

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?				
1	Negative	Our village is already bursting at the seams we do not need it to grow any bigger. The traffic is horrendous as it is; narrow roads can't cope with the daily congestion, and parking is a nightmare. Our infrastructure is crumbling constant water issues, poor drainage, and an overstretched sewage system that simply can't handle more homes. Adding more houses will push it all to breaking point. Schools, doctors, and emergency services are already under immense pressure, struggling to serve the community we have. Expanding the village isn't "progress"; it's reckless. We deserve investment in fixing what's broken, not adding to the chaos. Bigger isn't always better sometimes it's just greed dressed up as growth.	Negative	This village is already falling apart, and the idea of making it bigger is ridiculous. The roads are clogged every morning, cars backed up for miles because they were never built for this kind of traffic. The water pressure drops every other week, the drains stink after a bit of rain, and the sewage system can barely cope now imagine what it'll be like with even more houses. Schools are full, the doctors can't take new patients, and trying to get an appointment feels impossible. Everything's stretched to the limit, and yet someone thinks adding more people is a good idea? It's madness. We don't need more homes; we need someone to fix what's already broken. Growing this village will just ruin what little charm it has left.	Negative	They can dress it up however they like — "investment," "opportunity," "community growth" — but we're not fools. We've heard it all before. Every promise of "improved infrastructure" and "better services" turns out to be empty words once the diggers roll in. The reality is overflowing drains, constant roadworks, and endless traffic jams while they count their profits. They're trying to sugar coat the same bitter pill — but we live here, we see the problems every day. The pipes burst, the roads crumble, the schools overflow, and they think a glossy brochure will make us forget? No chance. We don't believe a word of it. They can't even fix what's already broken, so why on earth should we trust them to build more?
2	Positive	Will the smaller schemes have the ability commercially to put flood schemes in place	Positive	Best of the three options	Negative	Too big an endeavour
3	Negative	Too many local areas affected.	Positive	Better road links but too many houses.	Negative	Far too big. Feels like the village is being suffocated.
4	Negative	Too much of an impact around the whole village. Houses being built in every corner of the village. Even on a small scale. This also leaves room for further phase development on all of these sites which we don't want	Positive	Less direct impact on the village high street for traffic. Direct routes out to the A41. One main site.	Negative	Far too many houses for the village. This will have a disastrous impact on the village as it will no longer be classed as a village. It will rip out the character and life of the village with new characterless rows and rows of houses everywhere
5	Negative	Due to the size of development near the Chester Road entrance rod the village. I seriously object to this development and the effects it will have on the village. The access route poses great dangers to both drivers and pedestrians and the proximity to the current houses not only changes the feel and aesthetics of the village but will seriously change current villagers homes and privacy.	Positive	I have concerns regarding the number of homes but the proximity to an additional access point would be more favourable at least. The current ones are at capacity especially during rush hour so this could decrease high street and further pressures being added. Sewage and general infrastructure are a bit question but this is the only option remotely viable to me.	Negative	Our whole village would change and it could possibly cope with such changes within its infrastructure. The disruption to get anywhere near this would be years of issues for all those currently residing in the village and we would lose our village community and ethos.
6	Don't know / not sure		Positive		Don't know / not sure	

Thinking about all the Scenarios, which is your

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				They stand there with their polished presentations and hollow reassurances, talking about “listening to the community” — but it’s clear they’ve already made up their minds. They call it progress, but it’s nothing more than greed disguised as good intentions. We’ve been raising the same concerns for years: traffic that already clogs our roads, drains that back up after a bit of rain, and services that can’t keep up. Nothing’s been done.						
				Now they expect us to believe that adding hundreds more homes will somehow solve these problems? It’s insulting. They’re not the ones sitting in gridlock every morning, or waiting weeks for a doctor’s appointment, or dealing with burst pipes and overflowing gutters. We are. And we’re tired of being ignored.						
These homes should be built further out towards Beeston. Not Tattenhall.	3rd	3rd	3rd	We want honesty — not marketing spin. Stop telling us everything will be “carefully managed” and start proving it. Until then, we won’t be convinced. We don’t need more empty promises. We need real solutions — not more houses and more chaos.		Resident	As an individual		CH3	Yes
No	2nd	1st	3rd			Resident	As an individual		CH3 9	Yes
I feel we have been given a good variety of choice.	2nd	1st	3rd	I am aware of the number of houses needed but I feel Tattenhall’s flood risk, drainage issues, poor transport, limited secondary school places, shops and healthcare need to be suggested strongly to CWaC.		Resident	As an individual		Ch3 9	Yes
No. If we have to have more houses put them in one site out of the way	2nd	1st	3rd	We don’t want more houses as the current ones aren’t selling. It’s an irresponsible and damning policy by this government the sooner they are gone and this gotten rid of the better. I wouldn’t mind affordable housing and bungalow but we all know only a small percentage of whatever is built will be affordable. And even that’s not affordable.		Resident	As an individual		CH3 9	Yes
One place and out of the way would minimise disruption to the villagers and to have the additional access point. Chester road is not a safe road so to have any sites exiting here would be a true danger to all. The increase of traffic is a big concern along with the infrastructure so keeping this contained would be better for all in my opinion	2nd	1st	3rd	I struggle to see how 600+ homes and their cars could be possible without losing the villages ethos all together if I’m honest. We need another access point, gp improvements, sewage and amenities with green space and recreation improvements if this is coming with it done in phases to minimise disruption. Affordable elements and appropriate for elderly residents is a must.		Resident	As an individual		CH3 9	Yes
	3rd	1st	2nd			Resident	As an individual		CH6 9	Yes

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7	Negative	Much of the character and unique nature of the village will be lost and traffic effects are definitely a concern given the high need for a vehicle in a rural village. Should developments be prioritised in other locations with better public transport to reduce this reliance and thus emissions?	Negative	Although this mentions near a bus route, the current offering is very limited in both frequency and operating hours so how many of these homes would use its service? Is 700 homes proportionate to the developments in other Cheshire villages? Overall, the unique nature of Tattenhall will be minimised as it changes into the character of a town.	Negative	1,500 is just massive and undoubtedly have detrimental impacts on the local area. Would Tattenhall feel like a new town as new houses and facilities outweigh the scale of its existing heritage centre?
8	Don't know / not sure		Positive	I think channelling development towards the a41 is a good idea. I also like how this plan keeps all development together in one area.	Negative	Village cannot sustain this level of development
9	Negative		Negative		Negative	
10	Positive		Negative		Negative	
11	Negative		Negative		Negative	
12	Negative	I have moved to Tattenhall for the sole reason that it's nice and quiet	Negative		Negative	
13	Positive	As long as sufficient doctors are available , build a bigger surgery with money from housing ie rRefrow or whichever	Negative	This is primarily agricultural land used by the huge farm milking several times a day farm. Already have a housing development for the wealthy unfilked to capacity and grog lane is to narrow as it is if you meet a bus	Positive	
14	Negative	This will have a negative effect on lots of different areas of the village. In particularly the entrances and exits of the village during high levels of rainfall as they already flood and this will put a further strain on all entrances and exits	Positive	It would be great to see new recreation facilities like a football pitch back. It was a shame when the school took the pitch back. This would also have less of an impact on the centre of the village and most residents wouldn't be effected	Negative	This is an awful idea. It sound a great on paper but removes everything good about tattenhall as it will turn it into a town. Having grown up in tattenhall I used to know everyone in the village however now I feel I know fewer and fewer. This would be the final nail in the coffin
15	Negative	Current infrastructure will not sustain 600 more homes. It's already hard to get a doctors appointment, parking around the school is becoming dangerous at drop off/pick up (with most of these developments being further from the centre of the village, more people will drove into the village/to school. As a Governor at the school, I'm wondering where the sweeping comment "school capacity can accommodate growth" came from.	Don't know / not sure	This scenario sounds like a more mature suggestion, with a mechanism to reduce traffic through the village and manage flood risk.	Negative	In this scenario, my family and I would leave Tattenhall. Changing the character of the village does not meet needs of the local plan.
16	Negative	This assumes the field currently subject to the Taylor Wimpey application, that is known to be a flood risk, is the focus of new building. The objections posted on the planning application detail at length why this is not welcome. It would also extend the village away from the centre and all services.	Positive	This has potential to be the better solution of the 3 although I cannot comment on flood risk. This uses a plot of land that uses the old railway line as a natural boundary which makes some sense. It would require major upgrqading of Frog and Righi Lanes and their junctions to the A\$! but if this is included it would allow the extra housing to have less detrimental, and possibly a beneficial, impact on traffic. The Bolesworth Estate proposal which is not included in this survey but is adjacent to this land may actually be even better as it is closer to th centre of the village and with the suggested included amenities, plus the potential to revive the Beehive Store/Inn to service this end of the village could be a positive option	Negative	This would have all edges of the village extended, spoiling all views out from current properties and also splitting any development into smaller parcels of land so minimising the chance any developer may include any amenities for the village as a whole as part of their build. The total number proposed is also excessive and the spread of new housing would actually maximise the negative impact on local roads.
17	Positive		Positive		Negative	I doubt there would in fact be sufficient investment in infrastructure to support the houses proposed. Or only investment in roads

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	1st	2nd	3rd			Resident	As an individual		Ch3 9	No
Proposed Bolesworth development on frog lane should be included in scenario 2	2nd	1st	3rd			Resident	As an individual		Ch39	Yes
	2nd	1st	3rd			Resident	As an individual			No
	1st	2nd	3rd			Resident	As an individual		Ch39	Yes
	1st	2nd	3rd			Resident	As an individual		CH3 9	No
	3rd	2nd	1st			Resident	As an individual		Ch39	Yes
	1st	3rd	2nd			Resident	As an individual		Ch39	No
	2nd	1st	3rd	Out of the 3 options the 2nd is the best for the village however it's still too big, please consider flooding as the first priority when looking at developing Tattenhall. I believe it's important to keep the community feel of tattenhall but if houses have to be built please think about flooding of the roads in and out of the village		Resident	As an individual		Ch39	Yes
	2nd	1st	3rd			Resident	As an individual		CH39	No
See comments on the "Bolesworth proposal" included in comments on scenario 2. This would actually be my preferred option for at least some, if not all, new building in the next 5 years.	2nd	1st	3rd	Preferred rank "Bolesworth" = first Scenario 2 = second scenario 1 a very distant 5th out of 4! scenario 3 even lower		Resident	As an individual		CH39	Yes
	2nd	1st	3rd			Resident	As an individual		CH3 9	Yes

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18	Don't know / not sure	Concern with 1) the school being at capacity of that affects the learning experience for the children & 2) the piecemeal nature of development and not really being any additional benefit to existing community But believe maintaining the village boundary and not encroaching on Newton by Tattenhall protects the rural nature of both areas	Positive	Cycle routes to school are a positive as is access to public transport. Reduced traffic through village needed. Doesn't encroach on historical centre / character	Negative
19	Negative		Positive		Negative
20	Negative		Negative		Negative
21	Negative	This will add a strain to the already struggling roads in and out of the village which flood during heavy rainfall, which is unfortunately very common	Positive	If we are to have to choose an option this will be the best solution as it will only effect one way in and out of the village. Part of the proposal should fix the drainage if to go ahead	Negative
22	Negative	The preamble states the school is at capacity! How can the school accommodate children from 600 extra homes. Flooding is a major issue for the village, winter 2024/25 the village was an island. As for traffic, 600 homes that's 600 to 1000 cars, good luck exiting the village at peak times. As we have seen from previous developments, retirement village, developers will promise the world to get planning approval and deliver very little for the village I.e. new doctors surgery, etc. Get real, these plans offer nothing good for the village.	Negative	This proposal is totally disproportionate to the current size of the village. Who is driving the wholesale revision of the village plan? I can guess! Why are the local land owners intent on destroying the character of the village for short term profit: to buy more horses possibly?	Negative
23	Negative	The infrastructure in the village is already stretched, roads difficult to pass in the centre, flooding etc. In a rural area we also need to support the local farming community without causing more issues for local farmers that come with increased housing and traffic.	Negative		Negative
24	Negative	Frog lane idea makes much more sense, the area is bigger and would mean less traffic through centre of village as they would come into and out of the village directly from frog lane off the a41	Positive	I feel this would be the most sensible option and would mean there was less traffic through the centre of the village	Negative

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	2nd	1st	3rd			Resident	As an individual	CH3 9		Yes
	2nd	1st	3rd	It is essential that we gain contractual agreements on promises to improve facilities and flood defences in any development.		Resident	As an individual	CH3 9		Yes
	1st	2nd	3rd	Don't want any of them.		Resident	As an individual	CH3 9		Yes
	2nd	1st	3rd	Please consider the roads in and out of the village which flood already when agreeing to any plans proposed		Resident	As an individual	Ch39		No
The locations suggested are in themselves possible development sites, however, the size of the proposed developments are unrealistic. Development should only be as specified in the original village plan that was agreed in consultation to be sustainable. These proposals are clearly not sustainable development. Should any development of the size outlined here get approval, then a lot of the exiting housing would become available as people, including myself, sell up and move out.	3rd	3rd	3rd	These scenarios are typical developer strategies. Go in with a big number, it gets refused, halve the number you first proposed, so you sound like your listening, that gets approved and the developer gets what they really wanted in the first place. Please do not fall for this strategy again. Learn the lessons from the retirement village: lots of promises no delivery. Once plans are approved it is all too easy for developers to go back on their promises. Let's face it no one is going to hold them to their promises once planning approval is given.		Resident	As an individual	CH3 9		Yes
	3rd	1st	2nd	To be honest I oppose all three scenarios as the village will struggle to cope with such huge increases in the population, because we have two brooks which run through the village and because the roads are narrow and create a bottle neck. The only scenario which seems more viable is number 2. The question did not allow me to submit something which had only one option.		Resident	As an individual	Ch39		No
I think the road link between frog lane and Chester Road is a great idea to help reduce traffic in and out of the village and also it will increase cycling and walking routes for existing residents	3rd	1st	3rd			Resident	As an individual	CH3 9		No

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25	Negative	I feel like 600 homes would considerably expand a village where some of the amenities can't cope and the high street certainly can't. For us, having lived in the village for over ten years and were planning our future here, we would consider leaving. A lot of our lives are in Chester as we make the decision to do the drive knowing we are coming back to a peaceful village, we may aswell move to a Chester suburb and have access to better amenities and services than live in Tattenhall with another 600 homes	I don't see how this location would help, a lot of the amenities in the village are on the other side so this would make the high street significantly busier. The high street is already busy and dangerous for pedestrians and cars.	Negative	No, doubling the village size massively changes the village and community and will make it a very different place to live and feel more like a town, changing the village to a place that will never be what it once was.
26	Negative		There is bad flooding on that road which will need major investment to fix if houses are to be built on it, Bolesworth said they would fix the flooding but if they really cared about the village like their report claims, they would have done this already and put in a doctors surgery like promised.	Negative	
27	Don't know / not sure	Think we need coordinated approach to flood risk and open spaces for wildlife.	Flood and open spaces are important to me. I also think there needs to be thought to mental health and isolation in a rural setting. We need places in nature where people can walk their dogs and talk to each other. Maybe a designated dog park with benches and more emphasis on this. The school already has a lot of space for recreation which is rarely fully used and fenced off from the community even when it is not in use. I do not think the school needs more space.	Don't know / not sure	You can build a new GP surgery but can you staff it. There is a national shortage of GPs. The NHS ten year plan includes use of technology I think this is taking old thinking into the future. Space at the retirement village for an out reach GP surgery might help.
28	Positive	Village can sustain more houses.		Positive	More infrastructure will benefit existing residents
29	Positive	Maintaining the previous successful pattern of allowing small pockets of development in and around the edge of the village and, essentially, within walking distance of facilities places less strain on the existing road network and services such as sewage and drainage. It also maintains a sense of connection to the heart of the village which in turn promotes community spirit and a sense of pride in our village and also maintains the essential character of this beautiful rural settlement.	An extended concentrated development spreading westwards will not be walkable for many resulting in more traffic funnelling through the village to access facilities	Negative	The existing local facilities and infrastructure are not sufficient to support such a massive influx of new housing. Essential farmland would be sacrificed for the development and also for the new facilities and road network necessary to support the increased population. Tattenhall would cease to be rural village but in effect would become a small town which would completely destroy the essential heart of this community as well as destroying large swathes of farmland and beautiful countryside and adversely impacting wildlife and the natural environment.
30	Positive	It could be strengthened by encouraging coordination between smaller sites to collectively support key improvements such as road safety, parking, or local facilities	While this option could, in theory, deliver long-term improvements to infrastructure and flood management, there is little confidence that these benefits would be fully achieved in practice. Previous developments in the village have demonstrated a clear pattern of underdelivery — particularly where commitments to tree planting, hedgerow reinstatement, and pond maintenance were made but not upheld. Without stronger oversight and accountability from both developers and the local authority, there is a real risk that this scenario would repeat those same shortcomings, leaving the community with increased pressure but few of the promised environmental gains.	Negative	The scale of development is far beyond what is appropriate for the village. It would fundamentally change its character, placing significant pressure on roads, services, and the local environment. There are serious concerns about viability: the cost of highways works, flood management, and community infrastructure is likely to exceed what can realistically be delivered, raising the risk of incomplete or compromised provision. Given the lessons from previous large developments, this scenario carries a high risk of overdevelopment with insufficient mitigation, which the village cannot support. In short, this option is not acceptable as it would transform the village in a way that is unsustainable and disproportionate to the existing settlement.
31	Don't know / not sure			Negative	
32	Negative			Negative	
33	Negative	Impacts more areas of the village	Reduced impact to village and the wonderful view of trees and church from Greenlands not affected.	Negative	This is a ridiculous proposal and would transform the village in a negative way; too many people, busier services and the warm, cosy feel of the village would go.

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I feel they need to be north of the high street wherever that is to minimise traffic along the high street. The high street cannot cope with any more traffic. All amenities like doctor, school, shops, offices are that side of the village	1st	3rd	2nd			Resident	As an individual	Ch3 9		No
	2nd	1st	3rd			Resident	As an individual			Yes
I think we need to link newton on Tattenhall with more green space walks and cycle tracks and a leisure feature there. The house still have not sold and we are crazily thinking of building more. The community there remains isolated. Also it is dangerous to try and walk from the village to new Russia Hall at present.	2nd	1st	3rd	Think about health of the community longer term. That will mitigate pressure on GP surgeries. Emphasis on reducing social isolation all ages to improve mental health. Greater emphasis on walking and meeting up areas to help physical and mental health. Consider dog park, chatty cafes. Teenagers currently poorly catered for.		Resident	As an individual			Yes
	2nd	3rd	1st			Resident	As an individual			Yes
No	1st	2nd	3rd			Resident	As an individual	CH3 9		Yes
I would have liked to have had more information on the discounted scenarios and the decisions behind those.	1st	2nd	3rd	I support growth that is sustainable, proportionate, and sensitive to the village’s character, with mechanisms to ensure environmental and community benefits are genuinely delivered. Scenario 1 best achieves this balance, Scenario 2 is viable but carries delivery risks, and Scenario 3 is unacceptable.		Resident	As an individual	CH3 9		Yes
	2nd	1st	3rd			Resident	As an individual			Yes
	2nd	1st	3rd			Resident	As an individual			Yes
	2nd	1st	3rd			Resident	As an individual			Yes

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34	Negative	Impact on the village. It wont be a village anymore. Traffic (600 * ~2 cars driving down Frog lane or through the village at peak times and access to the A41 plus deliveries) All infrastructure issues, flooding, medical centre capacity, schools, limited bus timetable. Lack of agricultural land.	Negative As per previous issues with a greater impact on traffic and infrastructure. Eroding the availability for agricultural land.	Negative	Time scales for new schools, cycle paths, bypasses or traffic management option will be late in any development or forgotten until injuries, issues or deaths are escalated. This quantity of growth cannot be sustained on a village infrastructure.
35	Negative	If the village school is already at capacity how will it accommodate extra children. How will village centre and surrounding roads cope with an extra 600+ cars. How will GP surgery manage extra patients. If builders cannot afford to provide infrastructure updates they should not be allowed to build. Who will fund extra roads sewage etc	Negative Frog lane cannot cope with that amount of extra traffic eg 700+ cars. How will school cope with influx of new pupils. Will builders supply new classrooms. Where would these be located. Where would new sports facilities be located. How can GP surgery cope with influx of patients. Can sewage systems cope with this amount of housing. How many of these houses are going to be smaller ie not 4-5 bedroom.	Negative	Too many homes. Where would new surgery and school be built Who would built new facilities eg shops Too many extra cars No extra parking in village centre mentioned or possible. It will no longer be a village but a small town Will council upgrade roads otherwise it will not be better connected
36	Negative		Negative	Negative	
37	Negative		Positive	Negative	
38	Don't know / not sure	Some positives but big question is what kind of housing and how climate impact designed(solar/heat exchangers/car charging points/water harvesting etc) and of course social priced housing How will the infra structure problems be solved?	Don't know / not sure New road a good idea but what sense that this would be built before the houses are occupied? again as above 'Some positives but big question is what kind of housing and how climate impact designed(solar/heat exchangers/car charging points/water harvesting etc) and of course social priced housing How will the infra structure problems be solved?	Don't know / not sure	Looks too big for any likely improvement in infrastructure and again. The amount of CIL monies might increase but big question is what kind of housing and how climate impact designed(solar/heat exchangers/car charging points/water harvesting etc) and of course social priced housing How will the infra structure problems be solved?
39	Don't know / not sure	Has some positives but , but unclear about amount of social and affordable, sustainable housing for villagers. Also with the recent increases in population plus 600 more homes the infrastructure/ roads/sewage system/ GP surgery would be possibly overwhelmed	Don't know / not sure Frog Lane certainly needs upgrading/replacement due to farm activity and flooding. However unclear about amount of social and affordable, sustainable housing for villagers. Also with the recent increases in population plus 600 more homes the infrastructure/ roads/sewage system/ GP surgery would be possibly overwhelmed	Negative	The village would change utterly from a small country village to a small town, traffic through the High Street at times now, is at a standstill with large tractors and wagons attempting to go through centre of the village, with more traffic this could be appalling, causing more pollution .Still unclear about amount of social and affordable, sustainable housing for villagers. Also with the recent increases in population plus 1500 more homes the infrastructure/ roads/sewage system/ GP surgery would be possibly overwhelmed and all would need rebuilding/reproviding. The A41 might become like the A51 -always a queue of traffic. Also where is the evidence for housing for these numbers in the village? Currently there are quite a number of unsold houses which have be on the market for sometimes

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	3rd	3rd	3rd	3rd or not accessible for all		Resident	As an individual	Ch3 9		No
				When the retirement village was proposed and approved it was said there would be medical eg a GP surgery. That didn't happen. There are still empty properties and land on this site. Is this land being considered. The village infrastructure cannot cope with a large influx of people and properties without a total overhaul of roads, flood management, shops, schools, parking, sports. The village does not need or want that. We want to stay as a village.	I think people in the village feel that whatever we say will be overruled. We accept there will be yet more building but this is excessive	Resident	As an individual	CH3 9		Yes
	1st	2nd	3rd			Resident	As an individual	Ch39		Yes
	1st	3rd	2nd			Resident	As an individual	CH3 9		Yes
	2nd	1st	3rd			Resident	As an individual	CH3 9		Yes
What is really missing is a strategic vision for a village like Tattenhall in the 2040's. Have young people been asked as they rather than us will bare the consequence. We each need to balance the wish to have things stay the same and the need to develop a future that gives access and recognises the new challenges of climate change. The real challenge is building for the needs of a population that still needs working people who do not travel for work and will support community resilience.	2nd	1st	3rd	What is really missing is a strategic vision for a village like Tattenhall in the 2040's. Have young people been asked as they rather than us will bare the consequence. We each need to balance the wish to have things stay the same and the need to develop a future that gives access and recognises the new challenges of climate change. The real challenge is building for the needs of a population that still needs working people who do not travel for work and will support community resilience.	PUT CLIMATE TRANSITION AT THE CENTRE OF EVERY PLANNING DECISION FROM TODAY FORWARD DO NOT PUT IT OFF TO A LATER DATE!	Resident	As an individual	CH3 9PX		Yes
No.	1st	3rd	3rd	There is a need of affordable and social housing for local villagers who cannot afford the ridiculous prices of current properties. Houses built now have to cope with climate change, need to be built sustainably and provide residents with the means to manage climate change like solar panels EV chargers , green energy heating.		Resident	As an individual	Ch39		Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
40	Positive	Land to the south of Frog Lane would be better in place of development along Burwardsley Road (conservation area, adverse impact on landscape and severe negative impact on views and vistas in the neighbourhood plan and design code). The larger single site would better support infrastructure development. The area north of Burwardsley Road would be better changed to the adjacent site 68-84 Castlefields which is already reserved in the Local Plan Pt 2 R.2.	Don't know / not sure	Some parts are a long way from the village service. There would be significant erosion of the gap between the village and Gatesheath.	Negative
41	Positive		Negative		Negative
42	Positive	On the basis development is unavoidable, smaller, well placed developments, centring on the village centre seems to be the most mutually beneficial solution. By having walkable routes to the village centre, this would minimise car use and increase in traffic.	Negative	While not as positive as Scenario 1, not as negative as scenario 3. My having all developments in one location would kill the character of the surrounding area.	Negative
43	Negative	Not enough local infrastructure, we need better roads, more GPs etc to accommodate extra traffic and residents	Negative	Bad idea, flooding along Frog Lane and outside Covert Rise several times a year	Negative
44	Negative	High volume of traffic in the high street that will make it very difficult to park and pass other cars. Doctors, school and pharmacy will not be able to cope with such and increase in people.	Negative	As per previous comments.	Negative

Do you think there are any locations which belong in a different scenario to those set out and if so, why?					Please use this box for any other comments you would like to make		Please use additional box as needed.		Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
Land to the south of Frog Lane (Scenario 3) would be better in place of development along Burwardsley Road (Scenario1) because of conservation area, adverse impact on landscape and severe negative impact on views and vistas in the neighbourhood plan and design code). The larger single site would better support infrastructure development.									Resident	As an individual	CH39	No	
The area north of Burwardsley Road (Scenario 1) would be better changed to the adjacent site 68-84 Castlefields which is already reserved in the Local Plan Pt 2 R.2.					Scenario 1 with modifications				Resident	As an individual	CH39	Yes	
					Opposed to scenario 2 and 3				Resident	As an individual	CH39	Yes	
					To keep Tattenhall as a village Scenario 3 cannot be accepted as a way to move forward. While option 1 is preferable with its current locations, Scenario 2 could be considered if additional public areas, including a potential mixed use / commercial spaces are created. Again, I do not see Scenario 3 as an option in any way.				Resident	As an individual	CH39	Yes	
No.									Resident	As an individual	CH39	Yes	
									Resident	As an individual	Ch39	No	
									Resident	As an individual	CH3 9HA	Yes	

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Do you have any comments about Scenario #1 A Bigger Village?		Do you have any comments about Scenario #2 A New Western Half of the Village?		Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
45	Piecemeal development is very important as collective development of this size must come with infrastructure.p improvements. The conservation area should without doubt be preserved as otherwise what is its point? The unique built environment of the southern end of the village must be preserved as this cannot be recreated once destroyed, Development down Burwardsley Road is also a disaster as there is already a major traffic bottleneck entering the village from this side that cannot be fixed. This poses a real and present danger to pedestrians along that strip of road which includes children heading to and from the Flacca recreation field. Development should be towards the A41 so traffic entering and leaving the village avoids the village centre. Traffic calculations show that the high street cannot cope with this.	Positive	This is too large but if all the three this is the most sensible from point of view of traffic flow out to the A41 and will least impact on the centre of the village. It will avoid making existing bottlenecks through the village worse, The link road’s position is unclear on these maps but it’s essential to keep traffic from the village centre and this is a good solution. The proximity to bus routes and walking path potential is good with even Re purposing of the old Whitchurch railway line is a fantastic opportunity that should be overlooked with even the potential to take this further out of the village heading south. This scheme protects the conservation area and its size as a single scheme is enough to make sure infrastructure is considered and dealt with. This is by far the best scheme being considered.	Negative	Far too large. This will almost turn us into a small town. It’s also far too piecemeal and the depiction on the map shows it covering land currently already built on including my own garden! The current village will be lost in a sea of new housing and will lose all its character. The infrastructure costs will be considerable but essential. This scheme builds in the conservation area and further bottlenecks Burwardsley Road, This scheme is the worst of the 3.
46	A bigger village doesn't necessarily mean a better village. Surely there is only so much traffic/infrastructure which can be safely accommodated for the pleasure for the whole community	Positive	Would the Surgeries be able to deal with such an increase of population and not to the detriment of anyone	Negative	How on earth can we all cope with such an increase in such a small village
47	Already have too much flooding. Last year there were times you couldn’t get in or out of the village. Flooding too deep for the cars. Too many cars. Road on the high street gets blocked due to parking etc and the amount of traffic through the village. Already struggle to get in at the doctors.	Negative	People will drive children to school, doctors and shop even when they live a short distance away already. I don’t think this will get any better.	Negative	
48	I don't really feel positive about any further significant development in and around the village, but understand that it is necessary. This is the most acceptable of the three alternatives on offer here. I feel smaller sites, interspersed around the village are less likely to impact on the character and viability of the local area, as long as any development is in keeping in terms of design etc.	Negative	This is too large a development and all on one site, which I feel would unbalance the character of the village. I would also be concerned about increased traffic using Frog Lane.	Negative	This is simply too many new homes and would irrevocably alter the character of the village, destroying what it is that makes it so attractive and what makes people want to live here. Unacceptable in my opinion.
49		Negative		Negative	

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Choice of location for development is numerous but the direction of growth of the village must be towards the A41. The village will do itself no favours developing in the other direction where all roads out and in are single track at some point. The village has some of West Cheshire’s most beautiful, buildings which should be cherished not diminished. The conservation area is unique and should be ‘conserved’ for future generations. If we can do this now we will weather the (necessary) house building storm of this generation to the gratitude of our successors. Piecemeal developments will disadvantage us by not allowing collective planning of infrastructure improvements. Water run-off and sewage must keep pace or we will significantly worsen our annual road flooding issues. Style of housing is also vital to blend in and show intent to future development attempts that we care about what our home looks like and that it must only develop in a sustainable and thought-through manner.	2nd	1st	3rd	Please see above	Thanks to the PC for this work. It is essential that we get our point of view over and represented in the VP.	Resident	As an individual			Yes
Unable to answer this question with any knowledge personally	2nd	1st	3rd	Please consider the village population NOW - young and old alike when assessing the rights and wrongs of each scenario. We matter as much as any future residents		Resident	As an individual		CH39	
	3rd	3rd	3rd			Resident	As an individual		Ch39	No
	1st	2nd	3rd	As always, the devil will be in the detail and any new developments should adhere to local design guides and must deal with potential flooding etc adequately. I do feel the government should find a way of ensuring that any promises re new infrastructure etc are actually carried through by the developer as, all too often in my experience, they are not.		Resident	As an individual		Ch39	Yes
Area to south end of village between Frog Land and Rhigi would be instantly more obvious for expansion due to two existing access roads to the A41 which could be improved.	3rd	3rd	3rd	None of the above, which include northwestern development would be sensible IMO due to the infrastructure. The Bolesworth proposal that has been suggested seems to make more sense to me and would cause less disruption over time to the village. Allowing for small developments along other edges of the village would seem more realistic.		Resident	As an individual		CH3 9	No

Do you feel positively or negatively about Scenario #1 A Bigger Village						Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?				Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
50	Negative			Negative				Negative	
51	Negative	Very piecemeal causing disruption and potentially semipermanent / permanent negative impact for many residents ie potential flooding and reduction in valuation of properties. Some areas suggested are already prone to flooding.		Positive	Acknowledges and contributes significantly to national and county housing needs/ plans. Reduced impact of building works for residents. Ability to improve roadways and access in and out of the village. Avoids constant increase in traffic through the village which already struggles at times. Brings new people to the village supporting improvement and expansion of local businesses with potential for increased employment opportunities. Avoids exacerbation of flooding issues. Attention needs to be given to health, education and council service needs of the community.			Negative	Would create chaos in the village in the short and long term. Potentially disastrous impact on flood risks. Extremely disruptive for villagers, roads, education and health.
52	Positive			Negative				Negative	
53	Negative	I think building smaller plots around the village is more disruptive to the character and the flow of traffic than having one larger development. Also more residents are negatively impacted having their rural views removed. As a Shire Way resident overlooking the field I would strongly object to having houses built as shown in scenario 1. I am also concerned about the loss of wildlife habitat - we have pheasants, foxes, rabbits and many birds thanks to this field. I believe building new development all together (scenario 2) rather than taking parcels of land all around the village is less harmful to wildlife.		Positive	If we have to have new housing in the village then this is my choice. All new development in one place so less disruption to residents, wildlife and less likely to spoil the village centre. I like the idea of a new link road too giving an option for not having to go up or down the high street if coming from the Whitchurch direction. A new, less narrow road to the A41 south rather than Rookery Lane or Frog Lane would be helpful but I guess this would be too expensive?			Negative	Far too much new housing which I believe would spoil the village, it's friendliness and character.
54	Negative	School is near capacity; traffic is already bad in the village; schemes may manage their own flood risk, but explicitly not the flood risk of incumbent houses affected by new builds		Negative	Better position, but would increase traffic on narrow, bendy lanes. School is near capacity. More people would be driving into the village given it’s “a bit of a walk” to the high street			Negative	Traffic is already an issue in the village; expanding it will only worsen the issue. Where would a new school go?
55	Negative	This would fundamentally alter the village and the infrastructure couldnt support it. The village would struggle with the amount of traffic 600 new houses and plus bring, the high street is already impassable at key times. The doctors surgery is stretched, there are waiting lists for the nursery.		Don't know / not sure				Negative	An additional 1,500 home is ridiculous
56	Negative	Another 600 homes would significantly increase the traffic in Tattenhall, which is already difficult to get down the high street. Just because the school can expand to accommodate, doesn’t mean it should. Currently there is an agreeable number of students in each class, that mirrors living in a small semi-rural village. Should the school grow to include double form entry and classes at full capacity, this will likely decrease the quality of teaching and opportunities for children as teacher to student ratio will be higher (not in favour of the students). What is a nice, quaint and friendly community will be much larger and packed into a small space.		Negative	Again, just because the school can accommodate higher numbers, doesn’t mean its quality of teaching and experience provided would improve.			Negative	This is a lot of disruption for the village, years and years of building houses, upgrading roads, building new primary school / GP surgery. Makes life miserable for current residents.

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Development to the south of the village would have less impact on residents.	3rd	3rd	3rd			Resident	As an individual		CH3 9	No
Those on East and Northside have potential to cause flooding as existing builds already have.	3rd	1st	3rd	Other options not acceptable and would need to be varied		Resident	As an individual		CH3 9	Yes
	1st	2nd	3rd			Resident	As an individual		CH3 9	Yes
	3rd	1st	2nd			Resident	As an individual		CH3 4	Yes
	1st	2nd	3rd			Resident	As an individual		CH3 9	No
	1st	2nd	3rd	I don't like any of these but the smallest is the best of awful options		Resident	As an individual		Ch39	No
	3rd	1st	2nd			Resident	As an individual		CH3 9	Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
57	Negative	This has an impact on wildlife around much of the village with loss of hedgerows and trees as well as tracks used by animals. The pressure on infrastructure (roads, drainage school, surgery etc) will increase without any expenditure on improvements in these areas. Access to A41 from Chester Road at rush busy times is at present a problem which will increase. There will be increased traffic through the village.	This has an impact on wildlife in one large area of the village so the loss of hedgerows and trees as well as tracks used by animals will be less than scenario 1. The pressure on infrastructure (roads, drainage school, surgery etc) will increase without any expenditure on improvements in these areas. Access to A41 from Chester Road at busy times is at present a problem which will increase significantly even with a link road	Negative	This has a major impact on wildlife all around the village so the loss of many hedgerows and trees as well as tracks used by animals will be greater than both scenarios 1 and 2. The pressure on infrastructure (roads, drainage school, surgery etc) will increase significantly and will need considerable expentiure if it is not to impact negativley and many aspects of village life. Access to A41 from Chester Road at busy times is at present a problem which will become a much bigger problem even with significant and costly highways work and a link road .
58	Negative		Positive	Don't know / not sure	
59	Negative		Positive	Negative	
60	Negative	Transforming and circling the entire village into a building site risks erasing wholesale the village character and charm. The east side is already densely developed and increasingly congested; further expansion would only intensify this pressure, pushing busy areas beyond their capacity. Rather than thoughtful, sensitive development that respects the village's identity and those living within it, this approach imposes disruption and imbalance—impacting residents, visitors, and the community as a whole. Crucially, flooding remains an unresolved concern, and any large-scale development must address this risk effectively.	Positive	This proposal supports a balanced and sustainable development of the village. By linking more directly to the A41, traffic can be distributed more evenly, easing pressure on the already congested Chester Road junction and reducing disruption in the heart of the village. This approach not only minimises the impact on residents during construction but also ensures a more harmonious integration of new housing into village life. The proximity to the A41 enhances the appeal of the homes while preserving walkable access to the village centre—without overwhelming the park or surrounding roads. Crucially, improved flood management measures are a welcome and necessary step toward long-term resilience.	Negative This proposal risks stripping the village of its distinct identity, replacing a cherished rural community with the anonymity of suburban sprawl. It undermines the very essence of what residents have built and sought—a place defined by character, connection, and heritage. This is overdevelopment at its most damaging: a sweeping transformation that disregards the existing fabric of village life, with little thought for the people, the place, or the values that make it special. Sensitivity and respect for the community should be a guiding principle of this development—not the destruction of everything that makes it unique.
61	Negative	This feels like the village will be encircled by development for a prolonged period of time. It will also place increased pressure on the centre of the villlage and the nature of the development will deliver little benefit for the infrastructure that surrounds us. I prefer a more one sided approach to the development of the village leaving some areas unaffected by the development	Positive	We have to support some development and this looks to have the least impact and most benefit. By zoning an area for development. We can control the impact on the village whilst in construction phase is ongoing. It also allows for better road development to the a41	Negative This is too large a development this will impact the village across many areas. It will dilute the very thing that makes tattenhall special and attractive to live in. It will create a town rather than a village. This is far too much development for our area. We must protect the village whilst embracing the need for more housing in the area. This is not a reasonable option in my opinion.
62	Negative	600 new homes is to much But if the feel of the village is unchanged that's better than other options.	Positive	Negative	Absolutely awful, it's not what the village needs or more importantly wants, it would change the village forever and that would be a shame
63	Negative	Don't need any more homes	Negative	Negative	It's not why people moved here, to live in a large village, we like it as it is, smaller , friendly and a great community, if it gets to big that dies Thats monster development
64	Negative	It's way too big. It will fundamentally change tattenhall from a small rural community into a sprawling area. The centre of tattenhall is congested enough and parking around the school is awful at present. The current number and variety of Shops and amenities would be insufficient	Don't know / not sure	Negative	Best of bad options. Should not be done without serious improvement to traffic and parking around the village high street and the school. Parking around the school at drop off and pick up times is dreadful with parts of Tattenhall being completely blind to oncoming traffic As option 1 comments
65	Negative	widespread disruption does not add any infrastructure to A41 junction is piecemeal	Positive	Negative	Better choice , can start with strategic development and is contained along a designated area to big a combination of 1 and 2 with all the pitfalls in 1

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	2nd	1st	3rd			Resident	As an individual		ch39	Yes
	3rd	1st	2nd			Resident	As an individual		Ch3 9rl	Yes
	3rd	1st	2nd			Resident	As an individual		Ch39	No
	2nd	1st	3rd			Resident	As an individual		ch39	Yes
				Tattenhall is a special village. Whilst we have no choice but accept more development in the area it must be proportionate to the size of the village. Many people Will be expressing concern on grounds that cannot be proved and have no relevance to the planning process. We cannot object to everything because we don't like the idea! We must plan any option 2 seems to have the least impact and most benefit and is probably the lesser evil of all of the options.						
	2nd	1st	3rd			Resident	As an individual		CH39	Yes
	3rd	1st	2nd			Resident	As an individual		CH39	Yes
No more needed	3rd	3rd	3rd	Your crazy		Resident	As an individual		N/a	No
	2nd	1st	3rd			Resident	As an individual		CH39DF	Yes
				If we have to bild scenario 2 is the better strategic option , it can have its own sewers and infrastructure and can be developed in a phase approach. Closer to A41 and therefore increase traffic can be directed to A41 rather than through the village						
	3rd	1st	3rd			Resident	As an individual		CH3 9	Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?		
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
66	Negative	This scheme impacts many areas of the village. It impacts the conservation area in the south and impacts views in the Neighbourhood plan. it does not supply sufficient funds for the village to make significant improvements necessary for that number of new houses	Positive	This seems a better option as the houses only impact a small area of housing and not many areas of longstanding homes provided the flood risk is managed properly. Also a good idea to supply a walk/cycle route to school. This area would avoid the need to come into the centre of the village which can get very congested. It would be helpful if a new sports and play area could be provided for the estate which residents on this side of the village could access and would be paid for by the developers. I am not sure the school could accommodate the extra number of children or if the local secondary schools could cope with extra children so this would need to be take into account along with the doctors' surgery. There could be some flexibility for some small areas of social housing dotted around the village as well for down sizing or young family/couples.	Negative	It causes disruption to most of the village and and for a village the size of Tattenhall this is too many houses. we might be considered a service station but only for the housing we have now and this would almost double the size of the village with poor public transport, narrow roads and few opportunities of work. If the development is focused in one area hopefully it will be possible to cope with any flooding issues as the low lying land is prone to flood at various times of the year and this can affect housing already in place. In my experience developers can promise various perks but once they have finished building they depart and forget about the wildlife areas and play areas.
67	Negative		Don't know / not sure		Positive	
68	Negative		Don't know / not sure		Negative	
69	Negative	Doesn't address traffic issues or ongoing flooding / surface water management problems.	Positive	Both traffic issues and surface water management considered; with potential solutions identified.	Negative	Development of this size would totally change the village and the community within.
70	Negative	600 houses is nearly a 50% expansion in village size, a 10-20% increase would be more acceptable. What will stop areas identified in scenario #3 from being developed in the future still	Negative	Road improvements would still be required and again is a 50% increase in village size. What will stop areas identified in scenario #3 from being developed in the future still	Negative	Village high street not big enough to support this number of additional people. Location of new school not highlighted and what will happen to old school. No timescale given as to when development of individual sites will progress
71	Negative		Negative		Negative	Tattenhall would cease to be a village with this many extra houses. The rural environment would be completely ruined.
72	Negative	No - option 3 best	Negative	Option 3 best	Positive	Yes, more jobs, better doctors too

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Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make								
Not sure I can comment on this but I know of one or two areas that would be good for small developments of properties for affordable rent.	2nd	1st	3rd	When we had a glut of planning applications a few years ago I phoned the housing department to ask who was on the housing waiting list. I was told they were people who had either lost their mortgage because they couldn't afford to pay it anymore or they couldn't afford a mortgage. I do not understand therefore why we need more 4 and 5 bedroom executive houses as at present there are many houses standing empty. If we are to have more housing I believe this should be taken into account plus housing which would enable people who want to stay in the village but downsize which would release family houses for other people. The village should not be made a worse place to live because developers want to make the most profit and they should be required to improve the area and blend their developments into the existing space respecting the look of their properties and making them as environmentally efficient as possible.			Resident	As an individual		CH3 9	Yes
	2nd	3rd	1st				Resident	As an individual			No
	1st	2nd	3rd				Resident	As an individual		Ch39	Yes
No	3rd	1st	3rd				Resident	As an individual		CH3 9QS	Yes
	3rd	3rd	3rd	Lowest number of houses proposed is too large a percentage increase from current village size. Number of houses to be built throughout county should be split more evenly or develop smaller villages so that local schools and business can be supported. Tattenhall primary school currently full and local businesses well supported. A 10-20% increase in size would not spoil village. There is also no mention of how many houses would be part ownership/ housing association properties and if all will be freehold	Council needs to fund infrastructure and building of facilities for local community given the average council tax bands of houses in the village and not use bribe of large developers funding what the council should be responsible for. Any funds from developers for improvements is only passed on to buyers of housing and making homes less affordable.		Resident	As an individual		CH39	Yes
	2nd	1st	3rd	None of the developments are required to support local commerce or major employers. The majority of new tenants to the area will have to travel to Chester, E/port, Liverpool, Nantwich Manchester, Crewe or Wrexham for work. This will put additional traffic on the A41 and all local exit roads from the village or small town that it will become. The proposed new school will only serve up to 11yr olds after that they will have to travel to Malpas thus generating more traffic. Additional housing should be suitable for the lower paid workers with a mixture of Rental, Social and low cost groups. The village does NOT need more £1,000,000+ homes. Services should be provided first not some time in the future after the houses have been built.			Resident	As an individual		CH39	No
Not sure but go with option 3	3rd	2nd	1st				Resident	As an individual		9p	No

Do you feel positively or negatively about Scenario #1 A Bigger Village						Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?		Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
73	Negative			Don't know / not sure		Negative			
74	Negative	Any development should be limited to 5% growth per year, this then allows a more sustained and manageable change on the village. Adding 600 houses in short order will fundamentally change the character of the village not giving it a chance to adapt.		Negative	Same as previous limit growth to 5% per year. Also that all the houses need to be sold an occupied before additional houses built.	Negative		This would destroy the current village as it is known and loved. Against this scale of growth	
75	Negative	Doesn't feel like much is being offered apart from more housing		Positive	This feels like a good area to build, whilst still being part of the village and near amenities. It is essential to avoid adding more traffic to the centre of the already crowded high street. Maybe not specific for this development but could the village shop be moved? and parking provided off the high St as would alleviate the High St further?	Negative		This type of development feels far too big and I feel the the village would lose it's identity as an actual village.	
76	Don't know / not sure	Existing facilities and shops need improving to cater for influx of people. Roads might become too busy if not improved		Don't know / not sure	Too many houses.Improvement to services needed rather than sport facility unless this was added at The Flacca..	Negative		Very ambitious Too many houses. This would change the village too much and might be seen to be a New Tattenhall	
77	Negative	The village surrounding area is big enough,		Negative	Despite all the proposals there is enough people living in the village, with the same resources, not enough facilities to cope. Stop the Beauty of these villages are being ruined by greedy developers	Negative		I like the idea of walking and wheeling routes though.	
78	Negative	This would totally change the structure and look of the village. It would be busier, roads flooding would not sustain these amount if new builds		Positive	This is the best option if we have to have one as it would redirect additional traffic to the A41on new roads. It would also maintain the village look .	Negative		Way too much disruption and building work. Tge village would not be a village any more- it would be a town!!	
79	Negative	the roads, school, sewers cannot accommodate such a large increase without creating major problems to residents of Tattenhall.		Negative	this is a large landowner in this area looking to make huge profits whilst ignoring any problems it will create in village.	Negative		How, where, and when are all the above mentioned improvements going to happen, I would hope and expect it before any houses were started.	
80	Negative	More traffic in centre of village is not desirable		Positive	Offers less disturbance/impact on the village centre.	Negative		Would lead to a much increased traffic flow, which would be a negative impact on the village centre.	
81	Positive	Larger sites to the west of the village should be prioritised, particularly 0058 and 0059 on the interactive map. Two larger sites to two developers would potential attractive more infrastructure funding.		Negative	The land suggested spreads too far to the west of the village, this should be decreased to 0058 and 31 and the land at 0059 added.	Negative		This is an awful suggestion. There should be no development north of Keysbrook, an important natural barrier to the north of the village. Similarly, developing the land south of Frog Lane ignores the southern boundary of the village. Development around the Flacca would be a detriment to all villagers who can enjoy the close proximity to countryside even as their mobility declines.	
82	Negative			Positive		Negative			

Do you think there are any locations which belong in a different scenario to those set out and if so, why?	Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make	Please use additional box as needed.	Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
	2nd	1st	3rd			Resident	As an individual			No
All of these suggestions even the smallest represent a large increase in the population of the village and the local infrastructure especially medical wouldn't support it. We are still waiting for the surgery to be increased following the development of the retirement village. I am against large scale growth	3rd	3rd	3rd	There is not an option that does not approve above and the results can be skewed and misrepresented if answered. As none are preferred.		Resident	As an individual		Ch3 9	Yes
				More development in the village will inevitably mean more cars in an already crowded High St. Something does need to be done, double yellow lines or parking restrictions ? move the main shop from the High St and provide parking eg behind chemist or off Burwardsley road ?						
	2nd	1st	3rd	As many will flag too, any further development needs to make sure we have adequate infrastructure to minimise flooding, cope with increased traffic, enough places at the school to meet demand and a Dr's Surgery that can cope with the local population. Ideally any proposed development should incorporate some natural green spaces for people to enjoy too.		Resident	As an individual		CH39	No
	2nd	1st	3rd	I'd prefer the extended. Village to remain within the Brook boundaries although I also think there is room to develop the Frog Lane area but not to the extent that is suggested in “3		Resident	As an individual		CH39	
Re develop run down areas and houses that need maintenance Ellesmere Port,	3rd	3rd	3rd	None	No more developments in Tattenhall Stop ruining our country side and making it harder for farming	Resident	As an individual		CH3 9BT	No
The Shire Way development is unnecessary .	3rd	1st	2nd			Resident	As an individual		CH39	Yes
Why would I wish this obscene plan on any other community.	3rd	3rd	3rd			Resident	As an individual		CH3 9	Yes
	2nd	1st	3rd	There is a need for more 2 and 3 bedroom houses and not just 'Executive type' housing.		Resident	As an individual		CH3 9	Yes
If the land suggested in scenerio 2 was truncated so it did not progress so far west and instead the land to the north of Chester Road but south of Keysbrook was included this would be the best scenerio for the village as it would keep the traffic for the new developments out of the village centre and close to the A41 - which would require traffic lights. It would also be closer to the sewage works which will need significant capacity added.	1st	2nd	3rd	Scenerio three needs to be avoided at all costs. Scenerio two would be by far the best option if the developments sites to the west were curtailed and site 0059, and potentially 35, added. I cannot understand how site 0059 was not included in this scenerio as it offers much easier access to the village centre the the western end of the proposed site. 0059 should be the first site to be developed.		Resident	As an individual		CH3 9	No
	2nd	1st	3rd			Resident	As an individual		Ch39	No

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
83	Negative	I acknowledge the need for more housing but 600 would put more strain on an already strained infrastructure. Primary School may have spaces but is that true about secondary schools? Each scheme managing it's own flood risk? Surely there should be some joined up thinking?	Negative Too many houses ! No mention of secondary education provision. More farmland built on with roads.	Negative	Far too many houses....is this to meet the needs of the village? This would change the village out of all proportion and sadly we would have lost something very precious.
84	Positive	Improved traffic management needed The school has just reduced from one and a half form entry and can accommodate growth without a new school which is harmful to current children	Negative This will harm the sense of being a village and take up prime Greenfield sites The Bolesworth estate is not considering the Tattenhall Community only profit This development will not be in walking distance No body from Inspired Village walks into Tattenhall When Su walked around the inspired village I was challenged as if Su was trespassing These developments seek to be exclusive and are unfriendly	Negative	This will destroy the sense of ztattenhall as a village It will feel like Guilden Sutton air Mickle Trffird with no coherence or heart Other villages would welcome some development eg Millington This is very unimaginative but profitable for Developers and the Bolesworth estate
85	Negative			Negative	
86	Positive		Don't know / not sure	Negative	
87	Negative	Expansion of houses is almost inevitable in this day and age. Large expansion is not a great prospect .	Positive Keeping development to one side of the village would be the preferable option.	Negative	This would have a major impact on the village as we know it.. The road link and improvements to Surgery and school would be be good but at a high cost to residents.
88	Negative	Impacts every area of the village and piece meal housing developments would be more costly and less attractive. Also no infrastructure improvements possible to alleviate high impact on road network/parking in the village	Positive Achieves significant growth and builds on recently developed area of the village. Allows for improved infrastructure and reduces traffic impact in the village centre where parking and traffic issues are already problematic	Negative	Just too many new homes destroying the character of the village... as well as: Impacts every area of the village and piece meal housing developments would be more costly and less attractive. Also no infrastructure improvements possible to alleviate high impact on road network/parking in the village which is already problematic.
89	Negative	This has significant impact on traffic at pinch points in the village that are already overwhelmed. Some of the proposed sites do not have footpaths that are wide enough or safe enough for children to access school.	Positive This allows for reduced traffic through the village with potential for safe pathways to be created for access to school.	Negative	This scenario seems to have a lot of things to be done to the village infrastructure to make it work and I am not confident it would be delivered. It is not possible to improve some of the access roads into the village and the issues of pinch points and narrow pavements remain.
90	Negative	600 homes will change the feel of the village to more like a small town but without any of the infrastructure. No High School, poor public transport etc	Negative An even worse scenario as still no infrastructure like public transport High school etc. The village would feel more like a small town. We have very little facilities compared to Tarporley but would be almost the same size!!	Negative	It keeps getting worse! We'd be larger than Tarporley ie a small town rather than a village but without a High school or public transport to match.
91	Don't know / not sure	If more houses are to be built. They need to be for locals only and actually affordable, including social housing and cheaper rent.	Positive Again if the houses are actually affordable /for locals only an are 3 bed and below, also bungalows and flats for 60+	Negative	This would completely destroy the whole village as we know it. It really doesn't need to change, only affordable houses for locals are needed, as many people have had to leave because they couldn't afford to stay.
92	Negative	Any more housing means Tattenhall is no longer a village. There are already houses that are unsold on new developments.	Negative Again, no to any developments	Negative	
93	Negative		Positive	Negative	

Do you think there are any locations which belong in a different scenario to those set out and if so, why?					Please use this box for any other comments you would like to make		Please use additional box as needed.		Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
					Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village						
					2nd	1st	3rd	None of these scenarios would suit the village which is why hopefully CWAC consider carefully the village plan in any future developments.		Resident	As an individual	CH39	Yes
					1st	2nd	3rd			Resident	As an individual		No
Why isn't the land which Bolesworth have suggested not on any of the plans as this would decrease the need for the volume of builds elsewhere					2nd	1st	3rd			Resident	As an individual	CH39	Yes
					1st	2nd	3rd			Resident	As an individual	CH3 9	No
An option apparently by Bolesworth to develop a site off Rocky Lane opposite Covert Rise may have some merit.					2nd	1st	3rd	Development is almost inevitable in this day and age.. Controlling the disruption to the residents, short and long term will be important. If possible containing development to one area on the edge of the village is the best worst option.		Resident	As an individual	Ch39	Yes
I think scenario 2 provides the least bad impact to the village when considering any alternatives.					2nd	1st	3rd	We must ensure that more houses are made available for young families and individuals who have lived in the village for a significant period. We don't need more million pound homes in the village. Affordable homes should be just that, not homes with shared ownership where residents would be forced to pay a smaller mortgage and a rental payment thus saving very little.		Resident	As an individual	CH3 9	Yes
					2nd	1st	3rd			Resident	As an individual	CH39	Yes
The village appears to be being developed away from the centre. If development is required, the area around the Flacca is much more central.					1st	3rd	2nd			Resident	As an individual		No
					2nd	1st	3rd			Resident	As an individual	Ch39	No
					2nd	1st	3rd	Any developments will ruin the very definition of a village that is already too big		Resident	As an individual	Ch39	Yes
					3rd	1st	2nd			Resident	As an individual	Ch39	

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
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94	Negative	Should remain a small village	Positive	Negative	Too big
95	Negative		Positive	Positive	
96	Negative		Positive	Negative	
97	Negative		Positive	Negative	
98	Negative	The flood risk is a significant concern as is the lack of funding for a cohesive approach to upgrading facilities for open spaces and recreation.	Positive	Negative	Without confirmation that infrastructure and flood management works could be improved I would not support the development of an additional 1500 in the village. I would also be concerned about the likely hood of an increase in the actual numbers of properties which would ultimately be planned and delivered. There would also be an impact to the market value of these new, and also existing properties as we have a stock of unsold new houses in the village.
99	Negative		Positive	Negative	
100	Negative	This represents a large percentage increase in the size of the village and will create increased traffic along the narrow Chester Road. The current health centre is already struggling to cope. It is hard to envisage how the existing infrastructure can cope with the cumulative impact of additional population.	Negative	Negative	This destroys the existing village by more than doubling the size. It appears not viable as infrastructure and all services need addressing.
101	Negative		Positive	Negative	
102	Negative	I would be concerned that, for this considerable number of new houses, there wouldn't be any major improvement funding for the village infrastructure. ie new roads, drainage, new surgery.	Positive	Negative	Too many new houses. The whole character of Tattenhall would change in a negative way.
103	Negative	The funding observation was the reason I rejected this scenario	Don't know / not sure	Negative	Would completely destroy what the Village of Tattenhall is. And more in fantasy land.
104	Negative	The biggest negative aspect to this Scenario is the piecemeal nature of it. Given the number of different development sites we feel this could lead to lack of coordination between different developers, increasing the disruption to the village during construction. The small nature of the developments mean none of them will be required to contribute significantly to improving local amenities. The village centre gridlocks very easily now, so to feed in more traffic from all sides would only exacerbate this problem and its associated risks to pedestrians, especially children.	Positive	Negative	We feel this scenario is just not viable. It would change the character of the village entirely, turning it into a small town. We do not believe that developers would actually deliver the level of improvements to local amenities and infrastructure required by doubling the housing stock. The development is too big and too fragmented around the village. It would inevitably lead to dangerous traffic congestion, overloaded amenities, issues with utilities, such as water supply, which is already a frequent issue, and drainage.

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	3rd	1st	3rd			Resident	As an individual		Ch39	Yes
	3rd	2nd	1st			Resident	As an individual		CH39	Yes
				Much better to keep the disruption relating to the construction period to one large area than several smaller developments. It would be more likely that the occupants of the houses would use Frog Lane to access the A41 which would prevent major congestion in the High Street.						
	2nd	1st	3rd			Resident	As an individual			Yes
	3rd	1st	2nd			Resident	As an individual		CH3 9	No
	2nd	1st	3rd	Key concerns are regarding flood plains, properties values and also the additional infrastructure, and open spaces which would be required but not necessarily delivered.		Resident	As an individual		CH3 9	Yes
	3rd	1st	2nd	Whoever is allowed to develop the village must provide a fund for local facilities to include a part time street sweeper, school facilities, sports facilities, flood problems, development and management of green spaces, street lighting , social care facilities, speed management etc		Resident	As an individual		CH3 9PX	Yes
The suggestion by Bolesworth estate to develop land opposite Gifford Lea has some merit. It is discreet, on a bus route, includes a medical centre and specifically addresses the type of housing that is in short supply ie starter and affordable family homes.	3rd	3rd	3rd			Resident	As an individual		CH3 9	Yes
	2nd	1st	3rd			Resident	As an individual		Ch39	No
	2nd	1st	3rd			Resident	As an individual		CH39	No
The discarded scenarios should've been made available in the survey	2nd	1st	3rd	In all honesty, the report, and survey will be a waste of time and money. The 'big' local landowner will get their way whatever the local people want. Offering of a location for a new surgery should NOT be dependent on their planning application.	I know it's not easy to find another meeting room, but the parish council should not be having their meetings in a property owned by the 'big' local landowner, this has to be a conflict of interests	Resident	As an individual		CH3 9	No
No - we strongly feel scenario 2 is the best option as it is set out. To add any other locations into it would then make it piecemeal.	2nd	1st	3rd			Resident	As an individual		CH3 9	Yes

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ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?		
105	Negative	The biggest negative aspect to this Scenario is the piecemeal nature of it. Given the number of different development sites we feel this could lead to lack of coordination between different developers, increasing the disruption to the village during construction. The small nature of the developments mean none of them will be required to contribute significantly to improving local amenities. The village centre gridlocks very easily now, so to feed in more traffic from all sides would only exacerbate this problem and its associated risks to pedestrians, especially children.	Positive	This scenario appears to be the best of the 3. The new development is in one place rather than being fragmented around the village which would have several advantages: less likelihood of increased congestion in the village once the building is complete, given that the site is located between the village and the A41 and less disruption to the village during construction, The development would be large enough to require developers to contribute to infrastructure improvements.	Negative	We feel this scenario is just not viable. It would change the character of the village entirely, turning it into a small town. We do not believe that developers would actually deliver the level of improvements to local amenities and infrastructure required by doubling the housing stock. The development is too big and too fragmented around the village. It would inevitably lead to dangerous traffic congestion, overloaded amenities, issues with utilities, such as water supply, which is already a frequent issue, and drainage.
106	Negative	The village is not able to cope with an additional 600 homes. Traffic in the village is terrible on most days, and bottle necks easily happen at peak times such as school start and finish and pick up and drop off at the nursery in the centre. The speed at which people drive through the village and the roads out of the village such at Tattenhall Road is dangerous, speed limits are not adhered to and this would only get worse with an additional 600 cars as it is likely each homeowner will have one or more car. If there was a preferred option it would be 600 homes around Frog Lane. It would benefit the homes onthat side of the village to also consider having an additional village convenience store which would potentially reduce the amount of traffic in the village centre.	Don't know / not sure	I think 700 homes in this area would be too much. 600 would be a better option but would require additional services such as a village shop. There are several areas on Frog Lane past Russia Hall that are prone to flooding causing problems getting in and out of the village and cause traffic to divert through the village centre and out along Chester Road. Significant works would be required to rectify the flooding problems or it will only get worse.	Negative	This would be the worst possible option.
107	Positive	While 600 homes feels too many, this, in my view, is by far the best scenario of the three. The distribution of traffic is a big plus. Smaller pockets of development will have less impact, be less overwhelming, than larger estates - it is altogether a much more integrated approach with nothing too far from the centre of the village.	Negative	Large single development will have huge impact not in keeping with village character or 'feel'. Far boundary too far from village centre which will exacerbate traffic problems. Looks like a 'bolt on' rather than part of the village as a whole. A link road will not neccessarily stop traffic going through the centre to access shops, pharmacy, school etc.	Negative	Terrible. Would completely change the character of the village - would be like living in a huge housing estate, not a village at all. Traffic impact would be massive (1500 houses probably means 3000 cars). The village centre is frequently blocked by traffic as it is and the roads without pavements in and around the village are already dangerous for pedestrians.
108	Negative	The high street is already very congested Doctors surgery provision currently inadequate at present and this will get wirse	Positive		Negative	This would totally remove the village feel from Tattenhall. It would then be a small town- similar to Tarporley

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No - we strongly feel scenario 2 is the best option as it is set out. To add on any other locations would make it piecemeal.	2nd	1st	3rd			Resident	As an individual		CH3 9	No
	2nd	1st	3rd			Resident	As an individual		CH3 9	Yes
	1st	2nd	3rd	Where development happens, please could consideration be given to existing residents whose properties are nearby, eg by providing 'buffer' zones / green corridors between existing and new, new houses not overlooking existing gardens etc. Also, any development, no matter where in the village it is, needs to consider the impact it has on the whole of the village eg the effect of increased traffic on the safety of pedestrians on unpaved roads		Resident	As an individual		CH3 9	Yes
	2nd	1st	3rd			Resident	As an individual		CH3 9	No

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109	Negative	Given that none of the three options in CWaC's Emerging Local Plan ask Tattenhall to deliver 600 new houses (up to 500, up to 500 or over 1500) doesn't this scenario imply the community's willingness to accept greater numbers than the Authority requires? Surely better to build scenarios in line with CWaC stated targets? In any case, the piecemeal development of multiple small sites, several of which are in the conservation area, would limit developer community contribution and do little improve the existing pressured infrastructure.	Positive Given that none of the three options in CWaC's Emerging Local Plan ask Tattenhall to deliver 700 new houses, doesn't this scenario also imply the community's willingness to accept greater minimum numbers than the Authority requires? However, there is more merit developing in this location than the previous scenario. The western fringe of the village provides more direct access to the A41 via Frog Lane, Rocky Lane and Chester Road for employment, onward travel links, schools, retail outlets, etc. without adding to traffic pressures in the village centre. Also, a single large scheme would deliver greater community contribution from the developer, and contribute towards increasing GP surgery capacity, improving road junctions with the A41, etc. Alternatively, the land between Frog Lane and Rocky Lane could be developed with similar benefits. If Tattenhall was required to contribute over 1500 new houses, these two sites could be combined to deliver the required number.	Negative The village has grown by 30% since the 2011 census to approximately 1350 houses. This has already put key infrastructure under pressure (sewage, doctors' surgery, flooding, traffic, etc). If Tattenhall had to more than double in size with 1500 new homes , it could not be "bolted on" and incorporated into what currently exists. It could only be achieved by creating a new "village outside the village", sited on the western edge to link with the A41 transport corridor via Frog Lane/Rocky Lane/Chester Road and delivered through massive investment in new infrastructure.		
110	Negative	Ridiculous	Negative	More ridiculous	Negative	Absolutely, catastrophically, ridiculous
111	Negative	Although it's the smallest scenario in terms of number of homes, I think the character of the village will still change and put infrastructure under pressure (esp traffic on High Street and Chester Road)	Negative	The least worst option with traffic not going through the village but still not great...	Negative	this is poor, an additional 1,500 homes (potentially extra 6,000 residents) means Tattenhall will become a town and will change the character of the village, devalue house prices, increase traffic (potentially crime). All the developers, housebuilders, estate agents, people who want to move to Tattenhall are thinking about it in its current state, not what it will look like once it becomes a town. They may as well live in Nantwich, Chester, Winsford, E.Port etc
112	Positive	If there is any one to choose it would be this as a reference.	Negative	Too much development on that one side of the village	Negative	The village would be too changed.

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				As the PC states: "We know development is coming, but we need to ensure it serves us as well as it can". Have residents been asked what "payback" they'd like in return for the imposition of large housing estates that will detract from the essence of the village? If these views were recorded and ranked, it might give the PC further guidance into the scale and therefore siting of such development. For example: Fit for purpose GP surgery and resource Additional retail provision Effective traffic calming Improved roads and junctions Better footpaths/cycleways More car parking/parking enforcement Better public transport More open spaces within developments More sports facilities, eg. swimming pool Types, sizes , density and affordability of houses to be built Style, building materials and sustainability used in developments						
See previous comments	3rd	1st	3rd	New wildlife areas and corridors		Resident	As an individual		CH3 9	
We are in danger of losing the village entirely	3rd	3rd	3rd	None of them!!! We haven't got the roads, sewerage, doctors or amenities for any of them		Resident	As an individual		CH39	Yes
	2nd	1st	3rd	All 3 scenarios are awful for existing Tattenhall residents and will prove a con for future residents who are "sold" the dream of 2025 Tattenhall and not what it will become in 2-3 years time...		Resident	As an individual		CH3 9	Yes
	1st	3rd	2nd			Resident	As an individual		Ch3 9	No

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
113	Negative	This scenario includes the current Taylor Wimpey proposal which was refused the first time around and should continue to be refused for the same reasons. I.e. it would be "a sprawling incursion into the countryside at a key entrance point". The estate would completely obliterate the only remaining open view from the west side of the village and its dangerous entrance would open onto the designated conservation area. Another serious reason for it being totally unacceptable is that there would be a devastating adverse impact on the amenity, light pollution and privacy of the 30 existing properties that would be overshadowed by the new houses. It would be unprecedented in Tattenhall for so many houses to be back to back in such close proximity to one another. There is no screening buffer strip, no mitigation.	This scenario has the least adverse impact on existing properties and buffer zones could be incorporated where required. The land is close to the sewage treatment plant. The extent of the area could be reduced so that all the houses would be within walking distance of the village. To achieve the approx 700 homes total, land for 400 can be made available by the inclusion of the proposed Barbour development which does not visually impact on the village centre.	Negative	This includes too many inappropriate areas and would result in a feeling of closed-in urban density of development in total contrast to the existing open rural feel of the village. The thin end of the wedge for morphing into a town.
114	Negative		Not really in favour but best of a bad bunch. If we must have extra houses I opt for Scenario 2 as it has less impact on houses and homes in the village. However the same objections are in place - GP surgery, sewage, school. Junction of Frog Lane and A4 41 dangerous.	Negative	
115	Negative	Chester Road is the main route out of the village onto the A41. So much congestion. We need another Road if there's more development.	Western half of the village better for development with new road link to avoid the busy High Street.	Negative	Definitely not this development. Too many houses, cars and virtually no employment t.
116	Positive			Negative	
117	Negative		A more cohesive approach to extending the number of homes within the village. Proximity to bus routes essential for school age children.	Negative	
118	Positive	The key observations seem to meet the requirements of Cheshire West, but it does seem a lot of houses nonetheless.	More houses than Scenario 1 and it is a longer distance to the village centre. This may create far more traffic with school runs and work traffic as well as problems in the village centre with people socialising and parking on evenings and weekends	Negative	It would be difficult with all scenarios but 1400 houses or more is doubling the village size and capacity and this would cause massive problems with infrastructure and costing and traffic.
119	Positive	if there has to be building it seems the better option		Negative	
120	Don't know / not sure			Negative	
121	Don't know / not sure	Why can't facilities such as shops be incorporated. This would keep cars out of the already overcrowded high St.	If new sport and recreation facilities are required why are shops not required as well. One small shop in the middle of the High Street cannot meet the needs of any larger local population. The nearest supermarket is 7 miles away	Negative	This survey seems biased towards this solution. However Tattenhall would no longer be a village and it would totally lose its character and soul
122	Negative	This would create chaos in the village with such piecemeal building. The cost of creating suitable roads for the increase in traffic which would affect the whole village would be exorbitant. This scenario is not sustainable for Tattenhall and would be a poor choice.	This is probably the best option as it incorporates all the building to one side of the village and nearer to the main A41 road which is vital for traffic. This would cause the least chaos to the current village and would not create further flooding issues.	Negative	Absolutely the worst option. Too big and too spread over the village. This would be totally detrimental to the current village.

Do you think there are any locations which belong in a different scenario to those set out and if so, why?					Please use this box for any other comments you would like to make		Please use additional box as needed.		Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
Scenario 3 is the only one featuring the current Galdman application on Tattenhall Road. This application contributing 110 houses, could also be included in Scenario 1 Although the Galdman application is also a sprawling incursion into open countryside, it is preferable to the Taylor Wimpey proposal as it includes a wide buffer strip to screen it from existing properties. Its entrance is not located in the conservation area and opening onto a straight road, is not as potentially dangerous.					It is accepted that at least 500 houses will need to be built somewhere in the Tattenhall area. Wherever they are built they will put the same pressure onto existing services, sewerage capacity and other infrastructure. This is of considerable concern. Our aim should be 1 To ensure that any development has the least possible adverse impact on the properties of existing residents. 2 To ensure that as far as possible the open feel, charm and rural character of the village are retained								
Scenario 3 is the only one featuring the Barbour proposal at Rocky Lane which would contribute 400 houses. If this proposal was adopted, it would reduce pressure to build in more visually sensitive areas.					These two objectives can not be met if development is concentrated close to the village center.				Resident	As an individual		CH3 9	Yes
									Resident	As an individual		CH3 9	Yes
					We have very little employment in the village and it cannot cope. Let's not make it into a small town.				Resident	As an individual		CH3 9	Yes
									Resident				Yes
									Resident	As an individual		CH3 9	Yes
									Resident	As an individual			Yes
							it would be good to have another shop		Resident	As an individual		ch39	No
									Resident	As an individual		CH3 9	Yes
Every builder who bids for any scheme should have the village wishes at heart and should offer extra facilities such as a shop and for recreation									Resident	As an individual		Ch39	Yes
The option previously suggested for housing behind Greenlands is now not featuring. Has this been shelved? Until such time as the issues of flooding, the poor roads leading to and from the village to the A41 are addressed any new housing will create serious difficulties for the village and its current residents. There are still houses for sale near the recycling centre which have remained for sale for some time now.					Until such time as flooding is addressed and roads improved to and from the village additional housing will only create further problems for the village.				Resident	As an individual		CH3 9	Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
123	Positive	The scenario does not maintain the gap between Tattenhall and Gatesheath. It is surprising that land between Rocky Road and Frog Lane is not allocated.	Don't know / not sure	Surely this is more a matter for CWAC than the PC? It involves a major strategic decision and alternatives need to be considered. Eg rather than unbalanced development of Tattenhall to the west CWAC might want to consider development around Milton Green, perhaps with a new section of the A41 to the east of Milton Green, by-passing the existing 40 mph section through the village.	Negative
124	Positive	Ensure homes built are what the area needs . Affordable housing, BUT NOT shared ownership, this should be avoided at all costs . Affordable housing for young people and for older people wanting to downsize , including affordable rental properties . Also strict regulations to ensure builders commit to what they promised when planning approved	Don't know / not sure		Negative
125	Don't know / not sure		Don't know / not sure		Negative
126	Positive	It is inevitable that the village will grow however; Piecemeal Development MUST include sufficient funding for open spaces, recreational facilities, money towards our schools and medical services.	Negative	Tattenhall will become a village of two halves. We will lose our 'Village' Community.	Negative
127	Negative		Positive		Negative
128	Negative		Positive		Negative
129	Don't know / not sure	Insufficient funding is an issue. In reality infrastructure of village needs attention.	Positive	Caveat: Loss of good farm land. Would link road as above materialize?	Negative
130	Don't know / not sure		Positive		Don't know / not sure
131	Positive	The village has already had significant development in recent years and risks losing its identity as a village. I appreciate further development will happen and therefore this smaller number of new properties/people/cars is attractive, but it has now reached the stage where additional infrastructure is necessary and this needs to be funded by the developers, so more housing is required as a carrot to these developers.	Positive	Only best scenario as funding definitely needed for: - Link road connecting Chester Road to Frog Lane to take existing & future pressure off High Street. Also dedicated cycle & pedestrian routes to avoid High Street bottleneck. - A41 junction upgraded to roundabout/lights for additional traffic on at least one of connecting roads. This is bad enough already. - Additional small supermarket (Co-op size) in new housing estate with good parking, to ease pressure on existing High Street. Specialist provision of pharmacy, post office, should be excluded to preserve shops. - Must ensure there really is sufficient capacity at primary school especially, and High Schools, and transport provisions for pupils adequate for the latter. - Designs should include a wide variety of housing styles (as in the latest Chester Road development) and road layouts - not a monotonous building plot with identical/similar housing designs such as the Redrow estate.	Negative

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Scenario #1 A Bigger Village					Scenario #2 A New Western Half of the Village		Scenario #3 A Transformed, Better Connected Village						
As above a departure from existing strategy on this scale would surely be a matter for CWAC, not the PC. An alternative to the suggested link road would surely be an A41 bypass as suggested above. Development focused around Milton Green would also need to be considered.									Resident	As an individual		CH3 9	Yes
					Volume of Traffic , road safety, traffic calming, pedestrian crossings outside school, flood risk, main road junctions are already a major problem. House builders should be held to account for everything they promised to do to alleviate the above problems before planning is approved, in fact infrastructure should be carried out prior to any building commencing .								
							Only want to vote for 1st scenario		Resident	As an individual		CH3 9	No
									Resident	As an individual		CH39	Yes
									Resident	As an individual		CH3 9	Yes
									Resident	As an individual		CH3 9	No
									Resident	As an individual		Ch39	Yes
I am not sure what this question means or wants!!									Resident	As an individual		CH3 9	Yes
									Resident	As an individual		CH3 8	Yes
Scenario 2 is too concentrated. Only acceptable if that is only way of attracting funds for necessary infrastructure improvements.									Resident	As an individual		Ch3 4	Yes

	Do you feel positively or negatively about Scenario #1 A Bigger Village	Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?	Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
132	Negative	Agree with final point above. Disruption in multiple sites HGV's delivering across the village for significant periods.	Positive	A large development would reduce impact on the village and allow additional facilities. Sceptical that walking / cycling routes will be sufficient to impact on heavy traffic delivering school children during term times.	Negative	Agree re final point re highways works required, as well as additional schools / Doctors facilities.
133	Negative	Village may become busier but will village infrastructure be able to deal with this sufficiently.	Don't know / not sure	Less traffic through village a good thing, but enough infrastructure to support new homes?	Negative	Village / Community character will be lost.
134	Negative	The present infrastructure and services cannot sustain this increase without serious negative outcomes. Existing infrastructure such as footways are all substandard with no prospect of improvement. Traffic impact will be outside the village boundary with no way of improving it. It just spreads the pain and does nothing for "sustainability" other than increasing the negativity. Does not address current problems. Village Heritage character will be stressed.	Negative	Does not address any of the existing problems and only adds to them. No easy access to existing amenities being so remote. It would require investment in highway infrastructure which is unlikely to be forthcoming. Who will provide the new Link Road? Will exacerbate problems at the A41 junction. Any new sport and recreation facilities would be remote provided within the development area.	Negative	This would require significant infrastructure investment which is not provided for e.g. Rocky Lane. It would place more pressure on Chester Road which is not addressed and overload existing village Centre. All the footways in the village are substandard. Too many issues not addressed and funded. Local authority will not have the resources. The scale of development would be overwhelming.
135	Negative	Insufficient funding to cope with impact on Roads, traffic flow, sewerage etc. Also breaks present natural boundary of village as specified in earlier rejection of applications for building within this site.	Positive	Least objectionable of scenarios if there must be extensive development. Advantage of new link road between Frog Lane and Chester Road to alleviate pressure of traffic in village.	Negative	Just too big. This would change village to town and lose its present character.
136	Negative	Insufficient funding to cope with the impact on roads, sewerage, traffic flow, sustaintainability, etc. It also breaks the present natural boundary of the village as specified in earlier rejections of applications for building within this site.	Positive	This is the least objectionable scenario if there must be extensive development. There would be a huge advantage in having a new link road between Frog Lane and Chester Road to alleviate the pressure of traffic flow through the village.	Negative	Too big! This would change the whole character of the village and make it into a small town. Not sustainable.
137	Positive	Any development will increase flooding. Particularly along the Millbrook as that is a natural floodplain.	Negative	Any development will increase flooding. Particularly along the Millbrook as that is a natural floodplain. The new houses in this plan will be very disconnected from the village. This will only increase traffic going into the village as people will drive to get to amenities rather than walking.	Positive	
138	Negative	Without improving the road access system around the village this proposal would make the already bad traffic situation in the High Street even worse than today - as half of the roadway is often taken over as a car park it is a one way road without much in the way of refuges for passing traffic. - perhaps the introduction of a traffic light system may be necessary?	Positive	Although a positive response, I do not necessarily agree with even this proposal but of the 3 options, - and presumably some developement is 'compulsory' - this seems to be the least worst option. It should provide an alternarive route for traffic to get from one side of the village to the other and reduce the volume of traffic in the high street.	Negative	Doubling the size of the village would change the whole character of Tattenhall and with all the necessary upgrades to the roads and general infrasrtructure would simply attract more and more development and expansion around the village.

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	3rd	1st	2nd	Any of these developments will have a massive impact on the village centre. I am also sceptical of any developers' commitment to genuinely affordable housing - what we really need.	Village centre parking will be massively overstretched with any of the 3 options. I don't feel qualified to discuss sewage but it is no doubt a big issue / concern.	Resident	As an individual			Yes
	2nd	1st	3rd			Resident	As an individual			Yes
I do not believe that this scale of development is what is required and will do nothing to address the issue of low cost (not the low cost of Tattenhall levels) or rented accommodation. There would have to be a mix and match to relocate in different development scenarios. I would've thought this would have been considered so it is outside of the consultation boundaries.	1st	2nd	3rd	I do not think that any of this will assist the national development needs of affordable or rented accommodation. It will only put existing infrastructure and services under stress with not positive input. When will the authorities recognise the existing problems which need to be addressed before imposing more development.	The bottom line is that any more Development will be bad for Tattenhall as we know it and will not provide the sustainability which is required due to present and future constraints. You have to accept that the government will not address these but will continue to impose with no redress. The whole exercise will be negated if the existing and anticipated applications for more housing get approved.	Resident	As an individual			Yes
With houses still for sale in 'Blackham' development and at Millbrook Meadow it would be better to continue development in area already started, for example beyond Millbrook Meadow development, rather than encroaching on the present boundary to the village.	2nd	1st	3rd			Resident	As an individual		CH39	Yes
With numerous houses still for sale in Blackhams development after a long time and some at Millbrook Meadow it would be better to build in smaller areas already started, eg beyond the Millbrook Meadow development, rather than destroying the village atmosphere and encroaching on the present boundary.	2nd	1st	3rd			Resident	As an individual		Ch3 9	Yes
I think the development south of Frog Lane put forward by Bolesworth should be included in scenario 1. That plot of land is an obvious plot to develop with good access. It is not too far from the village and they have included funding new doctors as part of their plan.	2nd	3rd	2nd	I do not believe Tattenhalls amenities can house so many new homes. The flooding is a massive issue, and will not be fixed by removing flood plains. The field behind Gifford Lea floods every year, which protects the houses on Covert Rise. If this field is built on Covert Rise houses will flood as well as the new ones.		Resident	As an individual		Ch3 9	Yes
	2nd	1st	3rd			Resident	As an individual			Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village						Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?					Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
139	Negative	Negative aspects are insufficient funding provided from piecemeal development to improve key infrastructure such as traffic flow and flood risk/sewage issues already apparent. Positive aspect is that it is the smallest expansion. I think Tattenhall has been excessively loaded with development as the smallest Key Service Centre in CWACC	Positive	The new link road would be a positive, reducing traffic in the village centre, as would the managing of flood risk and presumably sewage control.	Negative				The village would cease to be a village, and would be transformed to a dormitory town. No jobs for the increased population means increased travel to work and this would be mainly by car as only bus service (even if frequency improved) is to Chester & Whitchurch whereas employment would be further afield or east/west. Village infrastructure would need to radically improved. Major site development throughout the village edges would mean significant disruption.
140	Negative		Positive		Negative				
141	Don't know / not sure		Positive		Negative				
142	Positive	Distributing the impact of the additional homes around the village, in a sympathetic way would seem to make sense. The concentration effect due to the scale of the other scenarios would be more likely to completely alter the character of one area of the village. In recent years, the additions of the Redrow development, the Gifford Lea retirement Village and the most recent Taylor Wimpey development, by the Doctors surgery have all keyed into the village, adding to different areas, and with different styles.	Negative	In recent years, both Frog Lane and Rocky Lane have become much busier traffic routes. Whilst the Bolesworth proposal traffic study states that the increase in traffic would be less than 1 additional vehicle, every minute, they do not provide any baseline context. Adding 1 every minute to a busy road is immaterial, but 1 extra to what should be quite country lanes, is a material increase. If the proposal included the additional spine road, this would make more sense, but I note that Bolesworth have discounted this option due to costs.	Negative				The addition of 1500 more homes would irreversibly alter the character of Tattenhall, go against the design principles and, despite high level proposals, could overwhelm the facilities, infrastructure and flood defence provisions.
143	Positive		Negative		Negative				
144	Negative		Positive	I like the idea that development is closer to A41 & with a link road from Chester Rd to Frog Lane that would help keep the already busy High Street less likely to become more gridlocked than it sometimes becomes at the moment.	Negative				This is no longer a village!
145	Negative		Don't know / not sure		Negative				
146	Negative		Positive	Any New builds must include affordable houses both rental and private , not shared ownership as this scheme should be outlawed, the scheme is illegal	Negative				
147	Negative	I think the village will be too congested with traffic if housing is all around the village with no attention or money to help ease any traffic issues.	Don't know / not sure	Not fully understanding the whereabouts of the link road, but a good idea not to impact the main village high street with passing traffic. Would the development pay for/provide the necessary sport and recreation facilities referred too above? Would that be possible because it will be a bigger development rather than Scenario 1 where mentioned developments not big enough to provide any facilities other than walkways?	Negative				This sounds like a step too far. I love this village and 1,500 new homes would ruin it. Definitely not in favour of this.
148	Positive	More diversity and a spread out distribution of houses would be great for business and the kids. This would need some transport too.	Negative	That's a huge increase with no transport or way of getting through the village still. People would still need to come in for school drop off etc. I think more than a 30% increase should require decent public transport.	Negative				Insane to even think. Someone of this scale would cripple the village and would end up as two villages that are not integrated. It would loose all its heritage and countryside feel that people come to the UK for. We personally migrated from Australia craving uk village life, loosing this feel would defer people and there is no reason / pull tk such a place. Not sure how you'd integrate this, nor cater for traffic / flooding.

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Tattenhall Road has open spaces by the old Catholic Church which could provide low cost housing, as could site opposite the Beehive on Rocky Lane/High Street corner	2nd	1st	3rd	Tattenhall has already had more development than larger Key Service Centres in CWACC which have better transport links. A modification of the green belt would allow building to occur nearer the planned job expansion to the north of CWACC thus decreasing travel to work in CWACC. Scenario #3 would not be ranked anywhere if I was not forced to enter something to proceed		Resident	As an individual	CH3 9		Yes
	2nd	1st	3rd			Resident	As an individual	Ch39		No
	2nd	1st	3rd	Definitely need more social housing. My daughter, husband and five children are living in a two bedroomed house by surgery and told that they cannot have a bigger house. They cannot afford to buy. Also could do with more shops/ supermarket and a bigger doctors surgery		Resident	As an individual	CH3 9		Yes
	1st	3rd	2nd			Resident	As an individual	ch3		No
no	1st	3rd	2nd			Resident	As an individual	CH3 9		Yes
	2nd	1st	3rd			Resident	As an individual	CH3 9		No
	1st	2nd	3rd			Resident	As an individual	CH3 9		No
	2nd	1st	3rd			Resident	As an individual	CH3 9		No
	2nd	1st	3rd	More detailed diagrams would be helpful but maybe not possible at this stage Thank you for what you have done		Resident	As an individual	CH3 9		Yes
	1st	2nd	3rd			Resident	As an individual	Ch39		Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?		
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
149	Positive	Recreation in the village has always been self funded. The Flacca/ Sport Tattenhall .. over the years has been developed using Lottery Funding and funding from individuals, fund raising events and perseverance. There are lots of walkways, eg Bishop Bennets Way, in the area that go neglected, once were kept and maintained. Development should stay within the village, small scale and certainly encouraging ‘independent’ developers rather than large building companies. Stylish and tasteful developments should be prioritised, keeping Tattenhall the beautiful village that it is. This should be seen as an opportunity to improve the village and make it even more desirable than it is .	Negative	Development should stay within the village boundary. Large scale mass housing ruins areas and won’t be without its problems, big building companies are notorious for causing flooding issues at their developments and never solving the problems they have created. Taking away green spaces adds to this problem. The land around Tattenhall is low lying and predominantly clay, there are natural springs under the ground, there is a reason why the village was historically built where it is. Trying to expand it towards a water course is asking for trouble. Smaller scale, tasteful individual developments should be encouraged, Tattenhall is a beautiful unique village, in a naturally attractive area. We should encourage the development of properties that enhance it, the people of Tattenhall chose to live here for these reasons, mass development of 700 houses in one block is going to change the place beyond recognition.	Negative	It’s too much
150	Positive		Negative	Too much in one area Spoil the Countryside Will be mass housing	Negative	Way too much
151	Negative	The smaller target increase to the size of the village is desirable, but we should not intend to encroach towards the Flacca and new wildlife site; these areas are marked by their natural charm and this should not be hindered. I have doubts about the capacity to manage more traffic running through the double junction in the centre of the village. The junctions struggle as it is. The scattergun nature of the development plots would lack any cohesive initiative to bring any infrastructural improvement (cycle paths, etc) to the village.	Don't know / not sure	The scale of this scenario has the potential to encourage infrastructural improvements; a way to traverse from Frog Lane to Chester Road would relieve traffic from the double junction at the village's centre. Shifting the population centre closer to the A41 encourages the development of a better intersection and better traffic management for commuters. The new sports facility would provide more capacity for sport, while the lack of development at the southern core would protect the Flacca’s enviable environment and picturesque setting.. However, the architecture must be properly considered. Buildings should be built to the style of the village - without becoming too 'repetitive' (as housebuilding firms often design their developments) - and should go through proper community consultation. This scenario must also protect the heritage of the old Tattenhall and Whitchurch Railway through preservation into a cycle path or in becoming a wildlife area.	Negative	This increase is far too large and would put immeasurable strain on the historic core, as well as village services. We should not intend to encroach towards the Flacca and new wildlife site under any avoidable circumstances; we risk destroying our village's image and charm. I have serious doubts about the capacity to manage more traffic running down Rocky Lane; the development in the south-west of the village would bring severe pressure.
152	Positive		Positive		Negative	

					Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
Do you think there are any locations which belong in a different scenario to those set out and if so, why?	Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make	Please use additional box as needed.				
Build from the village, up to the railway line	1st	3rd	2nd	A railway station in Tattenhall would be amazing and help reduce traffic. To be able to reach Chester by train, Crewe and London from our village would be a major positive	Please don't ruin Tattenhall. The newest developments within the village suffer from aspects of flooding, the Mill development (clue is in the name) should never have been allowed without careful consideration. It was built upon an underground spring, the water was once collected by Calypso soft drinks. The other developments suffer with water ingress into their homes. Frog Lane (clue is in the name) is naturally wet, there are ponds. The water table is high Covering the open countryside with hundreds of houses is not going to work.	Resident	As an individual	CH3 9	Yes
				Keep the development within the Tattenhall boundary Provide a railway station in Tattenhall, link to Chester, Crewe and beyond Encourage small scale individual developments, landscaping and planting to be included Cycle and footpaths Encourage community fund raising					
	2nd	1st	3rd	Ensure that small landholders are given a fair share of the development dividends. Ensure that the necessary upgrades are planned for our junctions with the A41. Ensure that a Sunday bus service is guaranteed. Most importantly... Ensure that the development doesn't damage the village aesthetic! - Use Cheshire sandstone and red brick. - Imitate local architectural styles. - Don't simply employ template housing design (it looks shit in large numbers).		Resident	As an individual	CH3 9	Yes
	1st	2nd	3rd			Resident	As an individual	CH3 9	No

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	
153	Negative		Contains the development to one area and closer to the A41 resulting in ess Traffic through the village which struggles at the best of times. With new houses it needs to come with water/drainage infrastructure and GP services as well as new sport/rec facilities.	Negative	The village cannot cope with this many houses being built due to insufficient infrastructure all round. It would no longer be classed as a village - we need to retain Tattenhall as a village.
154	Negative	Tattenhall is a very caring close-knit community where people support each other which is less usual these days. If the village becomes bigger, it will lose those qualities that make it special and become another anonymous town where neighbours barely know each other.	700 new homes is far too many. The school, doctor surgery, shopping facilities cannot cope with that many families.		No, no, no! Doesn't Hall Village would no longer be a village it would lose his character and charm.
155	Positive	On behalf of Lexwood Developments – •Support is given for this level of new housing in the village and the benefits it can bring •Support is given for the allocation of the land to the east of the village located / accessed off Shire Way. This is a logical and available site with manageable impacts from its development. The northern shaded area has two fields up to footpath 12 (eastern boundary) which could accommodate approx 40-60 homes depending housing mix Concerns - •The scenario 1 map does not allocate sufficient land for 600 homes to be provided. •A small allocation is required for 7 homes on land off Park Avenue •Only two sites shown (Shire Way and north of Chester Rd) aren’t under the control of Bolesworth. This would bring serious issues about delivery. •All schemes would be Policy compliment from a Section 106 point of view. It is incorrect to say piecemeal development will provide insufficient funding, other than if a scheme has Non Compliment S106 contributions	This is scenario is not supported and is highly unlikely to come forward in any event due to land ownership. Concerns to be addressed - •This area is owned by Bolesworth and they have confirmed they are following a different strategy on Frog Lane. So is the land even available. •NPPF highlights that small sites for SME's are a key factor and should be provided. Providing one large site is contrary to NPPF. •Bolesworth have failed to deliver the saved allocation off Shire Way and have confirmed they aren’t taking it forward. So Bolesworth delivering housing for the benefit of the whole village in one allocation is highly questionable. •Huge landscape impact when compared to smaller schemes distributed around the village. •Has exactly the same impacts as 700 units spread across the village. Perception is as it’s not adjacent to main population it has less impacts which is incorrect.		This is all framed around a no Green belt release Spatial Strategy in the Cheshire West emerging Local Plan. That scenario is considered highly unlikely. Green belt was released in the last Local Plan and additional releases around Chester and Ellesmere Port the main urban centres would seem highly likely. But clearly if this scenario did occur the majority of the allocation locations would be needed to come forward to achieve the require housing numbers. However a number of sites shown have very questionable delivery and land allocation of sites would need to be significantly refined. For example - Land to the east of the village off Burwardsley Lane and the south of the village sports area have major traffic issues to overcome given the constrained route through the village.
156	Positive	Infrastructure. Need more doctors, more/bigger shops/buses. Should the sewage works be enlarged/modernised. Still a village atmosphere. Seems to be the least damaging of the three scenarios.	A link road from Chester Road to Frog Lane would improve the traffic problem in the centre of the village but there would be more cars overall. Green Spaces and walkways would help to mitigate the problems with more cars and help wildlife., also make Tattenhall a pleasanter place to live.		
157	Positive	Scenario 1 sounds manageable and I don't think will impact on the village too much. The High Street can become extremely busy at times, so anything larger than 600 homes would definitely become a problem in this area.	Once all these 'features' are made available, it will make the village attract more buyers and therefore become busier, having the opposite effect of relieving spaces, facilities and places.		The village has now become a town - better connected for whom? People moved here because it was a village, they could have stayed in Chester or any other town if they had wanted all the facilities mentioned above.
158	Negative	We want Tattenhall to remain a village, not a small town.	Only if essential and unavoidable. Walk through the fields will be built over. Less room for livestock.		This is making the village of commercial Centre. Already not enough parking spaces, roads to narrow, too much through traffic.

Do you think there are any locations which belong in a different scenario to those set out and if so, why?	Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make	Please use additional box as needed.	Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
	2nd	1st	3rd	We opposed to any further development in the village on a significant scale. The houses currently for sale are not selling. For any development to take place the developers need to plough significant funds into flood management, sewerage / surface water drainage, education contribution, new GP/pharmacy services, highways and general facilities in the village.		Resident	As an individual		CH3 9	No
	2nd	1st	3rd			Resident	As an individual			No
GENERAL •The level of housing in Scenario 1 / 2 would appear the most appropriate appropriate and deliverable land allocations need altering to reflect emerging land owner proposals •I do feel that allocating land the north of the village could bring about significant landscape, flood control and access link improvements. Creating a pedestrian footpath route linking from footpath 12 in the east of the village to the west to the doctors surgery would bring significant social and environmental benefits This could be created from footpath 12, through the eastern Shire Way allocation (Existing and proposed) along Keys Brook, north through Bolesworth land along Keys Brook, onto the Gladman proposal and then sweeping through the TW proposal back onto Millennium way. This would create a huge circular route which could be delivered mainly along Keys Brook which in turned could be managed better along its route.				GENERAL COMMENTS – OTHER •There should be an opportunity to submit additional documents and plans for consideration (email to PC Clerk noted). •Why is there a text limit ? It has constrained my responses / submission on options. •It is unclear what stage this consultation is in the new NP. This needs to be confirmed. •There was a NP Regulation 14 consultation in April but clearly this was pre the Local plan consultation (Spatial Options Strategy) and that must surely be considered out of date given the Local Plan Issues and Options being issued and Consultation in August. Is this correct ? •Is this being considered an Informal Pre Regulation 14 Consultation and a formal 6 week consultation on the proposed allocations will be held in due course ? This needs to be confirmed I will submit a separate note and plans about my comments and representations to the Parish Council Clerk for ease of reference.		Landowner or land Interest				Yes
	1st	2nd	3rd	We need more details on infrastructure, doctors, dentists, drains, survey removal, buses, road improvements.		Resident	As an individual			
	1st	2nd	3rd			Resident	As an individual		CH3 9	Yes
Don't know.	3rd	1st	3rd	Plenty of other less beautiful villages could be expanded. Hands of Tattenhall village.		Resident	As an individual			Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
159	Don't know / not sure		Positive		Don't know / not sure
160	Negative	Spoils character of village.	Negative	Fraud lane potential death trap.	Negative Sounds awful.
161	Don't know / not sure	As with all developments, major concern is flooding risk followed by infrastructure support. Best of three options.	Negative	I see a major flood risk with this development and have concerns about road safety down pro Lane.	Don't know / not sure As with all developments, flood risk.
162	Don't know / not sure	There is an increased amount of traffic both at the school and on the High Street. I don't think it's accurate to say that the traffic has been distributed throughout the village.	Negative	Without a new doctor's surgery and an additional shop near the new development, this is simply not manageable with the existing infrastructure in the village. Also this would mean a significant increase in the number of cars using the High Street to bring children to school as it is too far for young children to walk.	Negative Although this looks better on paper, the A41 is unable to cope with that amount of additional traffic.
163	Negative		Negative		Negative
164	Negative	Absolutely crazy to consider building next to the Flacca, that open view needs to be preserved for future generations. Rest of the sites seem workable, the site north of Chester Road, behind Rookery Drive, is the most obvious site to build on. 600 is too many. Absolute maximum should be 5% per year averaged over 5 years. Why are there no proposals keeping the overall growth to 25% of current size?	Negative	This site reaches much too far to the west and is too large, 700 is too many. Absolute maximum should be 5% per year averaged over 5 years. Why are there no proposals keeping the overall growth to 25% of current size? Half the size of this proposal and keep the site close to the current village boundary and it might seem the best of a bad lot as it employs lesser used access roads and impacts traffic through the village centre less.	Negative This proposal seems like scare-mongering and is grossly out of proportion with the current village and it's position in the countryside. So many of the proposed sites are absolutely crazy, it seems to be in the proposal to scare people into accepting one of the other ludicrous, but smaller, options. Absolute maximum should be 5% per year averaged over 5 years. Why are there no proposals keeping the overall growth to 25% of current size?
165	Negative	Parking would become intolerable along the High Street.	Positive	Flooding could be better controlled and traffic problems alleviated. Medical facilitated in Barber Square.	Negative Tattenhall would no longer be a village.
166	Positive	This option would be appropriate and ensures a level of growth which responds to the needs of the Borough and reflects Tattenhall's strong sustainability credentials. The site's identified within Scenario 1 also partly align with the Tattenhall growth options identified in the CWaC Issues and Options Consultation which identifies seven potential growth options for Tattenhall, six of which are for housing and one for mixed use. Scenario 1 includes Taylor Wimpey's site at Chester Road, Tattenhall, which is identified within land parcel ref. TAT07 as a potential growth option for housing. The Site extends to 6.92ha and has the capacity to deliver around 110 new homes including affordable housing. A full planning application (25/02070/FUL) for 110 homes was submitted on 27 June 2025 and is currently pending determination. The Site should be allocated for housing in any future version of the Tattenhall Neighbourhood Plan in order to meet short-term housing needs.	Negative	This scenario does not represent a sustainable option for the growth of Tattenhall over the next plan period. An extension of this scale would not be aligned with the spatial pattern of the settlement and does not form a logical or appropriate extension given its size and location. This scenario also does not align with the seven potential growth options for housing within Tattenhall, as identified in the Issues and Options Plan. CWaC Council have not identified an option of this nature as an appropriate option to accommodate growth in Tattenhall. Taylor Wimpey considers that a more sustainable option is to identify a number of smaller sites in different locations across Tattenhall which would represent a more organic and appropriate way of addressing growth requirements. New developments would therefore be more aligned with the existing settlement pattern, closer to existing services and facilities which tie in with existing movement and connectivity routes across the village.	Positive Taylor Wimpey also support Scenario 3 which seeks to deliver higher growth of at least 1,500 homes. The Council needs to identify sufficient land for 28,710 new homes across the Borough, and Tattenhall is identified as a Key Service Centre which will need to accommodate an appropriate proportion of growth. Identifying land to deliver at least 1,500 homes in Tattenhall would represent an aspirational level of growth within Tattenhall and would help to deliver extensive social, economic and environmental benefits over the course of the plan period. Scenario 3 also includes Taylor Wimpey's site at Chester Road, Tattenhall, which is identified within land parcel ref. TAT07 (Tattenhall West – north of Chester Road) and would support the site's inclusion under this scenario.

Do you think there are any locations which belong in a different scenario to those set out and if so, why?	Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make	Please use additional box as needed.	Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
	2nd	1st	3rd			Resident	As an individual			No
Develop "new village" away from Tattenhall.	2nd	1st	3rd	Flooding a concern. Infrastructure to support any of the above Development.	Noakhes housing vital!!	Resident	As an individual			No
				Flooding risk.						
No.	1st	3rd	2nd	Infrastructure support.		Resident	As an individual			Yes
	1st	2nd	3rd			Resident	As an individual		CH3 9	Yes
	1st	2nd	3rd			Resident	As an individual		Ch39	No
The site north of Chester Road, behind Rookery Drive, is the most obvious site to build on. It should be added to scenerio #2 which should have the western parts of the proposed site removed, so the houses tuck into the village better and don't spoil the surrounding countryside.	3rd	2nd	3rd	The site north of Chester Road, behind Rookery Drive, is the most obvious site to build on. These proposals are all too large. Absolute maximum should be 5% per year averaged over 5 years. Why are there no proposals keeping the overall growth to 25% of current size? The sewage works needs investments to support any additional housing and flood prevent needs to be properly addressed.		Resident	As an individual		CH3 9	No
	2nd	1st	3rd			Resident	As an individual			Yes
				</						

Do you feel positively or negatively about Scenario #1 A Bigger Village		Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?		Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?	
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?	Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
167	Positive		Negative	Positive	
168	Negative	Not a good option. The village requires significant improvement in flood defence as well as an improved road system in and out of the village to the A41 or A49. Any new housing built in this piecemeal fashion will add to all the current problems in the village.	Don't know / not sure	This is probably the best option of the three as building would be in one area of the village. Necessary improvements to infrastructure would then be in one area. Way too many houses though bearing in mind there are still unsold new houses near the doctors and near the recycling centre.	A ridiculous amount of housing. Unless Tattenhall is going to be totally remodelled with new school, new health centre, new roads & better road system, significantly improved flood defences this option is not viable at all.
169	Negative		Don't know / not sure	Positive	
170	Positive		Positive	Negative	Feel the infrastructure wouldn't be built before the houses, village would become too big
171	Don't know / not sure	No	Positive	No	Negative
172	Don't know / not sure	Sensible to spread development across tattenhall	Negative	Negative	
173	Positive	Positive that development is spread and traffic effects are distributed. Resilience to flooding improved. Retains character of the village. Still have some concern over traffic on Rocky Lane.	Positive	If a new large development has to happen, this seems like a good location and compromise. Particularly if there is a new link road. If no new road I would be concerned about the traffic on Frog Lane and Rocky Lane, which are not great roads.	Completely changes the character of the village and reduces the countryside green space surrounding the existing village. Concern about increased traffic, particularly on Frog Lane and Rocky Lane.
174	Positive	Like how village character is less impacted and a clear green / countryside buffer fully surrounding village. Development scale means current resources can probably cope, and can help make current shops and amenities more sustainable. Concerns would be around increased traffic on small country roads into the village, paticularly Rocky Lane. Also, concen how current levels of high flooding and flood risk in the village are not made worse.	Positive	If a large scale deveelopment must take place, I think this is the best option. It retains the village character and a clear green / countryside buffer fully surrounding village reamins. Development means existing village is still walkable. The benefit of a single well placed larger development is it can force increase in investgment into the village and green space, footpaths and walking routes, and other recreation facilities. Concerns would be around increased traffic on small country roads into the village, paticularly Rocky Lane. Also, concen how current levels of high flooding and flood risk in the village are not made worse.	The scale of this development risks affecting the character of the village significantly, and long term future phases of expansions risks village expanding all the way to A41 which would significantly affect the village character. A lot of the development is along brooks, streams and roads which already flood. Even with flood prevention measures built into plans I would be very concerned of an overall increased risk of flooding in the village, not just on the new development sites. Scale of the development would require signifcant increase in village facilities (schools, doctors, lesiure and sport amenities) which could inturn affect current historic village centre viability. Whilst plan mentions road improvements, I would be very concerned around increased traffic on small country roads into the village, paticularly Rocky Lane.
175	Negative		Positive	Less disruption, all at one side of the village. This is promised by a local company I believe.	Negative
176	Negative	It is too fragmented with most parts of the village affected by more traffic and difficult access/egress from all sites shown. Flooding and sewage issues a major worry. Extra pressure on village amenities – GP, pharmacy and retail.	Positive	It contains the Development into one zone with potentially good access/egress routes. Worry about Frog Lane Bends at Junction to A41. Near sewage works! Do not agree with the concept that residents will walk/cycle to village unless substantial investment made in footpath creation. Modern day man/woman use their cars! Worry with scenario and about primary and secondary school capacity. GP pharmacy and retail persists.	Negative
177	Negative	It is too fragmented with most parts of the village affected by more traffic and difficult access/egress from all sites shown. Flooding and sewage issues a major worry. Extra pressure on village amenities/GP, pharmacy and retail.	Positive	It contains the Development into one zone with potentially good access/egress routes. Worry about Frog Lane Bends at Junction to A41. Near sewage works! Do not agree with the concept that residents will walk/cycle to village unless substantial investment made in footpath creation. Modern day man/woman use their cars! Worry with scenario and about primary and secondary school capacity. GP pharmacy and retail persists.	This would totally overwhelm the village and put pressure on all services, road systems, quality of life for current population. Huge flood and sewage risks. Definitely not realistic.

Do you think there are any locations which belong in a different scenario to those set out and if so, why?	Scenario #1 A Bigger Village	Scenario #2 A New Western Half of the Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make	Please use additional box as needed.	Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
	1st	2nd	2nd			Resident	As an individual		CH3 9	Yes
	3rd	2nd	3rd			Resident	As an individual		CH39	No
	3rd	2nd	1st			Resident	As an individual			No
	2nd	1st	3rd			Resident	As an individual		CH3 9	Yes
No	2nd	1st	3rd			Resident	As an individual		CH3 9	Yes
Use land by frog lane. This would reduce traffic on the chester road/a41 junction	1st	3rd	2nd	None	Use land by frog lane	Resident	As an individual		Ch39	Yes
	1st	2nd	3rd			Resident	As an individual		CH39	Yes
In scenrio 2 would like to see more enviroment buffer zones close to streams and brooks as part of flood management.										
In all developments need to make sure there is singificant geniuenly affordable house provision.	1st	2nd	3rd	Flood risk and proper enviromental village parimeter, long term, really need proper consideration, along with road, bike, and other footpath and public transport links.		Resident	As an individual		CH3 9	Yes
	2nd	1st	3rd			Resident	As an individual		Ch39	Yes
No.	3rd	1st	3rd	We reluctantly except that there will be some development in the near future, but scenario two is potentially bearable. The others are not.	We worry about the apparent attitude of CWaC Highways on recent applications.100 houses means 200 cars, service vehicles, on-line delivery vans etc. Volume of traffic thus would be considerable without doubt.	Resident	As an individual			Yes
No	3rd	1st	3rd	We worry about the apparent attitude of CWaC Highways on recent applications.100 houses means 200 cars, service vehicles, on-line delivery vans etc. Volume of traffic thus would br considerable without doubt.	We reluctantly except that there will be some development in the near future, but scenario two is potentially bearable. The others are not.	Resident	As an individual			Yes

Do you feel positively or negatively about Scenario #1 A Bigger Village					
ObjectID	Village	Do you have any comments about Scenario #1 A Bigger Village?	Do you feel positively or negatively about Scenario #2 A New Western Half of the Village?	Do you have any comments about Scenario #2 A New Western Half of the Village?	Do you feel positively or negatively about Scenario #3 A Transformed, Better Connected Village?
					Do you have any comments about Scenario #3 A Transformed, Better Connected Village ?
178	Don't know / not sure	I think the key features/observations are not completely true. Traffic will not be distributed and type of housing not stated.	Negative	Western Half connected to Gifford Lee/retirement so not "stitched" in well with rest of village. Feel separate and aloof. Where is housing opportunities for younger generation to keep village vibrant.	Negative
179	Negative		Negative		
180	Negative		Positive		
181	Negative		Negative		
182	Negative		Positive		Outrageously excessive.
183	Don't know / not sure		Don't know / not sure	Possibly the least unacceptable.	Negative
184	Don't know / not sure	If managed this could work?? This does not sound like a way forward. The village will still expand with Little benefit.	Positive	These developments will have grown without impacting the existing homes.	Negative
185	Negative		Positive		
186	Positive	This maintains the village! The new residence would mostly walk into the village so that traffic and parking in the village would not be severely affected.	Negative	There is a lack of clarity about the possible loop Road between frog Lane and Chester Road. Many new residents would probably drive into the village significantly affecting traffic and parking.	Negative
187	Negative		Positive		
188	Positive		Don't know / not sure	Perhaps this could work.	Negative
189	Positive		Positive		
190	Negative	Very damaging	Positive	Yes, total compact. Relies on good decisions going forward.	Negative
191	Positive	This scenario brings into Sharp focus what a wise decision was made a number of years ago when this Taylor Wimpey application was refused the first time round. The opportunity should now be taken to use this site as a necessary "Green lung" to benefit occupants of nearby developments which they proposed Taylor Wimpey proposals would "hem in". Their promotional material shows a dreary development of "volume developer" style housing. Tattenhall can and. should do so much better than this but not on this site. Which should be left free of housing development altogether.	Positive	In our view, the most compelling of the three giving opportunity to divert traffic away from the village, a major consideration as traffic always gets heavier. This could also be aided by developing housing sites of Rocky Lane so near the A41. The pressure for housing should be seen as an opportunity. In our view an opportunity can be made for further housing developments to show real flair and style to celebrate this vibrant and socially cohesive village.	Negative
192	Positive	Still too many houses. Traffic exiting via Chester Road to A41 likely to result in more accidents. High schools may not have capacity.	Don't know / not sure	Potential for road drainage improvements along Frog Lane. Link road to Chester Road likely to increase risk of accidents at junction with A41 and corner where Bishop Bennet way is. Too many houses.	Negative

Do you think there are any locations which belong in a different scenario to those set out and if so, why?											
Scenario #1 A Bigger Village	Scenario #2 A Half of the New Western Village	Scenario #3 A Transformed, Better Connected Village	Please use this box for any other comments you would like to make		Please use additional box as needed.		Are you responding to this survey as a resident or landowner (or land interest)?	If you are a resident, are you responding as an individual or on behalf of a group?	If you have responded on behalf of a group, please tell us the name of this group and appropriate contact details eg group email address	If you are responding as an individual, please tell us the first four letters/numbers of your postcode.	Would you like to sign up for email updates about the Tattenhall Neighbourhood Plan?
Brownfield site around the area or 5 miles pockets like old Catholic Church plot should be used before taking more green space. Best flood defence is Fields/trees/hedges. All Development requires reducing this.											
2nd	1st	3rd	Don't like any scenario really. All far too large.		Also no jobs in village so increase road use as public transport is poor. Develop areas of the county where jobs are available.		Resident	As an individual			
2nd	1st	3rd					Resident	As an individual			No
2nd	1st	3rd					Resident	As an individual			No
2nd	1st	3rd					Resident	As an individual			
2nd	1st	3rd	Any scenario needs to deal with potential flooding risk.				Resident	As an individual			Yes
2nd	1st	3rd					Resident	As an individual			No
Any building must respect the views of the people it will most affect. All developments must consider this. The recent developments have impacted on some residence with building very close to the already existing homes. There should be much more control of what is built and where with more supervision Over contractors to ensure this is the case.											
2nd	1st	3rd					Resident	As an individual			
2nd	1st	3rd					Resident	As an individual			
1st	2nd	3rd					Resident	As an individual			Yes
2nd	1st	3rd					Resident	As an individual			
1st	2nd	3rd					Resident	As an individual			
2nd	1st	3rd					Resident	As an individual			Yes
3rd	1st	2nd					Resident	As an individual			
3rd	1st	2nd					Resident	As an individual			Yes
There are still a number of houses not sold in new developments.											
Current infrastructure is not coping at present eg surgery/pharmacy/sewage works.											
Far more genuinely affordable houses needed and housing for disabled people needing single storey houses.											
1st	2nd	3rd	Primary school may have space -what about secondary schools.				Resident	As an individual			