Wouldn't Like To See Happen



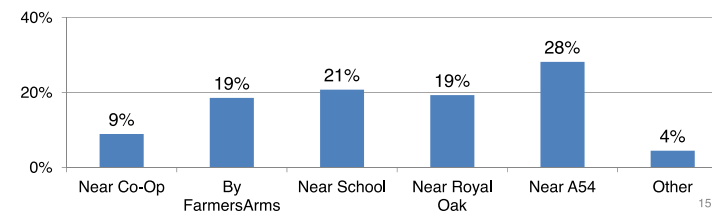
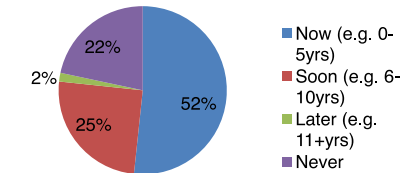
- Other things people also wouldn't like to see happen:
  - 4% - Affect school standards / places
  - 3% - Have out of town shops
  - 2%
    - Loss of pubs/shops/etc
    - Build without parking
    - Exhaust Services/Utilities
  - <1%
    - Loose small green areas to development; Lose views; Development in general; Impact childrens play area; Affordable housing; Expensive housing; Crime/antisocial behaviour; Young people leave for lack of housing etc; Development before NDP; and Reduction in public transport

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## Q3b: When & Where?

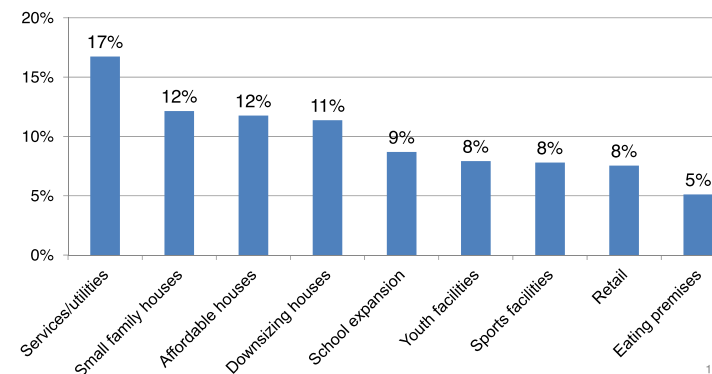


- Third priority/focus for development
- Affordable Housing



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## Q3a: Development needs

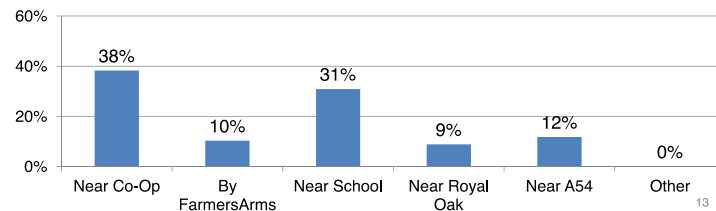
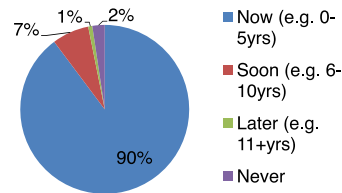


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## Q3b: When &amp; Where?



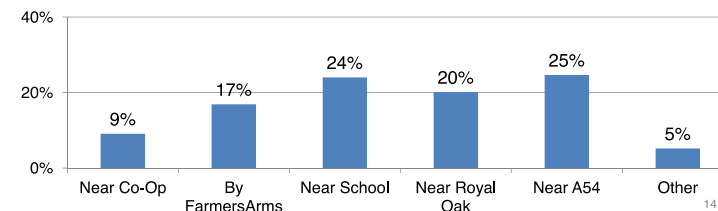
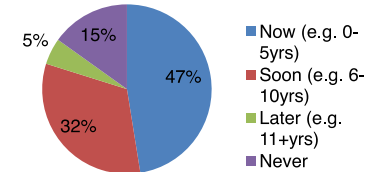
- First priority/focus for development
- Services/Utilities Improvements
- Many comments that improvements must be made before any further development even considered



## Q3b: When &amp; Where?



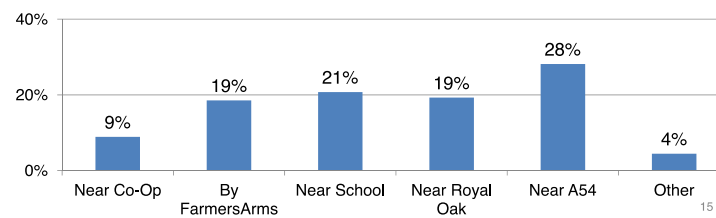
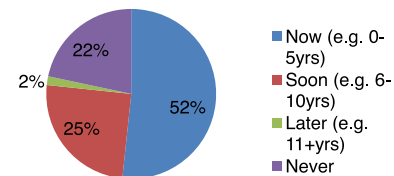
- Second priority/focus for development
- Small Family Housing



## Q3b: When &amp; Where?



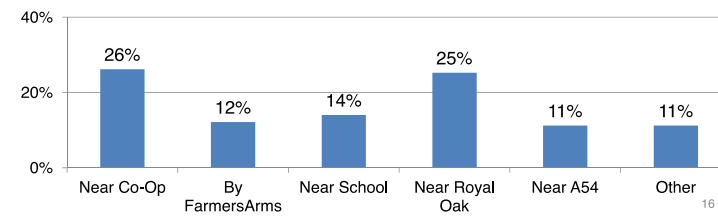
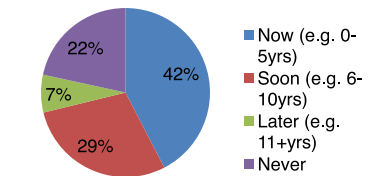
- Third priority/focus for development
- Affordable Housing



## Q3b: When &amp; Where?



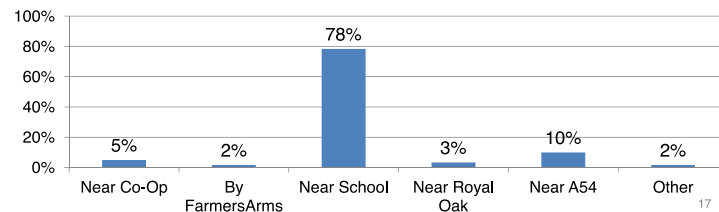
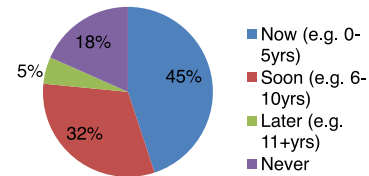
- Fourth priority/focus for development
- Downsizing Housing



## Q3b: When &amp; Where?



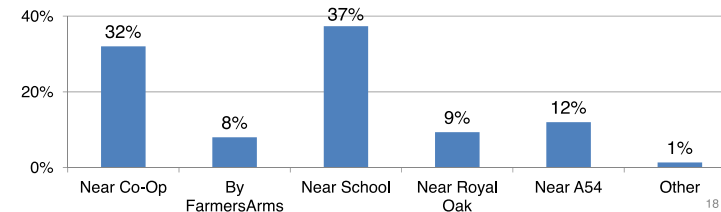
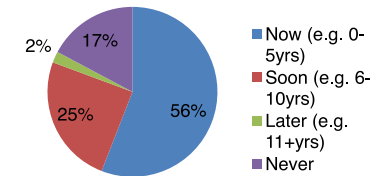
- Fifth priority/focus for development
- School Expansion



## Q3b: When &amp; Where?



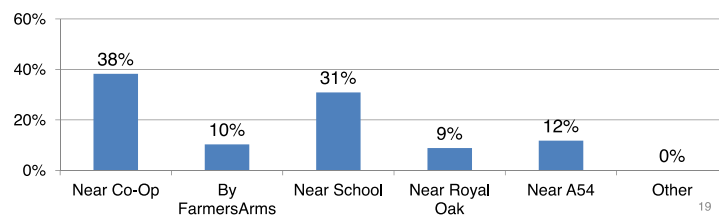
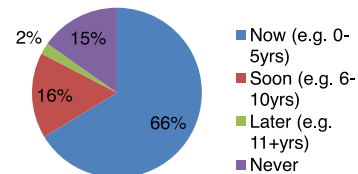
- Sixth (joint) priority/focus for development
- Sports Facilities
- Many pointed out that the proposed development by Taylor Wimpey takes the most logical (if only) site



## Q3b: When &amp; Where?



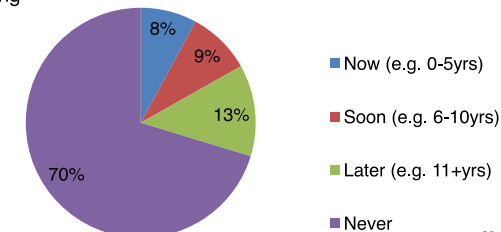
- Sixth (Joint) priority/focus for development
- Youth Facilities
- Many pointed out that the proposed development by Taylor Wimpey takes the most logical site



## Q3b: When &amp; Where?



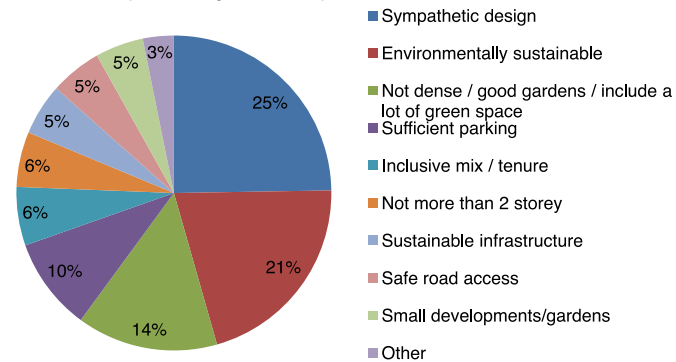
- Least wanted type of development in Kelsall
- Luxury Housing
- Misleading figures, as most people stated they didn't want it but some answered this question – 70% figure probably much higher
- This is the type most developers want to build as it is the most profitable. Taylor Wimpey and Rowland have significant proportion of this type of housing



### Q3e: What Should It Be Like?



- 9 most required things of development were:

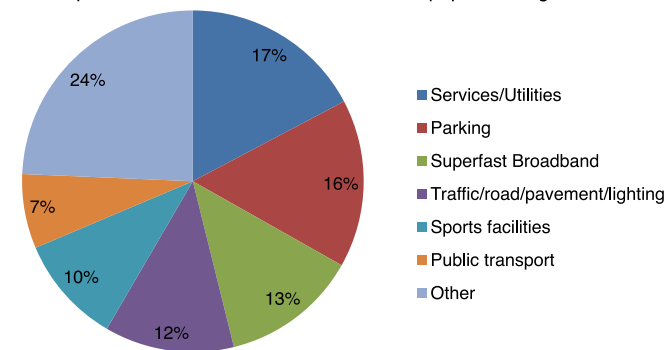


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### Q3e: What Should It Improve?



- 19 improvements mentioned, with the 6 most popular being:



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### Q3e: What Should It Improve?



- Other improvements people also wouldn't like to see happen:
  - 4%
    - Green improvements
    - Youth facilities
    - Appropriate school development
  - 3% - More shops/restaurants
  - 2% - Better health facilities
  - <1%
    - Affordable Homes for Village People; Creation of supportive neighbourhoods; Allotments; Burial space; Employment opportunities; Encourage home working; and Youth/Adult development courses

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## Appendix 2. Business Questionnaire, September 2012

### Your chance to contribute to Kelsall's Neighbourhood Development Plan

Kelsall residents and Parish Council have decided to work in partnership to produce an up-to-date and effective Neighbourhood Development Plan (NDP) for the Parish of Kelsall that is in line with the National Planning Policy Framework and emerging Cheshire West and Chester Council Local Plan.

The aim will be the production of a sound and representative NDP through the updating, reviewing and consolidation of the existing Landscape and Design Statement (2007, a Supplementary Planning Document) with more up-to-date information and views of the residents and Businesses.

The process will provide an opportunity for the community to set out a planning and land use policy framework for the area to enable the achievement of identified local priorities. Its preparation will implement, as far as possible, the provisions of the Government's Localism Act.

All the information you give us will be treated with confidentiality. Our aim is to understand common issues and priorities for Kelsall businesses and use these to shape the NDP. If however, you want to make specific points, and are happy to have your name/business associated with these comments, we can include these in the feedback to the NDP steering group as well.

Thank you for agreeing to complete our online questionnaire – we hope it will take no more than 15 minutes. You can email your reply to [ndp@kelsall.org.uk](mailto:ndp@kelsall.org.uk) or print out and drop in to 1 Hallows Drive, Kelsall. All data is treated as confidential unless otherwise stated – it's the overall trends and common areas that we want to include in the NDP.

If you prefer, you can request a face to face interview with one of the business team members by emailing [ndp@kelsall.org.uk](mailto:ndp@kelsall.org.uk) and we will get in touch with you to arrange a convenient time.

### Kelsall Business Online Questionnaire

#### 1) What attracted you to Kelsall as the place to run your business from?

(Please tick all that apply)

- I took over an existing Business that was already here ☐
- Locality - I live in Kelsall ☐
- Locality – close to Chester/Manchester/Liverpool/North Wales ☐
- Other – Please give details ☐

#### 2) How is your business running at the moment?

- What's going well for your business? (Please tick all that apply)

- Maintaining levels of customers ☐
- Growing levels of customers ☐
- Utilisation of current premises ☐
- Staff recruitment and retention ☐
- Ample staff/customer parking ☐
- Other – Please give details ☐

3) **What** challenges does your business face currently?  
(Please tick all that apply)

- Declining levels of customers ☐
  - Current premises too small ☐
  - Current premises too large ☐
  - Staff recruitment and retention ☐
  - Not enough staff/customer parking ☐
  - Poor Broadband service ☐
  - Other – Please give details ☐
- 

4) **What are your plans for your business over the next few years?**  
(Please tick all that apply)

- Increase number of customers ☐
  - Increase size of premises ☐
  - Decrease size of premises ☐
  - Move to another location within Kelsall ☐
  - Move to another location outside of Kelsall ☐
  - Sell the business ☐
  - Close the business/retire ☐
  - Other – Please give details ☐
- 

5) **What would help your plans? (Please tick all that apply)**

- Adjacent land to develop premises ☐
  - New plot of land in Kelsall to build new premises ☐
  - Ready made business unit in Kelsall ☐
  - More parking for staff/customers ☐
  - Improved public transport for staff ☐
  - Superfast Broadband ☐
  - Other – Please give details ☐
-

**6) What challenges do you anticipate with your plans? (Please tick all that apply)**

- No land currently adjacent for expansion ☐
  - No land in Kelsall currently available for new premises ☐
  - Lack of current parking for staff ☐
  - Lack of public transport for staff ☐
  - Poor Broadband ☐
  - Other – Please give details ☐
- 

7) What specifically would you like to see considered in the Neighbourhood Development Plan to support your business now and during the next 20 years?

8) If there was a dedicated area for business offices in Kelsall, how might you use it for your business?

9) We will be providing feedback to businesses who've taken part in this process via our website – would it also be ok for us to contact you to ask further questions if necessary?

Yes

☐

No

☐

Optional: Name / address/ contact details.

## Summary of Results

There was very little response to the online questionnaire however a number of the owners and representatives of the larger businesses in the village were interviewed in person.

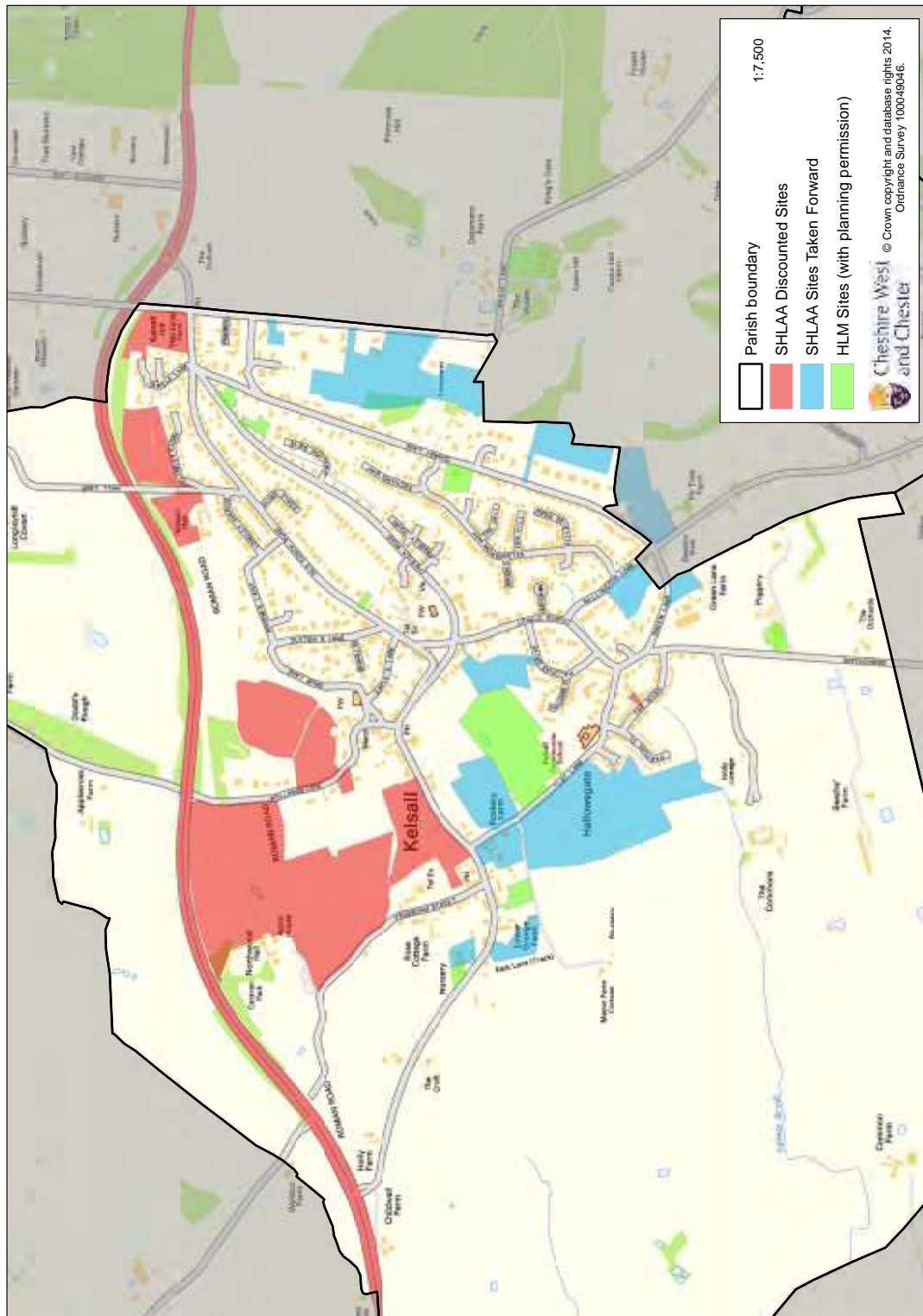
Most felt that new housing development would result in more potential customers and that this would be beneficial. The only exception to this view was from the Medical Centre where management were very concerned about the number of new patients and the lack of capacity within the current premises to cope with them.

Lack of car parking spaces was a major concern for most businesses and one business owner felt that it may deter some customers. The issue is not just relevant to customers but also to staff who need to travel to their place of employment by car. The owners of The Lord Binning Pub & Kitchen are presently happy to allow village residents to use their car park for visits to the adjacent local shops, which is a huge benefit to the community but cannot be guaranteed to continue in perpetuity.

Slow broadband speed and poor phone signal strength were other common concerns although since the survey was undertaken faster broadband speed is now available as a result of the "Connecting Cheshire" programme which has brought superfast broadband to Kelsall village.






## Appendix 3. Site Assessments, based on SHLAA 2013

### 3.1 SHLAA 2013 Map of Sites



## 3.2 NDP Site Assessment Form

The following is one example of the site assessment form used early in the NDP process to gather information about all sites potentially available for development. A similar form was created for each of the SHLAA sites and also for other fields and sites around Kelsall which were undeveloped at the time but could offer potential.

<b>Site Assessment Form</b>			
<b>Completed By:</b>	S Heverin	<b>Date:</b>	18.7.13
<b>Part 1: General Information</b>			
<b>Site name:</b>	Hall Lane/Kelsall Hall	<b>Site reference:</b>	GBN3&4
<b>Site ownership:</b>	Fruit Farm	<b>Site size (Ha):</b>	2.92
<b>Site address:</b>	Hall Lane		
<b>Other commonly used site names:</b>	Hectares unknown as GBN 1-3 is on spreadsheet but maps show GBN 4. GBN 3 on its own is 2.92 HA and is the assumption here		
<b>Site plan: (where available)</b>  <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;">  Current site access   Recommended potential better site access </div> </div> <div style="text-align: center; margin-top: 100px;">   </div>			

<b>Site type:</b>			
Brownfield	Greenfield	Green Belt	Unknown
	x	x	
<b>Location:</b>			
Within settlement	Edge of settlement	Outside settlement	Within Conservation Area
	x		
<b>Gradients:</b>			
Generally flat	Gentle slopes	Medium slopes	Steep slopes
		x	
<b>Comments:</b>	<ul style="list-style-type: none"> <li>Fruit farm land at top of longely hill bordered by the bypass</li> </ul>		
<b>Detailed site description:</b>	<ul style="list-style-type: none"> <li>Site accessed via hall lane (dead end) just prior to bypass. Site currently used for fruit farm and has kelsall hall situated centrally.</li> </ul>		
<b>Existing land uses:</b>	<ul style="list-style-type: none"> <li>Farming</li> </ul>		
<b>Previous land uses:</b>	<ul style="list-style-type: none"> <li>Farming</li> </ul>		
<b>Surrounding land uses:</b>	<ul style="list-style-type: none"> <li>Farming, resi, road</li> </ul>		
<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Bypass	Residential	Residential	Farming
<b>Any known planning issues?</b>	<ul style="list-style-type: none"> <li>Green belt land</li> </ul>		

## Part 2: Availability

<b>Known landowner views to development?</b>	<ul style="list-style-type: none"> <li>unknown</li> </ul>
<b>Supporting evidence?</b>	<ul style="list-style-type: none"> <li>Describe.</li> </ul>
<b>Factors that may delay development (leases, tenancies, etc)?</b>	<ul style="list-style-type: none"> <li>Describe.</li> </ul>
<b>Other comments on availability.</b>	<ul style="list-style-type: none"> <li>Describe.</li> </ul>

## Part 3: Suitability

<b>Accessibility from highway?</b>			
Major road	Secondary road	Tertiary road	Other (alleyway or none)
		x	
<b>What and where is the likely access?</b>			
Existing road / bell mouth	Existing dropped kerb	Gate	None
		x	
<b>Comments:</b>	<ul style="list-style-type: none"> <li>Poor access via dead end road, tertiary road access</li> </ul>		

<b>What is visibility like?</b>			
Excellent (>150m)	Good (150-100m)	Poor (<100m)	None (e.g. due to wall)
X			
<b>Comments:</b>	<ul style="list-style-type: none"> <li>• Visibility across the hills to the mountains and plains is excellent. Visibility to the north is poor given trees bunding the bypass. To east and south is views of the ridge.</li> </ul>		
<b>Distance to services:</b>			
Adjacent	Close (100-250m)	Medium (251-500m)	Distant (>500m)
		X	
<b>Kelsall Green:</b>			
			X
<b>Doctors and surrounding shops:</b>			
			X
<b>Community Centre / Social Club:</b>			
			X
<b>Nearest bus stop:</b>			
	X		
<b>School:</b>			
			X
<b>Is site affected by flooding?</b>	<ul style="list-style-type: none"> <li>• No, or pesticides</li> </ul>		
<b>Could there be contamination?</b>	<ul style="list-style-type: none"> <li>• Wildlife and farming uses currently</li> </ul>		
<b>Likely ecological issues?</b>	<ul style="list-style-type: none"> <li>• Lots to the perimeter of the sites and between sites 3 &amp; 4</li> </ul>		
<b>Are there mature trees?</b>	<ul style="list-style-type: none"> <li>• ?</li> </ul>		
<b>Landscape designation?</b>	<ul style="list-style-type: none"> <li>• Yes kelsall hall and barns are listed buildings adjacent to and central to the site</li> </ul>		
<b>Listed buildings / heritage issues?</b>	<ul style="list-style-type: none"> <li>• Hall and barns.</li> <li>•</li> </ul>		
<b>Potential 'bad neighbours'?</b>	<ul style="list-style-type: none"> <li>• Yes, views would be removed if housing developed here.</li> </ul>		
<b>Would views be affected ?</b>	<ul style="list-style-type: none"> <li>• Yes</li> </ul>		
<b>Are there services crossing site?</b>	<b>Above ground</b>		<b>Below ground</b>
	electricity		
<b>Other comments on suitability.</b>	<ul style="list-style-type: none"> <li>• Poor access to site, from tertiary road, unlikely to accommodate development. Bypass immediately adjacent to site likely to make it unattractive to development.</li> </ul>		

<b>Part 4: Deliverability</b>					
<b>Preferred site use (rank)?</b>					
Housing	Commercial	Informal green space	Kelsall Green expansion	Agriculture	Other
					X
<b>Comments:</b>	<ul style="list-style-type: none"> <li>• Continue as farm use, green belt.</li> </ul>				
<b>Potential deliverability timetable</b>					
0-5 years	6-10 years	11-15 years	16+ years		

<b>Comments:</b>	<ul style="list-style-type: none"> <li>Not really suitable</li> </ul>		
<b>Are there other sites that come forward first?</b>			
<b>No</b>	<b>Yes</b>	<b>Which site(s)?</b>	
	x	Flat lane, GBN 1,2,4 and others	
<b>Could development of this site affect the deliverability of others?</b>			
<b>No</b>	<b>Yes</b>	<b>Which site(s)?</b>	
x			
<b>Comments:</b>	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
<b>What is the potential deliverable area?</b>	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
	<b>Percentage</b>		<b>Hectares</b>
<b>Estimated housing capacity?</b>	<b>@ 30/Ha</b>	<b>@ 35/Ha</b>	<b>@ 40/Ha</b>
<b>Infrastructure requirements?</b>			
Highways?	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
Electricity?	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
Gas?	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
Water Supply?	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
Sewerage?	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		
School Capacity?	<ul style="list-style-type: none"> <li>School at capacity and this would need addressing before development.</li> </ul>		
Impacts on views?	<ul style="list-style-type: none"> <li>Describe.</li> </ul>		

## Part 5: Summary and Recommendations

<b>Summary:</b>	<ul style="list-style-type: none"> <li>Not really suitable</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Continue as farm use, green belt.</li> </ul>

### Photographs

All of these should be provided, referred to above, as relevant:

Photo 1: Site frontage to road (state).

Photo 2: Site access to road (state).

Photo 3: Site neighbours to north (state and briefly describe).

Photo 4: Site neighbours to east (state and briefly describe).

Photo 5: Site neighbours to south (state and briefly describe).

Photo 6: Site neighbours to west (state and briefly describe).

Photo 7: General view of site.

Photo 8-X: Specific features to note (state and briefly describe, as many as needed).



## Appendix 4. Summary of Options Assessment

### Formulation and Appraisal of initial options

In the initial stages of the NDP process, potential locations for development were listed and evaluated, by assessing land in and around Kelsall. (See Figure 1 below) This included sites listed by Cheshire West and Chester as potentially suitable for housing (SHLAA) See Appendix 3.



**Figure 1 - 2013 Assessed Development Directions**

Included in these assessments was land in Green Belt between Chester Road and the A54 bypass, both centrally and to the North West of the village. These sites were included on the basis that they were well located for development due to excellent road access and previous community support at the time the Kelsall Parish Landscape and Design Statement was produced in 2007. The preparation of a new Local Plan also presented an opportunity to review Green Belt boundaries.

This land is shown in green on Figure 1 above as the North West direction.

The purpose of this process was to work out how to achieve the NDP's objectives considering the challenging development climate in the area:

The new planning regime under the NPPF, coupled with high local property prices and the borough's lack of an adopted Local Plan and 5-yr housing supply (at that time), combined to create a rush of housing applications that compromised the NDP's ability to achieve its goals. In a nutshell, would any landowner consider developing facilities such as a surgery or school, or take risks on sheltered or retirement housing, when the incentives to choose open market housing are so high?

There was no question that the market would provide overall housing numbers. The challenge facing the NDP group was how to meet the specific local development needs listed above.

The questions were:

- whether to allocate sites, or rely only on policies?
- Which site(s) would be appropriate for allocation and would benefit the development considered, and help meet NDP objectives?

### Initial options formulated

- Option 1- Don't allocate sites, write policy encouraging provision of retirement housing and other facilities; work with landowner to help delivery of above.
- Option 2 - Use site allocations to achieve preferred use of central sites: for facilities, retirement housing and green spaces. Central area defined as sites accessible from Chester Road on both sides including in Green Belt.

### Summary of options assessment against objectives of NDP

The likely result for each option was assessed as follows.

(Note that the table below excludes those NDP objectives for which the location of development would make no difference – e.g. achieving good design standards, or encouraging smaller houses over 'executive' housing).

Draft Objectives	Option 1 Policies only	Option 2 Allocate central sites
<b>Reducing traffic problems, keeping development compact.</b> Locate development in order to minimize impact on amenity, eg traffic, and encourage walking / cycling.  Location of development suitable for its purpose; for school meaning on good road connection, level site.	<ul style="list-style-type: none"> <li>- Many peripheral sites are too far from facilities, amenities and main road to be suitable for housing development in any significant number</li> <li>- Cherry-picking by developers would leave school and retirement housing on unsuitable sites – since they are unlikely to achieve move in short timescale.</li> <li>- Central sites owned by developers; policies may not be strong enough tool to save them for key uses.</li> </ul>	<ul style="list-style-type: none"> <li>+ Allocating a central site provides time and therefore the best chance for the school governing body to make necessary arrangements to achieve a move.</li> <li>+ Allocation for facilities provides stronger tool to control market pressures for housing everywhere.</li> </ul>
Preserving <b>open aspect</b> of the village	+ Note: Taylor Wimpey were in the process of appealing the refusal of an application to develop the largest of the fields in the 'Green Heart' of Kelsall at the time, creating uncertainty as to whether this objective could be met.	
<b>Environmental</b> Preserve distinctive open aspect of the village	<ul style="list-style-type: none"> <li>- Development on some peripheral sites would have unacceptable visual impact. Eg between Willington and Kelsall,</li> </ul> Policy both in the NDP and the draft Local Plan preclude development in the open countryside gap between Kelsall and Willington	If GB sites can be used for development, could preserve distinctive central open space. The central open area, at the foot of the 'bowl' in the sandstone ridge, is absolutely key to the distinctive character of Kelsall and should be preserved if possible.
<b>Balanced development</b> Deliver facilities, including school and surgery Keep Willington and Kelsall separate	Unlikely to be effective; facilities would be delivered too late or in poor location	<ul style="list-style-type: none"> <li>+ Allocation of a site for school and for surgery offer a better chance of timely delivery.</li> </ul> Site in Green Belt off Chester road was only central one large enough with good road access for a sustainable location for the larger primary school needed in Kelsall.

<b>Housing provision for all residents and quality of life</b> - Deliver retirement housing in a suitable location	- Peripheral sites not compatible with social inclusion and quality of life goals for older and less mobile residents.	
<b>Social</b> - Enhance recreational and cultural facilities	+ Some peripheral sites would be suitable for recreation, and still available once housing target is met; therefore recreation allocation not necessary	+ Using sites in Green Belt (N/W) presents the advantage of joining lower Kelsall to the rest of the village, while preserving more of the distinctive central open space.

In view of local property prices and the drive by landowners and property developers to seek maximum achievable return on land, it is unlikely that anything less than a site allocation would achieve the NDP objective of delivering suitable housing for the elderly, and facilities in a suitable location.



**Figure 2 - Result of Options Assessment**

In summary, the conclusion of the NDP group's assessment, illustrated in Figure 2 above, was that the most suitable site in terms of location, availability and road access, and potential for sustainable development in the long term, was a central area astride Chester Road, and including some land in the Green Belt.

This assessment of options was presented to the community at an open meeting on July 21<sup>st</sup> 2013.

## Appendix 5. Retirement Housing Questionnaire July 2013

1	Are you likely to / considering moving out of your current home in the next 5 years, and would like to remain in Kelsall?	Yes / No
2	Would you prefer to move to a smaller property (downsize) or to a form of sheltered accommodation?	Downsize/ Sheltered Neither
3	If Downsizing, which type of property would you prefer:	Bungalow / House
4	If considering sheltered housing, which level (from the previous list) would you consider?	
5	Should new sheltered housing be included in future development in Kelsall?	Yes / No
6	If Yes, can you suggest a suitable location in the village?	
7	Do you think existing houses in Kelsall are enough to meet your needs now or in the near future?	Yes / No



Filling in this short questionnaire will help us draft the Kelsall Neighbourhood Development Plan

With the agreement and support of Kelsall residents and the Parish Council, a team is working on a Neighbourhood Development Plan (NDP). The NDP Group is looking at all aspects of Kelsall life; leisure, infrastructure (utilities, telecoms, transport), business, and crucially, Housing.

As outlined in our recent newsletter, as a rural Key Service Centre, Kelsall has been earmarked for 300 new houses over the next 25 years. The NDP is a chance to influence what is built, and development locations. (All details available on website, [Kelsall.org.uk](http://Kelsall.org.uk))

With this questionnaire we would like to find out more about the need for **sheltered housing** or **downsizing accommodation** among Kelsall residents.

Please post your answers in the boxes available at the butchers and the chemist, email to [NDP@Kelsall.org.uk](mailto:NDP@Kelsall.org.uk), subject 'Building'  
OR come to the **village event on July 20th, 3pm, at the Community Centre!**

### What is Sheltered Accommodation?

The term describes independent housing (flat or houses) that benefit from added services. The list below shows range of options available - increasing in range of services provided as well as cost!

1. Present home fitted with sensors\alarms which can register the need for assistance (this may be from a remote location). This may involve stair lifts and modification to bathrooms, and arrangement for maintenance and garden services.
2. Purpose built independent accommodation equipped as in 1.
3. As above, with a resident warden on site.
4. Self contained units as 3 but with communal facilities such as lounge, quiet room, laundrette etc.
5. As 4 but with restaurant\dining room. At this level of provision visitor bedrooms for occasional use might be provided.

Any of these could be rented or purchased outright. At levels 4 & 5 costs can be expected to be high. Sheltered Housing does not normally involve any medical care on premises.

-

### This is what we know:

- the proportion of retirement-age residents in Kelsall is high (23% of total, compared to 16% national average) and increasing.
- Some responses to the previous village questionnaire (June 2012) suggested that more sheltered accommodation was needed in Kelsall.
- Most people prefer to stay close to their friends & family, and carry on living independently as long as possible. .

**Before the NDP can recommend any sheltered housing development, we need to know more about the needs of current Kelsall residents.**

Obviously most people would choose option 1 if their circumstances allow, in which case existing houses in Kelsall may be enough to meet the needs of residents looking to downsize.

Therefore, your help with the questions overleaf will be much appreciated.

## Summary of Results

Of the 60 questionnaires issued, 25 were returned. Of these, 18 were planning to move in the next 5 years with an almost equal preference for a downsizing property as for specific retirement housing. The type of property people wanted to move to was heavily weighted towards bungalows with 16 stating a preference for this and only one wanting a house and one wanting an apartment.

The type of retirement housing preferred ranged from purpose built, for independent living, through warden assisted to developments with communal facilities.

Of those who were not planning to move, 2 said they would like adaptations to their current home to enable them to remain there.

12 respondents thought that the existing housing offer in Kelsall was insufficient for their needs and all 25 respondents thought that new developments in Kelsall should include retirement housing. The preferred locations were the centre of the village, or towards the lower end of the village, near to the shops and bus route.



## Appendix 6. Information Pack

### New Threats - New Opportunities

The 2011 Localism Act introduced Neighbourhood Planning as a means by which communities could exercise the right to shape their future development at a local level.

There is currently pressure at both National and Local Authority level for new homes to be built to meet the demand for new housing and to stimulate the economy. Cheshire West and Chester, our Unitary Authority, are in the process of producing a Local Development Framework, (LDF) which will prescribe what development is needed over the coming years and where, in broad terms, it will take place.

Under the CWAC LDF Kelsall has been identified as one of a number of Key Service Centres and as such is required to provide around 200 new homes, in and adjacent to the village. These new homes will bring in families who will require health and leisure facilities as well as school places and access to employment and retail facilities. Equally, our current population comprises a higher than average proportion of people over retirement age and they too will have changing housing and healthcare requirements.

### Kelsall NDP So Far

Kelsall Parish Council therefore suggested in Spring 2012 that a Neighbourhood Development Plan could be a useful means of helping to control the future development of the local area. In **June 2012 a questionnaire** went to all Kelsall residents to obtain their views on the existing local area and on where future development should be located and what form this should take.

The results of this consultation were presented at a **village meeting in July 2012** and a vote was taken in support of the production of a Neighbourhood Plan. A Neighbourhood Development Group was assembled, under the authority of the Parish Council, to undertake the necessary work.

The group used the information provided by the community, together with input from local businesses, education and health facilities, and national & local policy and data, to draft priorities, options & issues on topics including Building Styles, Housing Mix, Housing Costs, Infrastructure and Recommended Development Locations. A **second consultation meeting was held on 20th July 2013** to present all those to residents, and seek feedback was notably on specific topics such as Sheltered Housing and locations for development.

The information on the above topic areas makes up the bulk of this pack. It also includes a page on further feedback given by residents after the meeting.

In addition, Taylor Wimpey winning their appeal for the site adjacent to the primary school (for up to 90 houses) dramatically changes options available to the village, particularly in the area of education & sport facilities.

It was also decided to include in the **NDP area** parts of the neighbouring parish of Delamere where development would directly impact Kelsall - those are Willington Corner, Waste Lane and the Yeld. This was agreed with Delamere PC and formally approved by CWAC in Nov 13.

For those in the larger area who missed the initial consultation, and in order to encourage further community involvement, this Information Pack has been put together so that you can have the opportunity to provide feedback on the ideas put forward. There is more information on our website [www.kelsall.org.uk/NDP](http://www.kelsall.org.uk/NDP) and we can be contacted by e-mail at [NDP@kelsall.org.uk](mailto:NDP@kelsall.org.uk) or through our "post boxes" at Holmes Pharmacy and Duttons Butchers.

# NDP Sheltered Housing Investigation

## Background & requirements

The Village Design Statement completed in 2007 and the village questionnaire issued in 2012 both suggested that there may be a need for some sheltered housing in Kelsall.

In view of the larger than average proportion of older residents in Kelsall, and increases in longevity, this would constitute a sensible policy for the Kelsall Neighbourhood Development Plan. However, before being able to recommend such a step, the NDP team needed to undertake their own research to confirm such a need.

More background to this question can be found in the **Housing Mix** part of this information pack. **Sheltered Housing Questionnaire**

In June & July 2013, the NDP team distributed a specific questionnaire relating to sheltered housing. This was focussed on relevant groups already meeting in the village, including Opal (Older People at Leisure) and the WI. It was also available at the Village Meeting on July 20th and on the website.

Out of 60 questionnaires distributed, 25 were returned, all of which supported the need for sheltered housing in the village. Respondents were aged between 67 and 85.

2/3 of respondents were considering moving in the next 5 years, with a even split between those wanting to move to sheltered accommodation, and those wanting to downsize. Most would prefer to move to a bungalow, and did not think that Kelsall offered the right houses to suit their needs.

**If you were not given the chance to comment in this survey, we'd still love to hear from you now. You can email [ndp@kelsall.org.uk](mailto:ndp@kelsall.org.uk) anytime with your views on the questions below, or leave your comments in writing in the NDP postbox at the Chemist:**

## Summary of the questionnaire

The term Sheltered Accommodation describes independent housing (flat or houses) that benefit from added services, with a range of options available.

Purpose built independent accommodation fitted with sensors\alarms to obtain assistance (this may be from a remote location). This may involve stair lifts and modification to bathrooms, and arrangement for maintenance and garden services. Current home can also be modified to provide some of the above.

Further level of amenities can include: - a resident warden on site. - communal facilities such as lounge, quiet room, laundrette etc - restaurant\dining room. - visitor bedrooms for occasional use. Any of these could be rented or purchased outright. At further levels costs can be expected to be high. Sheltered Housing does not normally involve any medical care on premises.

The questions asked were:

- 10) Are you planning to move in the next 5 years, within Kelsall?
- 11) Would you prefer to downsize or move to a form of sheltered accommodation?
- 12) Would you prefer to downsize to a bungalow or house?
- 13) Should sheltered accommodation be included in future development in Kelsall?
- 14) Do you think existing houses in Kelsall are enough to meet your needs in the near future?
- 15) Please indicate your age.

Any additional comments welcome!

## Presentations from July 20th meeting

The NDP Presentations were structured into the following topics, and this introduction explains why.

- Development Location & Road Hierarchy
- Building Styles
- Housing Mix and Affordability
  - Green Heart of Kelsall

- **Development Location & Road Hierarchy**

Out of the many potential development sites in Kelsall (ie all fields as yet unbuilt), the NDP team has suggested the location where development would be the most beneficial, based on;

- Sensible location: close to the main road and centre of the village
  - Ease of access
  - Availability of space
- These two posters explain the background and rationale for the NDP recommended development location, on Chester Road.

- **Housing Mix and Affordability**

The make up of housing is a crucial factor if new development is to be acceptable & meet policy requirements - this means both meeting the needs of Kelsall residents, in particular taking age profile into account, and enabling the population of Kelsall to grow in a balanced way. As Kelsall is a very pricey area, it is crucial that NDP considers affordability of new housing & encourages the building of houses that local families can afford.

- **Building Styles**

The appearance of new buildings has a significant impact on the character and amenity of the village, particularly if large developments are built. Based on the 2007 Village Design Statement and more recent feedback, this poster summarises the desirable guidelines for styles of new buildings in Kelsall

- **Green Heart of Kelsall**

This open area in the centre of the village is a unique characteristic which residents are keen to preserve. The NDP proposes retaining it for a number of leisure uses, as well as school and facilities. This would enhance the character of the village and support all housing growth.

This is complicated by the pending planning application by Taylor Wimpey for 90 houses adjacent to the school.

- **Infrastructure**

Last but not least, this poster summarises the improvements in infrastructure (roads, utilities, drainage) needed both to allow Kelsall to cope with the planned housing growth, and to meet policy goals. This is complicated by the necessary link between housing development and financing for infrastructure spending.



# GREEN HEART OF KELSALL



## Draft Policy

The National Planning Policy Framework (NPPF) promotes "local distinctiveness". The 'Green Heart of Kelsall' is what makes Kelsall unique. Therefore, we will work to retain and expand the Green Heart for the benefit of the whole community by encouraging its use for ecological, educational and recreational purposes. This area refers to the whole of the unbuilt area between the school, Flat Lane and the Lord Binning.

The space at the heart of the Village will play an essential role in supporting Kelsall's growth and providing the necessary amenities for it to remain an attractive place to live. Its retention and expansion will make Kelsall an attractive place for developers.

Conversely, housing development on this area will severely constrain Kelsall's ability to meet the needs of a growing population in a sustainable way.

## What you have told us:

Responses to the 2012 Village Questionnaire showed that you also value the distinctive character that the Green Heart provides Kelsall:

- Overwhelmingly, Kelsall residents are opposed to building on the area.
- All responses identified that this area is best suited for other uses, with the provision of further sports and leisure facilities.
- The Primary School is currently at capacity, with a growing waiting list. 83% of respondents considered that the best place for it to expand should be on or near its current site. Creation of adjacent sports facilities, on the Green Heart area, would enable school expansion on its current site.

## Village Landscape & Design Statement (2007)

This defined one of Kelsall's unique characteristics to be the open space at the centre of the Village, (the Green Heart), since it contributed substantially to Kelsall's rural character, open aspect and recreation space. Its policy recommendations and aspirations included:

- Development proposal on land adjacent to the Morris Dancer (now the Lord Binning) should deliver sport and recreation for the community, including a children's play area, whilst retaining space to accommodate festivals and events.
- The whole of the 'green heart of the village' (the land between the Morris Dancer and the Community School) should remain as open space. The whole area should be protected from building development and not subject to gradual erosion.

Land near to the Community School should be allocated for sports use, to meet the needs of the whole community; and, most importantly, this should include a play area for young children (which has been realised).

## The Taylor Wimpey Problem

Although CWAC turned down the Taylor Wimpey proposed development of 'up to 90 residential properties', this was because of highways issues. Taylor Wimpey have appealed against this decision to the Secretary of State, mainly because CWAC granted permission to Bloor for their 32 new residential properties. However, the highways issues for Bloor were not the same.

The appeal will be determined on the basis of a hearing. CWAC has forwarded all representations on this application to the Planning Inspectorate, and these will be considered by the Inspector when determining the appeal.

The hearing will be held at **10:00am on 17th September at Wyvern House**, The Drummer, Winsford, CW7 1AH. Contact Miss Carole Miles, CWAC's Planning Appeals Officer (0300-123-7027), for information about the hearing.



## Villagers previous proposed future facilities:

- Complete MUGA
- Football/rugby field(s)
- Cricket pitch
- Pond attraction
- Community gardens/allotments
- Tennis Courts
- Bowling Green(s)
- Boules courts
- Skate park
- Seating area opposite Sable Cottage
- Walking route with benches and shade
- Changing rooms, conveniences, potentially social and functional premises.

## National Planning Policy

The continued aspiration for the Green Heart are supports the National Planning Policy Framework (NPPF), by promoting healthy communities, as "planning policies should:

- Facilitate social interaction and create healthy, inclusive communities.
- Deliver the social, recreational and cultural facilities and services the community needs.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities."

The Government also attaches great importance to ensuring that "a sufficient choice of school places is available to meet the needs of existing and new communities. Hence, local planning authorities should:

- Give great weight to the need to create, expand or alter schools.

# HOUSING MIX



## Draft Policy

We will encourage the building of a greater proportion of medium and smaller size houses to provide a 'reasonable price'. There is a need in the local market for more family houses, starter houses, and houses suitable for downsizing.

Kelsall has many bungalows and smaller properties. We must ensure that they are not systematically replaced by larger properties which don't meet local needs.

Downsizing properties are also required, together with forms of sheltered accommodation and shared services. We will ensure that such properties are not designed to worsen the competition for First Time Buyers.

## What you have told us:

Responses to the 2012 Village Questionnaire showed that properties villagers most wanted to be seen built are:

- Two or three bedroom houses for families; starter homes, either to rent or buy.
- Houses suitable for older residents seeking to downsize from a larger family home, who want to stay in Kelsall.
- There will probably be a need for specific sheltered housing, that is, houses or flats designed/ altered to suit the needs of older residents possibly with reduced mobility.

The **Village Landscape Design Statement (2007)** recommended that "local need is for smaller retirement properties [and] extra care and sheltered accommodation"



## Facts & Figures

Kelsall's population is older than average:

- 23% of residents in the village are above retirement age, whereas the proportion in Cheshire is 18%, and nationally, 16% (2011 Census)

Responses to the 2012 Village questionnaire showed that:

- 24% of residents want to see building of smaller houses as a priority: small family housing (12%) and affordable housing (12%).
- 11% wanted more housing suitable for downsizing, in a relatively central location.

## What is Sheltered Housing?

The term describes independent housing (flat or houses) that benefit from added services. The list below shows range of options available, with increasing in range of services provided (and hence cost):

1. Present home retro-fitted with relevant elements, such as alarms to summon assistance, stair lifts, and modification to bathrooms, together with building and garden maintenance.
2. Purpose built independent accommodation equipped as in 1.
3. As above, with a resident warden on site.
4. Self-contained units as 3 but with communal facilities such as lounge, quiet room, launderette, etc.
5. As 4 but with restaurant/dining room. At this level of provision visitor bedrooms for occasional use might be provided.

Any of these could be rented or purchased outright. At levels 4 & 5, the costs can be expected to be high. Sheltered Housing does not normally involve any medical care on premises.

## Potential Problems

Minimising the size of the majority of future houses may cause some problems, such as:

- Avoiding competition with other buyers (e.g. down-sizers and first time buyers).
- The school is at capacity with a growing waiting list, and more small family houses will make the problem worse. How can the school cope and expand without affecting learning?

## Please let us know

- Do you agree with this policy?
- Are you likely to consider downsizing or sheltered housing in the near future? or do you know of someone else who may do so?

## Cheshire West And Chester Policy

The Rural Housing Strategy underpinning the CWAC Local Development Framework aims to provide the right mix and type of housing in order to address the needs of an ageing population, unaffordable housing in villages, and to ensure sustainable and balanced communities in the long term.

- Growth should revitalise rural communities by allowing them to retain the next generation and support local services.
- Growth must meet locally identified needs.

## National Policy

The National Planning Policy Framework (NPPF) paragraph 50: "To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, ... and people wishing to build their own homes);
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand."

# INFRASTRUCTURE



## Draft Policy

Kelsall requires both new infrastructure and improvements of the current infrastructure to cope. This includes the entire range from utility services (electric, gas, water/sewerage), improved broadband, better roads (especially junctions) and parking areas, as well as health (doctors and dentists surgeries) and education services with an enlarged school.

The aim of NDP policies is to ensure that these facilities are appropriate for the expanding population associated brought about by development without affecting existing residents. However, inevitably, services cost money

They need to ensure that all changes promote walking or cycling, adequate parking, and that a suitable location is available for the necessary expansion of the primary school.

## What you have told us:

Responses to the 2012 Village Questionnaire showed that you think there are many shortcomings relating to infrastructure, especially:

- The areas around the Co-Op, Green and School have inadequate parking, and this causes traffic circulation and congestion problems.
- Speeding traffic is widespread and unacceptable.
- Public transport is poor.

The **Village Landscape Design Statement (2007)** identified:

- Concerns that increased hardstanding around buildings leads to excessive run-off of storm water and localised flooding.
- The desirability of a network of safe pedestrian and cycling routes within the village.
- The need for traffic calming alterations to Chester Road.



## Facts & Figures

In the 2012 Village Questionnaire list of dislikes about Kelsall, road & traffic issues came top with a total of 41%. Poor parking availability & congestion was foremost (28%); worse areas being around the Co-op & school. 12% of respondents listed poor public transport, and 8% speeding traffic.

An April 2013 speed monitoring exercise by CWAC showed that over half of vehicles speed on Chester Road.

Statistics show that car dependency in rural areas is already very high, and Kelsall is poorly served by public transport, with short hours, and no trough ticketing or co-ordination of routes.

Only 4% of Kelsall residents who travel to work do so by public transport.

The existing Rights of Way network in the Parish is becoming unattractive & negotiations with CWAC are on-going.

## Which comes first? The Chicken or the Egg?

Inevitably, service improvements cost money. Some housing is needed first to pay for upgrades. Therefore, the Chicken will come first!

## Size Does Matter!

- Smaller developments are exempt from contributing to some services. Therefore, service improvements may not happen.
- Larger developments are important to pay for service upgrades. In addition, because developers remain in the village for longer, they need to ensure that standards don't slip, otherwise sales may be jeopardised. Therefore, service improvements will happen.

## Suggested Detailed Policies



**Drainage:** All new developments must use permeable surfaces and soak ways should be used to reduce run-off. This should include modifications to existing driveways. Larger developments must feature SUDS – a Sustainable Urban Drainage System.

**Hedges:** New developments must use hedges for the significant majority of boundary features between properties. When fences are used, they should have small gaps to allow the passage of wildlife.

**Circulation:** New developments must feature linking walkways and cycle tracks, where practicable.

**Adoptable Roads:** Without exception, all new roads within developments of more than three houses must be to Adoptable Standards (i.e. allow access by dustbin lorries).

**Power Lines:** New developments of more than three houses shall be required to put high tension electricity lines underground in appropriate ducts.

## National and Cheshire West And Chester Planning Policies

Both the National Planning Policy Framework (NPPF) and CWAC Local Development Framework support the need for good public transport, and the provision of pedestrian and cycle routes.

An economic objective of the LDF is to ensure that all development is supported by the necessary provision of/ improvement to infrastructure, services & facilities in an effective & timely manner to make development sustainable and minimise its effect upon existing communities.

# 'REASONABLE' COST OF HOUSING



## Draft Policy

We will work with CW&C, housing providers, and developers to ensure that cheaper / affordable housing is built to meet the needs of Kelsall residents, and available to residents by:

- Ensuring a local allocation policy is in place for Affordable Housing;
- Ensuring that developers include the right mix of smaller & cheaper market properties, including terraces & bungalows;
- Seeking ways to protect existing stock of smaller properties such as bungalows so they are not always replaced by 4/5 bedroom houses.

## What you have told us:

Responses to the 2012 Village Questionnaire showed that you had concerns regarding the availability of housing for those on lower incomes or purchasing their first property.

Village Questionnaire in 2012 and the previous Village Design Statement (2007) showed that:

- 24% of residents want to see building of smaller houses as a priority;
- 12% small family housing;
- 12% affordable housing.

Affordability is a common problem within the rural area, but is particularly acute in Kelsall due to house prices being much higher than average. Recent Land Registry house prices statistics show that Kelsall, with an overall average price of £345,585, is more expensive than many surrounding areas, and also than the national average house price.



**Definitions:** *Affordable housing:* Houses available through Council-managed Social Housing Providers or Housing Associations, such as Chester & District Housing Trust, for sale or rent.

*Market housing:* Sold openly on the private market without special terms or strings attached. Depending on size/age/state of property, this can be comparable in price to Affordable Housing.

## Facts and Figures for Kelsall

**Market Statistics:** Show that although average prices are high in Kelsall, many smaller / cheaper properties are available on the open market.

For 58 houses sold over the last two years period, the average sale price was **£315,000 (UK average £238,976)**, but:

- Two thirds (40) were below average price
- Half less than 80% of average.

However, these cheaper properties are in high demand and tend to sell fast.

**Shortfall:** There is an **annual shortfall of 408** affordable dwellings across rural CWAC, and **24 per year in Tarvin & Kelsall alone**.



% of total dwellings in	Kelsall	CWAC
Flats	2%	10%
Terraces	6%	22%
Social rented	2.9%	16.5%
Private rented	5.6%	9.8%

## Proposed 'Reasonable Housing Cost' Majority of New Build

Many people are not eligible for Affordable Housing, but cannot afford Market Housing. Therefore, proposal that the majority of new build is provided on open market (without special terms attached) but sizes are limited to provide **'reasonable'** prices.

**Prices:** The average price used to calculate the Affordable Housing threshold is that for the Ward of Tarvin & Kelsall: for example, for 3-bed houses, it is **£246,000** (before 80% is applied).

**Least affordable area:** CW6 is the least affordable postcode in CWAC when incomes are taken into account, and it is a lot worse for the cheaper houses compared to lowest income bracket:

- **Average price to income ratio is 3.14 for CWAC, in CW6 it is 5.54;**
- **Lower quartile price to income ratio is 7.14 in CWAC (5.4 in the North West), and a staggering 10.84 in CW6!**

**Housing stock:** Not geared towards the cheaper end of the market, with very few flats and terraces, and also very little rented property for those not able to access a mortgage / deposit:

## Please let us know

1. Are you eligible and would you consider registering with the Council's Housing Register to access Affordable Property, or would you rather buy/rent on the open market?
2. What local links do you think are appropriate to allow local residents to be considered in priority for Affordable Housing (the official sort)?
3. Should we ask that developers build smaller cheaper houses to be available on the open market?

## Cheshire West And Chester Policy

40% of new properties build must be Affordable Housing. Of those 40%, 60% are rented through a Housing Association at a maximum 80% of market average rent. The remaining 40% is available to buy on a shared ownership basis, where the buyer can own between 50% and 80% ; or available as 'discounted for sale'.

For older properties, a price of 60% of average market price applies.

Any Affordable Housing available is allocated using **Allocation Criteria**, whereby local people in housing need, or those with local connections, are considered first. After a limited period, if there is no local match, the criteria is extended to the Ward, then to the Borough (CWAC).



# RECOMMENDED DEVELOPMENT LOCATION

**Kelsall NDP**  
Kelsall Neighbourhood Development Plan

## Draft Policy

Kelsall should focus the majority of new development in one particular location to minimise the disruption to Kelsall and the impacts to residents, whilst maximising the gains.

This development should be in a central area, to minimise traffic issues, and maximise the potential for further business/commercial premises for Kelsall residents. The development should also aim to address highways issues around parking at the Co-Op and dangerous bends on Hollands Lane.

The development should be from Chester Road in a north westerly direction, between the Co-Op and The Royal Oak.



## Green Belt

According to the National Planning Policy Framework, there are five stated purposes of including land within the Green Belt:

Purpose	Succeeds?
1 To check the unrestricted sprawl of large built-up areas.	✗
2 To prevent neighbouring towns from merging into one another.	✗
3 To assist in safeguarding the countryside from encroachment.	✗
4 To preserve the setting and special character of historic towns.	✗
5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	✗

Once an area of land has been defined as Green Belt, the stated opportunities and benefits include:

Purpose	Succeeds?
1 Providing opportunities for access to the open countryside for the urban population	✗
2 Providing opportunities for outdoor sport and outdoor recreation near urban areas	✗
3 The retention of attractive landscapes and the enhancement of landscapes, near to where people live	?
4 Improvement of damaged and derelict land around towns	✗
5 The securing of nature conservation interests	✗
6 The retention of land in agricultural, forestry and related uses.	✓

## Benefits of Suggested Development Location

- Community led, with a lot of support for this in the 2012 Village Questionnaire.
- Benefits of scale will provide new services and utilities improvements.
- Very close to shops, school, and other facilities so would probably reduce car travel within Kelsall.
- One of very few sites directly accessible from Chester Road
- Certainty would be provided to landowner/developer who would work with community as they will invest in the long term.
- Focuses development on one area so reduces impact to most of village.
- No impact on pluvial flooding.
- Not urbanising, if done well with standoff from Chester Road and retention of Oak trees.
- Opportunity for more central services.
- Opportunity to alleviate highways issues, such as parking around Co-Op and dangerous bends on Hollands Lane
- Joins two parts of Kelsall into a proper village.

## Problems with Suggested Development Location

- Green Belt land

## Green Belt Around Kelsall



## National and Cheshire West And Chester Planning Policy

Our policies will support the National Planning Policy Framework (NPPF) and CWAC:

- NPPF: "Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan."
- Eric Pickles (MP Cons), Secretary of State for Communities and Local Government on 6<sup>th</sup> September 2012 said: "We encourage councils to use the flexibilities set out in the NPPF to tailor the extent of green-belt land in their areas to reflect local circumstances."
- CWAC are actively reviewing the Green Belt around Chester and are considering it in other locations, subject to the views of the community.

# BUILDING STYLES



## Draft Policy

Kelsall does not have a strong historical style, but residents value the diversity in our buildings and the varied character this confers on the village. Kelsall's character also owes much to its hillside location and views, and its tree cover.

The Neighbourhood Development Plan will request that new development of any size avoids uniformity in all its aspects: size and height of houses, materials and finishes, styles and density; they should also include provisions for self-build, as a way to increase diversity. It will restrict the height of new buildings to preserve views, and protect & promote planting of broadleaf trees.

We will also promote features to address prevalent problems such as flooding.

## What you have told us:

Responses to the 2012 Village Questionnaire showed that you value the distinctive character that Kelsall achieves through:

- Diversity in the styles of existing buildings and that this shouldn't be eroded by uniform new developments;
- Wooded aspect throughout the village; and
- Hillside location, which affords residents a feeling of space and valued views towards the Wales and Cheshire Plain.

Therefore, new development should be (in order of priority):

- Sympathetic design, i.e. not suburban or faceless (25%);
- Environmentally sustainable (21%); and
- Low density, to include gardens & green space (14%).



## Village Landscape & Design Statement (2007)

This defined Kelsall's unique and rural character as a mix of sandstone features, tree cover & hedges; large open space at the heart of village; views and accessibility of the rural surroundings, and their agricultural characteristics of fields, hedgerows, trees and ponds. It was recommended:

- height of new buildings is managed, so that they don't dominate the landscape and views are preserved;
- New buildings should allow enough space for landscaping with native tree/shrub planting, so that the development is not intrusive.



## Suggested Detailed Policies

**Building height:** Limited to 2 storeys. Roof gables should not be so steep that they effectively add another storey. Developments should include some bungalows (for variety & to support housing mix objectives)

**Suitable density:** Buildings must allow enough space from roads for landscaping.

**Trees:** A range of new broadleaf trees should be provided, whilst significant existing trees should be worked around to ensure survival.

**Self-build:** Plots to be available in larger developments, with priority to local residents.

**Circulation:** Developments must improve connections for pedestrian & cycle traffic, with paths to adjacent streets where possible, thus avoiding enclaves.

**Materials and finishes:** New developments must feature a variety of materials and finishes, including rendering & roof coverings.

**Buildings Orientation:** Must take into account topography, in order to maximise views, solar gains, and to avoid new buildings being dominant.

**Drainage:** Excessive hard landscaping to be avoided and new surfaces must use permeable materials

## How these policies support sustainable development?

- Protecting the character of the built environment.
- Increase environmental features of new housing in Kelsall.
- Reduce localised flooding and provided reduced energy use.



## National Planning Policy

Our policies will support the National Planning Policy Framework (NPPF), which specifies that "local plans should develop robust and comprehensive policies setting out the quality of development that will be expected for the area, based on [...] an understanding of its characteristics. "Plans can do this in several ways:

- Design policies can guide overall scale, density, massing, height, landscape, layout, materials and access in relation to neighbouring buildings and the local area generally.
- Planning policies and decisions should not attempt to impose architectural styles or particular tastes... It is, however, proper to seek to promote or reinforce local distinctiveness.
- Planning policies and decisions should address [...] the integration of new developments into the natural, built & historic environment."

## Appendix 7. Options Survey November 2014



### Kelsall Neighbourhood Plan Options Survey Report

March 2015



Registered Charity: 107467 | Company No: 3555199 | [www.cheshireaction.org.uk](http://www.cheshireaction.org.uk)

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Appendix A: Options Survey

**For all comments made in this survey, refer to Appendix 8.4 below.**

## 1.0 Introduction

This report presents the results of a survey with a twofold purpose: to assess the opinion of the Kelsall and Willington community on options for the neighbourhood plan and also to identify the housing needs of the community to inform policies of the Neighbourhood Plan. In terms of options, the community was asked to give opinion on the use of two particular sites in the village centre, their opinion on the gap between Kelsall and Willington and the protection of green spaces.

The options were identified by the Kelsall & Willington Neighbourhood Plan Team in the light of various evidence including comments received during previous rounds of consultation since 2012 which have helped identify issues, a vision and objectives for the plan. The options have also been identified in the context of the emerging Local Plan which earmarks at least 200 new homes for Kelsall as a Key Service Centre up to the year 2030, as well as a number of extant planning permissions for residential development in the neighbourhood area. Questions on housing need follow on from a previous survey of a sample of residents carried out in July 2014.

The survey was designed with the help of Cheshire Community Action, an independent charity supporting rural communities. Cheshire Community Action also collated and analysed responses to the survey.

This report is prepared by Cheshire Community Action on behalf of the Kelsall & Willington Neighbourhood Planning Team.

## 2.0 Methodology

The survey is set out in Appendix A of this report. The first two pages provided information on the work done so far on the neighbourhood plan and simple information about the options, including a map. There was also notice of three drop-in sessions that members of the community could attend to find out more or ask questions during the consultation period.

The survey itself was set out on a double-sided tear-off sheet, one side asking for opinion on options and the other side inviting households who were likely to be in need of alternative housing to identify those needs. Options came under three topics:

1. Village Centre sites: the community was asked whether or not a site at Chester Road should be earmarked for a larger GP surgery and also to choose between 3 options for the future of a site at Flat Lane: A. Public open space only, B. Housing for the elderly or C. Housing for the elderly and public open space.
2. Kelsall & Willington gap: the community was asked whether the gap should be protected from new housing.
3. Green Spaces: the community was asked whether or not it agreed with 8 specified areas being designated as Local Green Space and invited to suggest further areas for such a designation.



Information on gender and age group was also collected on the options page.

The intention was to keep the survey short to encourage a better response, whilst also obtaining sufficient opinion and evidence to inform the next stage of the plan preparation, the drafting of the planning policies. Questions were mostly multiple choice but respondents were invited to comment on their suggestions for Local Green Space. Although general comments were not invited, any comments made in the margins of the survey were noted for the purposes of the analysis.

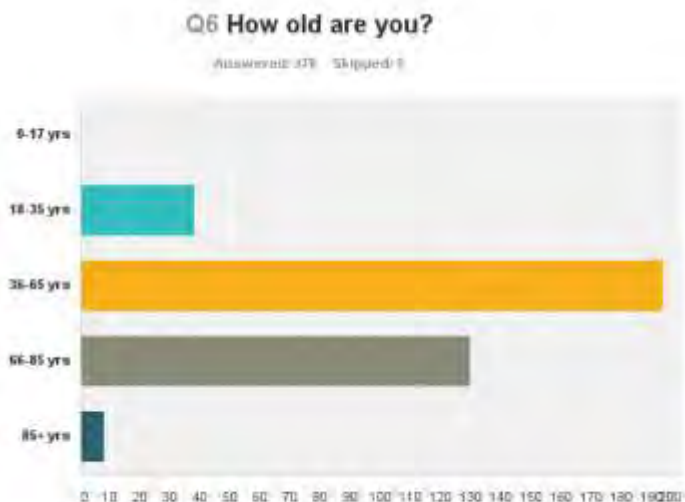
The survey was distributed to all households in the neighbourhood area, a total of 1250 surveys, on the weekend of 22<sup>nd</sup>/23<sup>rd</sup> November 2014. More than one respondent per household was allowed to complete the first part of the survey although this was not made explicit in the survey. One response per household in need was requested for the second part of the survey. Individuals could either complete the hard copy of the survey or complete it on-line. Those filling in the survey by hand could return it in a freepost envelope addressed to Cheshire Community Action. The on-line survey closed on 8<sup>th</sup> December 2014 and therefore households had two weeks to respond.

Cheshire Community Action carried out data entry and analysis of responses. Hard copy responses were entered onto the same database as those already completed on-line, using Survey Monkey. This software was also used to analyse the responses.

## 3.0 Results

**3.1 Overall response** A total of 375 surveys were returned out of the 1250 surveys distributed. More than one response was allowed per household so it is not possible to be exact about the response rate, however, this gives an approximate response rate of 30% which is a reasonable response for a community led plan.

**3.2 Who responded to the surveys?** Respondents were asked to provide some basic information about themselves. There was roughly an even split between the number of men and women responding to the survey: 175 and 182, respectively. All adult age groups were represented. Just over half of respondents were aged 36-65 years old. 37% were aged 65+ and 10% were aged 18 to 35 years. This reflects the relatively elderly population of Kelsall compared to the Cheshire West & Chester borough as a whole and nationally.



### 3.3 Responses to Options

This section analyses the responses to the multiple choice questions and also refers to comments made by some respondents. Comments made on Local Green Space are shown in Appendix B and additional comments on all issues are shown in Appendix C.

#### 1. Village Centre Sites

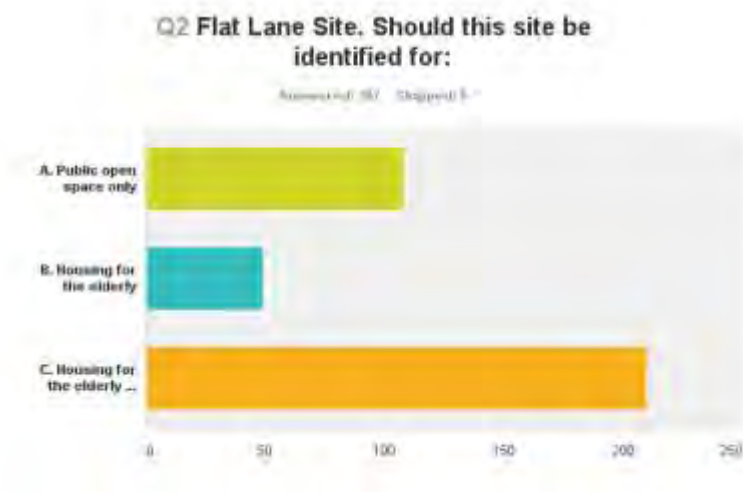
##### Chester Road Site

Over 80% of respondents agreed that the Chester Road should be earmarked for a larger GP Surgery. A couple of respondents also suggested a dentist here too. Some of the respondents who said 'No' were concerned about access being dangerous.



### Flat Lane Site

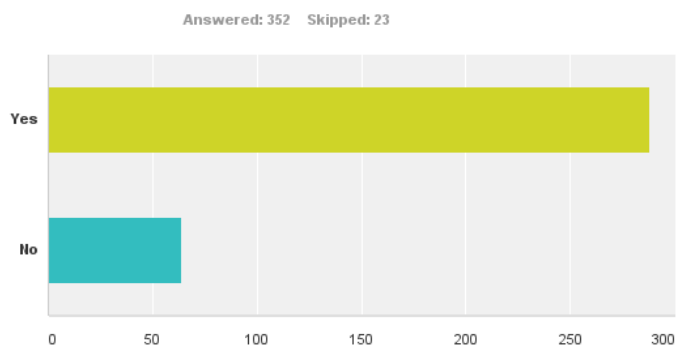
Nearly 60% of respondents were in favour of Option C Housing for the elderly and public open space but nearly 30% were in favour of public open space only. A few comments were made that there are protected species on the site.



## 2. Kelsall & Willington Gap

Over 80% of respondents agreed that there should be no new housing in the gap between the villages. One comment was made that the gap and the villages need to be defined.

### Q3 There should be no new housing in the gap between the villages. Do you agree?

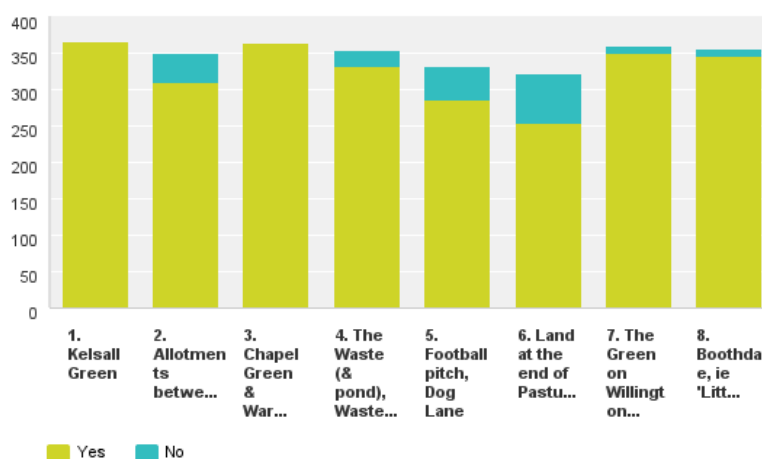


### 3. Green Space

There was strong support for designating the eight specified areas as Local Green Space. All of the areas got over a 75% 'Yes' vote from respondents, with Kelsall Green and Chapel Green & War Memorial receiving total support as Local Green Space.

#### Q4 Do you agree these areas should be designated as Local Green Space?

Answered: 371 Skipped: 4



There were a lot of comments on the issue of green spaces, see Appendix B. A couple of comments reflected the general opinion on this issue:

*"Most of the areas listed are relatively small but represent a vital element in retaining the character of the village."*

*Also, "Green spaces are disappearing rapidly already in Kelsall. If these unwanted developments continue we will have none left as developers will build on all green spaces if allowed too. Communities should be run for the benefit of the people living there, not developers. Take away the green spaces and you take away one of the main reasons people want to live in a pleasant village like Kelsall."*

One comment was that Kelsall Green was "the **only** recreational space for whole village."

Land at the end of Pasture Close received the least support as Local Green Space, but still received nearly 80% support. One comments made was that this area was not known.

One comment in relation to Kelsbarrow Way & Chester Road was that this area was owned by the parish council and could be a possible location for a GP surgery with safer access.

Another respondent commented that Boothdale and Little Switzerland were not the same; they were in favour of Little Switzerland being designated as Local Green Space but not Boothdale.

There were three further areas suggested for Local Green Space:

- Frank Walkers land on Flat Lane, for its visual beauty and to retain the open country aspect.
- The Yeld
- Land between Willington Lane and Quarry Lane (escarpment)

In addition, there were some comments about football pitches. One suggested a “proper football pitch on Kelsall Green, freeing up land at Dog Lane” and another queried how regularly the football pitches at Dog Lane were used. Others sought the retention of the football pitches and one respondent commented that it is not public space.

### **Other Comments on Options**

There were various other comments relating to options. Views about the impact of further development on local facilities and traffic was a recurring theme. For example: *“Kelsall is over populated and all public facilities are becoming stretched.”*

A few comments were made about the primary school. There was recognition that a larger school was needed. One suggestion was that both the Chester Road site and Flat Lane sites should be for a relocated primary school with the existing school site for a larger GP surgery.

There were various individual comments about how the village could accommodate development. One suggestion was that the village should grow outwards and retain existing green spaces. Another was that surrounding villages should grow first as they have difficulties maintaining their shops and schools.

There were some specific suggestions for further facilities including: the need for more facilities for adolescents in the middle of the village; a skate park and bike track; more space for local businesses in the centre of the village and a ‘proper’ cycle route to Chester.

### 3.4 Responses to Housing Needs

There were 83 responses to this section.

The table below shows that the age group with the greatest level of need is the 66-85 years. However, there are needs across all age groups.

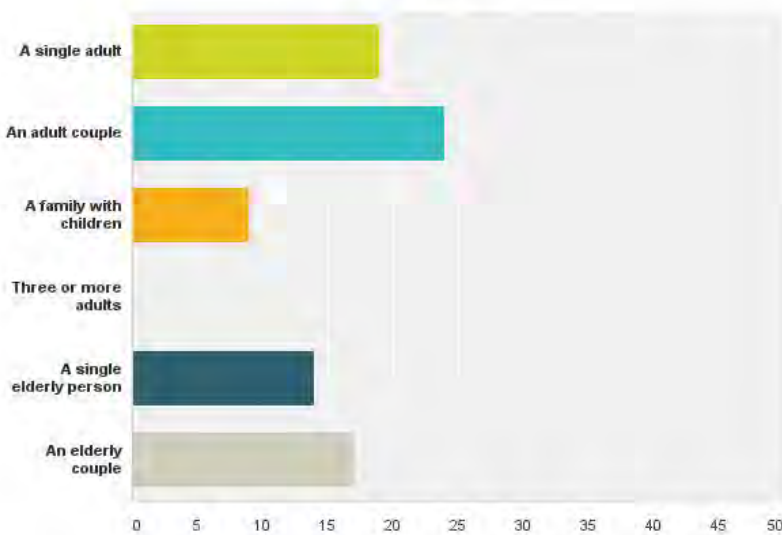
**How many people in each of these age groups need housing? *Please tick a number***

Age group	Total no.	Average no.	No. of responses
0 to 17 years	2	1	3
18 – 35 years	43	2	25
36 – 65 years	42	2	27
66-85 years	55	2	35
85+ years	4	1	4

The question on type of household in need generated the following response: 19 single adults, 24 adult couples, 9 families with children, 14 single elderly persons and 17 elderly couples were identified as having a housing need. 'Disabled young person 24 hour care' and 'an adult and a child' were also identified under 'Other'.

**Q8 What type of household needs housing?**  
**Please tick one**

Answered: 83 Skipped: 292

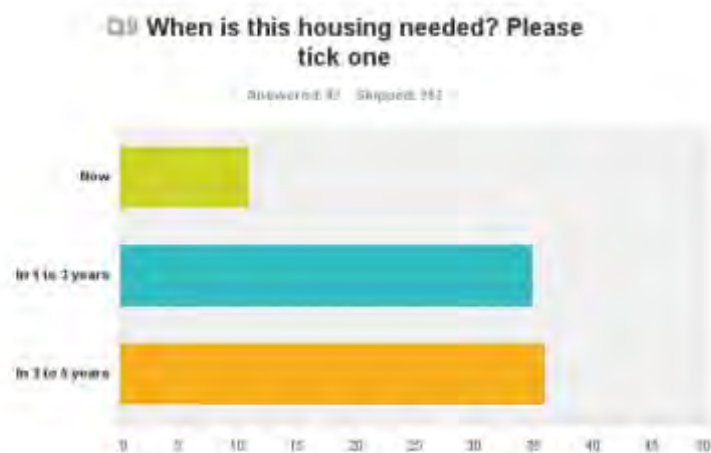


Further analyses were carried out on the raw data to better understand the relationship between responses to the question on age groups in need and type of household in need. 5 responses showed individuals identified in the 66-85 years category as single adults in need, rather than single elderly persons. Similarly, 8 'couples' who were identified in the 66-85 years category were apparently classified as adult couples as opposed to elderly couples. This could be explained by people interpreting the word 'elderly' in different ways or simply not identifying themselves as elderly.

Conversely, 5 individuals coming under the 36-65 years age group were apparently identified as single elderly persons and 2 couples coming under the 36-65 years age group were apparently identified as elderly couples in need. This might be explained by people reaching close to retirement age and so identifying themselves as being elderly and in need in the next few years. Indeed all but one of these responses identified a need for housing in the next 1 to 3 or 3 to 5 years rather than 'now'.

The additional analyses suggests that the scale of need for single elderly persons and elderly couples might be greater than indicated by the responses to the question on type of household in need alone. The numbers of single elderly persons in need would appear to be in the order of 14 to 19 whilst the number of elderly couples in need be in the order of 17 to 25, meaning up to 44 elderly households in need identified through this survey.

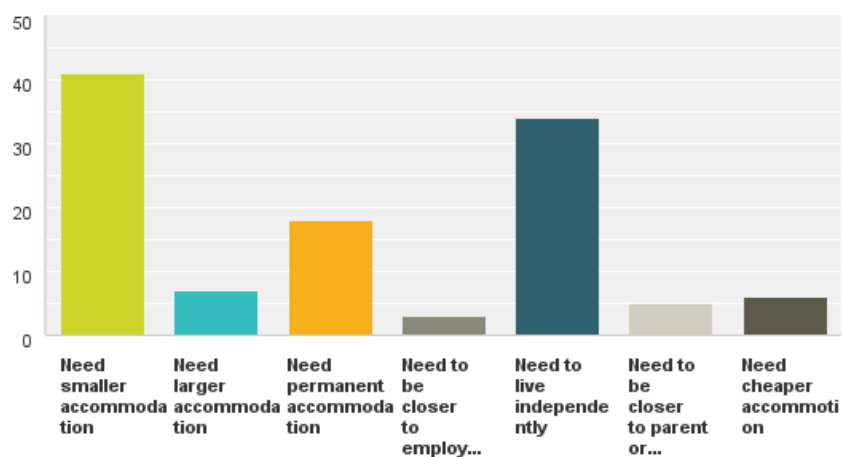
Eleven households identified a housing need now. 35 anticipate a housing need in the next 1 to 3 years and 36 identify a housing need in the next 3 to 5 years.



Respondents could give multiple reasons for needing alternative accommodation. Needing smaller accommodation, living independently and needing permanent accommodation were the most common reasons.

### Q10 Why is alternative accommodation needed? Please tick all that apply

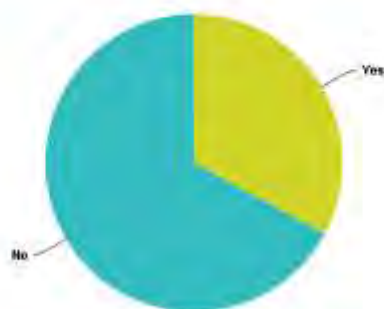
Answered: 82 Skipped: 293



Two-thirds of respondents said they would not be prepared to move away from the village.

### Q11 Would those in housing need be prepared to move away from the village? Please tick one

Answered: 60 Skipped: 26

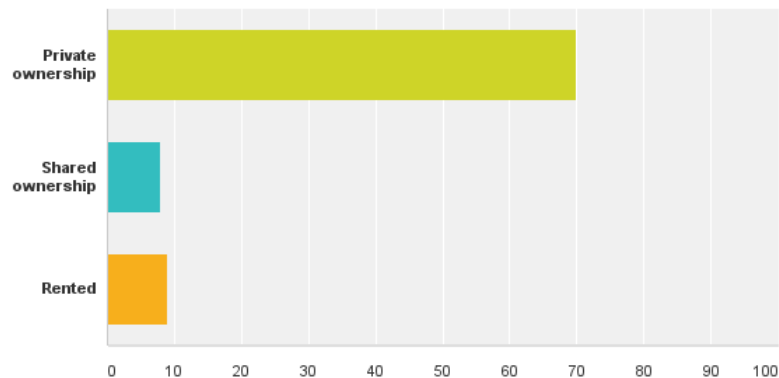




The majority of respondents (70) said that private ownership would be most suitable. 8 said that shared ownership would be most suitable and 9 said that rented accommodation would be most suitable.

**Q12 What kind of tenure would be most suitable? Please tick one**

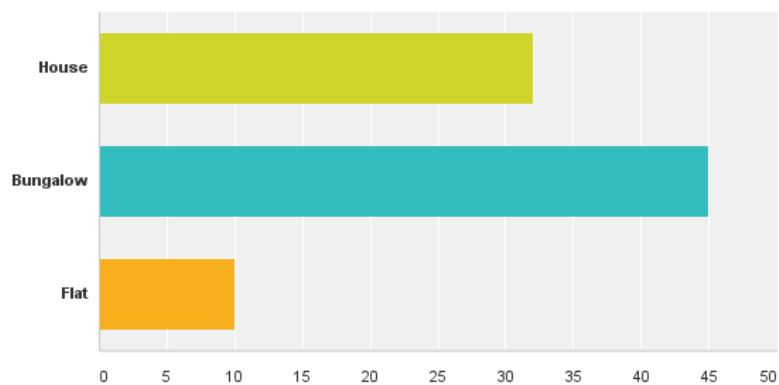
Answered: 87 Skipped: 288



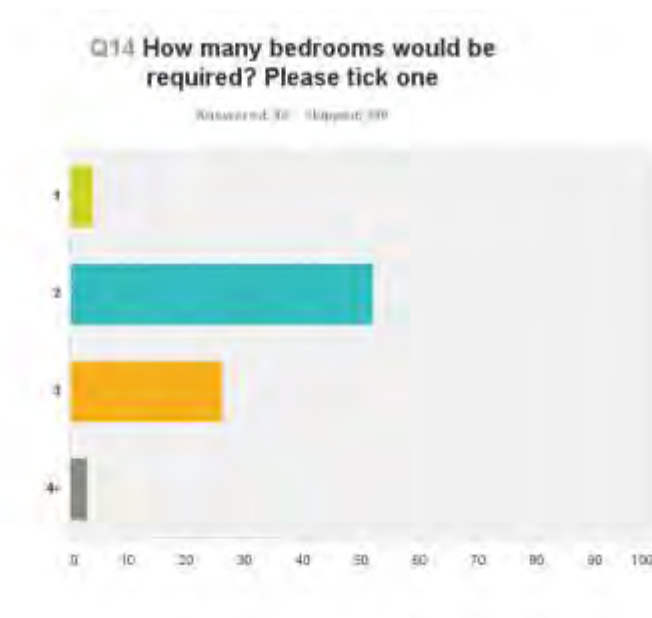
Bungalows were the most preferred type of home, then houses. Only 10 households were looking for a flat.

**Q13 What type of home would be most suitable? Please tick one**

Answered: 87 Skipped: 288

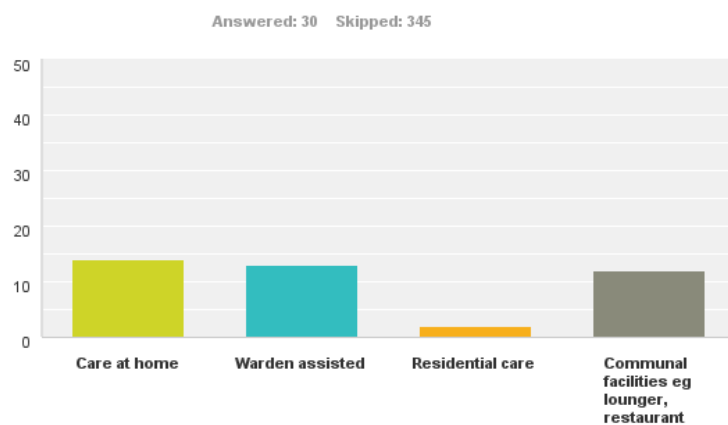


52 households need a two bed-roomed home, 26 a three bed-roomed home, 4 a one bed-roomed home and 3 a four+ bed-roomed home.



30 respondents answered the question about in-house support or shared facilities. Care at home, warden assisted accommodation and communal facilities were identified as common requirements. Residential care was only identified as a requirement by 2 households.

**Q15 Would any in-house support or shared facilities be required? Please tick all that apply**



Under the section about any specific housing needs, the following comments were made:

level sited property
mobility and vision problems
no stairs or steps
mobility difficulties
inability to drive
Heart problems / mobility
profound disabilities - would have to be bespoke
Walking Frame Needed
Unpredictable
Mobility
not at the moment but no stairs
None
Retirement flat for person with severe mobility issues

Further analysis of the 59 people aged 65+ in housing need shows the following:

- 25 households need smaller housing, 12 need to live independently and one needs larger accommodation
- 25 households are not prepared to move away from the village
- 30 households prefer private ownership, 1 prefers shared ownership and 5 prefer rented
- 25 households express a need for bungalows, 6 for houses and 5 for flats
- 22 households need a two bed-roomed home, 10 a three bed-roomed home, 2 a one bed-roomed home and 1 a 4+ bed-roomed home
- 10 households require communal facilities, 8 require warden assisted accommodation, 7 care at home and 2 residential care.

#### 4.0 Conclusions & Recommendations

There are a number of conclusions that can be made about the options:

##### **Chester Road site**

There is clear and strong support for the Chester Road site to be earmarked for a larger GP surgery than the existing surgeries. A number of respondents were concerned about the safety of any access onto the site so further consideration would need to be given to this issue.

##### **Flat Lane site**

The majority of respondents were in favour of the site being identified for a combination of housing for the elderly and public open space. However a sizeable minority favoured it as public open space and there were a number of comments about the site having protected species. This issue would need to be investigated further.

**Kelsall & Willington gap**

Over 80% of respondents were in favour of the gap being retained and protected from new housing.

**Green Spaces**

There was support for all eight areas to be designated as Local Green Spaces. It was clear from the comments that given the pressures of development, people really valued the green spaces for a variety of reasons and wanted them protected. There were some suggestions for further areas to be designated as Local Green Space so these should be considered by the Neighbourhood Plan Team.

The Neighbourhood Plan Team will need to investigate further the feasibility of the favoured options. In particular the team should approach landowners and also the primary school to discuss the proposals.

Housing needs were identified by 83 households, representing all age groups. The largest single age group with needs was the 66-85 years' group (up to 44 households). Most of the elderly households with housing needs (ie including the 85+ age group) were looking for smaller accommodation within the village, typically two bed-roomed, privately owned properties. 30 respondents across all age groups required some form of in-house support or shared facilities.

## Appendix A Options Survey



### We Need Your Opinion for the Neighbourhood Plan

The Neighbourhood Plan team have been working on a Plan on the basis of the community's concerns and priorities, which we know from the 2012 questionnaire and also two village meetings, in July 2013 and June 2014.

These helped us to identify a vision and objectives for **Kelsall & Willington** over the next 15 years, and we are drafting policies accordingly:

- New development must fit in with the rural character of the area.
- Development should be compact and located on main roads where possible.
- Kelsall and Willington must be kept as distinct settlements.
- There should be a greater proportion of smaller homes suitable for young families and for older residents to downsize to, as well as sheltered housing for the elderly where there is a need.
- Community facilities, especially the school and the GP surgery, will need to expand to cater for the demand from new housing.

However there are still some choices to be made on the future of our neighbourhood. **We need YOUR OPINION ON:**

- ☐ the use of remaining sites in the village centre.
- ☐ keeping Kelsall and Willington as separate villages.
- ☐ green spaces to be protected.
- ☐ Whether you have specific needs for housing, *especially if you are over 60!*

Please read the next page then answer the questions on last 2 pages of this leaflet

**PLEASE RESPOND**

**BY Sat 6<sup>th</sup> Dec:**

- On-line at <https://www.surveymonkey.com/s/kelsalloptions>
- Freepost using envelope included, or
- Collection box at the butchers

If you want to find out more, ask questions or hand in your completed flier, please come to one of our **drop-in sessions at:**

- the primary school on Tuesday 2<sup>nd</sup> Dec, 2:45pm to 4.30pm
- the Community Centre on Wednesday 3<sup>rd</sup> Dec, 5pm to 8pm
- the Co-op, on Saturday 6<sup>th</sup> Dec, 10 to 12am.

## Information

### 1. Village centre sites

#### Current situation:

- + A large area of the village heart is already approved for housing development.
- + Green Belt boundaries will not be reviewed.
- + The GP surgery is at capacity & soon won't be able to accept new patients.
- + You have already said that there should be more houses in Kelsall suitable for older residents who wish to downsize from larger family homes.
- + You value green space at the heart of the community.

#### Chester Road Site

This could be earmarked for a new, larger GP surgery with extra health facilities, parking, & access from Chester Road

#### Flat Lane Site – options:

- Allocate as public open space?
- Have housing for the elderly, possibly including shared facilities, landscaping, and access from Chester Road?
- Compromise: smaller retirement housing with some public open space?



Bear in mind – the green space option would require community action to create, including financing, as the land is currently privately owned.

### 2. Kelsall & Willington gap

Your feedback showed that you wanted the villages to remain separated. This would mean no ribbon development along Willington Lane. Do you agree?

### 3. Green Space

Neighbourhood plans can protect areas of particular importance to local communities from development by designating them as "Local Green Space". Reasons for doing so can include recreation, visual beauty, wildlife, historic significance.

We'd like to know which areas of Kelsall and Willington you think should be protected as Local Green Space and why

Now please complete the questions on the next page →

If you want to find out more about the Neighbourhood Plan, please go to [www.kelsall.org.uk/NDP/](http://www.kelsall.org.uk/NDP/)



## Your Opinion

### 1. Village centre sites

#### Chester Road Site

Do you think this site should be earmarked for a larger GP surgery?

Please circle one:

Yes / No

#### Flat Lane site

Should this site be identified for:

Please tick ONE:

- A. Public open space only ☐
- B. Housing for the elderly ☐
- C. Housing for the elderly and public open space ☐

### 2. Kelsall & Willington gap

There should be no new housing in the gap between the villages.  
Do you agree?

Please circle one:

Yes / No

### 3. Green Spaces

Do you agree these areas should be designated as Local Green Space?

Other suggestions  
& reason why:

1. Kelsall Green ..... Y / N
2. Allotments between Kelsborrow Way & Chester rd. Y / N
3. Chapel Green & War memorial ..... Y / N
4. The Waste (& pond), Waste lane ..... Y / N
5. Football pitch, Dog Lane ..... Y / N
6. Land at the end of Pasture Close ..... Y / N
7. The Green on Willington Corner ..... Y / N
8. Boothdale, ie 'Little Switzerland' ..... Y / N

#### About you:

Are you: Female ☐ Male ☐

How old are you?

0-17 yrs ☐ 18-35 yrs ☐ 36-65 yrs ☐ 66-85years ☐ 85+ years ☐

We always welcome  
comments by email at:  
ndp@kelsall.org.uk

Please tear off and return  
or complete on-line (see p1)

Thank you!

17

## Housing Needs?

Please only complete this section if there are, or will soon be, people in need of alternative housing within your present household. This section is not about opinion but to clarify need. This section should only be completed once per household.

How many people in each of these age groups need housing? Please enter a number

0-17 years ☐ 18-35 years ☐ 36-65 years ☐ 66-85 years ☐ 85+ years ☐

What type of household needs housing? Please tick one

A single adult ☐ An adult couple ☐ A family with children ☐

Three or more adults ☐ A single elderly person ☐ An elderly couple ☐

Other (please specify) .....

When is this housing needed? Please tick one

Now ☐ In 1 to 3 years ☐ In 3 to 5 years ☐

Why is alternative accommodation needed? Please tick all that apply

Need smaller accommodation ☐ Need to live independently ☐

Need larger accommodation ☐ Need to be closer to parent or dependent ☐

Need permanent accommodation ☐ Need cheaper accommodation ☐

Need to be closer to employment ☐ Other (please specify) .....

Would those in housing need be prepared to move away from the village? Please tick one

Yes ☐ No ☐

What kind of tenure would be most suitable? Please tick one

Private ownership ☐ Shared ownership ☐ Rented ☐

What type of home would be most suitable? Please tick one

House ☐ Bungalow ☐ Flat ☐

How many bedrooms would be required? Please tick one

1 ☐ 2 ☐ 3 ☐ 4+ ☐

Would any in-house support or shared facilities be required? Please tick all that apply

Care at home ☐ Residential care ☐

Warden assisted ☐ Communal facilities eg lounge, restaurant ☐

Please state if there are any specific housing needs (eg mobility difficulties, disability requirements): .....

If you want to find out more about the Neighbourhood Plan, please go to [www.kelsall.org.uk/WNP](http://www.kelsall.org.uk/WNP)



## Appendix 8. Residents Comments Prior to Regulation 14 Consultation

### 8.1 From May 2012 Village Questionnaire

Topic	Comment
Community	Some sort of Parish Council education campaign about the dangers to health of dog fouling especially child health re contamination etc.
	Anything to threaten our long lasting folk festival.
	Don't want to lose the community spirit & friendliness, we have been made very welcome.
	38. We need a village centre. Don't want to lose events currently held
	Kelsall is a great place to live & has a strong community feel. Development needs to be gradual to maintain this
	Following any new development of housing, all new residents should be welcomed into the community of Kelsall and encouraged to take an active role in its life
	I've lived here nearly 25 years and thought somewhat out on a limb from family and old friends, have found it a haven. While rampant development seems to have cost it some natural charm over decades, at least it hasn't become too precious to offer a home to people over a range of prosperity
Design / character	Must retain rural character
	Plan and agree development carefully so that it enhances the village
	Love living here, but don't want character to change too much
	Don't let it get to resemble Winsford (sorry!).
	Kelsall seems uncentred architecturally; we lack traditional street development of Tarvin/Tarporley
	Must retain rural character/ not become a town & stay a village
	Strongly opposed to development resulting in suburbs.
	Village green is a big success but new housing has been unimaginative
	I was born in Kelsall, used to like living here but it is onebig sprawl. There is no centre to the village
	Kelsall is not chocolate boxy and doesn't need to be preserved but new development need to be of the highest standard to reinforce village character.
	We should fight against developers ruining Kelsall for their financial gains. Prime example - reliance court - in conservation area but all built with no regard to the original size and form
Development amount	No more houses or retail. No, no, no, no, no!
	No more people moving in or youths hanging around
	We would like it to remain a rural village.
	No more houses, village to stay as it is and not to change.
	We don't want any more houses built we like Kelsall because it is a village not a town.
	Kelsall will be ruined if all these housing developments take place
	Kelsall should remain as a village. Over development will bring problems like petty crime
	Development should only be in line with need and should increase 1.5% each year for all sorts of houses
	47. We should resist development as neighbouring villages are doing
	10% growth is more than enough, any more would spoil it.
	Kelsall is & should remain a village. We do not want to be a market town

Topic	Comment
	I don't believe this questionnaire will serve any purpose. I believe the 150 houses will come regardless of what the people who live here want. I think KPC know that it's going to happen. Money talks so don't let's fool ourselves
	Kelsall is just about the right size to be a personal community. Expansion if necessary should be entered into very carefully
	At any time there are many houses on the market for very long periods of time. Efforts should be made to fill them first.
Facilities	New high school
	Leave as is. Improve current facilities rather than double the size of the village with houses, cars, families.
	Move community centre and social club near to Co-op.
	Social Club should be opened up to clubs/societies.
	It is reported that 146 new homes are proposed in Kelsall. If that is to happen and perhaps more later then I would suggest a greater area of recreational space than we now have would be desirable and appropriate. The best way of doing this would be to enlarge the existing area adjacent to the Lord Binning. Therefore I hope that permission is not given for the Taylor Wimpey proposal at Flat Lane.
	The green and playground have made a big difference to the village - it feels like it has a centre now.
	Where are we supposed to put sports facilities as developers are taking all the land. We know some development will occur but it must be in keeping with village & surroundings. It must bring something positive to the village that will benefit everyone who already lives in the village, and not detract or take away all that residents love about living in Kelsall.
	Mustn't lose the post office.
	Well served by present health service.
	the vast number of houses that developers want to build will spoil the village. The school/doctors/roads do not have the capacity to cope with the increase numbers of people. Surely the infrastructure of the village needs to be put in place first.
Housing	Enough five bedroom houses.
	Too many "executive homes".
	Downsizing homes with large rooms. No flats/apartments.
	Housing should be 2-3 bed semis with gardens and parking
	1 bed and starter homes needed.
	Senior citizen's home with restaurant open to all.
	Affordable rentals for young families struggling to buy or afford private rentals of houses big enough to fit their families; particularly locals
	Any affordable houses should be pretty and for local residents
	We think Kelsall is a great place to live but feel the need for more affordable housing
	By enlarging the Village, it could be in danger of losing its character, friendly feel, openness and the reason most of us chose to live here. But recognise the need for more affordable houses
Infrastructure	Co-op area needs improving, esp parking and crossing road
	Small roundabout needed at co-op to prevent parking problems
	I love living in Kelsall and very proud of it. I like the views and the friendliness. However, my son has nearly been knocked down by a speeding car
	Traffic calming and a crossing by the Co-Op. Kelsall Green+shops+Binning=very pleasing. Please involve Youth group in assessment of needs
	Voluntary group to maintain clean pavements/hedges etc.
	Railway station & late night bus service

Topic	Comment
	Action needs to be taken to prevent parking on bend in Chester Rd by the Co-op / Binning
	General lack of parking facilities for school, co-op, Methodist church. Retail should be relocated
	A crossing near the Co-op. Children from playground have problems crossing the roads
	I would like new housing to be carefully controlled and add visual interest to the village but more importantly Kelsall needs a new sewage and drainage system throughout before any building should take place.
	The infrastructure of Kelsall cannot sustain any more new developments e.g. roads and utilities.
	A zebra crossing from the Lord Binning across to the chemist would be a welcome road safety asset.
	Regular cutting of hedges, open spaces & footpaths clearance required. Improved storm water drainage required water pipe leak performance and repair appears poor
	You have to be very careful not to cause traffic problems in addition to existing drainage problem
Location	If we must have development it should be at the top or bottom of the village where it has less impact
	Housing development should not be infill, ample suitable land at top and bottom of village within boundary.
	Scattered development
	I think family homes should ideally be near the school. Downsize homes right in the village centre or near transport.
	Sports, Youth & Commercial nearer to the bypass.
Environment	A solar farm is needed
	Improve the overall environment
	Energy planning required. Gradual overall development of 10% over 5 years. Required c.f. needed
Green Heart	If an area is to be retained for accommodation for festivals etc it should have dual use i.e. playing fields/soakaway
overall	Kelsall is a lovely place to live - Any development needs to be long term, sustainable, improve services and not all concentrated near the school
retail	Developed for local people (mainly). Welcome new business
Timing	Develop at 5-10% per decade but with plan so infrastructure improvements occur

## 8.2 From 2013 Village Meeting

Topic	Comment	Source
Design / character	Any development should be carefully controlled to ensure that the density is not too intense, and sufficient green and open spaces are included.	E
	Development to the West of Kelsall needs to be low rise	L
	to the West - bungalows	L
Developmt. amount	Housing numbers are spurious. There is little evidence of a population boom in Kelsall. Figures are imposed from outside.	C
Environment	green belt land being an advantage to the environment (flora and fauna).	Q
	Hedges: Approve but don't use laurel!! (or leylandii). (See Milton Keynes).	C
	Need to make the SW area a 'green belt' between Kelsall and Willington; its more green belt currently than the 'recommended' area currently is	L
Facilities	School - lots of village concern from both resident parents and wider village community that school grows to meet community's educational needs.	C

Topic	Comment	Source
	point raised about funding for building new or extending existing schools to accommodate extra now/before more houses are built.	Q
	why can't the school be extended before new houses are built?	Q
	South Western fields off Flat Lane only for school expansion	L
	(SW) School needs to expand into there	L
	Lower Flat Lane field should be left free for school && other uses	L
Green Heart	The tide of expansion will never be totally held back. We must choose those areas which are completely no go to us all. The village green is one of those.	E
	Preservation priority in protecting and enhancin village's character and community life. Swop for greenbelt status for land to NW of village - excellent solution.	C
	None whatsoever. Please preserve green space in its entirety, uncluttered and natural but mown.	C
	The green space in the heart of the village was one of the main things that attracted us to settle in Kelsall. We have a six-year-old son and a very small garden, so we regularly use the play area and green space to play cricket and kick a football around with friends.	E
	We also hope that the green space will continue to support events like the Chester Folk Festival. It's great fun for families and provides income for local businesses. The green spaces between the Lord Binning and the school should be used for physical activity and facilities that help build the community: a cricket pitch, a football pitch, community allotments or garden	E
	None whatsoever. Please preserve green space in its entirety, uncluttered and natural but mown. I would support the reservation of the land as additional school playing fields. If this could be held in trust to prevent development, whilst enabling the greater uptake of sports activities by young people and schoolchildren, the village character might be retained. This should be a good reason to support the refusal of planning permission. The welfare of the community would be served as well as the Olympic Legacy.	C
	Keep Central area clear	L
Housing	SHLAA sites in village centre badly damage village character, lead to loss of green space and lack of infrastructure to support development	L
	Need to provide for future needs of community, i.e. more affordable, family, down-sizing, sheltered.	
	Flats/maisonettes as options. More 1 & 2 bed properties and also sheltered will allow residents to downsize & stay in village with less social disruption.	C
	More low cost houses should be built	L
	Perhaps a retirement 'village' area along with smaller family housing.	L
	Housing, especially affordable (AH) is unlikely to meet local needs. The AH will be allocated by CWAC to people outside. Higher affordability/property cost results from people wanting to live in Kelsall because of its nature. Building will destroy that nature and destroy value. Is that fair?	C
Infrastructure	Housing developers should be encouraged to build small/medium houses - some shared ownership, and some should be privately owned.	C
	Cycling is dangerous in this village & its surroundings. Need to consider cycle paths & connections to cycle networks.	C
	Major traffic problems outside Co-op and speed of traffic. Double yellow lines need to be enforced! Why can't we have police around to put parking stickers, check speed?	C
	Another factor concerning the need for affordable housing is public transport availability for those purchasing it who work outside the village.	C

Topic	Comment	Source
	Are we assuming 2 cars per new house or 1 car plus improved public transport - later in evenings & Sundays? What 'shopping list' of benefits we would like to be provided by developer in return for our support of their plans? Is there an estimate of the number of people to be added rather than number of homes and that impact on population size and resources and facilities?	C
	Agreed with proposed development direction but concerned at increased traffic on Chester Road; would require traffic calming measures. Also concerned at what other accesses from the new development if all 300 or 200 houses go there - exit onto Hollands lane or Dog Lane or further down Chester Rd? note: last point relating to potential development in Green Belt	C
	What negotiations are taking place with affected landowners to partially share benefits of village approval of them being able to earn significant amounts? If we give up land to the North West of Chester Road as proposed, can we replace with greenbelt to the South West of Flat Lane and is it acre for acre?	C
	The village is marred by masses of unsightly wires and telegraph poles. Many places seem to get the utilities and services to put these underground despite the additional cost. Why does Kelsall not deserve the equivalent environmental treatment. Are there telegraph poles in Chester centre? I don't recall seeing many.	C
	Flooding at Hollands Lane/Chester Road junction (by Coop); Flooding at Willington Lane near junction with Church Street; Flooding at Willington Lane near junction with Kelsborrow Way	C
	Agreed with proposed development direction but concerned at increased traffic on Chester Road; would require traffic calming measures. Also concerned at what other accesses from the new development if all 300 or 200 houses go there - exit onto Hollands lane or Dog Lane or further down Chester Rd?	L
	No new development until roads and pavements are improved.	Q
	Cannot develop any more to the South West (Off Flat Lane) as there is already traffic & flooding problems	L
	Concerned about traffic amount near Royal Oak, speed, pavement, noise	L
	Would like to know exactly how the NDP plans to improve infrastructure after the houses are built.	L
	Waste lane does not have a pedestrian pathway and couldn't feasibly have one because of size of farm vehicles, horse boxes etc which use it	L
Location	Delay a decision on preferred developmet locations until the result of the T.W. appeal to the Department is known. If the green heart of Kelsall is built upon - & this may include adjacent sites - then reconsider alternative land use for community/social purposes i.e. North Western site.	C
	NDP process switches objection by 76% of respondents to a choice between sites. Authorities will then claim expansion is supported.	C
	Complicated! I have no answers!	C
	We should identify areas which can be "sacrificed", should be identified. In my opinion the area to the left after the Oak going up Chester road is one.	E
	would building on the green belt land safeguard the land identified in the SHLAA Sites?	Q
	Area around school needs to be protected for its future development & needs	L
	recommended location in GB off Chester Rd - only field near Chester Rd, not all of it	L
	Developing to the S/E (towards Willington would be urban sprawl.	L
	Developent there (SW) totally unacceptable if it impacts on the school	L
	South West sites too near school & Flat Lane; sites off Quarry lane have very high visual impact.	L
	Sites to North East: roads are poor + too far from school	L
	South West development: eats into the centre of the village; restricts school expansion	L
	North/West (recommended area) - this is way ahead of the other options	L

	N/E location: development at this end of the village would not necessarily bring benefit to retail in Kelsall. People are more likely to get straight into their cars and go to a larger supermarket as they would be closer to the bypass (wouldn't pass Co-op on way to work.)	L
Planning policy	agreements between builders and landowners.	Q
retail / economic	I agree with the need for a greater proportion of 'affordable' houses. However, I think that, without the Plan, there should be provision also for more business opportunity - partially to provide work opportunity for the (lower income) people buying the affordable housing. These should be more than only retail outlets - perhaps space for offices or workshops or minor industrial/agricultural.	C
	Need more retail possibly	L
	With extra houses will need another few shops in the future?	L
Timing	Allocation' is 200 houses. 50 or so have already been sanctioned leaving 150 to find. Historic infilling has achieved a rate of 10 per year or 150 over 15 years. The balance to meet 200 is zero.	C
	if the north/west option is approved would CWaC say the site is big enough to accommodate 500 houses?	Q
	Although I accept we need more houses, there are a great number of derelict houses which could be renovated. There are still new houses in the village that haven't sold!	L

The source of the comments are;

Q = question asked at the meeting.

C = Comment sheet (for general comments, filled in at the meeting)

L = Location Feedback form (specifically asking for feedback on proposed development directions, filled in at the meeting)

E = Email (sent by people not able to attend the meeting)

## 1.1 From 2014 Village Meeting

Topic	Comment
Design / character	Any development should be carefully controlled to ensure that the density is not too intense, and sufficient green and open spaces are included.
Development amount	Is something being done to challenge CWAC's figures?
	If the school was moved would the current school site not provide enough land for the remaining houses in the quota for Kelsall for the period until 2030?
	I regret the new housing planning decisions that have been taken already against the wishes of most residents but as a consequence have little confidence that future development on the current Green Belt could be controlled locally to meet the needs of the village -
Facilities	A gentleman commented that in his experience of CWAC they never build a new school, even when communities have been campaigning for one for years yet they always allow new housing development. Is a new school a realistic goal?
	Business Manager from Kelsall Primary School explained that if the school did not move and stayed where it was, then the catchment area would shrink and those households towards the edge of the village that are currently in the catchment area would no longer be. It maybe that children would have to go as far away as Chester. She confirmed that prospective buyers with children often call the school to check on places before they go through with the sale, and don't buy if there isn't a space for their children.

Topic	Comment
	I think your emphasis on schools, health and smaller housing units is absolutely right – ethically right - and that simply fighting every planning application as it comes along, without the power of a NDP, will lay us open to the profiteering of developers and landowners and will continue the process of skewing the village towards 4 & 5 bedroom houses (of which the Vicarage is one, I am aware!).
	The more we create infra structure the more development we will get
	We wrote in objecting to the application for 90 homes to be built on the green heart of the village, to which the council rightly objected. The representations we, and many other people, made about this application to the Planning Inspector cited the need for the very things that are now not possible where: the need for school and surgery expansion, recreational facilities, special housing and facilities for older residents, enlarged chemists, car parking, etc
Green Belt	I thought the area between Hollands Lane & Dog Lane was part of what was described in the Village Design Statement as the Scarp Foot and that document said this should not be developed
	It is naïve to open up the green belt for new development. Why not stick to building on brown belt?
	The Green Belt option is flawed but it is the lesser evil so I will support it
	We didn't realise last year when this was discussed how much land would be involved and what a big difference it would make. We are worried now (people living near GB area)
	I fully support the use of this green belt area for new school, playing fields, medical centre + sheltered housing. I'm unclear why it's green belt anyway - it isn't exactly SSSI status!
	I would like to express my opinion concerning the green belt review: I think the review should go ahead and try to get the green belt lifted, with the view to using the land between Hollands Lane and Dog Lane for long term development. The other land in question, (Allocation site) which as I understand is currently owned by the developers, would in my opinion, be best used as a health amenity and sheltered housing site
	Why open up the green belt now makes it a free for all? Why not open it up when the school is full and we definitely need it?
	If we are asking for one section of the green belt to be released from its current status, might it follow that other sections of the green belt will more easily get developed in the future, thus jeopardising all the northern area of the village?
Green Heart	<i>. The option was given of <b>where</b> we would like building to go on IF we could still preserve more of the inner-heart of the village! However, that seems to be disappearing!</i>
Housing	What we really need is more affordable housing / council houses, why are they not building more of those
	We should be saying 'enough is enough'. It would seem that Kelsall, more so than nationally, is an ageing village so why do we keep focusing on building a new school and facilities for younger generations? Surely this approach will only attract young families and exacerbate the overload. Surely there should be an option C to vote for today, that is 'NO to any further development'. (applause)
Infrastructure	<b>The village does not have the roads, parking and infrastructure to accommodate what has been already agreed</b>
	New homes = new problems. Traffic and the speed of cars and parking of cars past the co-op and the Lord Binning and pharmacy, are also among my biggest concerns. Pedestrian crossings, paring enforcement and restrictions and traffic calming should be high on the list of subjects for scrutiny as new builds change the shape of our village and put peoples lives as risk as the village moves from sleepy to hustle and bustle and possibly more similar in appearance to a town.
	What keeps Kelsall unique is that it does not have a 'Tarporley / Tarvin High Street' issue as all facilities are spread out.
	Finally, I would prefer more efforts to be made to the poor state of the drains in Kelsall as we have to pay twice a year for them to be cleared



Topic	Comment
	Our major concern, which doesn't seem to get a mention, is the impact that whatever site is chosen for development will have on traffic through the village. Chester Road could revert to pre-bypass days unless provision is made to minimise traffic. At the very least there would be a need for speed limiting measures. Providing increased shopping facilities etc., which we agree are desirable, could only exacerbate this problem.
	Green Infrastructure and cycle paths are all very nice but are not a big part of the picture.
Location	Will the school site accommodate the 28 houses needed to bring us up to the 200 houses quota, therefore only the school needs to go on the green belt?
	What guarantees can we have that the NDP can stop development on other sites?
	If the school was moved would the current school site not provide enough land for the remaining houses in the quota for Kelsall for the period until 2030?
Timing	the plan was for building to take place over around 20 years. We seem to be accepting more than our quota and in a far shorter time-scale than even the government recommended!

## 8.4 From Nov 2014 Survey

Topic	Comment
Community	the development is decreasing the level of community spirit wants kelsall to stay as a village
Design / character	retain village character
	Development should not affect views of the Sandstone Ridge from further down the hill
Development amount	Big opposition to further development
	Keep Kelsall as a small rural village
	As much green space as possible to be retained more houses means more vehicles impacts on quality of life of villagers congestion of roads and environmental pollution
	No More Houses - PLEASE
	Kelsall is over populated and all public facilities are becoming stretched Too much traffic in the village
	Kelsall is already a very large village, surely there is a point when it cannot become any bigger. Smaller surrounding villages should grow first as they have difficulty in maintaining their shops and schools
	"The village is already congested and that is before all the land with planning permission starts to make an even bigger impact"
Environment	Protected Species live on the Flat Lane Site, therefore there should be no building on this site.
	Develop larger site (Flat Lane) A. Public open space only – "Protected species are on the site"
	Develop larger site (Flat Lane) "Protected species are on site"
	The Flat Lane site referred to in the survey has an active badger sett in it.
	One lady said there are protected species, i.e. badgers in the old orchard but she didn't seem to know that the trees were cut down sometime ago and that the parish council had been contacted at the time by a neighbour saying that the badgers had gone. The PC did make some enquiries at the time about protection of badgers but no-one seemed to be too concerned.
Facilities	needs better facilities for adolescents
	skate park and bike track
	land opposite primary school on flat lane would also be good for housing for GP surgery
	Retain Football Pitches



Topic	Comment
	Do not approve of any land given over to development Do not agree that the Drs or School cannot be developed on existing sites
	A proper football pitch on Kelsall Green , freeing up land at Dog Lane
	Allotment site to be used for GP Surgery - better access
	Not enough amenities for any further development. Local schools already over- subscribed including High School at Tarporley. Mass house-building already started in surrounding areas, Tarporley/Winsford/Tarvin/Oakmere/Cuddington plus potential development of former Marley factory at Delamere.
	I understood the Chester Road site would also include a larger school. This would make the existing GP surgery and school available for re-development thus we should keep the very few green spaces we have left in the village.
	There needs to be facilities for adolescents to meet in the middle of the village, not solely based on the Community Centre
	- The medical practices need combining
	"More houses is also going to require a larger school"
	Develop Chester Road Site? Yes "but with parking that is adequate for an enlarged surgery maybe using some of the land on Flat Lane site"
Facilities	Develop Chester Road Site?– Yes "Dentist"
	Develop Chester Road Site? – Yes "Dentist too?"
	Develop Chester Road Site? "But what happens to the existing surgery
	larger GP Surgery – Yes
	Yes to Chester Road site and A.public open space only "Or both sites to be jointly used by a relocated primary school to accommodate extra school provision with additional housing and school site used for larger GP"
	"Would that mean losing the surgery in Church Street?"
	The new houses will not sell well as long as the school is full. Families cannot move here if they cannot get a space at school for their children;
	Concerned about the expansion of school now that the site next door is to be developed
	From an older residents: no housing need of our own but concerned about the provision of medical services for people of our age group. More development means more pressure on services.
	From a resident who has planning permission to build a 'granny flat' next to their house so that their children & grand-children (already of school age) can move in with them: our adult children who have young children of their own were planning to move to Kelsall to be near us, but they will not be doing this now that the school is full.
	In one of the Bloor homes – moved by housing association from accommodation in Chester – but the 2 children are not attending school in Kelsall, stayed in Chester.
	One man commented about school and the fact that they wouldn't tell him how many were on the waiting list and that it was unlikely he would be able to get places for his 2 young children. He was very cross and thought the NDP should be doing more about this.
	General agreement that we do need a bigger health centre and one person suggesting that we could do with a dental surgery
Green	8. Boothdale ie Little Switzerland - historic site and outstanding natural beauty
	5. Football pitch, Dog Lane - Question: Is the football pitch used regularly? Dog Lane IS narrow no path too.

Topic	Comment
Spaces	<p>1. Recreation 2. Recreation, social, green growing 3. Historic significance, visual beauty 4. Wildlife, attractive, recreation 5. Recreation 6. Wild space 7. Pleasant break in a built up area 8. Visual beauty, wildlife</p> <p>The Yeld, because its the nearest point to where we live, as it has now been decreed we have been taken out of Delamere Parish and into Kelsall Parish ; much against our personal wishes of wanting to not live in Kelsall ,when we originally decided to live in Yeld Lane Delamere in 1986.</p>
Green Spaces	<p>village is congested even before anymore development designate little Switzerland and the waste especially essential greens are kept</p> <p>place for families to meet and wildlife habitat</p> <p>the greens are what makes kelsall a lovely place</p> <p>Thought that kelsall green was already protected</p> <p>nature space is vital for a healthy community</p> <p>Flat lane site should be kept as an extension to the village green</p> <p>areas of peace and reflection</p> <p>because Kelsall is a village it should protect its green spaces the green at Willington must be kept as a public green space</p> <p>Keep green sites and use brown sites for housing/school</p> <p>Green open space and public space is required in the village as well as catering for the villagers needs</p> <p>Most of the areas listed are relatively small but represent a vital element in retaining the character of the village</p> <p>Taylor Wimpey should develop the lake on their site for community use and the area could be designated as local green space</p> <p>Keep the green site opposite the school</p> <p>Football Pitch is private property not public space</p> <p>the green spaces should remain as they are we don't want to lose kelsalls current beauty 'we are no longer a village'</p> <p>4 and 8 are extremely important to everyone</p> <p>woodlands on chapel lane is of historical and wildlife significance</p> <p>yeld lane area should not be lost to development</p> <p>recreational and areas of beauty need to be retained</p> <p>smarten up kelsall green and the area in general</p> <p>The site mentioned in previous questions - if allocated for Green Space as per Option A.</p> <p>Kelsall Green – Heart of the village. Allotments – Good for the community. Chapel Green &amp; War Memorial – Pictureaue &amp; historical. The Green – Picturesque. Boothdale – Beautiful natural area.</p> <p>“Frank Walkers land on Flat Lane – visual beauty to retain open country aspect” Land at the end of Pasture Close [Yes circled] – “visual beauty/wildlife”</p> <p>“Big opposition to further development. Flat Lane had/has protected species” Football pitch, Dog Lane / Land at the end of Pasture Close – “Don’t know”</p> <p>“Yes, but what are the implications. The area hatched in red by me (most of Taylor Wimpey site extending onto Flat Lane) should be open space. I suggested this to councillors decades ago and they agree. It is not too late!”</p> <p>Kelsall Green – Yes “The only recreational space for whole village” Allotments between Kelsbarrow Way &amp; Chester rd. – No “Possible site for GP surgery – more central and less dangerous access. Parish own allotment land anyway”</p> <p>Boothdale ie ‘Little Switzerland’ – “Little Switzerland area – Yes. Boothsdale – ie the road from Willington Road to Boot and beyond – No. They are NOT one and the same”</p>

Topic	Comment
	The Green in Willington must be protected! It's the only public space in Willington, every other open space is privately owned.
	A running / cycling track around the Green would be useful
Housing	Develop larger site (Flat Lane) B.Housing for the elderly and public open space – "If there proves to be a need and building could finance the open space"
Housing	There is not enough affordable accommodation for older residents. Currently living in rented accommodation in Willington through a housing association. But in Willington there is no transport of facilities so worried about what will happen when we are no longer able to drive.
	Not enough affordable housing for 'seniors'. Private rented flats or housing hard to afford on a pension – even if there was some available.
	The new houses being built are not suitable for older residents.
	Too many large houses being built- look at the Bloor Homes site, they are all 4-bed houses.
	Difficult to fill in the Housing survey – we are in our 70s and 80s and although we are fine to stay in our house now and have no plans to move, my husband has several issues with his health, and we don't know if a turn for the worse would change our situation quite rapidly in the next few years.
	Most comments I received were generally agreement that the village needs more suitable housing for older residents and first timers and that what was being built did not cater for these.
Infrastructure	the road should be made one way in flat lane
	Flat lane not big enough to deal with more houses
	Elderly need to be able to access public transport
	Parking on Chester Rd , bend by Royal Oak is very dangerous Allotments could be moved to a different location
	Kelsall becoming too big for the size of the roads/drainage system - lower Kelsall floods
	not opposed to reasonable amount of building but concerns over roads/traffic Remain unspoilt country village
	Green spaces are disappearing rapidly already in Kelsall. If these unwanted developments continue we will have none left as developers will build on all green spaces if allowed too. Communities should be run for the benefit of the people living there, not developers. Take away the green spaces and you take away one of the main reasons people want to live in a pleasant village like Kelsall. Developers will build on every square inch of this country and then go and live in a rural idyll in France! This issue is exactly the reason we should have local referendums in this country.
	- Widen Flat Lane?"
	"Kelsall and Tarvin are expanding! – a proper cycle route is needed into Chester. Not a second class footpath cycle route.
	Chester Road yellow lines not respected. Mockery as there is no sanction against those who flout regulations. Corner at the Binning is dangerous: continuing potential parking near proposed surgery undesirable
	Develop Chester Road Site? - don't think access from Chester Road is ideal"
	Develop Chester Road Site? No – "Poor access to Chester Road"
	Develop Chester Road Site? No – "Access too dangerous"
	Develop larger site (Flat Lane) "Dangerous to build for access, no facilities (school too small)"
	Traffic on Church street is already terrible, it's getting impossible to pass other cars. This will need to be made one way. When I need to go to Chester I go the other way through Oscroft.
	All this development just results in more traffic on the A54 to Chester which is already not coping well with existing traffic
	A number of concerns about access to the site (Allocation Site, One) on Chester Rd and that it is on a bend.

Topic	Comment
Location	use greenbelt to north of Chester Rd for GP Surgery, Housing & Public Open Space
	Absolutely NO to any development between Willington & Kelsall Possible Woodland Burial - The Waste
	To maintain a green gap between Kelsall and Willington then settlement boundaries must be defined.
Location	Land between Willington Lane and Quarry Lane to prevent development on the escarpment
	Existing recreational/public open spaces within village should be maintained. Possible development should be directed to the edges of village and grow outwards eg land on opposite side of Flat Land and land between Kelsall and Willington/along existing roads and built corridors.
	Develop Chester Road Site? - not sure that is the ideal location
	Develop Chester Road Site? No – “We should wait until the green belt site opposite becomes available” “Already two in the village. Upgrade these if needed.”
	No development between Kelsall & Willington please
Planning policy	The Windsors/ Hardy application at the corner of Quarry lane & Willington Lane was refused on grounds of visual impact - It seems really odd compared to this, that the lack of school places was not a good enough reason to refuse the Taylor Wimpey application.
retail / economic	- We need to consider space for local businesses in the centre of the village
	- Could the Co-op have more space

## Appendix 9. Regulation 14 Consultation

### 9.1 List of Official Consultees

Contact Organisation	Address	Contact
Natural England	Mail Hub Block B, Government Buildings Whittington Road Worcester WR5 2LQ	Lead Adviser
Amec Foster Wheeler E & I UK Ltd	Gables House, 62 Kenilworth Road Leamington Spa CV32 6JX	Consultant Town Planner
Homes and Communities Agency	Arpley House 110 Birchwood Boulevard Birchwood Warrington WA3 7QH	Senior Regeneration Manager
United Utilities Water Limited	Developer Services & Planning Grasmere House, Lingley Mere Business Park Lingley Green Avenue, Great Sankey Warrington WA5 3LP	Local Development Framework Assessor
Mobile Operators Association	48 St. Vincent Street Glasgow G2 5TS	
Cheshire Racial Equality Council	16 Darwin Road Chester Cheshire CH1 5SU	
Network Rail	1st Floor, Square One 4 Travis Street Manchester M1 2NY	Town Planning Technician LNW
Dee Valley Water plc	Packsaddle Wrexham Road Rhostyllen Wrexham LL14 4EH	Planning and Regulation Manager
Dwr Cymru Welsh Water	Vista St Davids Park Ewloe CH5 3DT	Forward Plans Officer
West Cheshire Clinical Commissioning Group	1829 Building Countess of Chester Health Park Liverpool Road Chester CH2 1HJ	Chief Executive Officer
Marine Management Organisation	Lancaster House, Hampshire Court Newcastle Business Park Newcastle upon Tyne NE4 7YH	Assurance Officer
Highways England	Piccadilly Gate Store Street Manchester M1 2WD	Simon.Clarke@highwaysengland.co.uk
Environment Agency	Richard Fairclough House, Knutsford Road Latchford Warrington WA4 1HT	dawn.hewitt@environment-agency.gov.uk
Cheshire West & Chester Council Public Health Team	58 Nicholas Street Chester CH1 2NP	fiona.reynolds@cheshirewestandchester.gov.uk
Historic England	Canada House 3 Chepstow Street Manchester M1 5FW	northwest@HistoricEngland.org.uk

## 9.2 Comments from Cheshire West and Chester

*Note: many of the comments listed below triggered changes to the NDP policies or Justification & Evidence for the policies. These changes are cross-referenced in detail in section 9.3 below.*

The Council recognises the significant amount of community consultation that has been put into development of the Neighbourhood Plan. In general the plan has been positively prepared and reflects the NPPF and the Local Plan (Part One). However, we have a number of comments which are intended to assist with improving the general conformity with strategic policies.

### General Comments

- All reference to the Cheshire West and Chester Local Plan (Part One) should be in the format identified here.
- Numbering each paragraph will make future referencing more straightforward
- The Neighbourhood Plan area contains a large number of designated heritage assets. It would be useful to the Plan if a map identifying all heritage assets (both statutorily and locally listed) were included. (The map included does not show locally listed assets, although it is noted that these are listed elsewhere);
- It is important that the term 'new development' should embrace all kinds of change such as window replacement, extensions, etc., the cumulative impact of which can seriously erode an areas local distinctiveness and character. The policies need to be robust, as it is against these that Council Officers will assess planning applications (including those for smaller-scale development, such as alterations and extensions), and on which they rely to rebut challenges at appeal.
- Without seeing a copy of the full housing needs survey it is difficult to comment fully on the strength of the housing needs evidence base. From the summary, there is concern that the information may not support the conclusions made, specifically regarding the lack of income/asset data. Without this the survey cannot give a strong indication of who needs affordable housing.
- Throughout the survey reference is made to the SHMA. Although this is a useful starting point, the data being referred to covers a much wider area than Kelsall/Willington. This means the data cannot be simply apportioned as a third of the SHMA figures.

## Neighbourhood Plan Comments

### 1 Introduction

- 1.4, paragraph 1 – the CWAC Annual Monitoring Report 2015 sets out (p83), that there is a total of 11 dwellings remaining to be built or granted permission, to meet the 200 minimum target, as at 1<sup>st</sup> April 2015.
- 1.4, paragraph 2, bullet point 2 – suggest removing 'particularly after a general election'.
- 1.5, paragraph 2 – the Neighbourhood Plan area was designated on the 26<sup>th</sup> November 2013.
- 1.6, Examination of the Plan by Examiner – the planning inspector will be appointed in agreement with the Kelsall and Willington Neighbourhood Plan Group

- 1.6, Local Referendum – suggest replacing 'can be adopted following' with 'will go to'.

### 3 Development Locations

- Map 2 – If Listed Buildings are included, then could include Scheduled Monuments.
- L1 – reference to the exception of the school should be included within the policy
- ASCV/Map 3 – this map shows the area that residents wish to see protected. The implication in the text above is that this area is the same as that defined as ASCV – in fact that is not the case and so either the text or the map should be amended to avoid confusion. The desire to retain important gaps between settlements is something which the NP can address, but it is noted that there is currently no policy in the plan relating to this. Such a policy could be included but would need to be justified. The forthcoming Cheshire West and Chester Landscape Strategy may provide a useful reference document for thinking about this further.
- L3 – use of a 400 meter cut off for this policy needs to be justified and evidenced. We would suggest using reference to 'easy walking distance' within the policy. The explanatory text could include the consideration that around 400m would constitute an easy walking distance.
- NDP position on "exception schemes" development in the Green Belt – It is contrary to the Local Plan (Part One) to prohibit Rural Exceptions Schemes. I would suggest amending this to support rural exceptions if a specific affordable housing need is identified.
- L4 – Would recommend inserting 'severe' in terms of the impact on highway conditions and parking so it is consistent with NPPF.

### 4 Growth Policies

- G1 – G4 the density requirements are incredibly specific and use a calculation from the SHLAA which is not intended to form Local Plan policy. Whilst I have sympathy with the intent behind the policies, I would suggest it would be better to focus in design and ensuring development reflects existing character.
- G2 – reference to the SHLAA should not go into policy, as these documents are regularly updated. Further, I am uncertain what this policy is trying to control. Again, I would reiterate the comments above regarding design and existing character.
- Table 1 – the justification for having a net density of 22.90 for both 10.0 to 19.9, and 20.0+ Ha sites, needs to be set out. See appendix 2 comments.
- These policies conform with – suggest replaced ENV2 with ENV6
- G5 – It is unclear what this policy is requiring and therefore will be very difficult to implement. Should permissions be granted staggered across the plan period? In which case we cannot action this, and we can have no control over when applications are submitted. Does this policy mean that permissions should be built out in a phased manner across the plan period? In which case, most required permissions have already been granted, there will be a natural level of phasing on larger sites, and there are unlikely to be any large sites coming forward until the end of the plan period. As such, it is uncertain what benefit the policy would have. Further, phasing development does not have an impact on the sustainability of development. We would suggest deleting this policy and associated explanatory text, and focusing on ensuring that necessary infrastructure is provided in a timely manner to support new development.
- G6 – Suggest replacing 'Local Authority and developers' with 'applicants'.

- Justification and Evidence, Paragraph 1 – 189 dwellings completed or with permission as at 1<sup>st</sup> April 2015.
- Justification and Evidence, Paragraph 4 – where has this requirement for 60 school places come from?
- Justification and Evidence, Paragraph 6 – 95% of the 200 dwellings has been reached as at 1<sup>st</sup> April 2015. Many of the permissions are outline only, and will require further reserved matters applications before building can begin. This will extend the period before the dwellings are ready. As noted in relation to policy G5 above, an attempt to phase further permissions is very difficult to implement and we would recommend that this paragraph be deleted.
- Housing Baseline - 189 dwellings completed or with permission as at 1st April 2015. It is not really appropriate to state that this represents 18 years growth, as growth does not happen in a linear fashion.
- G7 – If a developer proposed a development with an appropriate improvement to Flat Lane we would struggle to resist. Would recommend removing, or altering policy to support appropriate improvements.

## 5 Housing Policies

- Paragraph 1 – the assertion that four and five bedroom houses do not meet a local need should be evidenced.
- H2 – the policy is titled 'Starter Homes', which has a specific definition in planning (see the National Planning Policy Guidance). Is this policy referring directly to this definition? If so it should say so specifically. Another option is for the policy to include a requirement for a mix of starter homes and market homes. Further clarity is required.
- Cost of Houses, paragraph 2, Bullet 2 – need to reference the mortgage repayment ratio.
- H3 – would suggest deleting 'adequate' from the first line of the policy.
- Housing Need Figures – It is difficult to comment without seeing the full report.
- Table 3 – it is unclear why this table is here.
- H8 – It should be noted that self-build may result in the initial household securing low cost housing (but not necessarily Affordable Housing). However, unless restrictions are placed in the planning permission this would not be passed on to subsequent occupiers unless managed by a housing provider/via a lease or covenant.
- H9 – Please note that the Council currently works on an initial 12 week period for first instance (connection to the parish) sales. It is unclear why this has been reduced to 8 weeks in the NP. Further, no evidence has been supplied showing local residents have been unable to purchase Affordable Housing. We would caution against being too restrictive as buyers can face problems securing a lender.

## 6 Design Policies

- Introduction – the final sentence on the BRE Quality Mark will have no weight if not linked to a policy.
- Building for Life 12, paragraph 1 – Policy D1 does not require developments to minimise 'ambers' and avoid 'reds'.
- D8 – National guidance, like Manual for Streets etc., all condone the use of parking courts in the right scenario and layout. Resisting a proposal on that basis would not be feasible. Recommend replacing 'must' with 'should'.



## 7 Environment Policies

- E1 – to support this policy and assist with implementation it would be useful to show the extent of the Sandstone Ridge on a map. It would also be helpful to explain which views the policy is seeking to protect, (ie from below looking up, or from a distance)
- E2 – It would be helpful to reference the appendix where more information on the key views can be found. Additional written explanation about the significance of each view would help to support this approach.
- E3 – as written, this policy is unclear and will be difficult to implement. Further explanation as to what the policy is trying to achieve would be useful.
- E4 – each site designated as Local Green Space needs to be evidenced as to why it is an appropriate designation. The policy should go on to set out the approach to protecting Local Green Spaces from development and any circumstances in which development might be acceptable.
- E5 – The restriction to the mitigation hierarchy of avoid, mitigate, compensate enhance in relation to PROW is over restrictive. Sometimes it is preferable to divert a path or stop up and provide an alternative that would create an improved network.
- E11 – suggest the addition of 'where appropriate' to the beginning of the policy.
- E12 – suggest rewording to read 'where habitat creation/enhancement schemes are required as part of new development, management plans should be produced with provision made for long term maintenance'
- E13 – it would be helpful to explain what is meant by a tree of 'recognised importance' and how such trees will be identified/recognised.
- E15 - Suggested insertion " ... and where access to the highway can be readily provided without loss of existing traditional boundary hedges or walls". The creation of new openings in existing sandstone walls, or hedges and the need to provide visibility splays can have significant detrimental impact on the character and appearance of the area.
- E16 – Reference to the list on Appendix 9 should be removed from the policy and put in the Justification and Evidence section.
- E16 - Suggested additions "Designated and non-designated heritage assets enhance local distinctiveness and should be protected in a manner appropriate to their significance. Planning applications that would result in harm ..." Further, reference to the designated and non-designated heritage assets identified in the Cheshire Historic Environment Record, which should be consulted prior to application, should be included in the Justification and evidence section.

## 8. Economic Policy

- •EC2 – Insert 'severe' into this policy in terms of the impact on highway conditions and parking so it is consistent with NPPF. For clarity and to avoid any conflict between policies, it would be helpful to state that outside of the settlement boundary, any proposals for new business or retail use must also comply with the requirements of Local Plan policy STRAT9.

## 9 Infrastructure

- I1 – the cut off of 2 dwellings needs to be justified. Further, why only access to Chester Road? This would restrict development to only those sites off Chester Road, and, without good evidence for this, would be unlikely to be supported. Further, it would be difficult to ensure that, particularly for smaller developments, that the criteria in the 3 bullets are applied. A more generic policy requiring safe access from

new developments to the existing road network and village facilities for all road users including pedestrians, would be preferable.

## **10 Viability and Planning Obligations**

- P1 – I would suggest changing this to 'where proposals for new developments do not meet the requirements in this plan for infrastructure and affordable housing...', for clarity
- P2 – Planning officers try to avoid this situation happening – where it is suspected that sites are being subdivided then officers try to pick this up at an early stage to avoid piecemeal development. In all applications, infrastructure requirements should be identified and provided for, in accordance with the CIL regulations. It would be very difficult to try and use planning obligations to 'recoup' infrastructure provision through subsequent applications, as it would be difficult to show how such requirements were directly related to the development in question. This policy should be unnecessary, but in any case would be very difficult to implement.
- P3 – This should be covered by the use of Building for Life 12. Further, the requirement to demonstrate the design process may be considered as an unjustifiable impact on viability. In addition, I would suggest that the policy is reworded as it is currently difficult to follow.

## **Appendices Comments**

### **Appendix 2**

- It is not clear where the justification for the density table for Kelsall has come from. If based on table 2.3 of the appendix, then this is insufficient.
- Table 2.3 refers to a selection of sites but does not identify where these sites come from. These sites do not tally with the housing baseline set out in Appendix 3.
- There are no sites of over 10Ha, so what is the justification for retaining the 22.9 net density figure?
- It should be noted that the Average Gross Density = Average Net Density/Developable Area %

### **Appendix 7**

- This appendix is not referenced in the Neighbourhood Plan.

### 9.3 Actions taken following Consultation

This section lists all comments received following Reg14 consultation which required a specific action. This included changes to the policies themselves, clarification in the supporting sections, or feedback to those making the comments. The table below lists all such comments, with the NDP team response. They were mostly made by Cheshire West and Chester departments, but some also by residents or external consultees. Where a comment was discussed and the response agreed with the originator, this is shown in the 'Source' column.

#### General Comments

Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
CWAC	The Neighbourhood Plan area contains a large number of designated heritage assets. It would be useful to the Plan if a map identifying all heritage assets (both statutorily locally listed) were included. (The map included does not show locally listed assets, although and it is noted that these are listed elsewhere);	no	feedback; no change	the suggested map would be impractical and very difficult to read. No change
CWAC	All reference to the Cheshire West and Chester Local Plan (Part One) should be in the format identified here.	no	Update	Reg14 docs use (Part 1) - Search and replace to (Part One) - See Index. Same for Local Plan (Part Two)
CWAC	It is important that the term 'new development' should embrace all kinds of change such as window replacement, extensions, etc., the cumulative impact of which can seriously erode an areas local distinctiveness and character. The policies need to be robust, as it is against these that Council Officers will assess planning applications (including those for smaller-scale development, such as alterations and extensions), and on which they rely to rebut challenges at appeal.		Review and update as needed	Team to check wording of policies and clarify where needed - careful not to duplicate CWAC existing rules, but good point about policies allowing refusal / appeal. Changes made to or notes added to Design policies (Height, Sandstone, Boundaries), Views (E2 & E3), Environment policies.
CWAC	Throughout the survey reference is made to the SHMA. Although this is a useful starting point, the data being referred to covers a much wider area than Kelsall/Willington. This means the data cannot be simply apportioned as a third of the SHMA figures.	no	Update if necessary	Added qualification in Housing policies to explain why we think that borough-wide evidence in SHMA is suitable for this NDP - it links with the drive to build 200+ houses in Kelsall which is intended to meet borough-wide housing needs. Also, it is obvious htat people move from other areas in the borough. Very often young families have bought first house outside Kelsall(because of affordability) but now want to come back to be near relatives.

Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
CWAC	Numbering each paragraph will make future referencing more straightforward	no	Update	MS Word , or our expertise in it, doesn't seem to support this...
CWAC	The Council recognises the significant amount of community consultation that has been put into development of the Neighbourhood Plan. In general the plan has been positively prepared and reflects the NPPF and the Local Plan (Part One).	No	BCS	Include in Basic Condition Statement
Team	the maps used in the NDP are out-of-date: they don't include a number of recent (some not-so-recent) developemnts such as Rookery Close, Thistle Close, the Paddocks & West Acre Gardens.	no		Insert different versions of map; checked with OS helpline, and the type of map we are using is not a high priority for updates. Therefore, OS confirmed that the changes showing new sites completed were still outstanding; however they are done in the OS Mastermap Topography and hte address point files. However, it is not practical at this stage to change all the maps, and the other formats don't show the same topographic features needed for this. Inserted a note in the document explaining this, in Section 1. Will check maps again when the NDP is updated at first review point

## 1. Introduction

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
1.4	CWAC	1.4, paragraph 2, bullet point 2 – suggest removing ‘particularly after a general election’.	no	Update	Update text according to comment
1.4	CWAC Discuss ed	1.4, paragraph 1 – the CWAC Annual Monitoring Report 2015 sets out (p83), that there is a total of 11 dwellings remaining to be built or granted permission, to meet the 200 minimum target, as at 1st April 2015	no	GB to clarify	GB to look up & supply detailed figures; CD to update plan chapter & appendix housing baseline accordingly. Section 1.4 done
1.4	n/a	Updated the NDP process to include summary of Reg 14	no		Include extra step in 1.4, remove Reg14 from 'What happens next' in 1.6
1.5	CWAC	1.5, paragraph 2 – the Neighbourhood Plan area was designated on the 26th November 2013	no	Update	Update text according to comment

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
1.6	CWAC	1.6, Examination of the Plan by Examiner – the planning inspector will be appointed in agreement with the Kelsall and Willington Neighbourhood Plan Group	no	Update	Update text according to comment
1.6	CWAC	1.6, Local Referendum – suggest replacing ‘can be adopted following’ with ‘will go to’.	no	Update	Update text according to comment

### 3. Development Locations

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
3.1 Map 2	CWAC	If listed buildings are included, then could include Scheduled Monuments.	no	update	Kelsborrow Castle Iron Age fort is the only scheduled monument; it is labelled on the Features map.
L1	CWAC	L1 - reference to the exception for the school should be included in the policy	Yes	Update	Suggest adding 'Applications by the school to increase capacity will not be constrained by the settlement boundary.'
L1	Residents	Whole of Willington should be protected not just what's in the NDP Area	no		Feedback on website
L2	CWAC	ASCV/Map 3 – this map shows the area that residents wish to see protected. The implication in the text above is that this area is the same as that defined as ASCV –in fact that is not the case and so either the text or the map should be amended to avoid confusion. The desire to retain important gaps between settlements is something which the NP can address, but it is noted that there is currently no policy in the plan relating to this. Such a policy could be included but would need to be justified. The forthcoming Cheshire West and Chester Landscape Strategy may provide a useful reference document for thinking about this further.	No	update	Change map - sent to Matt at NWD. Reword evidence to avoid confusion: Make ASCV a smaller title, not the same as "gap" title; change wording from "The open countryside either side of Willington Road is designated by the CWAC Local Plan as an Area of Special County Value (ASCV). " to "The open countryside either side of Willington Road is part of the Area of Special County Value (ASCV) designated by the CWAC Local Plan (Part One). "
L2	Residents	A few comments questioning L1 / L2 & reasoning	No	Update J&E	Add J&E about earlier consultation concerns about traffic: "The prevalent local concerns about excessive traffic and lack of parking (see 3.2 below) make it a priority to keep development compact."

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
L3	CWAC	L4 – Would recommend inserting ‘severe’ in terms of the impact on highway conditions and parking so it is consistent with NPPF.	Yes	update	
L3	CWAC	L3 – use of a 400 meter cut off for this policy needs to be justified and evidenced. We would suggest using reference to ‘easy walking distance’ within the policy. The explanatory text could include the consideration that around 400m would constitute an easy walking distance.	No	update	Note following L3 policy to refer to 400m as 'easy walking distance'. Also added: • Car parking is already located in the village centre area, and therefore development of amenities, facilities and key housing, such as listed in policy L3, should be located within easy walking distance of those, to reduce additional car journeys and make best use of scarce land.
L3	CWAC	NDP position on “exception schemes” development in the Green Belt – It is contrary to the Local Plan (Part One) to prohibit Rural Exceptions Schemes. I would suggest amending this to support rural exceptions if a specific affordable housing need is identified.			The Local Plan mandates that new housing developments across the borough include 30% Affordable Housing. As shown in section 4.5 on Allocation of Affordable Housing, the Affordable Housing already delivered under this policy, together with extant permissions, adequately addresses the local needs for Affordable Housing. Local housing requirements not currently addressed by extant permissions are for accommodation for older residents. Therefore exceptions schemes in the Green Belt would only be supported where: - Applicant can demonstrate a current, local need for Affordable Housing specific to the NDP Area, - the scheme also contributes to the local infrastructure needs as identified in Policy L3 and G5, AND - any market housing component of the scheme delivers housing suitable for older residents.
L3	Team	need to make the threshold of 2 dwellings more obvious	no	Update	Move note on Thresholds from section 11 to before the first policy on specific applications, ie before L3. Check this is OK - See new 3.2; Following check on single dwelling applications, decided to <b>remove the threshold entirely</b> , since all but one application were only for profit and not for benefit of a family member - the sort of application that the threshold was supposed to help.
L4	CWAC	Would recommend inserting ‘severe’ in terms of the impact on highway conditions and parking so it is consistent with NPPF.	Yes	update	

## 4. Growth, including Density & Allocation of Sites

### 4.1 Density

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
G1-G4	CWAC Discuss ed	G1 – G4 the density requirements are incredibly specific and use a calculation from the SHLAA which is not intended to form Local Plan policy. Whilst I have sympathy with the intent behind the policies, I would suggest it would be better to focus in design and ensuring development reflects existing character.			AB/ CD explained how the NDP uses density as a way to objectively characterise local character, which is too woolly a notion to support robust policy. Need to show that the street-by-street calculations are evidence that Kelsall has low-density development. GB explained that the 30dph density from the SHLAA would be used again in the next iteration. However we must make the point that since it is right to recognise local character, it is not appropriate that density is the same in rural and urban areas.
G1-G4	CWAC Discuss ed	G1 – G4 the density requirements are incredibly specific and use a calculation from the SHLAA which is not intended to form Local Plan policy. Whilst I have sympathy with the intent behind the policies, I would suggest it would be better to focus in design and ensuring development reflects existing character.	Yes	CD to ask NWD to provide final report.	AB/ CD explained how the NDP uses density as a way to objectively characterise local character, which is too woolly a notion to support robust policy. Need to show that the street-by-street calculations are evidence that Kelsall has low-density development. GB explained that the 30dph density from the SHLAA would be used again in the next iteration. However we must make the point that since it is right to recognise local character, it is not appropriate that density is the same in rural and urban areas. NWD to be asked to amend their draft report to a final version and this to be added to Appendix 2 to provide more detail of local density assessment. Policies G1 - G3 amalgamated into one policy renumbered as G1. Reference to SHLAA removed. Subsequent policies renumbered. J&E expanded to provide further explanation of density calculation and reasoning for figures used
G1-G4	Residents	“These policies are critical to maintaining a village atmosphere and avoiding urban style developments” and “This seems like a key element of the plan; if density is too high then none of the nice things described in the environment policies will be possible”.	no		Residents comments added to J&E



Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
G2	CWAC Discussed	G2 – reference to the SHLAA should not go into policy, as these documents are regularly updated. Further, I am uncertain what this policy is trying to control. Again, I would reiterate the comments above regarding design and existing character.	Yes	update	Reword, if necessary put reference to SHLAA in note under policy. Or phrase as ' % developable area no > than in table below' table to reference SHLAA.
G2	CWAC Discussed	G2 – reference to the SHLAA should not go into policy, as these documents are regularly updated. Further, I am uncertain what this policy is trying to control. Again, I would reiterate the comments above regarding design and existing character.	Yes	update	Reword, if necessary put reference to SHLAA in note under policy. Or phrase as ' % developable area no > than in table below' table to reference SHLAA. See comment above. Policy reworded and amalgamated with G1, G3.
G2	CWAC Discussed	Same comment as above	Yes		CD suggestion: maybe GB right that G2 does not make sense as a standalone policy: could we group G2-G3 in one policy detailing the calculation of density? Also J&E should make the point that higher density make it impossible for development to include other features supporting local rural character, eg landscaping, trees, hedges, views. See comment above re amalgamation of policies. "By keeping density lower the spacious rural character of the village can be maintained and space provided for views, hedges and large tree species." added to final paragraph of J&E.
	CWAC Discussed	Table 1 – the justification for having a net density of 22.90 for both 10.0 to 19.9, and 20.0+ Ha sites, needs to be set out. See appendix 2 comments.	no	update	show reasoning relating to the existing Kelsall density calculations
	CWAC	These policies conform with – suggest replaced ENV2 with ENV6	no	update	Update text
	CWAC Discussed	Table 1 – the justification for having a net density of 22.90 for both 10.0 to 19.9, and 20.0+ Ha sites, needs to be set out. See appendix 2 comments.	no	update	show reasoning relating to the existing Kelsall density calculations Explanation of this added to J&E
	CWAC	These policies conform with – suggest replaced ENV2 with ENV6	no	update	Update text Text updated

## 4.2 Phasing

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
G5,	CWAC Discuss ed	G5 – It is unclear what this policy is requiring and therefore will be very difficult to implement. Should permissions be granted staggered across the plan period? In which case we cannot action this, and we can have no control over when applications are submitted. Does this policy mean that permissions should be built out in a phased manner across the plan period? In which case, most required permissions have already been granted, there will be a natural level of phasing on larger sites, and there are unlikely to be any large sites coming forward until the end of the plan period. As such, it is uncertain what benefit the policy would have. Further, phasing development does not have an impact on the sustainability of development. We would suggest deleting this policy and associated explanatory text, and focusing on ensuring that necessary infrastructure is provided in a timely manner to support new development.	yes	Delete policy	in view of large number of permissions already, realistically this policy will not achieve much. As it would be difficult to implement anyway, it will be deleted. All J&E still relevant as support for allocation of sites, facilities and retirement housing. GB's opinion that evidence is now on the side of the NDP / Community in showing the need for facilities to expand. Policy deleted. Subsequent policies renumbered.
G5, old ref	CWAC Discuss ed	G5 – It is unclear what this policy is requiring and therefore will be very difficult to implement. Should permissions be granted staggered across the plan period? In which case we cannot action this, and we can have no control over when applications are submitted. Does this policy mean that permissions should be built out in a phased manner across the plan period? In which case, most required permissions have already been granted, there will be a natural level of phasing on larger sites, and there are unlikely to be any large sites coming forward until the end of the plan period. As such, it is uncertain what benefit the policy would have. Further, phasing development does not have an impact on the sustainability of development. We would suggest deleting this policy and associated explanatory text, and focusing on ensuring that necessary infrastructure is provided in a timely manner to support new development.	yes	Delete policy	in view of large number of permissions already, realistically this policy will not achieve much. As it would be difficult to implement anyway, it will be deleted. All J&E still relevant as support for allocation of sites, facilities and retirement housing. GB's opinion that evidence is now on the side of the NDP / Community in showing the need for facilities to expand.
G6, p27	CWAC Discuss ed	Housing Baseline - 189 dwellings completed or with permission as at 1st April 2015. It is not really appropriate to state that this represents 18 years growth, as growth does not happen in a linear fashion.	no	update	Agreed

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
G6, p27	CWAC Discuss ed	Housing Baseline - 189 dwellings completed or with permission as at 1st April 2015. It is not really appropriate to state that this represents 18 years growth, as growth does not happen in a linear fashion.	no	update	Agreed. Policy number amended to G3 and wording altered to replace "the local authority and developers" with "applicants" Housing baseline figure amended to 189 in line with CWAC Annual Monitoring Report 2015. J&E wording amended to refer to 90% of requirement having been approved rather than 18 years. Reference to requirement for 60 additional school places removed as source not found. Following paragraphs deleted - "As current planning permissions have reached 90%....." and "Other desirable social infrastructure....." Awaiting detailed figures from CWAC to update Appendix 3.

### 4.3 Allocation of Sites

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
G6/7, now G4/5	Natural England	Please note that the Allocation of Central Sites policy G7, appears to conflict with the Biodiversity policy E6, with regards to UK priority habitat. The parcel of land referred to as Site Two (Figure 2 - Central Sites Allocation map) appears to overlap with an area of priority habitat.	no	Update J&E	Updated J&E to explain why the NDP team saw fit to allocate this land despite the presence of protected species - in short, developer is now applying to build on the site, so better if NDP can specify what development and limit it to useful purpose, and allocation includes large proportion of green space.
G7 now G4	CWAC	G7 – If a developer proposed a development with an appropriate improvement to Flat Lane we would struggle to resist. Would recommend removing, or altering policy to support appropriate improvements.	Yes	update	the policy should be amended to read 'Flat lane in its current state'. Note: this policy is now G4 due to changes to preceding Growth policies

## 5. Housing

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
H1	CWAC	Para 1. The assertion that four and five bedroom houses do not meet a local need should be evidenced	No	Update J&E	qualified that local should realistically include the borough since people move - and housing growth is not driven by population growth in Kelsall. Also added breakdown of Housing Need Survey figures - updated Appendix 4 to include all residents, not just elderly.
H2	CWAC	Cost of Houses, paragraph 2, Bullet 2 – need to reference the mortgage repayment ratio.	No	Update J&E	Updated data as of Feb 14
H2	CWAC	H2 – the policy is titled ‘Starter Homes’, which has a specific definition in planning (see the National Planning Policy Guidance). Is this policy referring directly to this definition? If so it should say so specifically. Another option is for the policy to include a requirement for a mix of starter homes and market homes. Further clarity is required.	Yes		This policy does not relate to the government recent (Mar-15) initiative on Starter Homes incentives for previously developed land. Rename H2 Entry-level Homes
H3	CWAC	H3 – would suggest deleting ‘adequate’ from the first line of the policy	Yes		
H4, H5, H6	CWAC	Without seeing a copy of the full housing needs survey it is difficult to comment fully on the strength of the housing needs evidence base. From the summary, there is concern that the information may not support the conclusions made, specifically regarding the lack of income/asset data. Without this the survey cannot give a strong indication of who needs affordable housing. Later clarified that CWAC Housing would have expected to see information about income to see if this justified sheltered / affordable retirement housing	no	Update J&E	Need to update term used to describe the required housing to avoid confusion with Affordable. The need is not for Affordable - this is met by the CWAC 30% AH quota, which will apply to retirement housing too. This is why the NDP did not look into residents' income information - no evidence or feedback had suggested that this provision would not meet local needs. Check wording to make this clear, both in policy & J&E.. Note added to Policies H4, H5, H6, and H4 reworded as ‘could include sheltered, supported and / or extra-care housing’.
H3	Residents	Would be useful to have more info in the NDP about those standards	No	include Appendix	Add in place of Appendix 7? This is not really in the logical order of policies.
H4	Residents	Many people in the village would like to downsize; providing smaller well-located properties for older people would release many family houses	no		Add to J&E
H7	Residents	(summary of comments) Self-build was found confusing by some, with some concerns about where this could happen, how, and terms for resale - some worried that it could lead to further division of gardens for profit	no		Clarify options for delivery of self-build and current status in CWAC. Updated 5.4 for section 11 Projects Feedback to residents

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
H9	CWAC	The council currently works on an initial 12 week period for the first instance sales (connection to the Parish). Unclear why this has been changed.	No	update table below policy	This was a mistake and the allocation cascade should not be more restrictive than CWAC's procedures

## 6. Design

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
D8	CWAC Discussed	D8 – National guidance, like Manual for Streets etc., all condone the use of parking courts in the right scenario and layout. Resisting a proposal on that basis would not be feasible. Recommend replacing 'must' with 'should'.	No	update	GB agreed we could try for this although it is not common practice. Update J&E to emphasise that separate courts are not consistent with rural character, nor practical for many residents including elderly and families with young children (not recommended in Lifetime Homes). The resulting parking on the road is particularly unsuitable in developments with narrow & winding roads.
Introduction	CWAC	The final sentence on the BRE Quality Mark will have no weight if not linked to a policy.	No	None	After checking again with BRE, they do not recommend that their "Home Quality Mark" is used as a policy
D1	CWAC	BUILDING FOR LIFE 12, paragraph 1 - Policy D1 does not require developments to minimise 'ambers' and avoid 'reds'.	Yes	update	D1 wording changed to include phrase "minimise 'ambers' and avoid 'reds'"
D8	CWAC	D8 – National guidance, like Manual for Streets etc., all condone the use of parking courts in the right scenario and layout. Resisting a proposal on that basis would not be feasible. Recommend replacing 'must' with 'should'.	No	update	GB agreed we could try for this although it is not common practice. Updated J&E to emphasise that separate courts are not consistent with rural character, nor practical for many residents including elderly and families with young children (not recommended in Lifetime Homes). The resulting parking on the road is particularly unsuitable in developments with narrow & winding roads.

## 7. Environment

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
E1	CWAC	E1 - to support this policy and assist with implementation it would be useful to show the extent of the Sandstone ridge on a map	No	update map	Add extent of sandstone ridge on MAP 4 - KEY VIEW POINTS
E1	CWAC	E1 - it would be helpful to explain which views of the ridge (i.e. from below looking up or from a distance) the policy is seeking to protect	Yes	update	Add "...looking up from public areas within the Plan Area" to E1
E2	CWAC	It would be helpful to reference the appendix where more information on the key view points can be found. Additional written explanation about the significance of each view would help support this approach.	No	update	Bring reference to Appendix 6 further forward in J&E. Also add further justification of view points to each one in Appendix 6.
E3	NDP group	Map 5 needs a no. 7 on Boothsdale	No	update map	Add no. 7 to Map 5
E3	CWAC	As written this policy is unclear and will be difficult to implement. Further explanation as to what the policy is trying to achieve would be useful.	No	GB to clarify	Further clarification added to J&E: "Policy E3 is designed to ensure that new developments retain views out to the Welsh hills and up to the sandstone ridge (including Kelsall hill and around to the Peckforton hills) from the site early on in the design process. Building For Life 12, section 6 recommends avoiding "leaving an assessment of whether there are any views into and from the site that merit a design response until late in the design process.""
E4	CWAC	Each site designated as local Green Space needs to be evidenced as to why it is an appropriate designation. The policy should go on to set out the approach to protecting Local Green Spaces from development and any circumstances in which development might be acceptable.	No	update	Create a table for the Local Green Spaces showing why each one has been designated as such with references to the NPPF.
E5	CWAC	The restriction to the mitigation hierarchy of avoid, mitigate, compensate enhance in relation to PROW is over restrictive. Sometimes it is preferable to divert a path or stop up and provide an alternative that would create an improved network.	No	GB to clarify	Following further consultation with GB it was agreed that "diverting a path" or "providing an alternative that would create an improved network" was indeed covered by the "mitigate/compensate" part of the policy.
E11	CWAC	Suggest the addition of "where appropriate" to the beginning of the policy	No	None	It is always appropriate to enhance or create habitats onsite using locally native species.

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
E12	CWAC	Suggest rewording to read "where habitat creation/enhancement schemes are required as part of new development, management plans should be produced with provision made for long term maintenance"	Yes	update	Policy updated according to comment
E13	CWAC	It would be helpful to explain what is meant by a tree of 'recognised importance' and how such trees will be identified/recognised.	Yes	Update policy	Seek advice from tree department at CWAC Policy updated by defining "known importance" as trees with a TPO or in a conservation order and extended with the condition that "where trees are not in this category developments should be designed to meet recommendations set out in British Standard 5837:2012"
P57-59	NDP group	Maps 6, 7 and 8 from Cheshire Wild Life Trust are poorly reproduced	No	Clearer maps needed	Done.
E13	Resident	Add "on-site" to the phrase public open space in first line to prevent developers from filling Kelsall Green or Primrose wood with trees inappropriately.	Yes	Update policy	Policy E13 now reads: "All developments are expected to plant potentially large native species of trees in on-site public open spaces where due consideration has been given to: <ul style="list-style-type: none"> <li>• an adequately designed tree pit</li> <li>• appropriate potential rooting space</li> <li>• a suitable location where it can grow to maturity without intervention</li> </ul> Where there is no public open space, the developer shall provide financial contributions and work with the Parish Council and other land owners to identify suitable sites for such trees."
E14	Resident	Separate "1 tree for every 8 dwellings" to a separate policy	Yes	Update	Last sentence of policy E14 made into new policy E15 which now reads: "Proposals for ten or more dwellings shall provide for the planting of at least one potentially large native species of tree for every eight dwellings".



Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
E14	Resident	Confusion about the 1:8 vs 1:10 ratio of trees to number of dwellings	No	Update J&E	J&E rewritten to clarify discrepancy between ratios: "Presently the ratio of trees awarded a tree preservation order (TPO) per number of dwellings is 1:10 within the settlement boundary of Kelsall (see CWAC interactive map). As this only applies to trees awarded a degree of protection by their TPO status, it therefore indicates that a significantly higher number of trees exist within the settlement boundary, many of which are mature specimens providing visual amenity, wildlife habitats and characterising the village. 1:10 represents the ratio of TPO trees to dwellings and understates the number of (mature) trees that currently exist within the settlement boundary of Kelsall. Therefore the expectation in Policy E14 for one potentially large tree to be planted for every eight dwellings is reasonable."
E15	CWAC	Suggested insertion "...and where access to the highway can be readily provided without loss of existing traditional boundary hedges or walls". The creation of new openings in existing sandstone walls, or hedges and the need to provide visibility splays can have significant detrimental impact on the character and appearance of the area.	yes	update	Policy now reads - "Proposals for new dwelling(s) within a private residential garden shall only be permitted where <ul style="list-style-type: none"> <li>the reduction of garden space within the site and the impact in terms of amenity, density, scale and massing of development is not detrimental to adjoining sites and the landscape character of the surrounding neighbourhood.</li> <li>access to the highway can be readily provided without significant loss of existing traditional boundary walls or hedges."</li> </ul> Also added "as do traditional boundary walls and hedges" to last sentence of para 3 of J&E
E16	CWAC	Reference to the list on Appendix 9 should be removed from the policy and put in the Justification and Evidence section. Suggested additions "Designated and non-designated heritage assets enhance local distinctiveness and should be protected in a manner appropriate to their significance.".....Planning applications that would result in harm.....	Yes	update	Suggested addition inserted in policy text and reference to Appendix 9 removed

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
E16	CWAC	Reference to the designated and non-designated heritage assets identified in the Cheshire Historic Environment Record, which should be consulted prior to application, should be included in the Justification and Evidence section	No	update	"The Cheshire Historic Environment Record should be consulted prior to application." added to end of para 3 of J&E.
E16	Historic England	We recommend; 'Planning applications that would result in harm to heritage assets and their settings will be considered inappropriate unless this is outweighed by overriding public benefits.' (which is in line with the NPPF wording)	Yes	update	Policy wording amended in line with Historic England recommendation.

## 8. Economic

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
	residents	Should be strongly encouraging local businesses to reduce impact on environment associated with commuting to other areas for work and trade/ shopping		Update J&E	Update J&E section with comment
EC	residents	"Should be strongly encouraging local businesses to reduce impact on environment associated with commuting to other areas for work and trade/ shopping". And "it is important to the sustainability of the community that small local businesses can flourish and provide local employment"	No	Update J&E	Update J&E section with comment? J&E updated with these comments and % support for policy included.
EC2	CWAC	Insert "severe" into this policy in terms of the impact on highway conditions and parking so it is consistent with NPPF. For clarity and to avoid conflict between policies, it would be helpful to state that outside of the settlement boundary, any proposals for new business or retail use must also comply with the requirements of Local Plan policy STRAT 9.	Yes	update	Policy now reads "Proposals for new small-scale retail and business premises, or expansion of existing premises, will be supported provided there is no detrimental impact on the amenity of neighbours or on the environment, and where the impact on the transport network and parking conditions is not severe". Sentence added to final paragraph of J&E "It should be noted however that any proposals for new business or retail use outside the settlement boundary must also comply with Local Plan policy STRAT 9."

## 9. Infrastructure

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
I3	Resident / team	Comment on separate parking courts against D8. Manual for Streets mentions role of on-street parking. This is particularly helpful for visitors, deliveries, workmen, etc; unfortunately recent dense developments have not catered for this, and their layout is so tightly packed that on-street parking creates an obstruction.	Yes	Update policy & J&E	Inserted policy I3 to clarify this point and support policies I2 and D8. "I3 Roads in new developments must be of adequate width and design to allow for legitimate on-street parking without inconveniencing neighbours or other street users. " J&E includes reasoning.
I1	CWAC	I1 – the cut off of 2 dwellings needs to be justified.	Yes	Update policy & J&E	The threshold for 2 dwellings was meant to apply to all plan policies. However, it has been removed after a check of single dwelling applications showed that the vast majority were commercial in nature and not justifying an exemption from Plan policies.
I1	CWAC	Further, why only access to Chester Road? This would restrict development to only those sites off Chester Road, and, without good evidence for this, would be unlikely to be supported. Further, it would be difficult to ensure that, particularly for smaller developments, that the criteria in the 3 bullets are applied. A more generic policy requiring safe access from new developments to the existing road network and village facilities for all road users including pedestrians, would be preferable.	Yes	Improve policy wording	The existing Highways policies & regulations already provide conditions for adequate access from a site to the road it's located on. The purpose of this policy is to ensure that applications for sites on roads other than Chester rd include steps to remedy those roads' shortcomings between the site and Chester Rd.  Policy now reads: Planning applications (other than infill) on sites not accessed from Chester Rd must take steps to improve connection from the proposed site to Chester road, having regards to the following criteria: <ul style="list-style-type: none"> <li>adequate road width to allow safe passing of vehicles along the whole length,</li> <li>provision of adequate pavement along the whole length,</li> <li>pedestrian crossing where need identified by NDP (see Appendix 10).</li> </ul>
					Previous policy wording: Planning applications for two or more dwellings shall be required to provide safe access from the proposed site to Chester road and where applicable to village facilities, having regards to the following criteria: (same 3 bullets)
			Yes		Change the title of I1 from 'Safe Access to Development Location' to 'Connections to Main Roads'?

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
I3		See Policy D8 about parking, and the role on-street parking, as supported by Manual for Streets. This is particularly helpful for visitors, deliveries, workmen, etc; unfortunately recent dense developments have not catered for this, and their layout is so tightly packed that on-street parking creates an obstruction. Point for infrastructure policy? Check wording of Manual for Streets	Yes		Added I3, Road Design policy, Roads in new developments must be of adequate width and design to allow for legitimate on-street parking. And J&E: The density and design of recent developments such as Thistle Close has resulted in a road layout which does not allow on-street parking, as supported by Manual for Street (please refer to D* and its supporting evidence). This causes problems for visitors and residents alike and does not contribute to pleasant neighbourhoods as intended by Building for Life 12.

## 10. Viability & Planning Obligations

Policy	Source	Comment or summary (if several)	Policy change	Action required	Update on plan / response
P3	Residents	From my experience, planning applications avoid showing explicitly the interaction of the new development with the existing properties. I have never seen an application which provides a plan showing the new properties in relation to the existing properties. eg building in garden of 6 Old Coach Road, redevelopment of Lavender Cottage on Brooms Lane. The applications also generally avoid any meaningful streetscapes.	Yes		Added to the policy: applicants will be required to demonstrate: how the proposed development integrates with the surrounding spaces by including meaningful streetscapes and elevations realistically showing neighbouring properties and features.
	Entreprise Inns Binning	We note one area of minor concern, relating to the car park to our pub. The car park is currently an essential part of the pub operation and therefore for commercial reasons we would not wish to sell or lease it to the council for general use at this time. We trust that you understand our position in this regard.	No	None	There is no intention to prejudice the commercial advantages of the car park to the pub business. The designation of the car park as an Asset of Community Value only serves to give the community the right (and time) to bid for it, should the current owner put it on the market - it does not give the community any claim on the car park otherwise. Any solution to the car park becoming a village asset would have to respect the pub's business and be agreed with them.

G5 old	Residents / KPC & team	Some talk of S106 money not being available to community directly but to council for wider use. Should we be more specific on use of ant S106 money	Yes		Added to Planning Obligations section (10), under P2 (renamed Planning Obligations)" 2. When drafting developers' contributions, Chester West and Chester should have regard to the community needs listed in this Plan, and consult the Parish Council prior to agreeing planning obligations with applicants" - and below policy, "the relevant list can be found in Section 11 below and Appendix 10". This list should be kept updated by KPC / Willington PC as appropriate.
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## 9.4 Public Consultation Response

The following pages show the report prepared by Cheshire Community Action showing all responses to the Regulation 14 consultation.

The first three questions contained personal details and so the first pages have not been included here (hence page numbers in this survey start at 5).

### Q3 Post code:(mandatory)

Answered: 104 Skipped: 0

#	Responses	Date
1	cw6 0pj	1/7/2016 9:10 PM
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4	CW6 0NY	1/7/2016 8:44 PM
5	CW6 0RP	1/7/2016 6:34 PM
6	cw6 0sz	1/7/2016 4:43 PM
7	CW6 0RP	1/7/2016 12:49 PM
8	CW6 0QJ	1/6/2016 9:13 PM
9	cw60qf	1/6/2016 8:28 PM
10	cw60qf	1/6/2016 8:26 PM
11	CW6 0RP	1/6/2016 7:38 PM
12	Cw60nd	1/6/2016 6:54 PM
13	CW6 0RP	1/6/2016 6:32 PM
14	CW6 0RP	1/6/2016 4:33 PM
15	CW6 0RP	1/6/2016 4:32 PM
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17	CW6 0QJ	1/6/2016 2:48 PM
18	CW6 0RS	1/6/2016 2:12 PM
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23	CW6 0QX	1/4/2016 8:05 PM
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25	CW6 0NY	1/3/2016 5:27 PM
26	CW60NY	1/3/2016 5:02 PM
27	CW6 0QT	1/3/2016 11:52 AM
28	CW6 OPT	1/1/2016 4:13 PM
29	CW6 0QA	12/30/2015 12:20 PM
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**Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)**

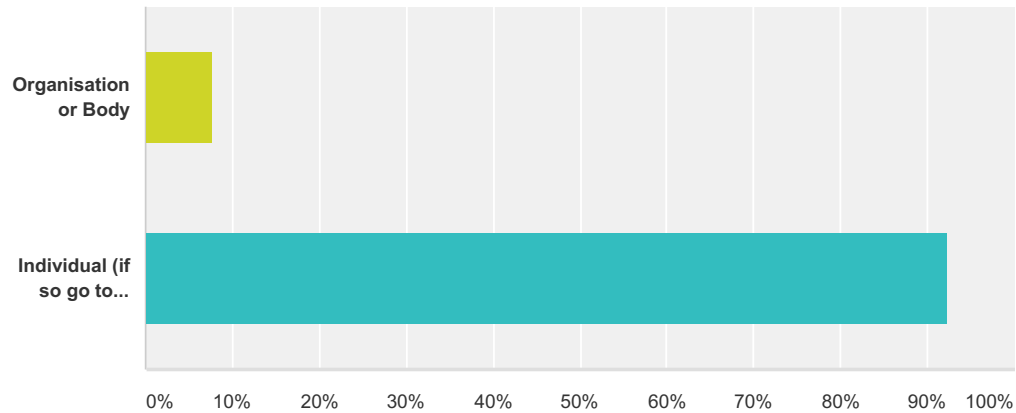
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50	CW6 0RJ	12/12/2015 2:02 PM
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67	CW6 0PQ	12/2/2015 10:04 PM
68	CW6 0SD	12/2/2015 4:26 PM
69	CW6 0QD	12/2/2015 3:54 PM
70	CW6 0NL	12/2/2015 1:44 PM
71	CW60ND	12/2/2015 11:07 AM
72	CW60QU	12/2/2015 10:52 AM
73	CW60QU	12/2/2015 9:50 AM
74	CW6 0NL	12/1/2015 2:06 PM
75	CW6 0RS	12/1/2015 12:57 PM
76	CW6 0RS	12/1/2015 10:37 AM

Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)

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79	CW60QF	11/30/2015 7:09 PM
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88	CW6 0RS	11/27/2015 10:51 AM
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90	CW6 0RS	11/26/2015 2:54 PM
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92	CW6 0RS	11/26/2015 9:33 AM
93	CW60PH	11/26/2015 8:38 AM
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102	d	11/25/2015 1:29 PM
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## Q4 Are you responding as an:

Answered: 104 Skipped: 0

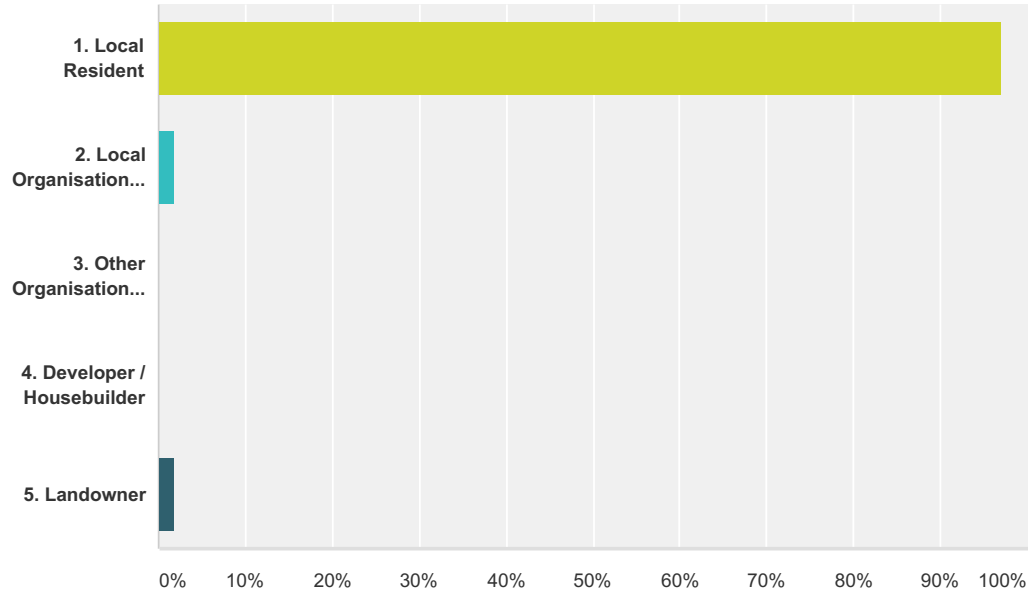


Answer Choices	Responses	
Organisation or Body	7.69%	8
Individual (if so go to question 5)	92.31%	96
<b>Total</b>		<b>104</b>

#	Name of organisation or body?	Date
1	Beagle Ltd (owners of land off Flat Lane)	12/14/2015 4:58 PM
2	Kelsall Pet & Home Care	12/12/2015 2:23 PM
3	Kelsall & Willington Development Plan	12/10/2015 2:58 PM

**Q5 Consultee Type (mandatory) - capacity  
in which you are commenting on the Plan.  
(please tick 1 box as appropriate)**

Answered: 104 Skipped: 0

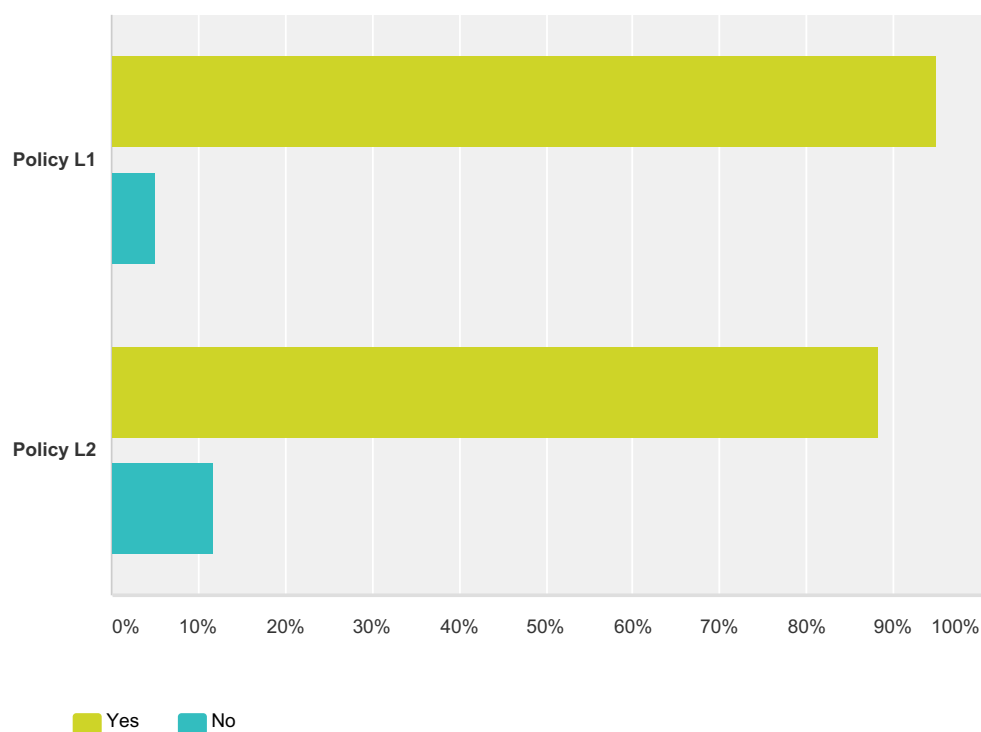


Answer Choices	Responses	
1. Local Resident	97.12%	101
2. Local Organisation / Business	1.92%	2
3. Other Organisation / Business	0.00%	0
4. Developer / Housebuilder	0.00%	0
5. Landowner	1.92%	2
Total Respondents: 104		

#	Other (please specify)	Date
	There are no responses.	

**Q6 The Settlement Boundary Policies are:**  
**L1 Planning applications for development within the settlement boundary of Kelsall will be supported provided they are consistent with all other policies in this plan.**  
**L2 No planning application will be supported where it would contribute to the merging of the villages of Kelsall and Willington.**  
**Please refer to Map 2 which is in section 3.1. of the NDP.**  
**Do you support the Settlement Boundary policies?**

Answered: 62 Skipped: 42



	Yes	No	Total
Policy L1	95.08% 58	4.92% 3	61
Policy L2	88.33% 53	11.67% 7	60

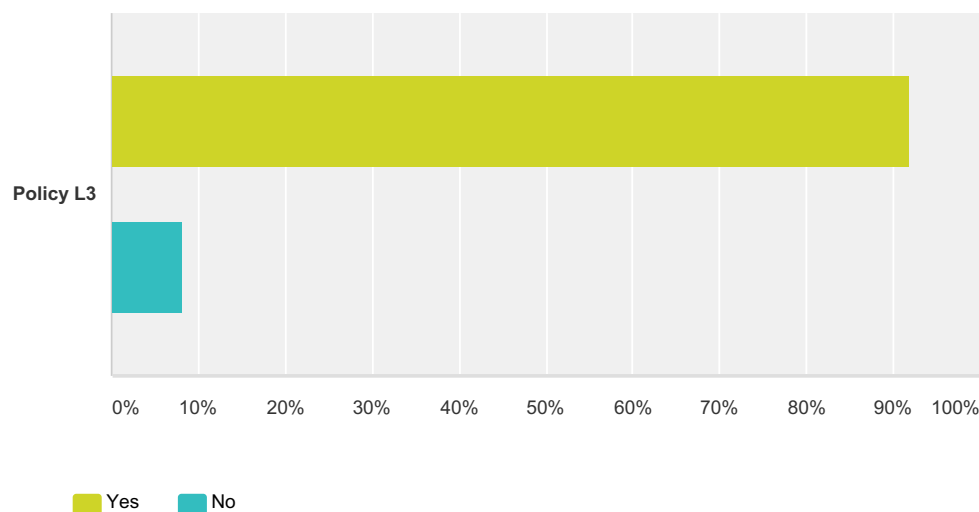
#	Comments:	Date
1	Tricky when the most desirable sites are gone or nearly ie centre of village	1/6/2016 8:30 PM
2	This depends where the boundaries of Willington and Kelsall are! Willington is more than just Chapel Lane. Willington should start in the region of Oakbank cottages as from there there is considerable development already. It would be wrong to allow Willington to grow through the development of spare pieces of land on Chapel Lane only.	1/6/2016 6:59 PM

# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

3	L1 I see no reason why the area South of the A 54 could not be developed further as per original suggestions. L2 There seems no logic to protecting this area specifically, It seems name driven rather than location driven	1/4/2016 4:13 PM
4	Policy L1 supported so long as sufficient housing is allocated for older residents - see policy 5.3. The masterplan for the land off Chester Road/Flat Lane provides for 12 such units.	12/14/2015 5:06 PM
5	I don't really see a need to keep Willington seperate...	12/12/2015 2:24 PM
6	L1 does not allow for any exceptions.	12/8/2015 3:15 PM
7	The policies need to be very tight for this to hold water	12/7/2015 8:46 AM

**Q7 The Location within Kelsall Policy is:L3  
Planning applications for development of  
sites within 400 metres walking distance of  
the village centre will only be supported for  
the following uses: schools recreation &  
leisure retail healthcare housing for the  
elderly Do you support the Location within  
Kelsall policy?**

Answered: 62 Skipped: 42



	Yes	No	Total
Policy L3	91.94% 57	8.06% 5	62

#	Comments:	Date
1	build a 2 form entry school and the village will double in size in no time !! Let others worry about infrastructure	1/6/2016 8:30 PM
2	Feel it is very important for accommodation suitable for older residents to be built. There are many people in the village who would like to downside. This would release many family houses, we really do not need more of these built in the village. Surely the needs of current and in some cases life long villagers should have some impact on what is built	1/6/2016 7:01 PM
3	Aware of need for smaller properties for elderly population. hTis in turn should release family houses if older people can downside to more central properties,	1/6/2016 4:40 PM
4	Whilst we support this policy generally we would hope that it did not stifle small, appropriate 2 house developments.	1/5/2016 10:09 PM
5	Should include other housing too. e.g. for young families	12/30/2015 11:01 AM
6	The current planning application (15/04805/FUL) for the building of two three storey detached houses (ans a separte garage block) in the garden of 6 Old Coach Road does not conform to L3.	12/18/2015 6:11 PM
7	Each application should be assessed on its merits irrespective of its location to the village centre.	12/14/2015 5:06 PM
8	This supports the site allocation policies	12/10/2015 10:45 PM
9	Do we know long term where the school and health centre will be?	12/8/2015 3:15 PM
10	Where is the village centre? The Green, The Coop, the Binning?	12/7/2015 8:46 AM

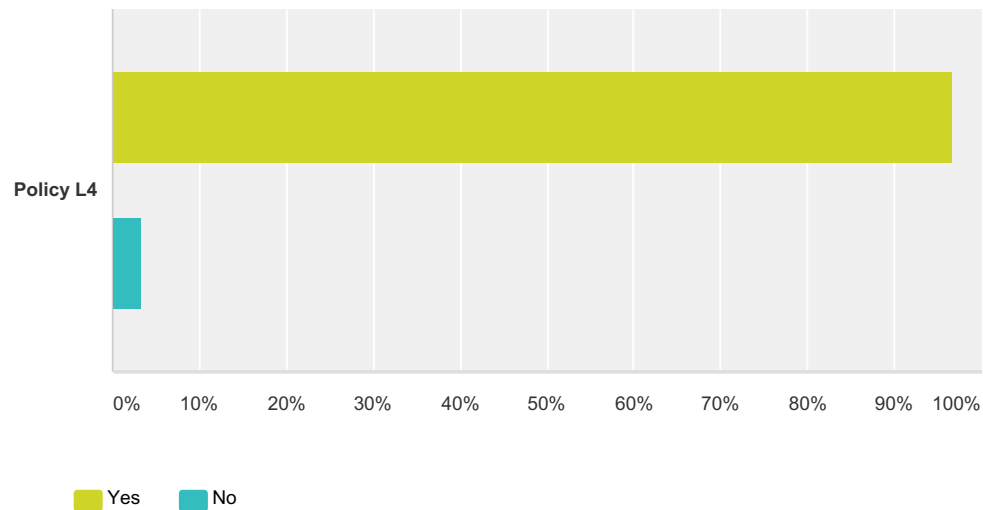


Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)

11	Current local authority planning practice fails to adequately consider the whole community needs of the village as it grows. Positive action is needed to redress this via the NDP.	11/30/2015 6:14 PM
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**Q8 The Brownfield Sites Policy is:L4  
Planning applications for new small  
businesses or retail premises on brownfield  
sites will be permitted provided there will be  
no detrimental impact on the amenity of  
adjoining sites, highway conditions and  
parking facilities.Do you support the  
Brownfield Sites policy?**

Answered: 61 Skipped: 43



	Yes	No	Total
Policy L4	96.72% 59	3.28% 2	61

#	Comments:	Date
1	providing that there is no environmental impact and where possible this can be improved upon	1/4/2016 8:10 PM
2	Should be strongly encouraging local businesses to reduce impact on environment associated with commuting to other areas for work and trade/shopping.	12/30/2015 11:01 AM
3	Supported in principal but as far as I can see these sites arenot identified in the plan	12/6/2015 9:14 PM
4	A pragmatic approach.	11/30/2015 6:14 PM

**Q9 One objective of the NDP is to "Ensure that density of new housing is consistent with Kelsall village character". This is what the density policies below are designed to achieve. Their full, technical wording is needed to make them specific and therefore effective: The Density Policies are:**

**G1 The gross housing density of any new development shall not exceed the density figures shown in the Kelsall Housing Density Table 1 in section 4.1 of the NDP.**

**G2 The percentage of developable area of any new development shall be no more than as estimated by the CWAC SHLAA 2013, and 90% for sites smaller than 0.4 hectares.**

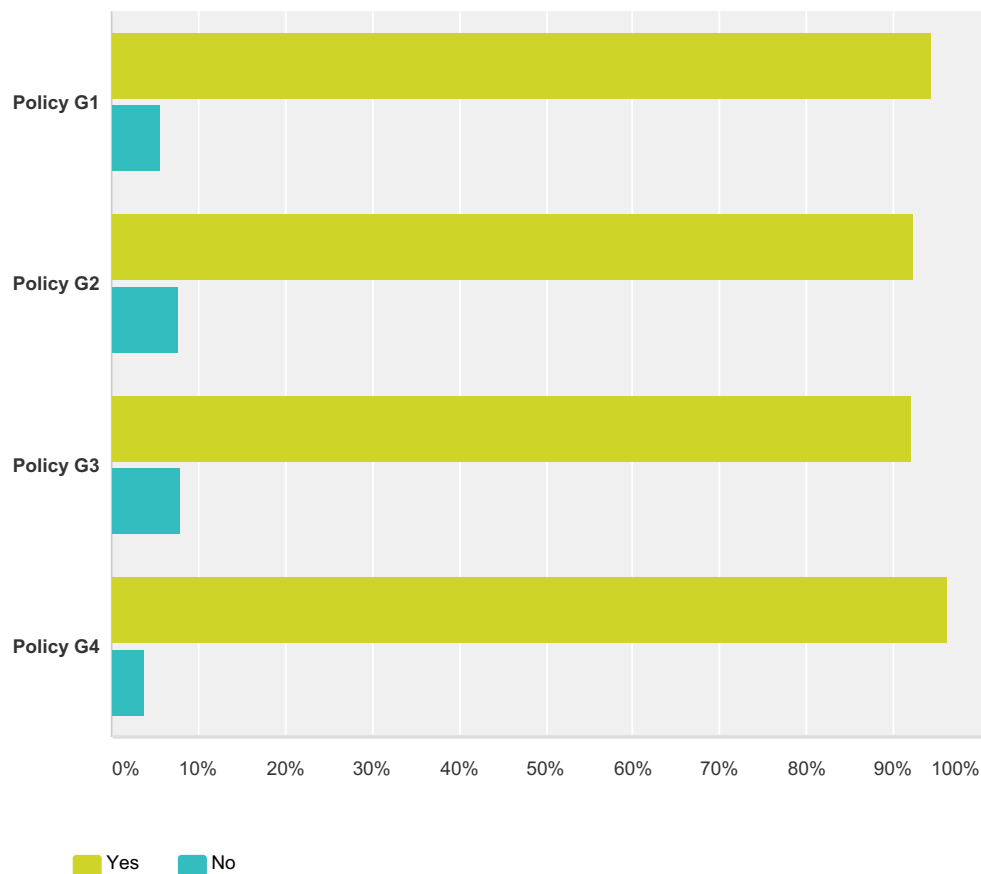
**G3 The net housing density of any new development shall be no more than its gross housing density divided by the percentage of developable area.**

**G4 Net housing density exceptions can be made for sheltered and affordable housing, as long as the gross housing density complies with policy G1.**

**Do you support the Density policies?**

Answered: 53 Skipped: 51

# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)



	Yes	No	Total
Policy G1	94.34% 50	5.66% 3	53
Policy G2	92.31% 48	7.69% 4	52
Policy G3	92.00% 46	8.00% 4	50
Policy G4	96.15% 50	3.85% 2	52

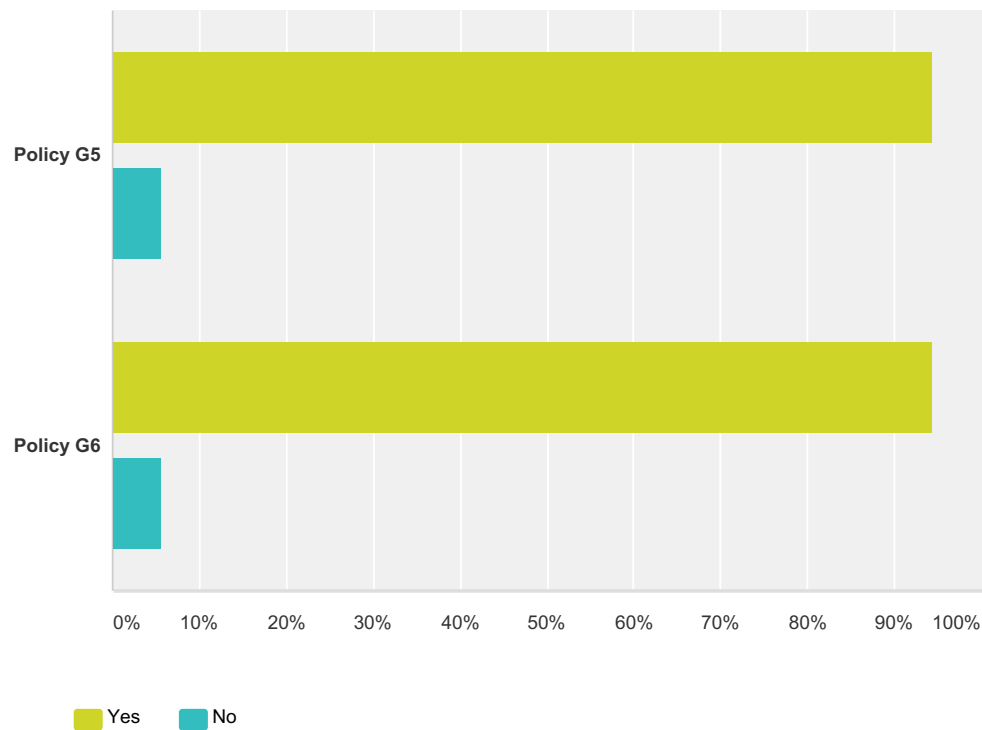
#	Comments:	Date
1	Affordable housing should not be crammed in. People on lower budgets should be able to have adequate outside space.	1/7/2016 9:07 PM
2	Doubt this is enforceable given experience with Bloor and Tw but urban density is ridiculous in a cosmopolitan village	1/6/2016 8:36 PM
3	This seems like a key element of the plan - if density is to high, then none of the nice things described in the environment policies of the plan will be possible. As shown by recent developments in Kelsall and other places	1/6/2016 2:15 PM
4	As we do not fully understand G2,G3 and G4 we cannot either agree or disagree. For instance in G2 does the 90% refer to the area that can be covered by buildings or does that include gardens and driveways or roads? Does it mean that 10% has to be left 'natural' or 'wild'?	1/5/2016 10:27 PM
5	These policies are critical to maintaining a village atmosphere and avoiding urban style developments.	12/30/2015 11:50 AM
6	I don't feel sufficiently knowledgeable, even having read the information above, to comment yes or no.	12/28/2015 4:31 PM
7	Housing and density issues should be assessed on the merit of each application.	12/14/2015 5:13 PM

# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

8	'Developable area' might need refining because e.g. on the site(s) adjacent Watling Heyes the badger exclusion zone is a non-developable area of about 0.25 hectare which leaves $1.9 - 0.25 = 1.65$ hectare gross developable area and $1.65 \times 80\% = 1.32$ hectare net developable area. Gross developable area includes e.g. possibly spine road and public open space (the badger exclusion zone is definitely not open space accessible to the public that would defeat the exclusion concept). Proper expertise is required to nail this down properly. See also e.g. Knowsley SHLAA 2011 Update June 2011 and Google PDF results for 'gva waterfront redevelopment opportunity eldon street greenock'. The allowable gross density and net density for that site(s) disregarding the at least 50% green space [!] I think should be calculated as: gross density = $1.65 \times 22.9 = 38$ units max and net density = $38 \times 80\% = 30$ units max. When you include 50% Public accessible green space you get to gross density of 16 units, although perhaps the sheltered accommodation might affect that figure. Plus part of the Badger exclusion zone could be included in the Public open Space requirement during negotiations perhaps. All the current proposed site layout has taken into account is Badgers and not NDP yet. Success!	12/10/2015 11:20 PM
9	A bit technical for most of us, but I guess this is ok.	12/8/2015 3:19 PM
10	No spec houses please. They should all be individually designed by architects.	12/7/2015 8:48 AM

**Q10 The Phasing Policies are:**  
**G5 Housing development should be staggered over the plan period in order to ensure that it is fully sustainable at a local level.**  
**G6 The Local Authority and developers will be required to show that local education and health providers have been contacted to establish their capacity. Applications will only be supported if: capacity is present or a business plan is in place to deliver the extra capacity required, or, practical steps are made to help meet demand (beyond the provision of S106 money) such as allocation of land.**  
**Do you support the Phasing policies?**

Answered: 54 Skipped: 50



	Yes	No	Total
Policy G5	94.44% 51	5.56% 3	54
Policy G6	94.44% 51	5.56% 3	54

#	Comments:	Date
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# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

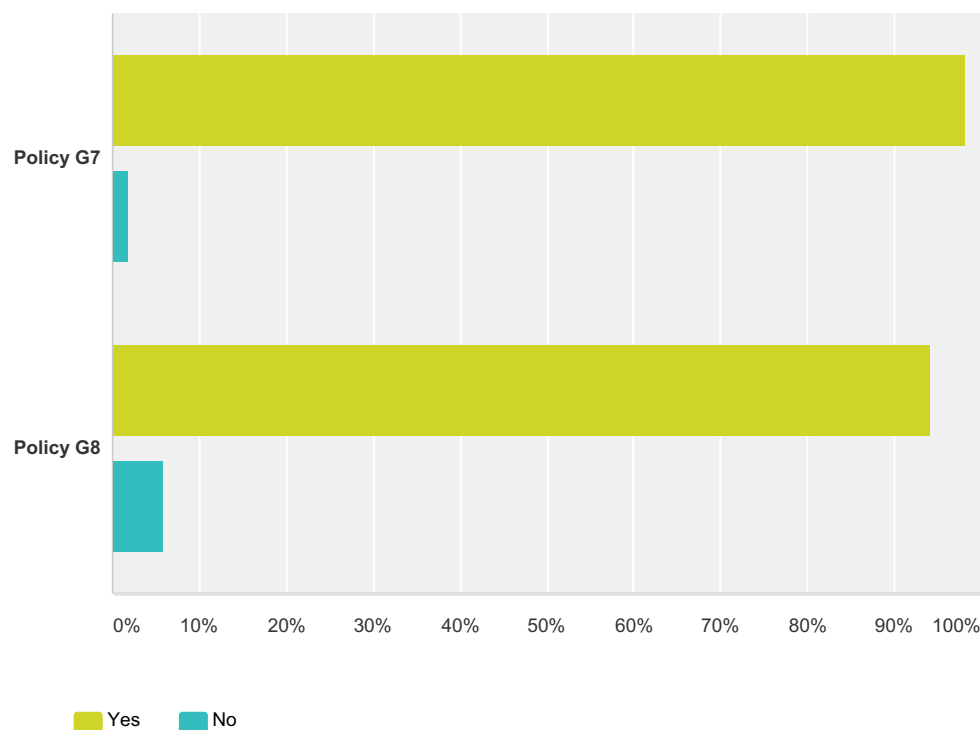
1	too late for g5 ! buying infrastructure with houses is the wrong currency ! the authorities calculations are biased in favour of the builder in respect of school places - in theory capacity is established	1/6/2016 8:36 PM
2	Too much development too quickly is placing excessive strain on local facilities. CWAC Local Plan requires new facilities to accompany new housing but in practice this rarely happens.	12/30/2015 11:50 AM
3	G5: Would be best to just get on with it rather than dragging it out over a long period of time.	12/30/2015 11:04 AM
4	Some talk of S106 money not being available to community directly but to council for wider use. Should we be more specific on use of ant S106 money	12/19/2015 4:03 PM
5	G5 needs beefing up: Accumulative housing development should be spread (instead of staggered) ... Plus local level is defined as pure kelsall I presume?	12/10/2015 11:20 PM
6	G6 = good policy. Please also consider high school provision and maintained bus service	12/7/2015 8:48 AM
7	It is essential that housing developers also invest in the wider community services to support the new residents expected to occupy the developers project - this means real cash that is made available in a timely manner so the development of community services takes place in parallel with new housing builds. Waiting until 80% plus of houses are sold before money is made available by developers is too late.	11/30/2015 6:18 PM



**Q11 The Allocation of Central Sites Policies are:**N.B. The figure showing the sites below is in section 4.3 of the NDP.G7 The sites between Kelsall Green and Flat Lane, will be allocated as follows:Site One, which will provide vehicular access for Site Two, is allocated for mixed use, excluding further residential development. Development may only include combinations of healthcare or community, small-scale retail, or employment, facilities, and, if the need can be established, live/work units.Site Two is allocated for the development of retirement and/or sheltered housing. This scheme will include a significant proportion of green space, to be no less than 50%, accessible to the public from Kelsall Green and the footpath to Flat Lane. This development must be suitable for older residents or those with disabilities, and should comprise individual dwellings and a central unit offering services and apartments.For both sites: General market housing will not be considered to be a suitable use and there shall be no vehicular access from Flat Lane.G8 Any development scheme in this area must demonstrate improved public pedestrian and cycle access to all neighbouring sites; Flat Lane, Chester Road, and Kelsall Green.Do you support the Allocation of Central Sites policies?

Answered: 52 Skipped: 52

# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

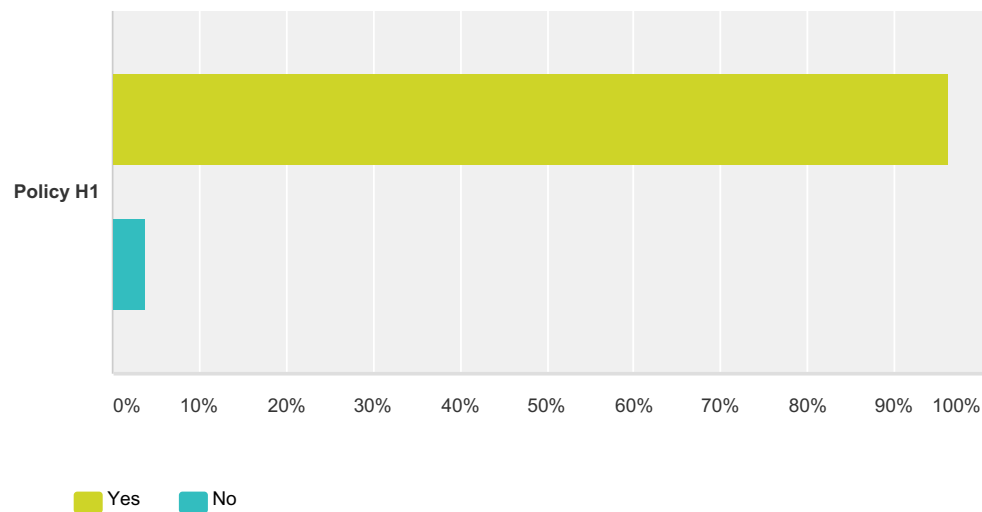


	Yes	No	Total
Policy G7	98.08% 51	1.92% 1	52
Policy G8	94.23% 49	5.77% 3	52

#	Comments:	Date
1	too little too late after bloor and tw ! probably end up with nothing at best as I don't believe this plan is financially viable for any devloper	1/6/2016 8:36 PM
2	Access to Flat Lane may need to be restricted for vehicles because of the poor access for pedestrians onto Chester Road, where no pavement is provided.	1/6/2016 7:01 PM
3	Aware of need for elderly persons housing. We dot need all these larger houses but facilities for exsisting population	1/6/2016 4:45 PM
4	Need to revisit idea to build on green belt land between kelsall and bypass.(as recently approved for school bank norley) G7 for healthcare , retirement/sheltered housing and green space only ie no retail	1/6/2016 3:30 PM
5	It is essential that this one remaining site is used for what the community wants not just to maximise profit for landowners and developers.	12/30/2015 11:50 AM
6	G8: No need to hinder development in this way. If 50% of the site is 'green', there should be plenty of access for pedestrians. Accounting for cyclists in this small area is a needless requirement.	12/30/2015 11:04 AM
7	Sorry - not really sure about this question. I could do with someone explaining it to me !! I will attend the information session on 5th Jan.	12/28/2015 4:31 PM
8	When I looked at the NDPI could only read the first page of each (I could find no way to read additional pages), this was very annoying as I was especially interested to read the Highways re Flat Lane, as I live on Flat Lane, next to the school and am very concerned about the extra traffic which will be generated when all the extra houses are occupied	12/22/2015 3:05 PM
9	A significant element of Market Housing should be allocated to site 2 to ensure a semblance of viability (in addition to the proposed retirement homes).	12/14/2015 5:13 PM
10	good	12/12/2015 2:25 PM

**Q12 The Housing Mix Policy is:H1  
Proposals for developments of 5 or more  
units must provide a range of property  
sizes suitable to meet the housing needs of  
local and borough households, as  
evidenced by the most up to date Kelsall  
Housing Needs Survey and SHMA  
households and housing needs figures.Do  
you support the Market Housing  
Mix policy?**

Answered: 52 Skipped: 52

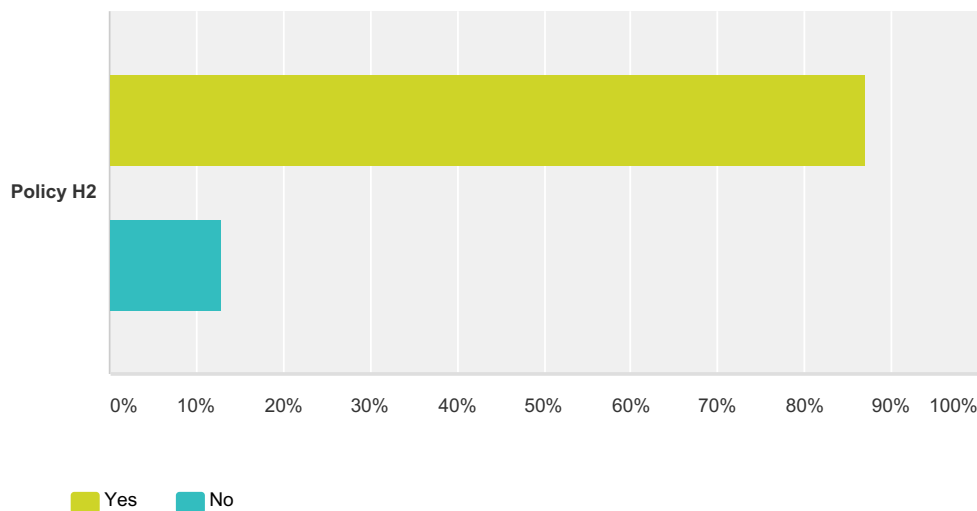


	Yes	No	Total
Policy H1	96.15% 50	3.85% 2	52

#	Comments:	Date
1	Mix should be calculated on the basis of market need.	12/14/2015 5:18 PM
2	Hard to police this without better definition. Government is scrapping affordable provision requirements so this is a good policy if well defined.	12/7/2015 8:53 AM
3	Self build should be a higher proportion. Self build should include "kit" houses providing they are not obtrusive and they blend or complement existing houses.	12/3/2015 4:57 PM

**Q13 The Starter Homes Policy is: H2 In a development providing both market and Affordable Housing, the smallest dwelling sizes provided should be available on the open market as well as for Affordable tenures. Do you support the Starter Homes policy?**

Answered: 54 Skipped: 50

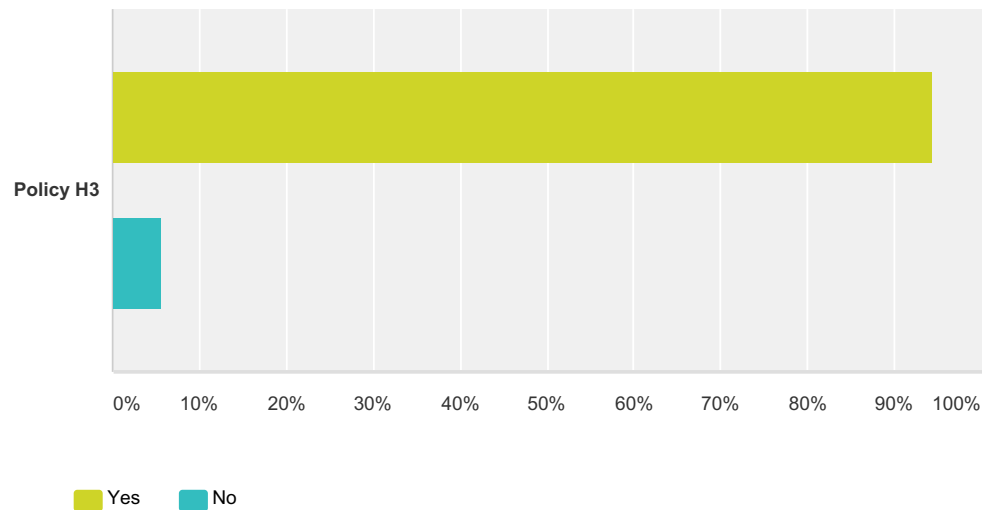


	Yes	No	Total
Policy H2	87.04% 47	12.96% 7	54

#	Comments:	Date
1	I agree that some starter size homes should be available on the open market as these could be useful for downsizers too , however buy to let purchases should not be allowed but is that consistent with open market?	1/7/2016 9:29 PM
2	I would support this policy if the houses built in consequence are off good quality and not just cheap, nasty looking houses.	1/6/2016 7:04 PM
3	Not all first time buyers qualify for affordable homes so it is very important that smaller open market houses are available for first time buyers who cannot afford larger, more expensive properties.	12/30/2015 11:57 AM
4	absolutely	12/12/2015 2:27 PM
5	20% below current market value? What is affordable. How about for rent?	12/7/2015 8:53 AM
6	Because of the cost of housing in Kelsall any resell on the open market will immediately put the house out of reach of people for whom affordable houses are designed to help. A better way of allocating affordable housing should be found.	12/3/2015 4:57 PM

**Q14 The Lifetime Homes Policy is:H3  
Planning applications for new housing  
developments must include an adequate  
proportion of dwellings meeting the  
requirements of the Lifetime Homes  
Standards. This shall apply to both open  
market and Affordable Housing.Do you  
support the Lifetime Homes policy?**

Answered: 54 Skipped: 50

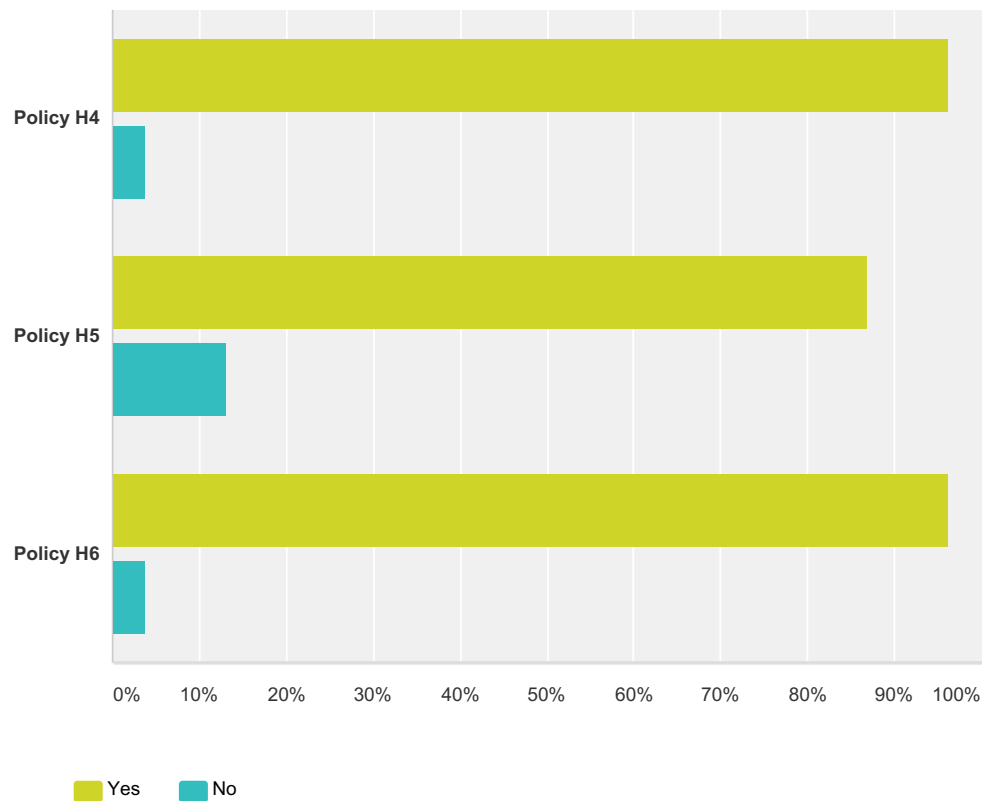


	Yes	No	Total
Policy H3	94.44% 51	5.56% 3	54

#	Comments:	Date
1	Would have been useful to have more information in the NDP docs about those standards.	1/6/2016 2:19 PM
2	Insufficient consideration is given to lifetime needs in national housing policy. If new housing incorporates lifetime homes standards then people will be able to stay in their own home for longer placing less pressure on care homes.	12/30/2015 11:57 AM
3	Only Affordable Housing and not open mstrket	12/10/2015 3:09 PM
4	Be stronger, there is no reason why all properties shouldn't meet lifetime homes standards	12/7/2015 8:53 AM

**Q15 The Housing for Older Residents**  
**Policies are: H4 Proposals providing housing suitable for older residents will be encouraged; these could include Sheltered and/or Extra Care Housing. H5 Proposals for 10 or more market dwellings must include at least 2 bungalows. H6 Properties available under this policy shall also be made available to disabled local residents. Do you support the Housing for Older Residents policies?**

Answered: 54 Skipped: 50



	Yes	No	Total
Policy H4	96.23% 51	3.77% 2	53
Policy H5	86.79% 46	13.21% 7	53
Policy H6	96.30% 52	3.70% 2	54

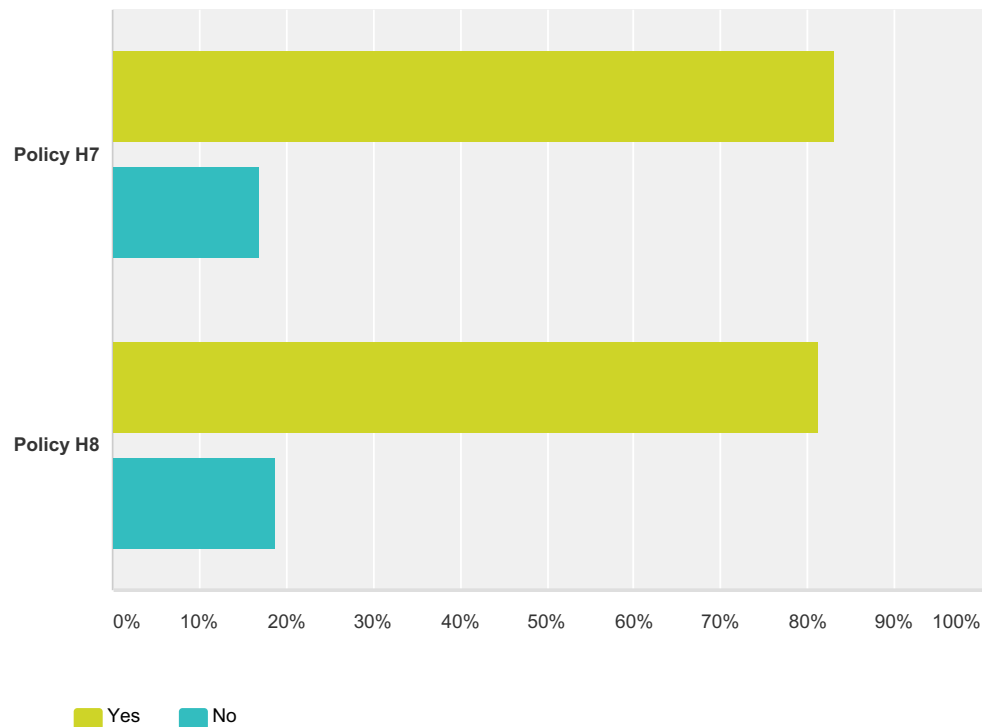
#	Comments:	Date
1	What is the test of Local?	1/6/2016 2:19 PM

**Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)**

2	In a high house price area such as Kelsall the provision of bungalows on a development would still be profitable for the developer.	12/30/2015 11:57 AM
3	H5 If housing is for older residents then should be more than 2 bungalows.	12/19/2015 4:09 PM
4	H5 I did not check but the bungalows are single storey I presume, otherwise we'll get very fancy dormer bungalows.	12/10/2015 11:22 PM
5	The notion that bungalows provide good housing for the elderly is well outdated. A strong Lifetime Homes policy will suffice. Bungalows use too much site footprint and are not sustainable.	12/7/2015 8:53 AM
6	This guarantees that developments will only be 9 dwellings. new housing should have bungalows first and then consider whether there should be any houses. Elderly and disabled people are not good with stairs!	12/3/2015 4:57 PM

**Q16 The Self Build Policies are:**  
**H7**  
 Planning applications for a development consisting of plots available exclusively to people wishing to build their own homes would be encouraged.  
**H8**  
 Developments comprising more than 10 market dwellings should include one or more plots to be made available to people with local connections wishing to build their own homes. This could be part of the affordable component of the scheme.  
 Do you support the Self Build policies?

Answered: 53 Skipped: 51



	Yes	No	Total
Policy H7	83.02% 44	16.98% 9	53
Policy H8	81.13% 43	18.87% 10	53

#	Comments:	Date
1	unsure about this as you could have developments taking years to complete if puchasers run out of money to complete their builds. leaving areas as building sites for years therefore an eyesore.	1/7/2016 9:29 PM
2	I can see that I will be difficult to prevent the building of new homes under this approach, which are then almost immediately sold at a profit.	1/6/2016 7:01 PM

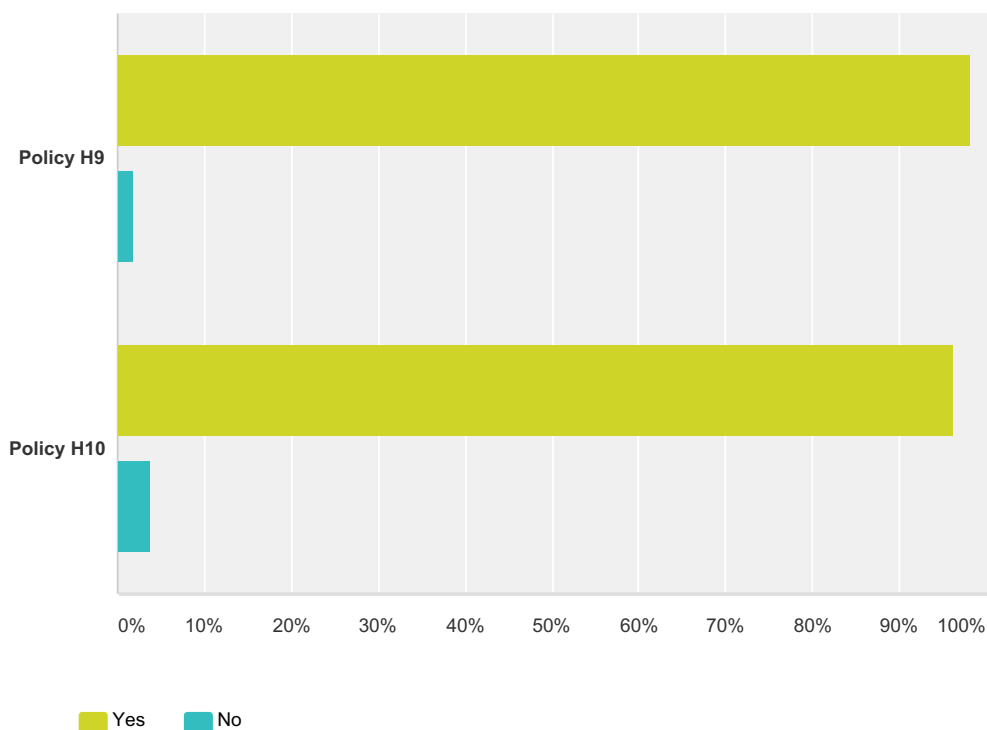


# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

3	Where would this be possible - given that the area within the Settlement boundary seems to be pretty much built up now?	1/6/2016 2:19 PM
4	Does H5 fit with H8? A small development could have nearly 30% of its house types pre-determined.	1/5/2016 10:50 PM
5	H8: Can't see how this won't be exploited by some locals to make a 'quick buck'. Perhaps put covenants (or whatever the legal term is) on the plots so that they must live there after building on the plot for a certain no. of years. e.g. 5 years.	12/30/2015 11:08 AM
6	There is a significant risk that "self build" projects remain unfinished for several years and constitute an "eyesore". A whole development of these "self builds" might remain an unsightly building site for many years.	12/18/2015 6:25 PM
7	Do not agree that people with large gardens or green space that could be designated as infill, should be encouraged to build and sell simply for profit.	12/8/2015 3:27 PM
8	You can be stronger on the self build policy. Support outline planning where a clear indication of self-build intent is shown	12/7/2015 8:53 AM
9	More than one plot	12/3/2015 4:57 PM

**Q17 The Allocation of Affordable Housing Policies are:**  
**H9 The allocation of Affordable Housing shall be consistent with the customized allocation policy detailed in the table below. Any exceptions must be agreed by CWAC Housing with the Parish Council (Kelsall or Willington as appropriate).**  
**H10 A proportion of the Affordable Housing required of larger sites must be properties designed for the needs and available specifically to older residents, as justified by the latest local housing needs figures.**  
**Do you support the Allocation of Affordable Housing policies?**

Answered: 53 Skipped: 51

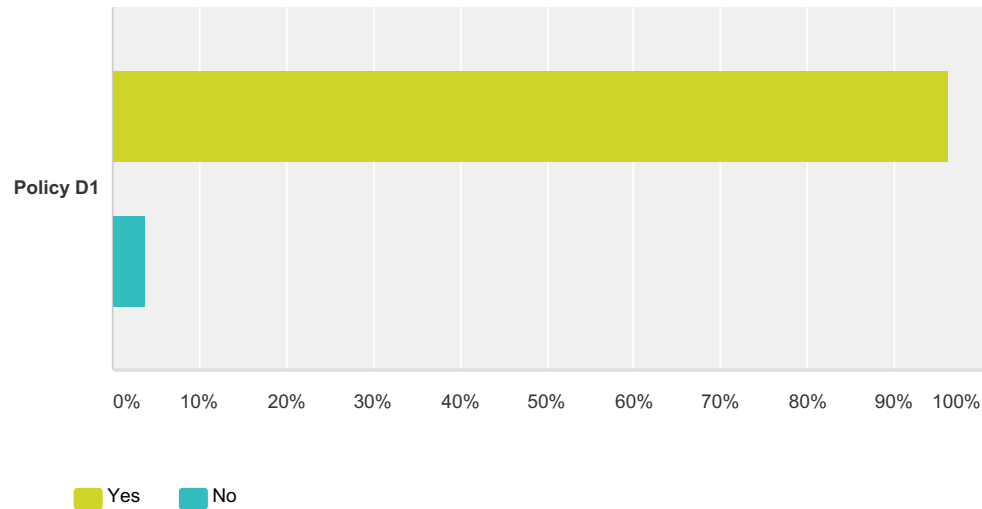


	Yes	No	Total
Policy H9	98.11% 52	1.89% 1	53
Policy H10	96.23% 51	3.77% 2	53

#	Comments:	Date
1	We agree with the local criteria policy but do not understand what the time-scale of 8 weeks refers to.	1/5/2016 10:50 PM

**Q18 The Building for Life 12 Policy is:D1**  
**All new housing development shall**  
**demonstrate the use of “Building For Life**  
**12” and will be required to meet as many**  
**‘greens’ as possible, justifying any ‘greens’**  
**they are unable to meet.Do you support the**  
**Building for Life 12 policy?**

Answered: 52 Skipped: 52

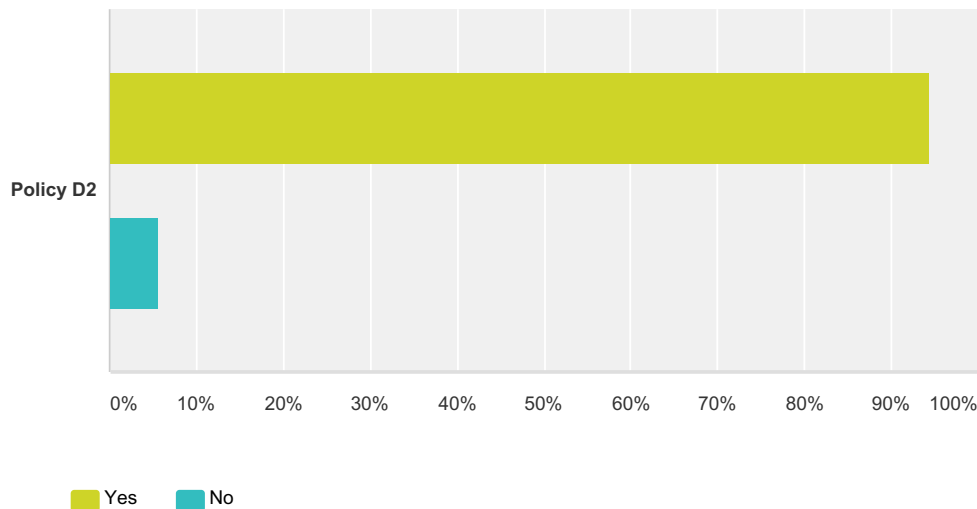


	Yes	No	Total
Policy D1	96.15% 50	3.85% 2	52

#	Comments:	Date
1	This is essential for inclusive, sustainable communities.	12/30/2015 12:04 PM
2	Likely to increase costs for new starters, lifting prices out of reach of the low-income brackets.	12/30/2015 11:12 AM
3	There is no reason not to raise the bar and go for 'all greens'. We all know that developers will slip out of this if we give them the chance. Make it difficult for them to build cheap and nasty housing please.	12/7/2015 8:57 AM

**Q19 The Height Policy is: D2 New buildings shall be no higher than 2 storeys unless responding creatively to the hilly topography, or the immediate context, and the resultant design is not over dominant from any one aspect. Do you support the Height policy?**

Answered: 54 Skipped: 50

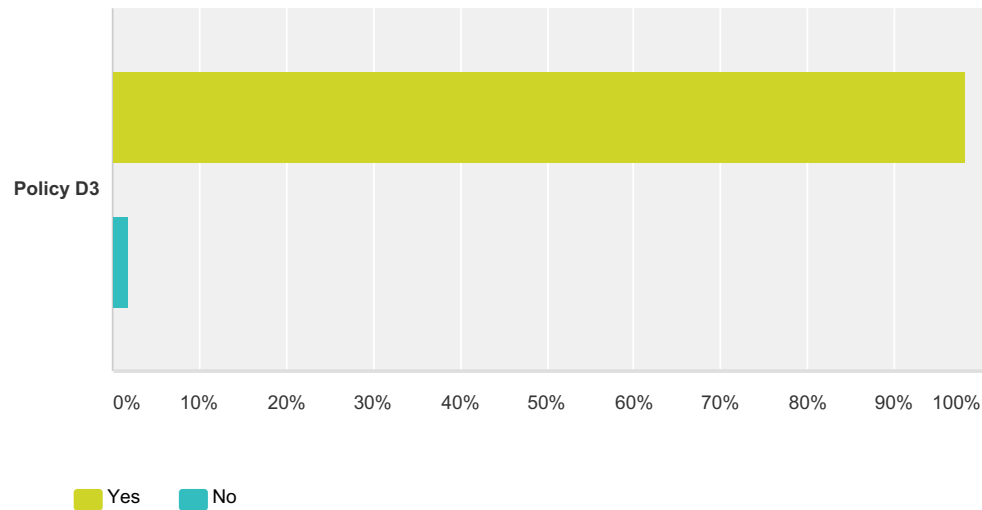


	Yes	No	Total
Policy D2	94.44% 51	5.56% 3	54

#	Comments:	Date
1	Absolutely.	1/6/2016 3:01 PM
2	Two storeys should be clarified as there are many new 'two storey' houses in the village that have very tall roofs. We presume this is to allow for adding rooms in the roof at some stage.	1/5/2016 10:57 PM
3	Excessively high buildings are inappropriate in a rural area and particularly so in Kelsall where views are so important and such a feature of the landscape.	12/30/2015 12:04 PM
4	The two new houses proposed to be built in the garden of 6 Old Coach Road are three storey, albeit that the third storey is built into the roof space.	12/18/2015 6:31 PM
5	3 storey dwellings are good on the right sites (small footprint to net area ratio). There is adequate planning legislation relating to overlooking etc already.	12/7/2015 8:57 AM

**Q20 The Variety Policy is:D3**  
**Developments shall vary the built form and**  
**appearance or style of development to help**  
**create areas with different character within**  
**larger developments.Do you support the**  
**Variety policy?**

Answered: 54 Skipped: 50

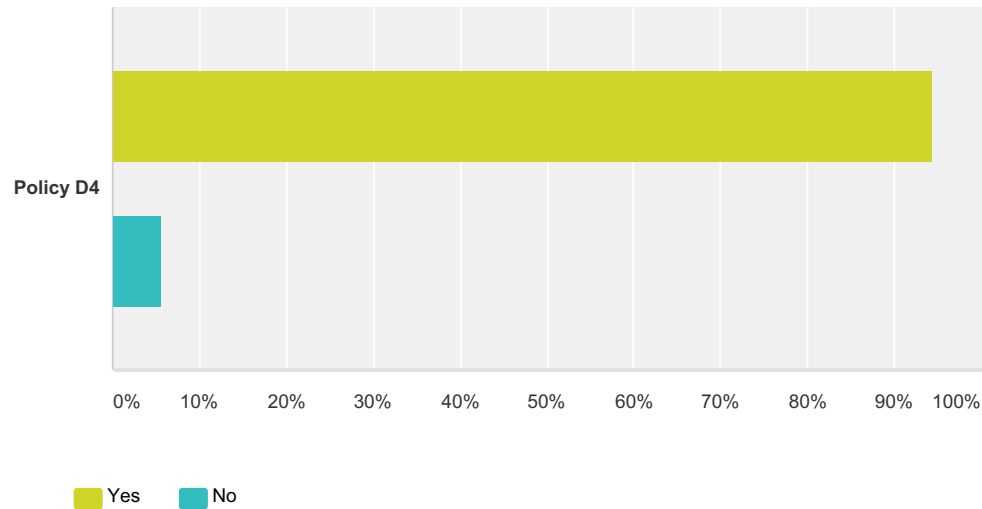


	Yes	No	Total
Policy D3	98.15% 53	1.85% 1	54

#	Comments:	Date
1	This is a must otherwise Kelsall will resemble a city suburb.	1/6/2016 3:01 PM
2	Building bungalows as mentioned previously would help this	1/4/2016 8:32 PM
3	Malvern has a committee who assess architectural merit. Again, raise the bar and do this through KPC	12/7/2015 8:57 AM
4	current larger developments are un-inspirational boxes that add no real value to the character of the village.	11/30/2015 6:22 PM

**Q21 The Sandstone Policy is:D4  
Appropriate red sandstone features in  
design are encouraged and sandstone  
features present already on site, such as  
walls, gateposts, quarries, banks and wells,  
shall be preserved.Do you support the  
Sandstone policy?**

Answered: 54 Skipped: 50

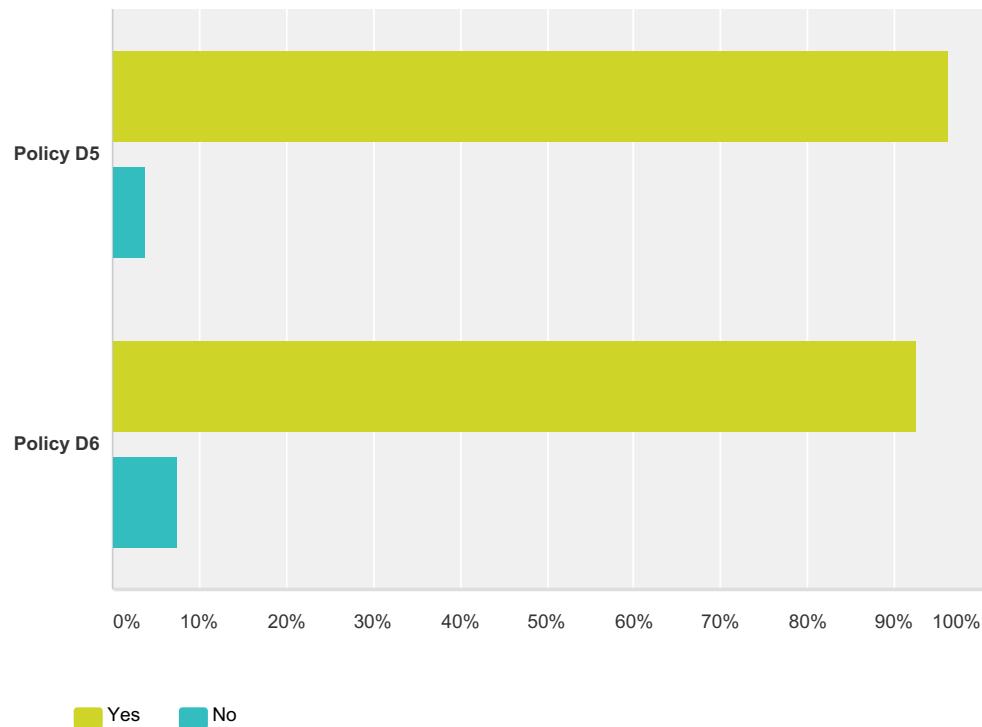


	Yes	No	Total
Policy D4	94.44% 51	5.56% 3	54

#	Comments:	Date
1	already lost significant length of sandstone wall at taylor wimpey site	1/6/2016 3:30 PM
2	Existing developers are carting it off.	1/6/2016 3:01 PM
3	Local sandstone is one of the characteristic features of the area and should be retained.	12/30/2015 12:04 PM
4	Preserved within reason.	12/30/2015 11:12 AM
5	Should we say sandstone features on site MUST be preserved	12/19/2015 4:12 PM

**Q22 The Boundaries Policies are:D5  
Development next to open land should be  
designed to achieve a gradual and  
sympathetic transition between the built  
form and the open countryside.D6  
Boundary treatment should reflect the open  
rural character of the Plan Area by retaining  
its visual permeability.Do you support the  
Boundaries policies?**

Answered: 54 Skipped: 50

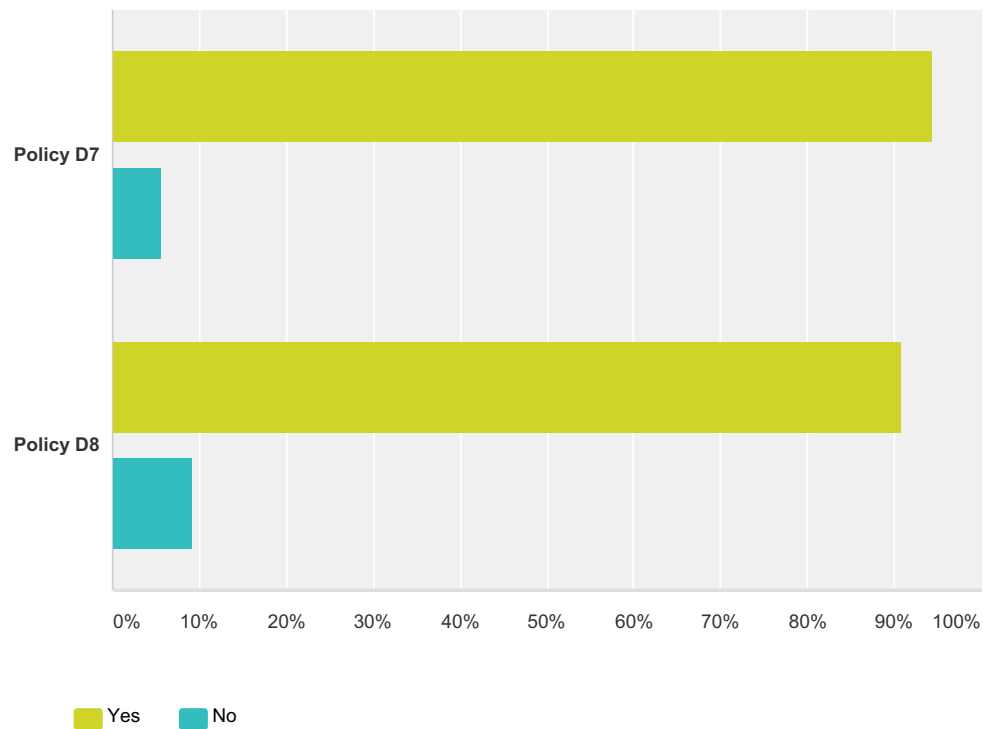


	Yes	No	Total
Policy D5	96.30% 52	3.70% 2	54
Policy D6	92.45% 49	7.55% 4	53

#	Comments:	Date
1	Keep existing hedges rather than removing them in the first instance as happens currently	1/4/2016 8:32 PM
2	D6: Not at the 'cost' of forcing higher density housing towards the centre of the village. e.g. by reducing house plot sizes to compensate for this gradual 'blending' into the surrounding landscape.	12/30/2015 11:12 AM

**Q23 The Infrastructure Policies are:**  
**D7 New development should provide linkages to green spaces, Public Open Spaces, and the rights of way network, where possible.**  
**D8 Parking spaces must be adjacent to the dwelling they serve. There shall be no Public Open Space between a dwelling and its allocated parking space(s). Separate parking courts shall not be permitted.**  
**Do you support the Infrastructure policies?**

Answered: 54 Skipped: 50



	Yes	No	Total
Policy D7	94.44% 51	5.56% 3	54
Policy D8	90.74% 49	9.26% 5	54

#	Comments:	Date
1	it would also be useful if larger developments could have enough space for visitors to park - without blocking the roads or neighbour's drives - something that is impossible in new Thistle Close. See previous comment about density	1/6/2016 2:21 PM
2	D8 is important to retain the rural feel of Kelsall. Parking courts are very urban looking and not in keeping with the local character.	12/30/2015 12:04 PM

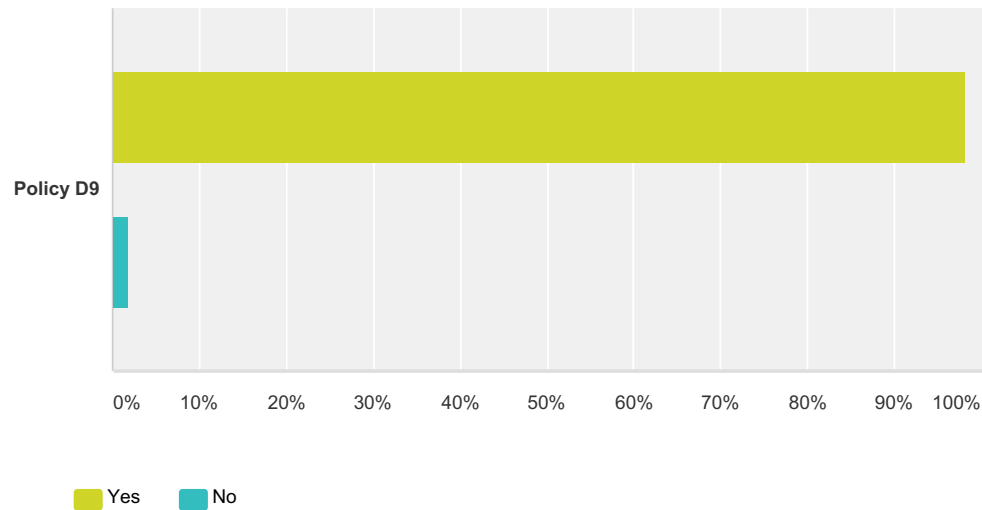


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3	D8: This will make it difficult for visitors to the new houses or encourage people to park on the roads outside the houses, a problem that is mentioned in the plan already at the Bloor Homes development.	12/30/2015 11:12 AM
4	I don't see a need for thsi - if houses are grouped together than a larger open space is used for parking this could give a more spacious feel.	12/12/2015 2:29 PM
5	I would like to see D8 worded more strongly. We should not approve developments where residents or their visitors are encouraged or obliged to park on thoroughfares. Willington Road between Kelsall and Willington is an example . I live at the junction of Boothsdale and Willington Road. Cars parked on the road near this junction are a nightmare and we constantly witness near accidents. The Highways authority have been informed but seem oblivious!	12/8/2015 3:38 PM

**Q24 The Surface Water Policy is:D9  
Development shall, where appropriate,  
include design measures to reduce the  
surface water run-off and incorporate  
Sustainable Urban Drainage Systems.Do  
you support the Surface Water policy?**

Answered: 53 Skipped: 51



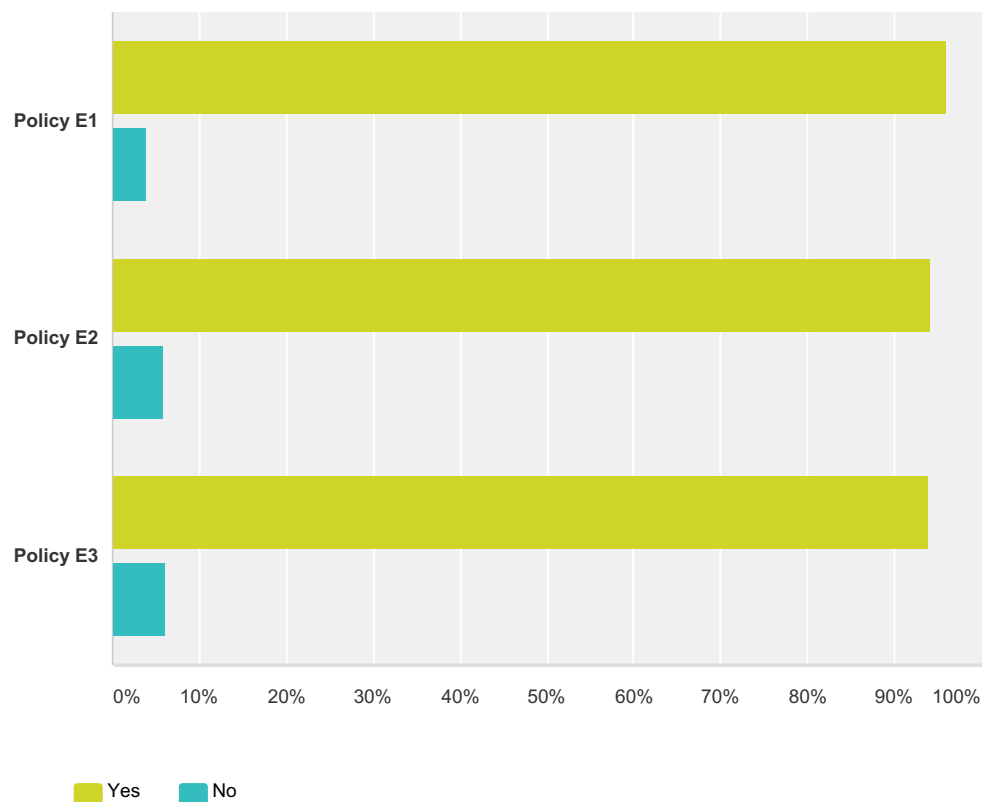
	Yes	No	Total
Policy D9	98.11% 52	1.89% 1	53

#	Comments:	Date
1	if implemented.	1/6/2016 7:07 PM
2	Aware of many drainage issues in the village already	1/6/2016 4:49 PM
3	flat lane always floods, twice in the last 3 months from the culvert and now from the taylor Wimpey site. .road drains need urgent attention	1/6/2016 3:30 PM
4	Products exist to help, such as porous resin driveways. Have front lawns as well as hard standing to assist in reduction of surface water run-off.	1/4/2016 8:32 PM
5	Essential bearing in mind current weather and climate change!	12/30/2015 12:04 PM
6	This is particularly relevant as parts of Flat Lane are regularly flooded	12/18/2015 6:31 PM

## Q25 The Views Policies are:

**E1 Development on the scarp shall not obstruct or interfere with the view of the Sandstone Ridge skyline.**  
**E2 Proposed new buildings or extensions shall not obscure the views from the Key View Points as depicted on map 4 below (map to be inserted). Existing visual connections with the surrounding countryside from the Key View Points shall be maintained by providing unobstructed lines of sight.**  
**E3 Proposals are expected to provide views along streets and across open spaces to the surrounding countryside from within new developments.**  
 Please refer to Map 4 in Section 7.1 of the Plan document, and to Appendix 6 which shows pictures of each view.  
 Do you support the Views policies?

Answered: 51 Skipped: 53



	Yes	No	Total
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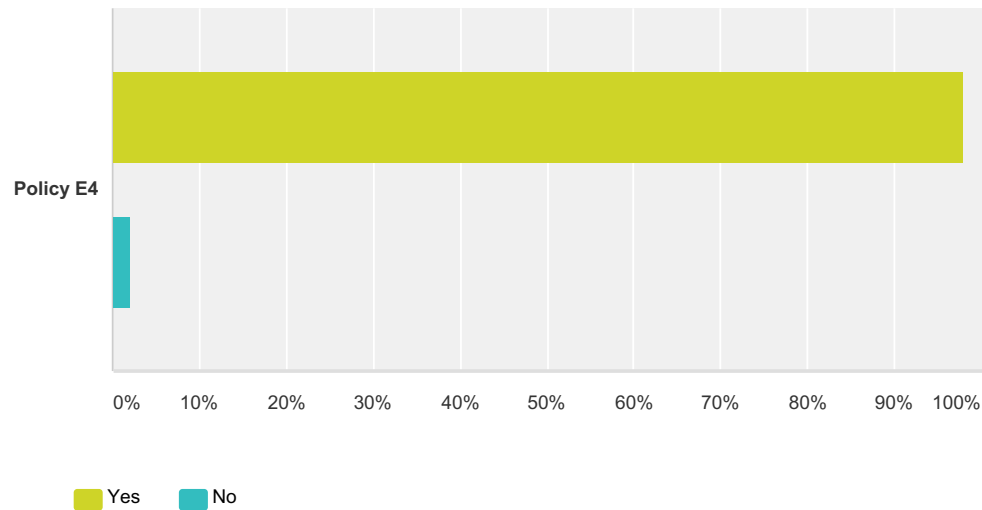
**Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)**

Policy E1	<b>96.08%</b> 49	<b>3.92%</b> 2	51
Policy E2	<b>94.12%</b> 48	<b>5.88%</b> 3	51
Policy E3	<b>93.88%</b> 46	<b>6.12%</b> 3	49

#	Comments:	Date
1	i think this is impossible. Tree and hedge growth over years will negate any good intentions here.	1/6/2016 7:17 PM
2	existing properties are having their views obscured	1/6/2016 3:40 PM
3	Desirable - not sure if this will be respected in practice.	1/6/2016 2:29 PM
4	E2: Pragmatic developments should be permitted within existing building regulations. Changing the planning laws - for existing residents - after the fact should be discouraged in general.	12/30/2015 11:21 AM
5	There are many local properties whose value depends on the view of the local terrain. It is clear that some developments can completely destroy that view and thus the value of an existing property. Obstructing the view of an existing property should be a factor in the approval of any development.	12/8/2015 3:52 PM

**Q26 The Local Green Space Policy is:E4  
The 8 sites indicated on Map 5 (Map 5 is in  
section 7.2 & Appendix 8 of the NDP which  
shows all the green spaces) are designated  
Local Green Spaces.Do you support the  
Local Green Space policy?**

Answered: 49 Skipped: 55

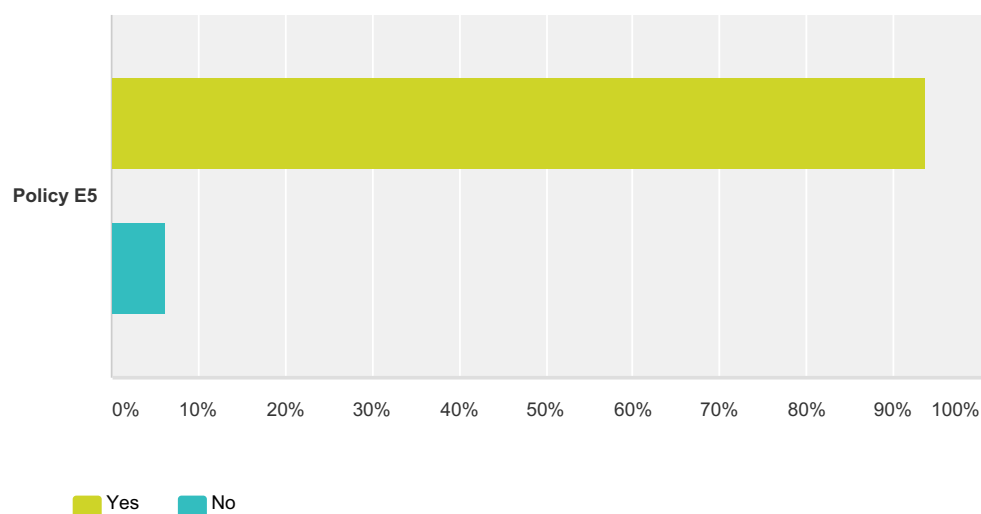


	Yes	No	Total
Policy E4	97.96% 48	2.04% 1	49

#	Comments:	Date
1	Sorry I cannot access these maps while filling this form out to view!	1/6/2016 7:17 PM
2	need to revisit possibility of developing green belt land between bypass and chester road. has been done in norley	1/6/2016 3:40 PM
3	I see that the corner of Willington Lane and Chapel Lane is marked on the map but didn't spot a photo (I may have missed it)	1/4/2016 8:52 PM

**Q27 The Footpaths and Sites of Open Space Value Policy is:**  
**Please refer to Map 5 in section 7.2 & Appendix 8 of the NDP.E5**  
**Planning applications affecting any site of Open Space Value or Footpaths must apply the mitigation hierarchy and can only be permitted if the community gains equivalent or improved benefit.**  
**Do you support the Footpaths and Sites of Open Space Value policy?**

Answered: 48 Skipped: 56



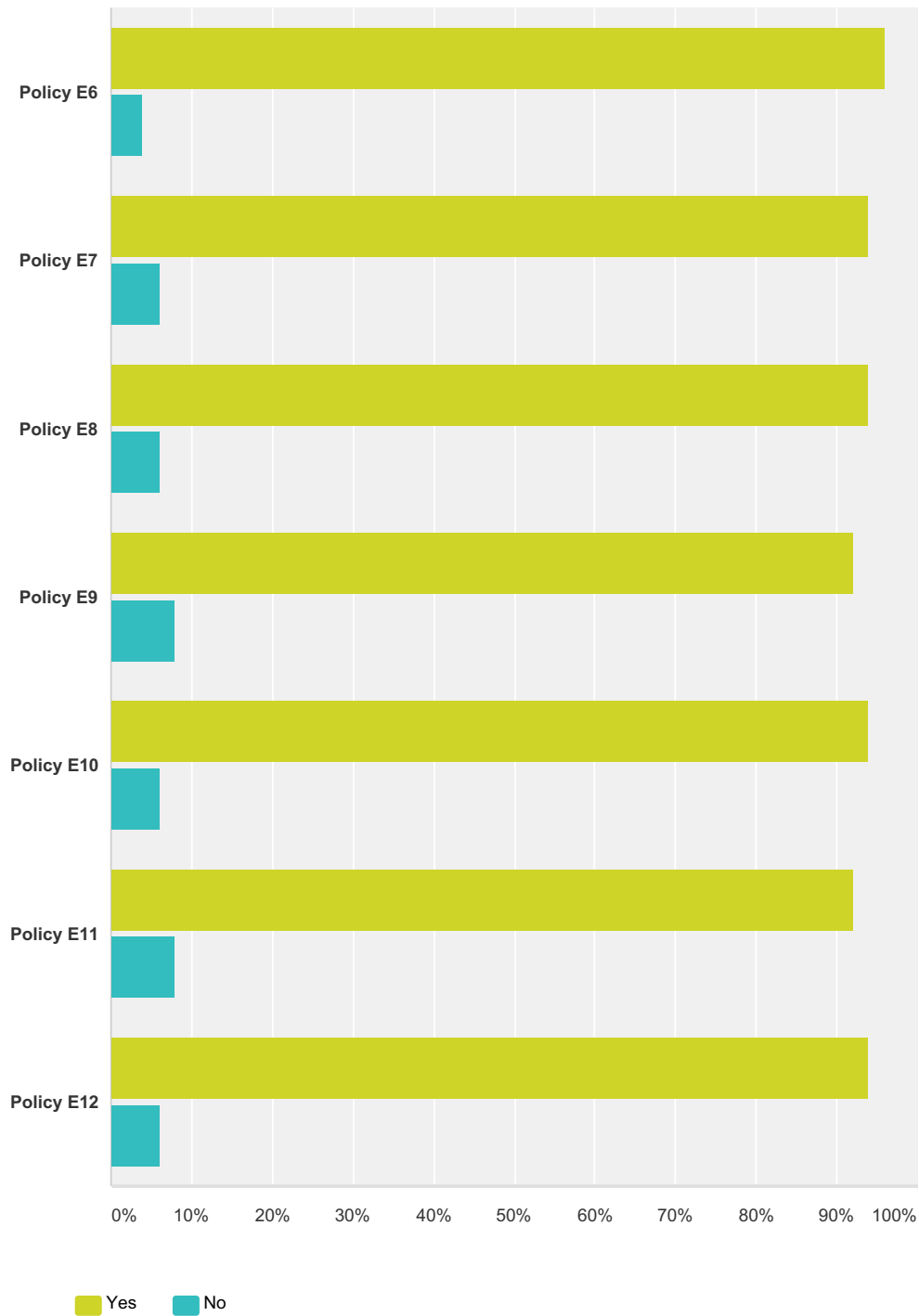
	Yes	No	Total
Policy E5	93.75% 45	6.25% 3	48

#	Comments:	Date
1	could not find map so no comment	1/7/2016 7:14 PM
2	Ditto	1/6/2016 7:17 PM
3	I wish that all the footpaths are maintained	1/4/2016 8:52 PM
4	I have seen some applications where the 'community gains' cited (particularly from professional agents) are so contrived as to be laughable!	12/8/2015 3:52 PM
5	No, don't develop these sites at all... too soft!	12/7/2015 8:59 AM

**Q28 The Biodiversity Policies are:**  
**E6 Development should not adversely affect Local Wildlife Sites, or UK priority habitats or protected/priority species within and outside the conservation sites. E7 This Plan designates the Kelsall Indicative Wildlife Corridors North and South. Development should not adversely affect the Wildlife Corridors. E8 Development proposals must be designed to retain existing areas of wildlife value wherever possible such as trees, hedgerows or other semi-natural habitat. E9 Ecological surveys should be submitted in support of development planning applications. E10 The mitigation hierarchy – avoid, mitigate, compensate and enhance – should be followed at all times. E11 Development should include onsite habitat creation or enhancement using locally native species, including trees and hedges. E12 Management plans should be provided and the work funded for all habitat creation/enhancement schemes. Do you support the Biodiversity policies?**

Answered: 50 Skipped: 54

Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)



	Yes	No	Total
Policy E6	96.00% 48	4.00% 2	50
Policy E7	94.00% 47	6.00% 3	50
Policy E8	94.00% 47	6.00% 3	50
Policy E9	92.00% 46	8.00% 4	50



**Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012  
(Regulation 14)**

Policy E10	<b>94.00%</b> 47	<b>6.00%</b> 3	50
Policy E11	<b>92.00%</b> 46	<b>8.00%</b> 4	50
Policy E12	<b>94.00%</b> 47	<b>6.00%</b> 3	50

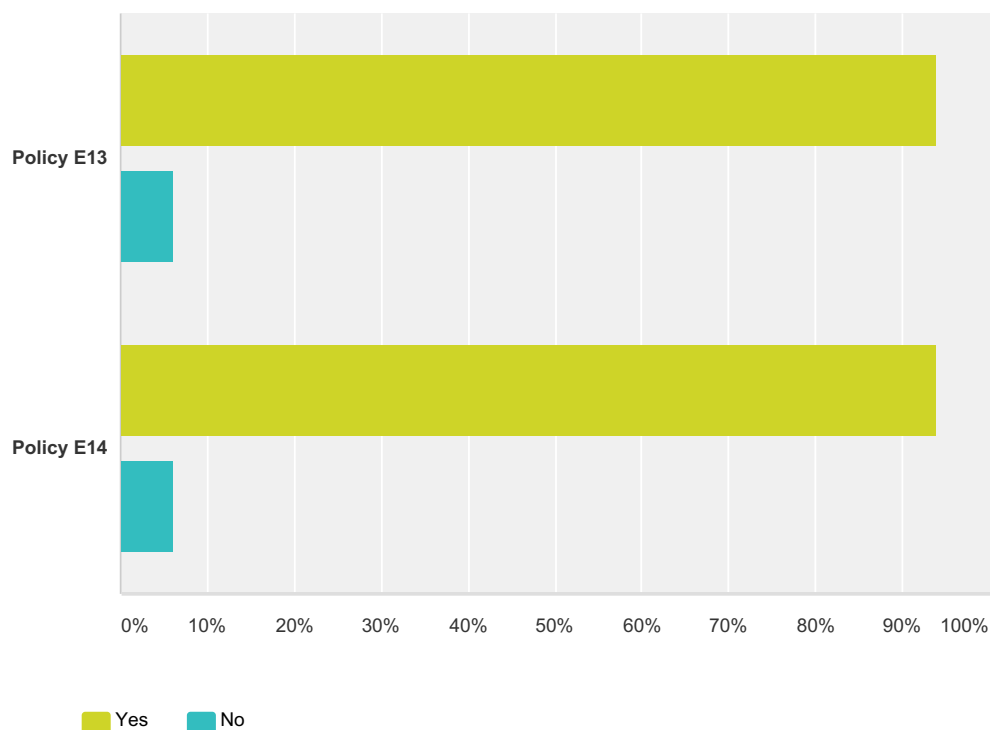
#	Comments:	Date
1	This is too beurocratic. An inspection should suffice to judge any environmental effects of a development.	1/6/2016 7:17 PM
2	there has been an uphill battle to protect the wildlife and the protected badgers in the field currently proposed for development.their territory and foraging has already been severely restricted	1/6/2016 3:40 PM
3	ref E11 - include where relevant sites for bird boxes etc - some developers already do this and work with wildlife charities	1/4/2016 8:52 PM
4	Too often developers replace mature hedges and trees with close-board fencing and small trees which will never grow to mature stature. This does nothing to support wildlife and restricts the capacity of a site to support the widest variety of wildlife.	12/30/2015 12:10 PM
5	E9: Costs need to be sustainable for any developments that these are associated with. They will be paid for in the pricing of the new builds which again will most adversely affect young families & low-income buyers. E11: Rigid adherence to native and / or local species will lead to 'dull' habitats, both in terms of the supported species (flora and fauna) and visual impacts.	12/30/2015 11:21 AM
6	E8. remove 'wherever possible'. A good ecologist will get round this. E12. 'And should be overseen by an independent consultant'	12/7/2015 8:59 AM

**Q29 The Trees Policies are:E13**

**Development proposals must be designed to retain mature or important trees, groups of trees or woodland. Where removal of a tree of recognised importance is proposed, a replacement of similar amenity value should be provided on site.E14 All developments are expected to plant potentially large native species of trees in public open spaces where due consideration has been given to: an adequately designed tree pit appropriate potential rooting space a suitable location where it can grow to maturity without intervention Where there is no public open space, the developer shall provide financial contributions and work with the Parish Council and other land owners to identify suitable sites for such trees.Proposals for 10 or more dwellings shall provide for the planting of at least 1 potentially large native species of tree for every 8 dwellings.Do you support the Trees policies?**

Answered: 50 Skipped: 54

# Kelsall Neighbourhood Plan (Pre-Submission Version) The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

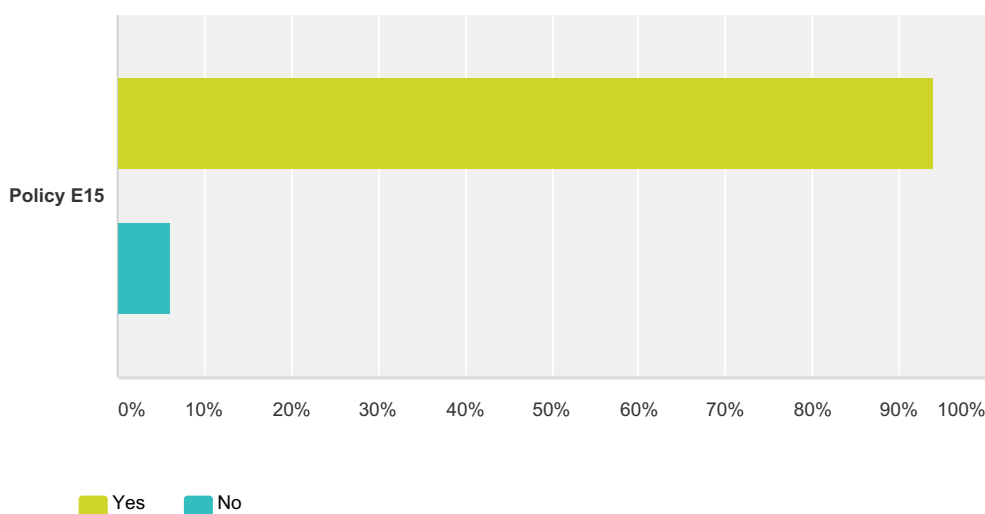


	Yes	No	Total
Policy E13	93.88% 46	6.12% 3	49
Policy E14	94.00% 47	6.00% 3	50

#	Comments:	Date
1	I like trees but if you are going to build you do not want trees in the wrong place.	1/6/2016 7:17 PM
2	E13 mature oak tree in field subject to current planning application should be retained despite no tpo	1/6/2016 3:40 PM
3	Those policies are great in principle - however it's impossible to replace a large mature tree with something of 'similar amenity value'. Also, why 2 different figures - 10 houses, 1 tree for every 8 houses?	1/6/2016 2:29 PM
4	ref E13 - I agree with the first sentence but not the second. If a tree is recognised to be important, it should be retained and the developer can work his plans around it.	1/4/2016 8:52 PM
5	E14 I would separate the 1 tree for every 8 dwellings to a separate policy. No surprise there ;-> E14 perhaps add 'on site' to public open spaces in first line to prevent developers from filling our Kelsall Green with mammoth trees or fill Primrose wood with them do they care where they put it as long as it's not in the way of putting as many houses in as they commercially can which is to be prevented.	12/10/2015 11:28 PM

**Q30 The Gardens Policy is:E15 Proposals for new dwelling(s) within a private residential garden shall only be permitted if the reduction of garden space within the site and the impact in terms of amenity, density, scale and massing of development is not detrimental to adjoining sites and the landscape character of the surrounding neighbourhood.Do you support the Gardens policy?**

Answered: 50 Skipped: 54

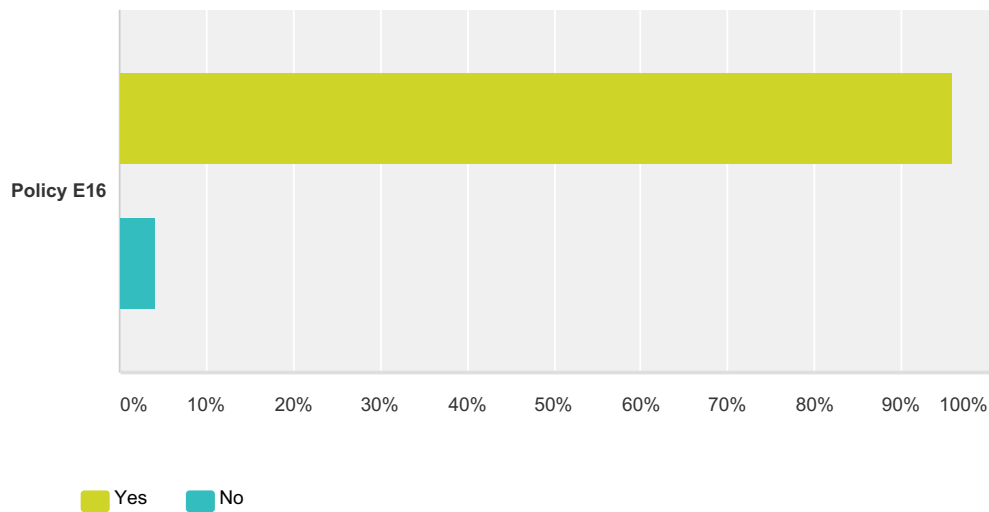


	Yes	No	Total
Policy E15	94.00% 47	6.00% 3	50

#	Comments:	Date
1	this policy is too vague and open to interpretation	1/6/2016 8:42 PM
2	I would rather have no more infill of gardens, there is enough of this happening currently already and any development however small does affect the surrounding properties. However if a 'no' means that there would be no control over what development happens, then I would rather vote a 'yes' here.	1/4/2016 8:52 PM
3	Such a blanket restriction will keep house prices in the area needlessly high whereas in-fill housing can be cost-effective, particularly for smaller housing required by the elderly. Make the restriction less all-encompassing.	12/30/2015 11:21 AM
4	Should also apply to 'infill'	12/8/2015 3:52 PM

**Q31 The Heritage Assets Policy is:E16  
Planning applications that would result in  
harm to heritage assets and their settings  
will be considered inappropriate unless  
overriding mitigating circumstances dictate  
otherwise. In addition to designated  
heritage assets there are many local non-  
designated heritage assets that are  
considered important to the historic  
environment of the area. These are listed in  
Appendix 9.Do you support the Heritage  
Assets policy?**

Answered: 49 Skipped: 55

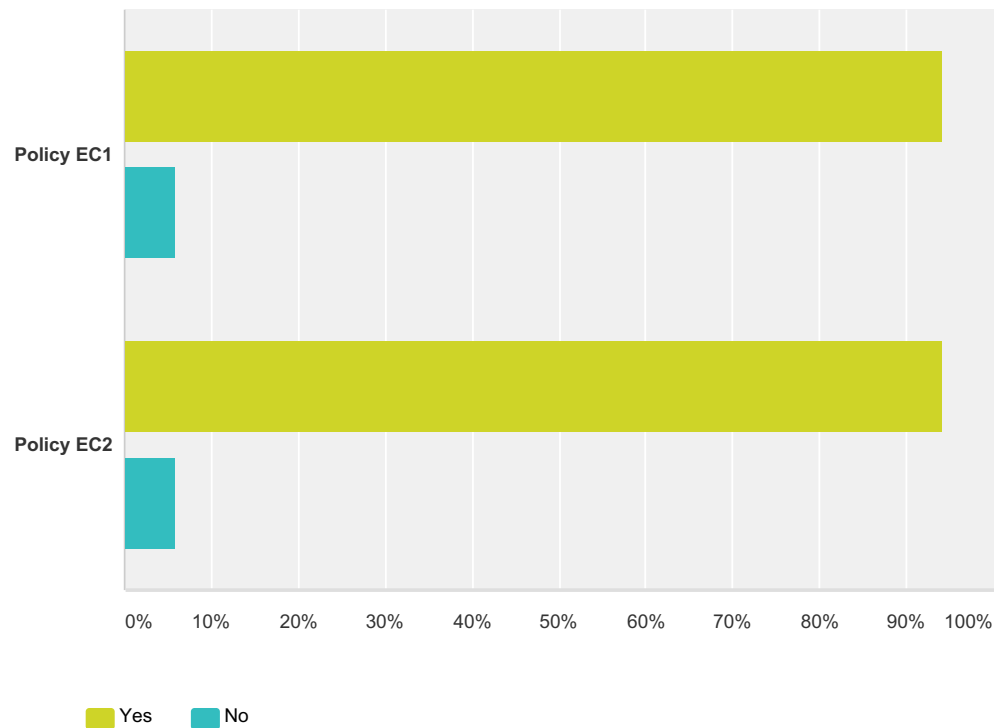


	Yes	No	Total
Policy E16	95.92% 47	4.08% 2	49

#	Comments:	Date
1	this includes sandstone walls	1/6/2016 3:40 PM
2	Is there any plan to get some of the remaining sandstone walls designated as heritage assets? They seem to be taken out systematically by new building work - as inconvenient , too costly to replace, or other undisclosed good reason under the 'where possible' exceptions hat all planning policies seem to contain.	1/6/2016 2:29 PM
3	I would agree with "Planning applications that would result in harm to heritage assets and their settings will be considered inappropriate" - but not the second part of the phrase and feel that this should be made stronger otherwise inappropriate development still may happen.	1/4/2016 8:52 PM
4	remove the get out clause, A good planning consultant will tie us in knots.	12/7/2015 8:59 AM

**Q32 The Retail and Business Policies**  
**are:EC1 Planning applications for**  
**development that combines living and small**  
**scale employment space will be supported**  
**provided there is no detrimental impact on**  
**nearby residential areas.EC2 Proposals**  
**for new small scale retail and business**  
**premises, or expansion of existing**  
**premises, will be supported provided there**  
**is no detrimental impact on the transport**  
**network and parking conditions, amenity of**  
**neighbours, or on the environment.Do you**  
**support the Retail and Business policies?**

Answered: 51 Skipped: 53

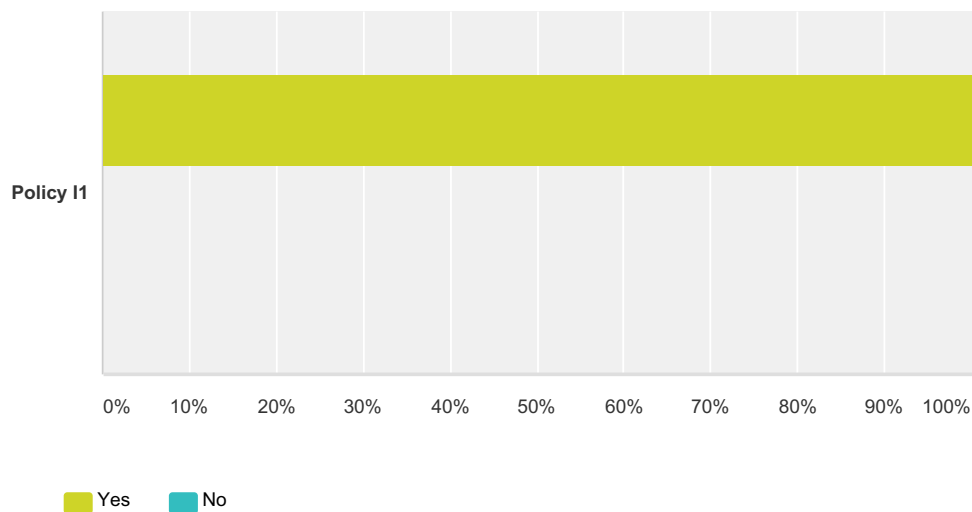


	Yes	No	Total
Policy EC1	94.12% 48	5.88% 3	51
Policy EC2	94.12% 48	5.88% 3	51

#	Comments:	Date
1	As with the self-build policy, this is a good idea but unclear where there would be space for this to take place.	1/6/2016 2:29 PM
2	It is important to the sustainability of the community that small local businesses can flourish and provide local employment.	12/30/2015 12:11 PM

**Q33 The Safe Access to Development  
Locations Policy is: I1 Planning  
applications for two or more dwellings shall  
be required to provide safe access from the  
proposed site to Chester road and where  
applicable to village facilities, having  
regards to the following criteria: Adequate  
road width to allow safe passing of vehicles  
along the whole length, Provision of  
adequate pavement along the whole length,  
Pedestrian crossing where need identified  
by NDP (see Appendix 10) Do you support  
the Safe Access to Development  
Locations policy?**

Answered: 50 Skipped: 54



	Yes	No	Total
Policy I1	100.00% 50	0.00% 0	50

#	Comments:	Date
1	None of the suggested places for pedestrian crossings are ideal as they are on bends or next to junctions which makes their approach difficult for drivers and pedestrians to judge safe crossing timings. Consideration must be given to the use of adjacent traffic-calming measures or to moving the crossings to better positions. e.g. with clearer visibility for all parties.	12/30/2015 11:24 AM
2	Support the policy with the proviso that safe pedestrian crossings, traffic calming measures and suchlike should be in keeping with the rural nature of the village - there is a danger that they could create a much more urban feel	12/27/2015 11:21 AM
3	This policy only catches the Chester Road part of it's intention ('It is therefore a priority of the plan to encourage development with direct access to Chester Road. Sites on other roads must take steps to alleviate shortcomings of the road they are located on.') and misses the 'other roads' ?	12/10/2015 11:35 PM
4	Does adequate road width deal with the issue of on road parking?	12/8/2015 4:01 PM

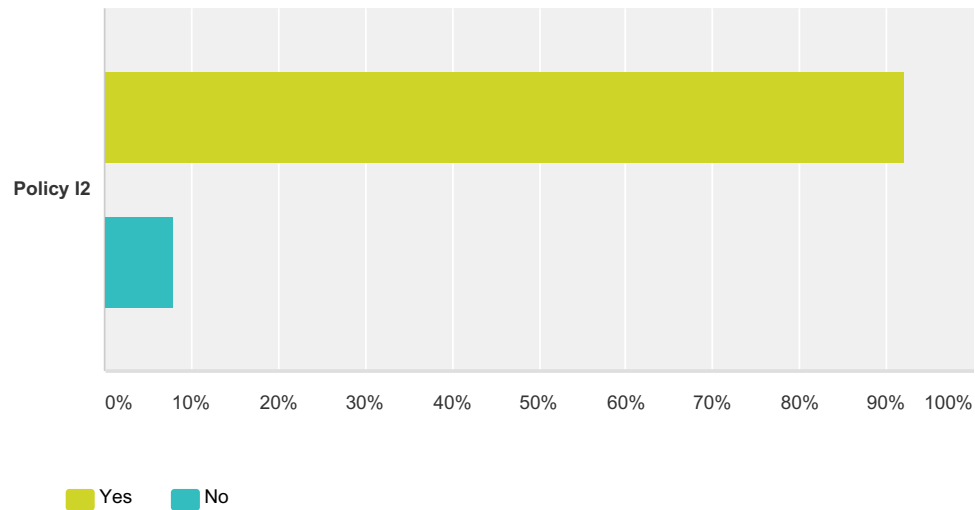
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(Regulation 14)

5	Examples would help define "adequate road width" For example I can see all kinds of problems defining this for parts of Quarry Lane. The fact that vehicles already use traverse the space would suggest it is "adequate" but length, parked vehicles, width and existing traffic flows have a bearing on "adequate"	12/6/2015 9:24 PM
6	Community safety is becoming compromised and must be addressed.	11/30/2015 6:24 PM



**Q34 The Connectivity Policy is: I2 The design of new developments must keep possible access points to neighbouring undeveloped sites, to allow for suitable connectivity at later dates. Do you support the Connectivity policy?**

Answered: 50 Skipped: 54

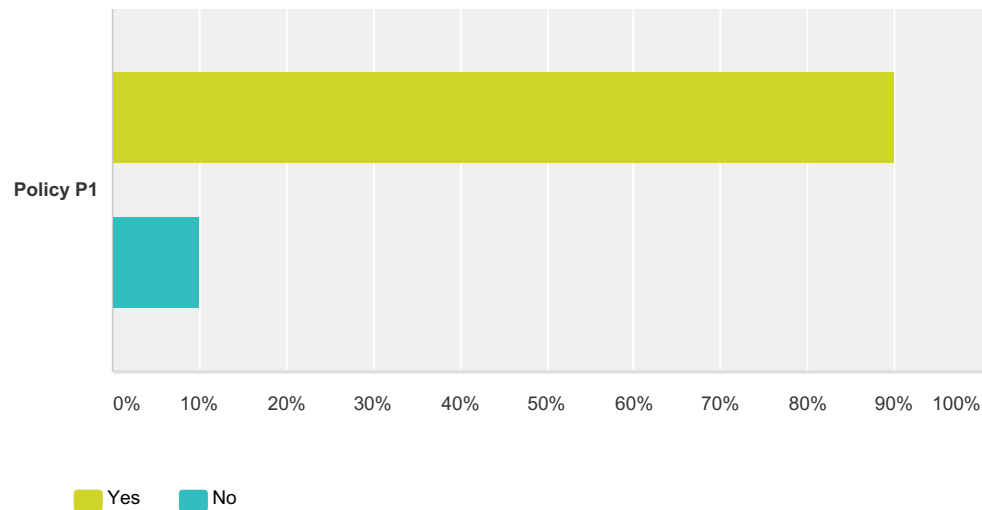


	Yes	No	Total
Policy I2	92.00% 46	8.00% 4	50

#	Comments:	Date
1	Not all land must be available for development.	1/7/2016 9:19 PM
2	That would need estates to build wider roads than the one in thistle Close!	1/6/2016 2:32 PM

**Q35 The Viability of New Developments**  
**Policy is:P1 Where proposals for new developments do not meet the policies of this Plan, then applicants will be expected to justify any alternative proposals through the submission of a full open book viability appraisal of proposed schemes.Do you support the Viability of New Developments policy?**

Answered: 50 Skipped: 54

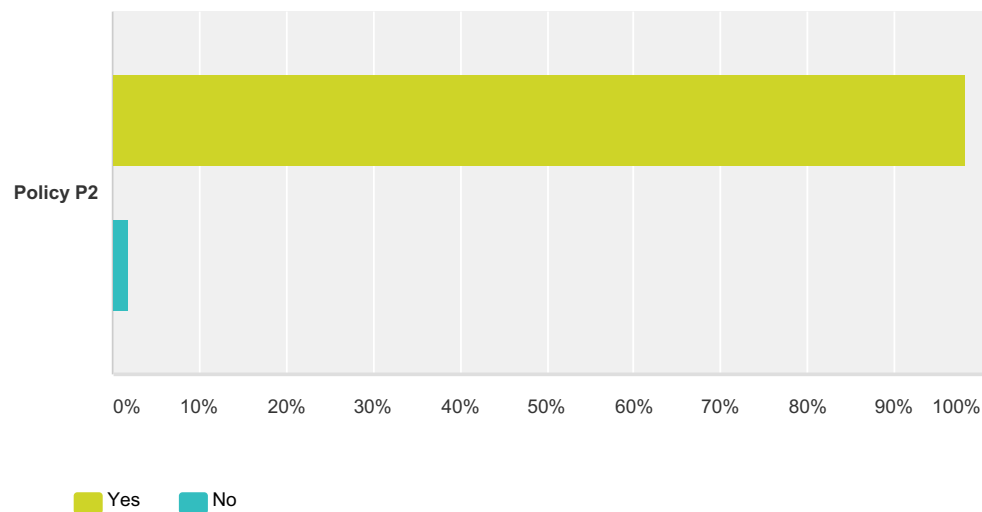


	Yes	No	Total
Policy P1	90.00% 45	10.00% 5	50

#	Comments:	Date
1	don't meet the policies cant build - too flexible	1/6/2016 8:45 PM
2	Not quite sure what this entails. Economic, social?. Either way it sounds expensive.	1/6/2016 7:24 PM
3	Don't let developers play the "viability" card without producing the evidence.	12/30/2015 12:14 PM
4	Don't understand P1.	12/8/2015 4:01 PM
5	Where proposals don't meet policy they should be refused	12/7/2015 9:00 AM

**Q36 The Cumulative Development Policy is:P2 It will not be considered acceptable for a developer to avoid planning obligations by submitting separate applications for smaller sections of a scheme. Where subsequent applications prove to be part of one contiguous or neighbouring site, or built by the same developer, or in the same ownership, the total number of dwellings or area of the site will be taken into account for setting of planning obligations and other policies listed by this plan.Do you support the Cumulative Development policy?**

Answered: 51 Skipped: 53

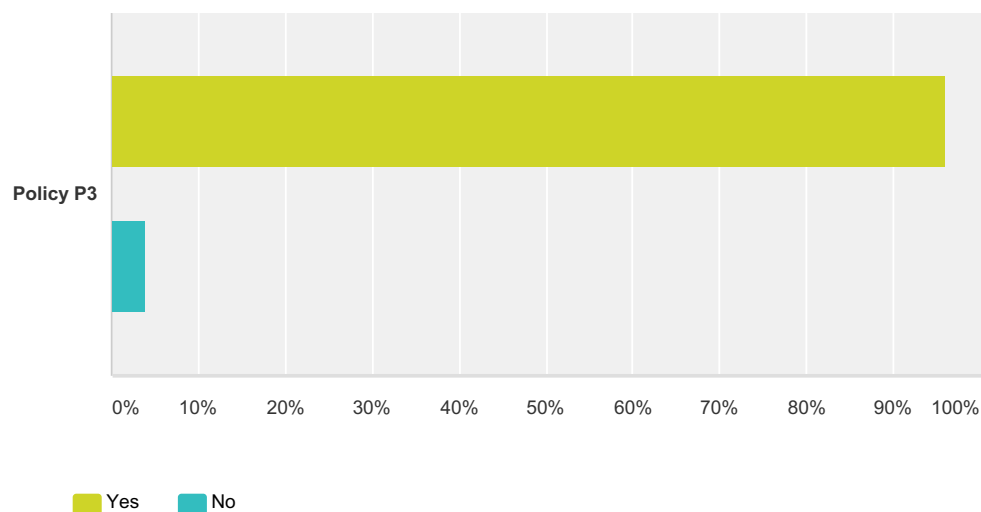


	Yes	No	Total
Policy P2	98.04% 50	1.96% 1	51

#	Comments:	Date
1	Will require careful wording to avoid challenges in court.	12/30/2015 11:25 AM

**Q37 The Mitigation by Design Policy is:P3  
Applicants will be required to demonstrate  
how they have adapted designs to cope  
with any challenges posed by a site, first  
avoiding and then reducing impacts of  
development, only then mitigating those,  
rather than using higher infrastructure  
investment.Do you support the Mitigation  
by Design policy?**

Answered: 51 Skipped: 53



	Yes	No	Total
Policy P3	96.08% 49	3.92% 2	51

#	Comments:	Date
1	badly worded and open to abuse	1/6/2016 8:45 PM
2	'Higher infrastructure investment'?	1/6/2016 7:24 PM
3	Needs a better explanation as to what this means in reality.	12/30/2015 11:25 AM
4	From my experience, planning applications avoid showing explicitly the interaction of the new development with the existing properties. I have never seen an application which provides a plan showing the new properties in relation to the existing properties. eg building in garden of 6 Old Coach Road, redevelopment of Lavender Cottage on Brooms Lane. The applications also generally avoid any meaningful streetscapes.	12/18/2015 6:50 PM
5	Can we try and ensure that CWAC big wigs think about what effect any planning developments would have seriously on Kelsall because we are certainly Not a Village any more	12/5/2015 1:08 PM