



## **Proposed Residential Led Development Land at Flat Lane, Kelsall, Cheshire, CW6 0LF**

### **Frequently Asked Questions – Pre-Application Public Consultation**

#### **1. What is the purpose of this consultation?**

Hourigan Planning (Chartered Town Planners) is preparing a full planning application on behalf of Anwyl Homes for a proposed residential led development of circa 125 dwellings together with vehicular access, public open space and associated works and infrastructure, as well as the potential construction of a car park/drop off area to be used in connection with Kelsall Primary & Nursery School.

We have been instructed to notify neighbouring homes and businesses, and other interested parties such as Ward Councillors, Kelsall Parish Council and Kelsall Community Primary School that a planning application is currently being prepared. We are seeking feedback from the local community on the draft proposals.

Feedback received from this current consultation will inform the preparation of the scheme before it is finalised and a full planning application is submitted to Cheshire West and Chester Council.

#### **2. When will you be submitting the planning application?**

We plan to submit the planning application to the Council towards the end of the Summer following the closure of the consultation period and once we have had a chance to properly consider all comments received.

#### **3. What is the proposed scheme?**

We are proposing to submit a full planning application.

The emerging proposals currently include the construction of circa 125 new homes. At this stage, an Illustrative Masterplan Framework has been produced, which indicates how the site *might* be developed, but the design is evolving at this early stage and will be informed by any comments received during the period of public consultation.

The Illustrative Masterplan Framework has been informed by the technical work undertaken to date by the Applicant and their technical consultancy team. At this formative stage, the Illustrative Masterplan Framework shows the following key elements:

- A substantial area of open space being provided in the northern part of the site which links to the greenway and Kelsall FP4 adjoining Firecrest Way to the east and the village green beyond it. The proposed open space in the northern part of the site links to the open countryside further west and provides a green setting for Kelsall FP11. This particular view (which stretches to the Welsh Hills further west) was identified as Key View Point 10 in the Kelsall & Willington Neighbourhood Plan and will be preserved by the proposals. This area of public open space in the northern part of the site also provides an undeveloped buffer between the site and the Conservation Area to the north.
- The extent of the open space in the northern part of the site also means that the existing high voltage electricity lines do not need to be moved.



- The primary vehicular access point has been positioned at an appropriate distance from existing junctions. An element of hedgerow removal will be required to construct the junction, but this can be more than compensated for with new hedgerow planting throughout the development.
- Pedestrian infrastructure along the full length of Flat Lane is proposed within the site, thereby reducing the need for any significant hedgerow removal along Flat Lane. The proposals also include a new pedestrian footpath on the western side of the northern extent of Flat Lane that connects onto Chester Road.
- The development is intended to be highly permeable from a pedestrian and cycling perspective with links to the existing rights of way and Flat Lane and the village beyond. There is no need to divert Kelsall FP5 which can be retained along its current alignment and set within a green corridor of open space adjoining built development and providing a transition to the countryside further west.
- Development blocks will be outwardly facing where appropriate and connected by a network of primary streets, lanes and shared drives. The use of focal squares also forms part of the design approach as does street-lined avenues, in line with national planning policy.
- Running through the centre of the site in an east west direction is a substantial area of open space. This enables existing views from the footpath connecting Flat Lane to Brambling Close and Firecrest Way to be preserved whilst also creating a green link to the open space and landscaping within the curtilage of the primary school and nursery on the opposite side of Flat Lane.
- To the west of the site a substantial area of open space is proposed. This land will be made accessible to the public and links to a centralised open space corridor through the site that will provide a play area overlooked by proposed dwellings.
- Land along the western boundary may also be used for biodiversity improvement measures and in that respect the scheme will achieve at least 10% Biodiversity Net Gain (BNG) in line with the provisions of the Environment Act.
- In terms of surface water management, the existing topography allows for the creation of a substantial swale at the southern end of the site; this will attenuate surface water run-off from the development to appropriate rates (as will be agreed with statutory consultees) before discharge of surface water to Salters Brook. The proposed surface water drainage solution will ensure that the development does not increase the risk of flooding elsewhere (accounting for climate change). The proposed swale is also likely to have biodiversity benefits. Further Sustainable Urban Drainage (SuDS) features are provided within the layout as shown on the masterplan
- With regard to the proposed car park/drop off point for the primary and nursery school, the Applicant is aware of existing issues on Flat Lane at drop off and pick up times. The draft proposals would encourage walking to the primary school and nursery through the extensive pedestrian permeability proposed. However, subject to discussions with the Cheshire Academies Trust (CAT) (who operate the school) the Applicant wishes to assist the primary school and nursery (and the surrounding community) in helping to address the parking issues on Flat Lane. The access/egress to the car park/drop off area could (subject to further technical design work) utilise the existing field gate access on Flat Lane,



thereby limiting the need for hedgerow removal. Arrangements for the transfer of the car park and its on-going maintenance are also to be discussed with CAT.

### ***Density & House Sizes***

We envisage that the developable area would be built at circa 36 dwellings per hectare which would yield circa 125 new homes. It is envisaged that the development would comprise two storey homes, in a mix of house sizes and number of bedrooms potentially ranging from 1 to 5 beds. A number of Anwyl house types have the potential to be built so that they meet enhanced accessibility criteria (Building Regulations Standard M4 (3)).

### ***Affordable Homes***

Policies in the Local Plan and Kelsall & Willington Neighbourhood Plan require that all residential development on sites of over 15 dwellings provide up to 30% of the residential units as affordable housing. It is proposed that the scheme would meet this policy requirement in full with the size and tenures to be discussed and agreed with the Council during the course of the planning application process. Any future planning application would be accompanied by an Affordable Housing Statement.

### ***Access***

It is proposed that a new vehicular access would be created off Flat Lane in the position shown at Point 1 on the Illustrative Masterplan Framework. The suitability of this access point has been investigated by a highways consultant and this has informed the draft proposals. A Transport Assessment and Framework Travel Plan will be submitted with the full planning application which would set out the proposed access arrangements and will demonstrate how the development would adopt sustainable travel principles.

In addition to the new vehicular access, a number of new pedestrian footpaths and cycleways are proposed to dissect the site in many directions and linking into the existing public rights of way (PROW) in the surrounding area.

The proposals also include a new pedestrian footpath on the western side of the northern extent of Flat Lane that connects onto Chester Road.

### ***Trees, Woodland, Hedgerows & Biodiversity***

A large part of the site will remain undeveloped and given over to areas of Public Open Space.

Trees and hedgerows are largely confined to the perimeter of the site which is in active arable use.

Trees and hedgerows are to be retained where possible and would be enhanced with significant areas of new planting.

Overall, the proposals would seek to deliver at least 10% net gain for biodiversity (otherwise known as 'BNG'), and this will be illustrated in documentation submitted with the full planning application.

### ***Informal Open Space and Play Areas***

Informal open spaces and new planting is proposed to be provided throughout the subject site alongside tree-lined avenues. Attractive footpaths are proposed to link these areas of open space to provide people with the opportunity to exercise amongst nature.

A trim trail play area is proposed through the middle of the site set within a landscape and planted area where it would be very accessible for children living in the new homes, and well as other children in the wider locality. Positioning the play area also allows corridor views through the site into the wider landscape. There is also a demand for growing space in Kelsall and there are opportunities for areas to be provided within the public open space.



#### **4. How have you come up with the scheme?**

The Illustrative Masterplan Framework shows how the site could be developed in line with the following principles:

- A landscape-led approach which seeks to retain and protect trees and hedgerows where possible and introduce significant new planting.
- Providing for effective transition from the built environment to the countryside through significant new areas of planting and landscaping throughout the site and on its periphery. The proposals provide an opportunity to form well-designed new settlement edge for Kelsall.
- Ensuring that the development would blend in with the surrounding residential streets, respecting the topography and the character of the more 'natural' landscape in the north and western parts of the site.
- At this stage, the external appearance of the dwellings has not been finalised, but will be informed by further work, input from the public consultation exercise, and input from the Council's Urban Design and Planning Officers.
- We are seeking to contribute to a mixed and balanced and community. Dwellings on the site could comprise of a mix of sizes between 1 and 5 beds.
- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme. The proposal will follow best practice in the Sustainable Urban Drainage Systems (SuDS) hierarchy but as per the Indicative Masterplan Framework we aim to utilise swales and attenuation features which also have dual biodiversity benefits.

#### **5. Why are you proposing this development?**

Across the country it is a well-established fact that we need to build more homes to help solve the housing crisis; this is a central thread of the Labour government's pledge to get Britain Building Again. This development will make a meaningful contribution to addressing the housing crisis. In the Cheshire West and Chester authority area there is a deficient housing supply, and so there is a demonstrable unmet need for open market and affordable housing in this area.

Whilst delivering 70% open market homes the development would also deliver 30% affordable homes.

The size of the site means that it is attractive to a medium sized housebuilder like Anwyl Homes. The government is keen to encourage small and medium sized developers in order to significantly boost the supply of housing across England. In that respect it is important that areas have a mix of sites to meet their needs rather than primarily relying very large strategic sites which can often take significant time to deliver dwellings.

Finally, the site in question lies adjacent to the built-up area, it has access to a range of shops and services to meet day-to-day needs and is in a demonstrably sustainable location for future development. The site is also being considered as part of the Council's growth options for its emerging Local Plan.



## **6. What are the economic benefits of the proposals?**

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses in Kelsall village and further afield. This level of expenditure would in turn support jobs in the local areas as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.

The development will deliver 30% affordable housing, helping to address affordable housing needs in the administrative area by providing opportunities for lower income households to own their own home or to secure affordable accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment. Where necessary financial contributions will be paid to mitigate the impact on social infrastructure.

Lastly, the proposals would generate an additional capital receipt for Cheshire West and Chester Council via New Homes Bonus payments, based on the properties adding to the net supply of housing in the District.

Overall, it is evident that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent a significant economic boost for the area.

## **7. What are the social benefits of the proposals?**

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local area both in terms of both open market and affordable homes.

Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

The site is considered to be well located in relation to local services and has the potential to reduce reliance on the private motor vehicle. For these reasons, it is considered that the proposals would also be socially sustainable.

Moreover, the proposals include for generous amounts of public open space and play space on land that is currently private and inaccessible to the community (save for the public footpath crossing the land). The draft illustrative Masterplan Framework demonstrates how the site could provide a publicly available network of recreational footpaths which would be a significant benefit to the health and wellbeing of people in the area. These social benefits would not materialise without the development proposed.



## **8. What are the environmental benefits of the scheme?**

The proposed development presents an opportunity to improve and enhance the biodiversity credentials of the subject site through proper management of existing trees and hedges, supplementary landscaping with additional planting of trees and carefully designed areas of open space. The proposals will also deliver at least a 10% net gain for biodiversity.

The full planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment as well as Ecology Survey reports and a Biodiversity Net Gain Assessment and a Habitats Management and Maintenance Plan.

Anwyl Homes are committed to ensuring that any future residential development adopts a fabric first approach and utilises renewable sources of energy. The proposals could include air source heat pumps and solar panels, as well as other energy efficiency measures deemed appropriate, thereby allowing the proposals to exceed the requirements of existing Building Regulations. Each home would also be built with its own Electric Vehicle Charging Point (EVC) as well as secure cycle parking.

## **9. What about impacts on local infrastructure?**

The provision of adequate leisure, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion and encourage people to feel a sense of pride and belonging in their local areas. Many communities in the Authority area are supported by town or village halls, community centres, post offices, public houses, libraries, allotments, sport and recreational facilities, places of worship, education facilities (including nurseries and youth clubs) and health and social care facilities. The provision of new dwellings can create an increase in demand for these facilities, and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

Policy STRAT11 of the Council's Local Plan (Part 1) confirms that new development that generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is delivered. This can be in the form of financial contributions to services like education, primary care, bus services, and it can also be in the form of physical improvements, such as highways improvements.

When a planning application is submitted, the Council will seek responses from statutory bodies who will set out what site-specific mitigation might be required and why. Where such requests meet the CIL<sup>1</sup> Regulations, site-specific mitigation may be the subject of a Section 106 Agreement. With this in mind, the community can therefore rest assured that this development will mitigate any impact it has on local infrastructure.

## **10. What about disruption to local people whilst the scheme is built?**

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to minimise (and potentially avoid) disturbance to local residents.

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<sup>1</sup> Community Infrastructure Levy.



## 11. How can I get involved?

All of the consultation material can be found online at our website:

[www.houriganplanning.com/consultations](http://www.houriganplanning.com/consultations)

There are a number of ways to comment on the draft proposals:

**By email:** [hello@houriganplanning.com](mailto:hello@houriganplanning.com) using "Land at Flat Lane Kelsall Consultation" as the email subject line.

**By Post:** Land at Flat Lane, Kelsall Consultation, Hourigan Planning, 10<sup>th</sup> Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

**Consultation Period Closes:** 3 August 2025

**Please note:** Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.