

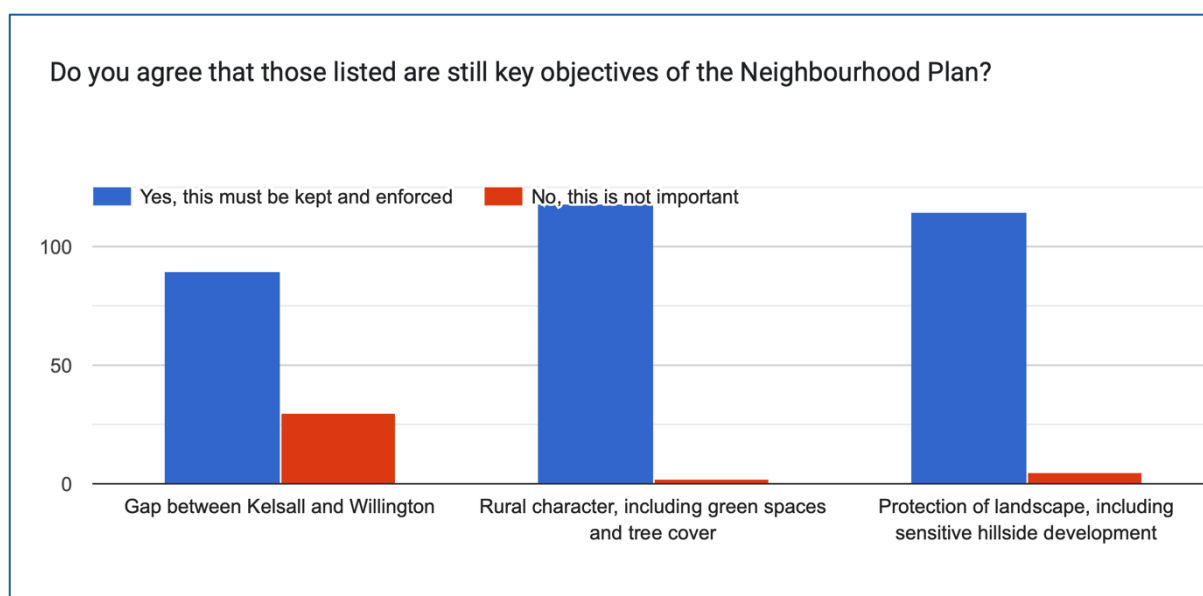
Kelsall & Willington Neighbourhood Plan

Oct-Nov 2025 high level survey

120 surveys were completed between Oct 20th and November 14th.

Specific NP objectives

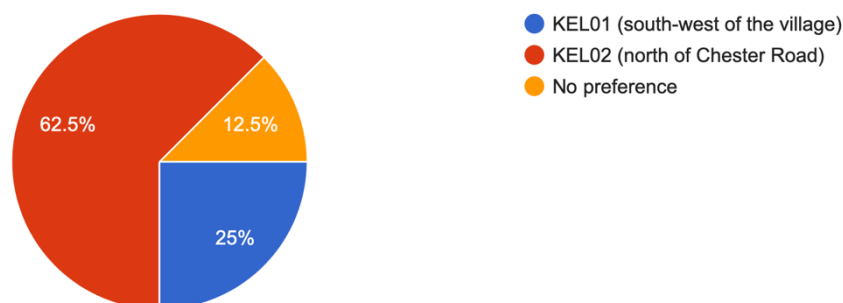
The three objectives listed were thought worthwhile, with the least support being 75% for the gap between Kelsall and Willington settlements, supported by 90 out of the 120 residents.



Development Locations

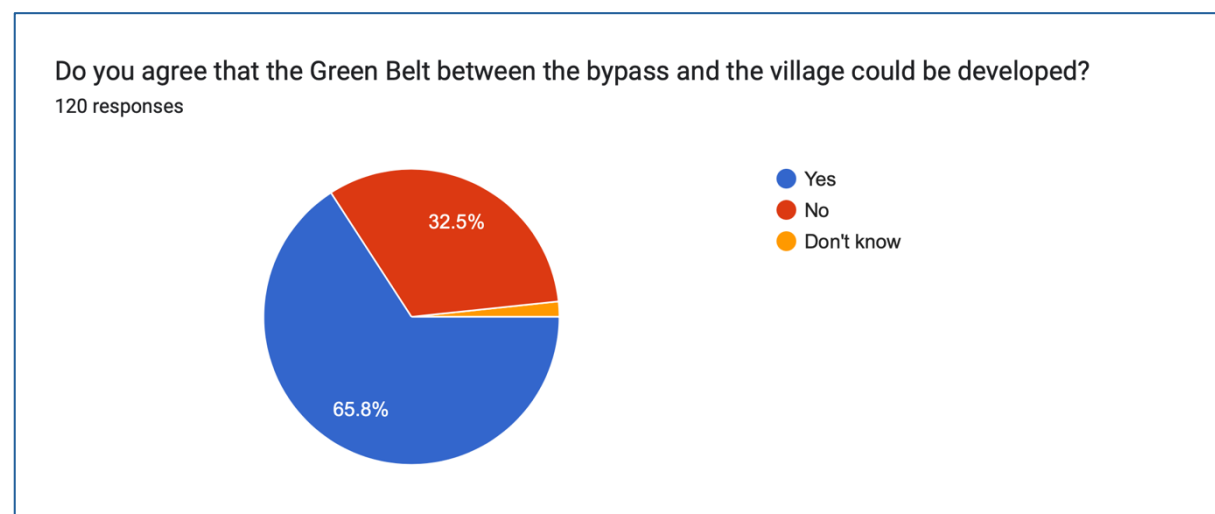
Which of CWAC's suggested zones do you prefer (as shown on page 10)

120 responses



The area north of Chester Road, ie in Green Belt, had the support of 75 residents or 62.5%. Only 30 supported area KEL01, west of the village on the plain.

The proportion stayed the same when asked specifically whether to develop the Green Belt in this area was acceptable.



Comments about developing the Green Belt

From people who answered 'Don't' Know'

Only allow development in green belt if it prevented development between Kelsall and Willington including on Common Lane

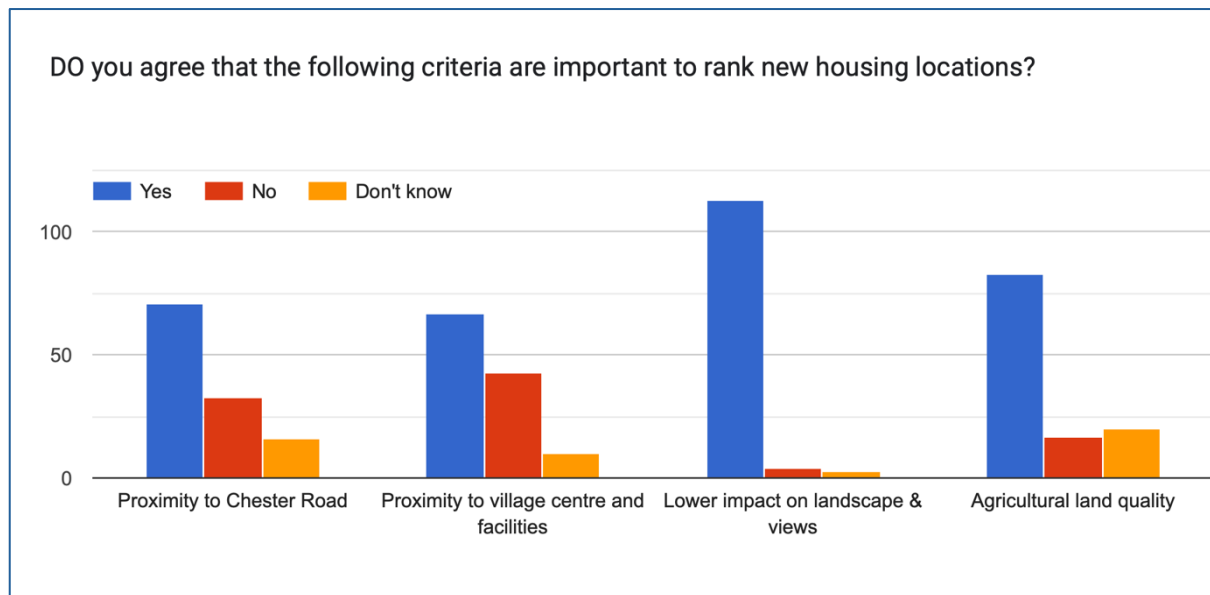
From people who answered 'No'

- Categorically no building in green belt
- Impact on wildlife habitats & direct harm to wildlife
- This area of Green Belt are intact green fields and cannot be classed as Grey Belt. Only the first field, on Chester Road, should be developed
- It has poor road access, particularly in the north-east area (Grub Lane, Longley avenue, Hall lane)
- Open land reduces noise from the bypass and flooding risk
- Impact on views for residents

From people who answered Yes:

- This area is cut off by the bypass and its designation as Green Belt is outdated.
- little value for the purposes of the Green Belt, and also has less access for residents
- Less of an impact on the views for the whole village, which faces west towards Wales.
- Less valuable agricultural land than on the plain west of the village
- This area is infill between the two parts of Kelsall north of Chester Road, and sprawling will be limited by the bypass
- The area closest to Chester road and village centre is a better location for development than outskirts in other directions
- The poor road access also make this area less suitable for agricultural machinery.
- The space closest to Chester road could be used for facilities and retail, and still ample space for house building behind
- Development in this area should include more green space than normal to lessen the impact.

Criteria to guide development locations



A small majority agreed that proximity to Chester Road and to the village centre (should guide development locations 59 and 55% respectively). There was more support for considering land quality (79%) and impact on landscape (94%).

Other criteria suggested included;

- Gap between settlements
- Quality of the access road to site itself (including whether existing houses have drives,, or only on-road parking)
- Impact on neighbouring site, whether built -ie older parts of the village, or not – ie impact on wildlife, and historical features
- Localised infrastructure problems (water pressure, most of all drainage)

Many comments mentioned the lack of character of new housing making the village drab and homogenous, contrary to its existing character – even though this is not directly related to which locations are developed.

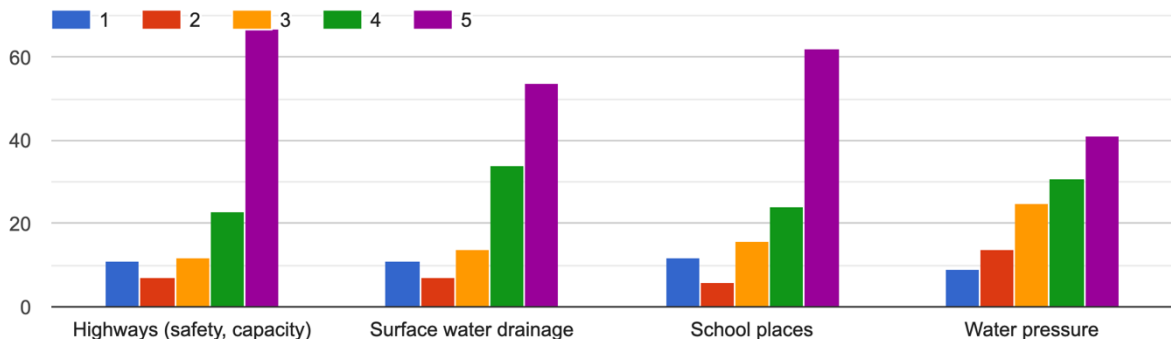
Density

61%, or 73 respondents, agreed with the flexible density, depending on the area and its surroundings.

A further 30% wanted to keep the lower NP density of 24 pha.

Infrastructure and facilities

IN your opinion, what are the key infrastructure problems for a growing settlement? Please rate from 1 (not important) to 5 (very important)



Other concerns mentioned were:

- Lack of retail: 17
- Availability of GP appointments; 16
- Poor public transport 12
- Parking around the village, specifically for shops 12
- Sewage network; 6
- Telecoms, signal and broadband; 4
- Electricity supply; 4
- Green Spaces, social infrastructure; 4
- Lack of business & employment; 4

Better Green Spaces for Kelsall

80% of residents agreed with the objectives that

- Green Space must be created on site (instead of developer paying to have it created elsewhere)
- There should be some community management of new green spaces (instead of a management company)

Additional suggestions for the open space on new developments were:

- Something for teens, either a track or a place to meet
- Somewhere to sit
- Creating a network of linked green spaces
- Some recreation facility such as sport facility or boules court