



## PROPOSED RESIDENTIAL DEVELOPMENT

LAND AT FLAT LANE, KELSALL, CHESHIRE, CW6 0LF

Hourigan Planning is preparing a full planning application on behalf of Anwyl Homes in relation to a proposed residential development on land at Flat Lane, Kelsall, Cheshire, CW6 0LF.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to a full planning application being submitted. Comments received will be used to inform and refine the full planning application before it is submitted to Cheshire West & Chester Council.



Location Plan

ANWYL

HOURIGAN  
PLANNING



Illustrative Masterplan



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## SUMMARY OF PROPOSALS

- Development of an edge of settlement site for the provision of circa 125 new dwellings, including 30% affordable housing.
- The potential provision of a new car park that could be used by Kelsall Primary School and Nursery.
- Significant areas of informal public open space set within new landscaping and complemented by substantial new landscape planting. The layout would also include the provision of a children's equipped play area.
- Proposed network of new footpaths throughout the site to link into existing public routes in the area creating a very accessible development.
- Opportunity to deliver biodiversity improvements, with the development delivering at least 10% Biodiversity Net Gain.
- Further detailed discussions are to take place on external design, but the appearance of the new homes is to be reflective of the village vernacular and will be high quality.
- All new homes will be energy efficient including each being provided with an electric vehicle charging point.
- Creation of a new pavement on the western side of Flat Lane providing a footpath link to Chester Road.



## HOW TO COMMENT

### The consultation period will be open until **3 August 2025**

Further information is available to view on the Hourigan Planning website including an Illustrative Masterplan and a 'Frequently Asked Questions' Sheet - [www.houriganplanning.com/consultations/](http://www.houriganplanning.com/consultations/)

Please submit comments by post or email:

- ✉ [hello@houriganplanning.com](mailto:hello@houriganplanning.com) (using "Land at Flat Lane, Kelsall Consultation" as the subject line).
- 📬 Land at Flat Lane, Kelsall Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

**Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.**

