

Kelsall and Willington

**Neighbourhood
Development Plan**

Consultation Statement

May 2016

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1 Introduction

This document summarises the consultation process undertaken during the development of the Kelsall and Willington Neighbourhood Development Plan, as set out in the Neighbourhood Planning (General) Regulations 2012.

Kelsall Parish Council and the Neighbourhood Development Plan Steering Group started work on the Neighbourhood Development Plan (NDP) in the autumn of 2012. This document describes the process of engagement and consultation with the local community and others stakeholders.

Throughout the Neighbourhood Development Plan document reference is made in footnotes to "see consultation statement" particularly in relation to comments from residents. Appendices 1 to 7 contain the questionnaires and some presentation materials from village meetings, while Appendix 8 provides details of individual comments from residents, (including those referenced in the Plan document), and made prior to the Regulation 14 consultation. Appendix 9 contains the Regulation 14 consultation data.

1.1 Context

At the start of the process the Local Authority, Cheshire West and Chester did not have an up to date adopted Local Plan for its area, nor did it have a 5 year housing supply. As a result of this, many areas of the Borough, including Kelsall, were attracting the attention of national housebuilding companies who were making the most of the window of opportunity provided by the local situation and the "presumption in favour of sustainable development" contained in the newly published National Planning Policy Framework.

In addition to this, the Local Authority was undertaking a governance review of many of the Parishes in its area. This review resulted in a change to the parish boundary of Kelsall Parish and the establishment of a new parish of Willington. This new Willington Parish replaced part of the previous Parish of Delamere.

Abbreviations:

- | | |
|----------|--|
| • NDP | Neighbourhood Development Plan |
| • LA | Local Authority |
| • CWAC | Cheshire West and Chester Council |
| • KADRAS | Kelsall and District Rural Amenities Society |
| • SHLAA | Strategic Housing Land Availability Assessment |
| • SHMA | Strategic Housing Market Assessment |
| • NPPF | National Planning Policy Framework |
| • CCA | Cheshire Community Action |

1.2 NDP Area

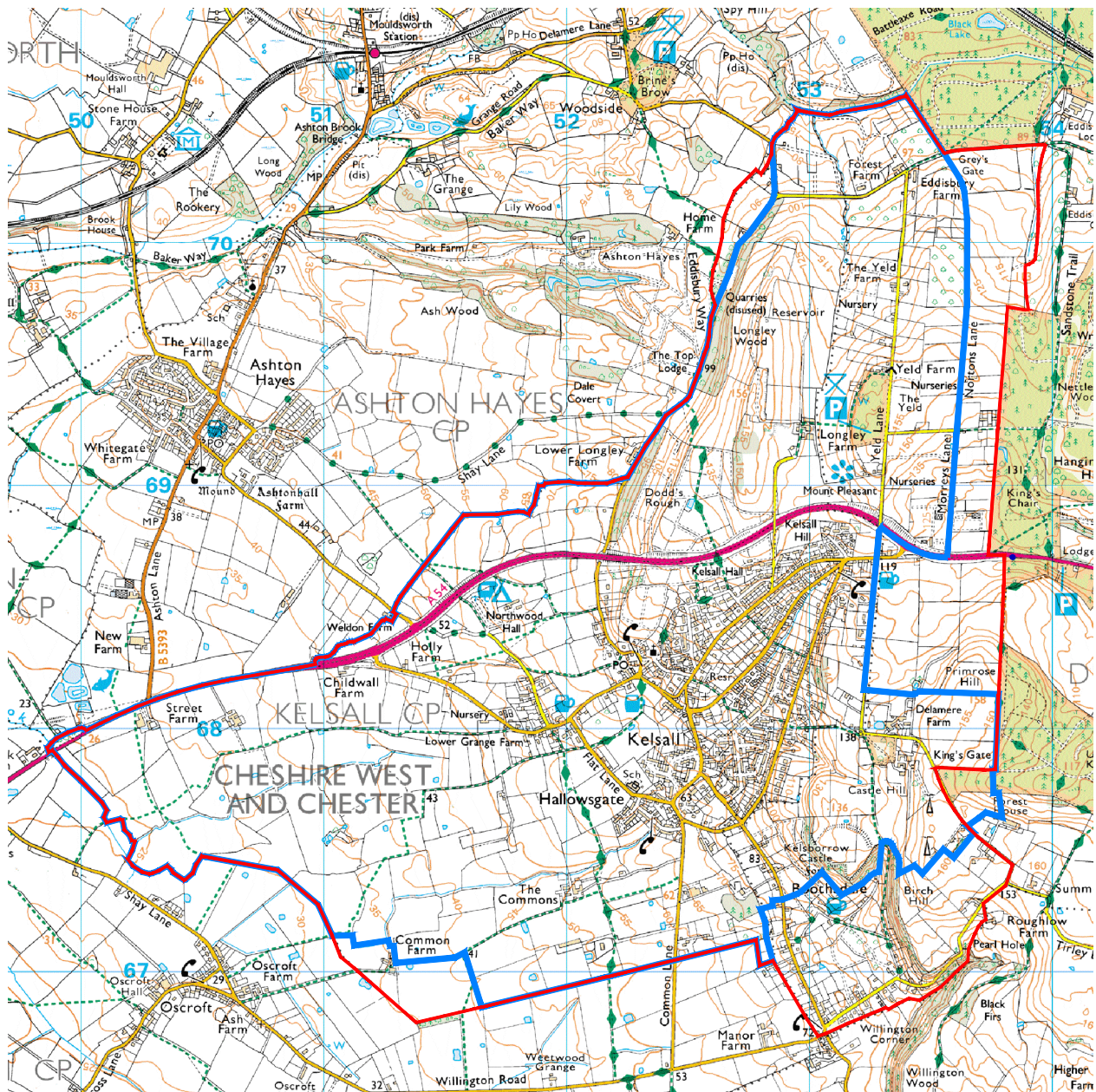
The Parish of Kelsall lies approximately 10km to the east of the city of Chester and is situated on the Mid Cheshire Sandstone Ridge. It now comprises the whole of the village of Kelsall and surrounding land. The hamlet of Willington (now with its own parish area) lies to the south-east of the Kelsall Parish boundary.

During 2013 it became apparent, through feedback from the local community, (particularly residents living on the outskirts of Kelsall village) that the NDP area should extend beyond Kelsall Parish, to a larger area where residents depend on services in Kelsall to a large extent. This would ensure that NDP policies offer protection against inappropriate development in the outlying areas, and ensure that the settlements of Kelsall and Willington remained as separate entities.

The suggested area would encompass Willington to the south-east, and the areas of the Yeld and Waste Lane which were all within the Parish of Delamere. Following discussions with Delamere Parish Councillors in October 2013 and a presentation made at their Parish Council meeting in November, agreement was reached on this extended area, and a resident of Willington joined the NDP Steering Group.

An Area Application was made to Cheshire West and Chester and approved on the 26th November 2013, following the statutory consultation period.

Some of the extended area is now in the new Parish of Willington.



Map 1 – NDP Area

Key:

Red Boundary: Neighbourhood Development Plan
 Blue Boundary: New Kelsall Parish boundary.

2 The Consultation Process

2.1 NDP Stage 1 – First Steps

Following the enactment of the Localism Act 2011, which introduced Neighbourhood Planning, and the publication of the National Planning Policy Framework in March 2012, Kelsall Parish Council discussed whether a Neighbourhood Development Plan could be produced as a means of helping to guide and control the future development of the village. To determine whether there was local community support for such a plan a questionnaire was distributed in May 2012, to all households & businesses to survey residents views on what they liked and disliked about Kelsall and what development, if any, they thought was needed in the village.

The responses to the questionnaire were collated and analysed to identify the views and issues of concern to local residents.

At this time two large planning applications for a total of 111 new houses had already been submitted. One of these applications, for 90 houses, was for a site in the centre of Kelsall which the community had aspirations to keep as green space. A further application for 33 new houses was submitted in August 2012.

2.2 NDP Stage 2 – Community mandate

First Village meeting

An open village meeting was held on 7th July 2012.

Posters advertising this meeting were displayed around the village in various shops, at the Community Centre, Churches and the school and on village noticeboards. The event was also publicised in the bi-monthly KADRAS (Kelsall and District Rural Amenities Society) magazine. The results of the questionnaire were presented at the meeting.

The main findings of the questionnaire were as follows ⁽¹⁾:

1. Many residents would prefer to limit development.
2. There was too much traffic and not enough parking.
3. Infrastructure cannot cope with the current population, let alone growth. The school and surgery are full and there are frequent drainage problems. Improved facilities should come before more housing.
4. There is a need for smaller houses, suitable for young families and older residents to downsize to. There are enough large executive houses.
5. Residents appreciated and liked the views, central green spaces and countryside setting. They wanted Kelsall to remain a village with local shops and facilities but appreciated the proximity to Chester.
6. Residents were keen to preserve the rural character of the area and to avoid bland development, large estates or sprawl into neighbouring villages.

¹ For full results of the Village Questionnaire, see Appendix 1. Residents' comments in all consultation events –prior to Regulation 14 – are summarized by topic in Appendix 8.

At the meeting presentations were also made on the current planning regime and the Localism Act and on Cheshire West and Chester's progress towards their new Local Plan to provide context.

In August 2012 Cheshire West and Chester published the Preferred Policy Directions for their Local Plan. This proposed levels of housing for a number of the larger rural villages, which were identified by Cheshire West and Chester as Key Service Centre. The number of new houses proposed for Kelsall for the Local Plan period of 2010 – 2030 was 300. (This figure was subsequently reduced to 200 in the Local Plan Publication Draft in September 2013)

The residents attending the meeting voted that the best way forward for the village was to prepare a NDP under the aegis of the Parish Council.

A Neighbourhood Plan Group was drawn up from members of the Parish Council and volunteers from the community.

A first meeting was held in September 2012 between the group and officers of Cheshire West and Chester Spatial Planning and Neighbourhood Development Planning teams, who explained what assistance they could provide and gave a short presentation on neighbourhood planning and the expected timescale of the Cheshire West and Chester Local Plan. Regular meetings with Cheshire West and Chester officers were held throughout the process of developing the NDP and their assistance and support was greatly appreciated.

A NDP Steering Group was formed following this meeting.

Business Questionnaire

A separate Business Questionnaire was produced and made available to all local businesses in September 2012 (See Appendix 2). In addition, a selection of the larger businesses was interviewed to collect information on potential economic and other development. Meetings were also held with the Primary School Governors and with the management team from the Medical Centre.

Most businesses felt that new housing would be beneficial, as it would result in more potential customers. The exception to this was the Medical Centre where management was concerned at the lack of capacity of their current premises to accommodate the anticipated number of new patients. Lack of car parking space was a major concern to most and slow broadband speed and poor phone signal strength were also issues.

Keeping the community informed

In order to keep the community informed a website was established, linked to the Kelsall Village website. The NDP website contained:

- background information on the reason for producing the NDP
- The village questionnaire, results and presentations made at the village meeting.
- The Business questionnaire.
- A NDP e-mail address for people to contact the Steering Group and to provide feedback.
- Minutes of Steering Group meetings.

Physical "mailboxes" were also provided at locations within the village.

A new agenda item was added to the Parish Council meetings to provide an update of activity and. Parish Council minutes are published on the Village website and subsequently on a new Parish Council website.

Articles from the NDP Steering Group, with updates on progress and requests for feedback through the NDP e-mail or mailboxes, were also published in bi-monthly editions of the KADRAS magazine. Newsletters were periodically distributed to all properties within the NDP area.

2.3 NDP Stage 3 – Drafting options & development directions

Introduction

Using the information provided in the questionnaires and at the village meeting, and also results of the 2007 Kelsall Parish and Landscape Design Statement ⁽²⁾, the Steering Group produced an initial Vision, and Goals and Objectives statement.

Of the main findings of the questionnaire,

- the volume of new housing was outside the scope of neighbourhood planning as this was set by the Local Authority.
- Highways issues are largely outside the scope of a NDP but an objective was included to keep development compact in order to reduce the need to drive. This objective also raised the need to have facilities located as centrally as possible.
- The other main findings lead to objectives for policies on housing, environment, design and character as well as the social, economic and infrastructure policies.

Over the following year, the NDP Steering Group and Parish Council oversaw the gathering of an evidence base in those policy areas, and the assessment of possible development sites, including those listed in the Cheshire West and Chester SHLAA (Strategic Housing Land Availability Assessment 2013). See Appendix 3 for SHLAA map, and example Site Assessment form.

The NDP group considered issues and options, and drew up draft NDP policy options and directions.

Options for development came from assessing:

- development needs
- constraints
- the dynamic environment at the time, arising from the developing requirements of the Cheshire West and Chester Local Plan process, and, ongoing market development

Against;

- residents' priorities
- sustainability criteria
- sites still available for development

² For relevant sections of the Kelsall Parish Landcape and Design Statement (2007), please refer to Appendix 1 of the main NDP document.

A. Starting criteria

1. Development Needs

Needs	Factors and evidence
Smaller and more affordable housing for starter homes, younger families, and for downsizing	<ul style="list-style-type: none"> Evidenced by price data, demographic data, questionnaire and comments, responses to consultation; Need addressed in part by current building and Cheshire West and Chester policies on affordable housing
Housing suitable for older residents and less mobile residents, also disabled This could be sheltered and retirement housing eg meeting Lifetime Homes standards.	<ul style="list-style-type: none"> Consultation, 2 questionnaires, Housing Need survey, Cheshire West and Chester documents, national and Cheshire West and Chester policy. Lack of market provision Need for allocation strengthened by lack of firm policy in Cheshire West and Chester Local Plan. Demographics: high proportion of elderly residents, predicted to increase significantly.
Expanded facilities to keep up with current and planned housing growth	<ul style="list-style-type: none"> Sustainability criteria School and surgery at capacity before any of the Plan period predicted development is built.
In particular, need for school expansion	<ul style="list-style-type: none"> Primary school preference is to meet current and forecast demand by expanding to a 2-form entry.
Green spaces and recreation areas to keep up with population growth and preserve local character	<ul style="list-style-type: none"> NPPF, quality of life and sustainability criteria Local character, rural area. Strong community wishes to preserve the open area in the centre of the village around Kelsall Green.

2. Constraints on development

The suitability of land around Kelsall for sustainable development is limited by the following:

Constraints	Details
Suitability of existing road network , taking into account traffic and parking issues	<ul style="list-style-type: none"> Significant traffic and parking issues identified in consultation and planning applications (eg Flat Lane) High car usage in rural area; Sustainability and quality of life;
Green Belt	<ul style="list-style-type: none"> Some sites consistent with NDP objectives are in Green Belt; and consultation has shown that they are acceptable to the community.
Topography	<ul style="list-style-type: none"> Land to the North East of the village is cut-off from the rest of the built-up area by a steep escarpment, across which there is no roadway. As a result it offers very poor connectivity to the rest of the village.

3. Planning environment

Factors	Detail and evidence
Cheshire West and Chester new Local Plan driving housing numbers	<ul style="list-style-type: none"> Named Kelsall as a Key Service Centre in the rural area Specifies that Kelsall and surrounding area suitable for

	at least 200 dwellings in the Plan period.
High property prices, therefore high interest from developers	Market housing development has been swift during the NDP project, and has already delivered over 90% of the 200 dwellings mandated by Cheshire West and Chester.
Lack of funding for highways improvements	Since there is little scope to improve highways in their own right, it is important to manage impact of development on the road network by influencing the location of key and sizeable developments.

4. Residents' priorities, sustainability criteria, and sites available for development.

Out of the residents' expressed priorities, the following were particularly relevant to the process of selecting suitable sites for development:

1. Reducing traffic problems
2. Preserving the open aspect of the village central area
3. Ensuring that facilities and services can develop together with housing, to avoid further issues of access to school and surgery
4. Delivery of suitable housing for older residents
5. Preserve rural character and views
6. Prevent sprawl into neighbouring settlements

The need to use location of development as a tool to reduce traffic problems lead to another objective for the NDP:

7. **Keep development compact**, concentrating it in Kelsall, as close to the centre (ie shops and facilities) as possible, and therefore discourage development in outlying areas such as Willington. This led to the inclusion of Willington in the NDP Area in Nov 2013, as a means of helping to achieve the above objectives.

These objectives were used to assess the development options, in addition to sustainability criteria applicable to all planning.

B. From green fields to development options

The process of identifying and evaluating options took place in two major steps:

1. **2013/ 14 – Formulating initial options, by assessing sites against NDP draft objectives and on-going development**
2. **Refining and progressing preferred options for central development.**

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 their central position, 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.

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:

1. Whether to allocate sites, or rely only on policies?
2. 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.

The conclusion of the NDP group's assessment 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. A summary of the options assessment is provided in Appendix 4.

C. Consultation on options and directions – July 2013 Village Meeting

A second village meeting was planned to present draft NDP options and directions and initial draft policies and obtain residents' feedback on proposed development directions and other issues.

It was advertised by a newsletter delivered to every household in Spring 2013. The newsletter also asked for feedback on a number of specific questions related to additional facilities, flooding, road traffic incidents, and downsizing and sheltered housing.

Main development location

The main question put to residents at this meeting concerned the best locations for further development of housing and amenities. Locations included:

- All SHLAA sites, prioritized or not.
- Specific locations on the edges of the village, based on availability of land.
- Piecemeal locations resulting from, market-driven development if there was no NDP.
- Steering Group recommended Location at North-West side of the village on Chester Road.

The NDP Steering Group recommended this latter area on the basis of:

- Previous responses to the questionnaire in 2012.
- Its access to the main road through Kelsall and proximity to existing facilities, making it a more sustainable location for development.
- Very limited options for improving the road network in the village, leaving access onto Chester Road as a key factor for suitable development location.

- Earlier opinion in the Kelsall Parish Landscape and Design Statement indicating the community already felt this was a logical & sustainable place for development.

Green Belt question

The presentation highlighted the issue that this preferred area was designated as Green Belt, which would need to be changed before the plan could be delivered. The presentation then outlined the main purposes that Green Belt land should serve and suggested that this specific area did not deliver the stated benefits of Green Belt.

Draft Policies

At the meeting posters were displayed showing all options considered, together with evidence gathered by the NDP working group, and draft policies suggested for inclusion in the NDP, covering the following topics:

- Development Locations and Road Hierarchy
- Building Styles
- Housing Mix and Affordability
- Green Heart of Kelsall
- Infrastructure

Participants were also updated on progress of the Cheshire West and Chester Local Plan Policy Directions and reminded of the planning regime now in force.

Feedback

The key feedback from those who attended the meeting was:

1. The central area of the village should be retained for open spaces, recreation & community facilities, including school expansion.
2. The favoured direction for housing development was in the Green Belt area north-west of Chester Road with the second best location to the west along Chester Road further from the village centre. (A typical comment was that "none of the other directions is suitable for more development")
3. Concerns about the impact of development on traffic, school and village character.

Feedback on Development Directions

Feedback was requested on the posters and presentations at the meeting, by distributing feedback forms and by publication on the website of all meeting materials.

The NDP Steering Group recommended direction for development was endorsed by 91% of responses received following the July 2013 Village Meeting.

NDP Survey on Retirement Housing

At the same time as this second Village Meeting, an additional questionnaire on Retirement Housing was distributed (see Appendix 5).

Responses confirmed the need for retirement housing and downsizing accommodation, which had already been suggested in responses to the village questionnaire.

2.4 Consultation within extended area

Following approval of the NDP Area in November 2013, the NDP Steering Group decided to deliver an Information pack to every property, in Willington Corner, Waste Lane and the Yeld, which was now included in the designated area. Residents in these areas, although largely aware of the NDP project, had not been systematically included in the initial consultation process.

The information pack was distributed in February 2014 and contained an Introduction and progress report, along with information on the presentations made at the village meeting in July 2013, together with copies of the posters presented on each topic discussed. Contact details for the NDP Group were provided and comment and feedback requested on the ideas put forward (see Appendix 6).

Two residents of Willington had joined the NDP Steering Group at this time in order to assist with production of the plan and to represent the interests of Willington residents. When the Willington Parish Council was established, following the local governance review, the Chair of the new parish council also joined the NDP Steering Group.

2.5 The Green Belt Question

It was clear that residents placed a high value on the open aspect of the centre of Kelsall village, the area between Chester Road & the Lord Binning pub on one side and the primary school & Flat Lane on the other (commonly referred to as the "green heart" of Kelsall). This open area provided a distinctive character to the village, amenity to all residents, and their aspirations for the provision of additional community facilities. However, following an appeal hearing in September 2013, planning approval was granted for a development of up to 90 houses on this central site. This decision dramatically changed options available to the village, particularly as a substantial proportion of the required new housing growth had now been approved.

The NDP Steering Group and Parish Council took the view that the preferred location in Green Belt was still by far the most sustainable location for future development (as explained in 2.3.C above), and that despite the speed of new housing approvals, the risk of over-development could be managed with the use of Safeguarded Land.

At this time Cheshire West and Chester were undertaking a review of Green Belt but had not included the Green Belt adjacent to Kelsall. The Parish Council and NDP Steering Group therefore resolved to take part in the Examination hearings for the Cheshire West and Chester Local Plan (Part One) to request a review of the Green Belt at Kelsall. However, in view of the high number of planning permissions already granted, another village meeting was organised in June 2014 to confirm the community mandate for such an approach.

A newsletter was delivered to every property in the area in the first week of June. It explained this issue and invited residents to attend the meeting, or to comment on the proposal to take part in the examination hearings. The meeting was also advertised on the NDP website, Parish Council noticeboards and elsewhere around the village.

Village Meeting on 21st June 2014

This meeting was well attended and residents took part in a very lively debate. The outcome of the meeting demonstrated that:

- residents were very concerned about the possible loss of Green Belt and the resultant risk of excessive housing development in the village

- they were also very worried that no land would be left for suitable recreation amenities and crucially, facilities such as the school and surgery which were already at capacity.

A vote was taken on whether or not to pursue the option to ask for review of the Green Belt. The result of votes cast on the day and by e-mail was 63% in favour of requesting review of the Green Belt.

Meetings with the various landowners of the Green Belt area were held on 25th and 27th June to explain the proposal to request a review of the Green Belt in order to provide land for community facilities supported by a limited amount of housing. The landowners confirmed their support for this approach.

The NDP Steering Group then submitted a written case for amending the Green Belt boundary in Kelsall to the Local Plan (Part One) Examiner, and took part in the Examination hearings.

Conclusion

The Examining Inspector's final report on the examination of the Cheshire West and Chester Local Plan (Part One), published on the 15th December concluded "There are no exceptional circumstances that would justify the alteration of the boundary of the Green Belt in the Borough, other than at Wrexham Road, Chester. A wider review of the Green Belt in the Borough is not required at this point in time and it is not necessary to identify safeguarded land".

2.6 NDP Stage 4 - Revising options

Without the Green Belt option, it was necessary to reconsider the diminishing number of options for the location of the facilities and amenities which would be required to support the additional housing.

Although the Cheshire West and Chester Local Plan now required at least 200 new dwellings through to 2030, by October 2014 nearly 90% of this requirement had already received planning permission. (A further application for up to 50 houses on a site on the south-east edge of Kelsall had been refused on 30th September)

While 48 of the houses already approved were to be "affordable" there had been no provision of houses specifically designed for older residents either through the provision of bungalows, sheltered/assisted living properties or to Lifetime Homes standard.

Suitable sites are fewer

- There was no site now left, outside of Green Belt, which would be suitable for the NDP to recommend for a new larger school. Any sites large enough suffer from very poor road access or unsuitable topography. This requirement was therefore left out of the NDP site allocation, and the school management will progress this independently.
- The sites left in the central area are not large enough to accommodate necessary school expansion.
- Without the Green Belt area, the only remaining sites with a location suitable for a surgery and retirement housing are the last 2 fields in the central area, between Chester Road, Kelsall Green and Flat Lane.
- The owners of the two sites were known to be in discussion with a developer.

Re-considering need for allocation:

The NDP now had to consider the outstanding needs, the dwindling number of sites, and whether this justified recommending the use of sites where the community had previously stated a strong preference for open space.

1. The sites are suitable for development and had already been submitted to Cheshire West and Chester as suitable for 50 market houses. The landowners were unlikely to consider other uses such as retirement housing or a surgery unless compelled to do so by the NDP.
2. If the sites are developed for market housing, the total number of dwellings in the NDP area for the plan period will be at least 230, with further smaller applications for infill over the next 15 years.
3. In this situation, the need for retirement housing will either not be met, or would be located on a more remote, less suitable site, and the total new housing numbers would be even higher.

2.7 Consultation on Options Nov 2014

The NDP team and Parish Council took the view that an allocation was the best option to achieve NDP objectives in a sustainable manner. However, given previously expressed community views about the central green spaces in Kelsall, they felt that further community consultation was necessary. A survey was devised with the assistance of Cheshire Community Action and was distributed in November 2014. (The survey is provided in Appendix 7.1)

Residents were asked :

1. Whether or not a new surgery should be located on the smaller of the two sites.
2. To choose from the following options for the larger site;
 - A. Green Space only
 - B. Housing for the elderly
 - C. Combination of housing for the elderly and green space.

Option C was included to provide a compromise between the need for retirement housing and the community's wish for more green space in the village centre.

The survey also included questions on retaining the separation between Kelsall village and the hamlet of Willington, which had been suggested from previous feedback, and on which areas should be designated as Local Green Space. A housing needs survey was also included.

Responses to the survey could be made by freepost, online surveymonkey or to a physical post box at the butchers shop in Kelsall. The survey paper also provided details of drop-in sessions at three different locations, dates, and times, for members of the public to find out more about the NDP and ask any questions.

Responses to the survey

There was a good response to the survey and to the drop-in events, and a considerable amount of feedback was provided on a range of topics in addition to those covered by the survey ⁽³⁾.

The replies to the survey were analysed by Cheshire Community Action (see Appendix 7.2). The overall response rate was approximately 30%, providing strong enough support to proceed with site allocation for the two sites concerned.

- The survey showed strong support for the suggested surgery site (over 80%)
- The favourite option for the larger site was option C - a mixture of retirement housing and green space, with about 60% support, although 30% voted for green space only.
- The policy to keep the gap between Willington and Kelsall received 80% support.
- There was more variation in the support for the proposed Local Green Spaces - but still over 75% support for the least popular.
- The housing needs part of the survey also yielded figures strong enough to support the need for the retirement housing proposal, with over 40 households falling in that category.

Confirming the option

Letters were sent to the owners of both sites on 16th December, requesting a meeting to discuss the community's preferences for the development of the sites and the NDP. A reply was received advising that the landowners of both sites were now working jointly with Liberty Properties through Legat Owen.

Representatives of the NDP Steering Group met with Legat Owen on 22nd January 2015 and outlined the status of the NDP and the evidence and support for the proposed site allocation. Legat Owen confirmed that they would consider the NDP proposal for the site in conjunction with Liberty Properties and their planning consultants.

As a result, the NDP was drafted with a site allocation for the central sites to include a new surgery with parking, a sheltered/ retirement accommodation development, and a good proportion of publicly accessible green space.

2.8 Regulation 14 Consultation

Consultation on the draft plan took place between 26th November 2015 and 6th January 2016. The consultation was advertised through distribution of a newsletter, an article in KADRAS magazine, on the Parish Council website and on village noticeboards. The full draft plan document and appendices were made available on the Parish Council website with paper copies also available from the Parish Clerk. Response by survey monkey was managed and administered by Cheshire Community Action on behalf of the NDP Steering Group.

Three drop-in events were also arranged during the consultation period to provide information and answer residents' questions.

The consultation also involved key businesses, all bodies on the list of official consultees provided by Cheshire West and Chester, neighbouring parish councils, relevant local landowners and Legal Owen.

³ Please refer to Appendix 8 for residents' feedback in this survey, and at the drop-in events.

A summary of responses from official consultees is provided in Appendix 9.1. In addition to these 104 other individuals or local businesses responded to the consultation. These responses are provided in the report produced by Cheshire Community Action. (See Appendix 9.2)

All consultation responses were considered and the draft plan amended as necessary in light of comments received, as shown in Appendix 9.3.

The NDP group published a summary of comments made by residents at Reg14 and appropriate feedback on the Kelsall Parish website prior to submission of the NDP, showing changes made to the plan as a result of comments and clarification where necessary.

3 List of Appendices

List of Appendices:

- 1. Village Questionnaire & Results May 2012**
- 2. Business Questionnaire September 2012**
- 3. Site Assessment Form**
- 4. Summary of Options Assessment**
- 5. Retirement Housing Questionnaire July 2013**
- 6. Information Pack**
- 7. Options Survey November 2014**
- 8. Residents Comments prior to Regulation 14**
 - 8.1 May 2012 Village Questionnaire
 - 8.2 2013 Village Meeting
 - 8.3 2014 Village Meeting
 - 8.4 Nov 2014 Options Survey
- 9. Regulation 14 Consultation**
 - 9.1 List of Official Consultees
 - 9.2 Comments from Cheshire West and Chester
 - 9.3 Action taken following Consultation
 - 9.4 Public Consultation Responses**

NDP website: www.kelsall.org.uk/ndp

www.kelsall-pc.weebly.com

Acknowledgements:

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- Digital Impressions
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