

+ Kelsall & Willington



Neighbourhood Development Plan 2016- 2030

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1 Introduction

1.1 A brief overview of Kelsall and area

- 1.1.1 Kelsall has been shaped by its geographical position in a cleft in the sandstone ridge, which crosses Cheshire from the Mersey to the Shropshire border. In the Iron Age this gap was protected by hill forts and later the Roman road of Watling Street passed through it.
- 1.1.2 The hamlet of Kelsall grew up along the road through the cleft, retaining its long, narrow elongated shape for centuries. With no ancient parish church or village green to provide a centre, as the settlement grew it straggled along the steep medieval road. Local employment in the area was provided in agriculture, forestry and quarrying.
- 1.1.3 Many of the existing lanes follow the "surveyor's roads" created at the time of the enclosures in the early 19th century. These included The Yeld, Waste Lane, Quarry Lane, renamed as such after the opening of the quarries there in 1816, but originally to give improved access to Willington, and Willington Road. Chester Road, in effect the first Kelsall bypass, was constructed in the 1830's to provide an alternative to the steep ascent at Kelsall Hill.
- 1.1.4 During this time the population of Kelsall grew from 469 in 1801 to 670 in 1901. In 1951 the population had reached 1030, 2520 by 2001, and finally 2,623 in the last 2011 Census.
- 1.1.5 The Victorian gothic church of St Phillips was completed and consecrated in 1868 and the war memorial and village institute were constructed after the Great War. A new school, replacing the former church school, was opened in 1935 on Flat Lane.
- 1.1.6 Prior to 1950 development in the village had been organic and change had been slow. The 1960's by contrast were a period of major development. The orchards off Quarry Lane gave way to Kelsborrow Way. Church Street and Hallows Drive were developed and farm land on the Old Coach Road was also developed. Later developments included Bramley Court, Church Bank and Swallow Drive, continuing a trend of filling in former areas of agricultural land. Unfortunately this development did not provide connections between the main roads of Chester Road, Old Coach Road and Quarry Lane except at their extremities.
- 1.1.7 The subsequent growth in population served to highlight the strains on the infrastructure, notably the A54 Chester Road, and also the capacity of the drainage system. The present bypass was finally completed in 1986 following a long campaign and a Public Enquiry. When the Public Enquiry was held in 1983 there was no suitable building in Kelsall in which to hold the meeting. This highlighted a previously acknowledged need for "*a Community Centre to cater for the needs of the village, to give it a positive sense of identity, to provide the social amenities that are so lacking.*" (John Edwards in the first edition of KADRAS in 1974).





1.1.8 When in 1994, the Community Centre was opened, over £94,000 had been raised by the local community.

1.1.9 It was this same community spirit which fought for and then funded the development of Kelsall Green in 2008 and which at last gave the village the heart it had needed. It also impacted on the communal and natural environment in such a positive way. It was a development in keeping with the rural landscape and that surely should be the test of any future developments in the village.

1.2 The need for a Neighbourhood Plan

- 1.2.1 The Kelsall and Willington Neighbourhood Development Plan (NDP) is the result of both an opportunity and a need.
- 1.2.2 The 2011 Localism Act introduced Neighbourhood Planning as a tool for communities small and large to achieve some influence over development in their local area.
- 1.2.3 Development pressure and existing issues in our local area make it worthwhile for us to use this tool in order to introduce a better balance between market pressure and top-down development goals on one side, and the villages needs and aspirations on the other.

Development Pressures

- 1.2.4 Recent changes in planning legislation effectively made it easier to build, including simplification of planning policies and introduction of the National Planning Policy Framework (NPPF), with its key "presumption in favour of sustainable development".
- 1.2.5 The designation by Cheshire West and Chester of Kelsall as a Key Service Centre in the Strategic Policies of the Local Plan (Part One). Key Service Centres are villages in the rural area deemed suitable for a higher share of housing development because of existing facilities and location, e.g. school, surgery, shops, proximity to main road. In Kelsall's case, the adopted Local Plan (Part One) requires that "at least 200" new dwellings should be built in and around Kelsall over the plan period, 2010 to 2030.
- 1.2.6 High property prices in Kelsall mean that this is a very attractive place for developers to build.

Risk Facing Kelsall

- 1.2.7 As a result, without robust local input and the robust policies a Neighbourhood Plan is able to provide, and which the local community alone has the incentive to provide, there is a real danger that housing development will be the only growth taking place in the village. This would take over the best available land in the village and leave behind inadequate amenities and services, which would affect the quality of life of current and future residents.

Scope for NDP

- 1.2.8 Kelsall's size and composition are such that the village has the critical mass and potential for a vibrant settlement with its own services and facilities. Housing is the only element that will happen without local input and management. All other aspects of the village, such as school, facilities, leisure provision, transport and infrastructure, style and layout, need additional support if they are to keep pace with housing development and ensure that the settlement of Kelsall retains its character and attractiveness for years to come,

1.3 Constraints and Legal Requirements

- 1.3.1 Even though the goal of this Plan is to implement the community's needs and aspirations, it can only do so within well-defined constraints and requirements:
- 1.3.2 It conforms to EU, national and local planning policy:
- any applicable European regulations,
 - 2012 National Planning Policy Framework (NPPF),
 - Cheshire West and Chester's adopted Local Plan (Part One), which is the area's main planning and development document for the period to 2030,
 - existing national building regulations and other planning legislation.
- 1.3.3 Crucially, the NDP also applies the strategic policies of the Local Plan (Part One):
- Kelsall will provide at least 200 new dwellings over the plan period;
 - A proportion of these must be officially designated Affordable Housing (30%).
- 1.3.4 The Basic Conditions Statement details how the objectives and the detailed policies of the Kelsall and Willington NDP support, complete and implement the provisions of the above policies and legislation.

1.4 NDP Process and Timeline

- 1.4.1 The Consultation Statement provides more detail on the NDP timeline below.

1. Kelsall Parish Landscape and Design Statement, 2007

- 1.4.2 Extensive consultation and research resulted in a well-regarded Landscape and Design Statement. However this type of document could only be a Supplementary Planning Document and did not have the desired scope to influence planning decisions.

2. Village Questionnaire and NDP Decision – 2012 / 2013

- 1.4.3 The Parish Council circulated a questionnaire to all households in Kelsall concerning likes and dislikes about the village, and preferences for development. The results were presented at a village meeting in June 2012, where attendees voted overwhelmingly for the Parish Council to proceed with a Neighbourhood Development Plan, as a means of achieving some control over housing and other development in the area.

3. NDP Drafting and Consultation, Village Meetings – 2013/14

- 1.4.4 Over the following year, the NDP group and Parish Council oversaw the assessment of issues and options and drafted NDP policies. For their work they consulted with local businesses, societies, doctors surgeries and the school.
- 1.4.5 One key question was where development should take place. The resulting draft NDP policies and assessed development directions were circulated in a newsletter to all residents, and presented at a second village meeting on July 20th, 2013, with request for further feedback.

4. Green Belt Review - 2014

- 1.4.6 As the residents' preferred location for further development was in the Green Belt off Chester Road, the NDP group pursued this option through the Cheshire West and Chester Local Plan consultation process, notably submitting representations for, and taking part in the Examination of the Local Plan.
- 1.4.7 The outcome of the Local Plan Examination was that:
- no review of the Green Belt would take place around Kelsall
 - the housing growth 'target' for Kelsall and area was re-stated as "at least" 200 dwellings.

5. Drafting of Options, Site Allocation and Housing Needs Survey – Late 2014/ 2015

- 1.4.8 In Nov 2014 an additional consultation exercise was carried out, covering:
- options for developing two key sites in the centre of the village,
 - designating Local Green Spaces,
 - a local Housing Needs Survey.

6. Final Draft and Review of Policies, Spring to Autumn 2015

- Gather additional evidence for policies as needed
- Write NDP policies based on all consultation results and evidence available
- Initial review of policies by planning and external advisers, and Parish Council.

7. Final Community Consultation - November 2015- January 2016

- 1.4.9 The completed draft Plan was published for all residents and affected parties to express an opinion on its policies, as per Regulation 15. The NDP group held several drop-in sessions during the consultation period. This consultation exercise shows the degree of support for the proposed policies, and some have been updated as necessary to reflect comments made.

1.5 What Happened in the Meantime?

1.5.1 While the NDP group was carrying out consultation and drafting the plan, planning permissions granted for Kelsall and its area brought the total permissions approved since 2010 – i.e. the beginning of the Local Plan period – to 189 out of the “at least 200” specified in the Local Plan.

1.5.2 The Parish Councils of Kelsall and Willington took the view that the production of the Plan was still very much worthwhile, since:

- The housing development is set to a MINIMUM of 200, and more applications are likely to come forward.
- National policy driving housing growth may well change again since housing is such a key area of policy.
- The NDP still applies for another 15 years at least out of the Local Plan period, until 2030, which is ample time for a number of planning applications to be pushed through, particularly with the incentive of high property and land values in the area
- Early in the process it became obvious that key points of the Plan would cover infrastructure and facilities. Those needs remain valid even as housing targets are nearly met.



1.6 Extent of NDP Area

1.6.1 The Neighbourhood Area comprises an area larger than the Kelsall Parish boundaries, including bordering areas which were part of Delamere Parish, around the Yeld, Waste Lane and Willington. The purpose of this larger Neighbourhood Area is to enable the NDP to reduce housing development in the outlying areas, while supporting development closer to the amenities in Kelsall, according to sustainability principles.

1.6.2 The NDP area was agreed with Delamere Parish Council and designated by Cheshire West and Chester on 26th November 2013. It is shown on Map 1 below ⁽¹⁾. Delamere Parish Council was involved and consulted, with Kelsall Parish Council taking the lead on the NDP.

1.6.3 After the NDP area was designated, Cheshire West and Chester conducted a governance review which resulted in changes to the Parish boundaries: Kelsall Parish grew to include more of the NDP area to the east, and Willington was created as a parish in its own right, part of which is within the NDP area. Willington Parish Council has also been involved and consulted in preparing the NDP. Small areas of the Neighbourhood Area are now within the parishes of Tarvin and of Ashton Hayes. Both parishes gave their agreement to these small areas remaining within the Neighbourhood Area.

¹ Note on maps: all maps prepared by the NDP team are based on OS maps available under the PSMA map sharing agreement. Unfortunately the map type most suitable for this purpose is not a high priority product for OS and therefore has not yet been updated with some of the sites developed in the Kelsall area in recent years. This is the case for example for Reliance Court, Rookery Close and Thistle Close, which are completed, and also The Paddocks (Elan site) still under construction.

KELSALL AND WILLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN



KEY:
Red Boundary - Neighbourhood Development Plan
Blue Boundary - New Kelsall Parish Boundary

Map 1 - NDP Area and Parish Boundaries

2 Visions, Goals and Objectives

2.1 Vision

- 2.1.1 Kelsall and Willington will continue to be attractive and distinct rural settlements offering a high quality local living environment, with Kelsall functioning as a service centre to the local area. Facilities and services will develop in the village centre to support the increased population ⁽²⁾.
- 2.1.2 New housing should serve the needs of all sections of the population, including the elderly, while improving pedestrian and cycle accessibility.
- 2.1.3 Development will be of a density and design in keeping with the character of the area, incorporate the most sustainable features, improve green spaces, and be sensitive to the distinctive topography of the area.

2.2 Goals and Objectives

- 2.2.1 Kelsall and Willington NDP provides a local view of how the NPPF and Cheshire West and Chester's Local Plan will be implemented in Kelsall and the NDP area (unless otherwise specified, all policies in the NDP apply to the whole Plan area).
- 2.2.2 This section shows the main goals of the NDP and the objectives necessary to reach those goals.

A. Sustainable - Encourage balanced and sustainable development ⁽³⁾

- A1. Amenities and infrastructure should keep pace with housing development in Kelsall so as to provide an excellent quality of life for all residents.
- A2. Development in Kelsall should be in locations closest to amenities and suitable for its purpose.
- A3. Kelsall and Willington should remain separate settlements.

B. Environmental - Preserve the rural character and open aspect of the Plan area

- B1. To protect the long views, both from within the Plan area and of the sandstone ridge from the plains below.
- B2. To ensure that development respects village character and local topography, and contributes towards local distinctiveness.
- B3. To ensure that where development borders countryside, the edge of the built area is designed so as to achieve a soft transition into the open countryside.
- B4. To protect the landscape and character of the area from inappropriate development on residential gardens.
- B5. To ensure that heritage assets are protected from inappropriate and harmful development, and that distinctive local features are retained.

² The village centre is defined on Map 2 in the next chapter, Development Locations.

³ Sustainable development is a widely used term in planning documents: sustainability is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' by Resolution 24/187 of the UN General Assembly.

- B6. To maintain and enhance green infrastructure.
- B7. To ensure that there is no net loss of biodiversity (ideally a net gain) and that proposals provide suitable compensation for the loss of any semi-natural habitat.

C. Housing - Ensure that sufficient housing provides all sections of the population with dwellings appropriate for their needs and a good quality of life

- C1. Provide the right mix of housing, in terms of size, tenure, design, and affordability to meet the needs of all sections of the population.
- C2. Meet the local need for housing for the elderly.
- C3. Improve access to Affordable Housing for people with local connections.

D. Social – Improve quality of life through accessible community facilities and services

- D1. Enhance the recreational and other community facilities in the Plan area.
- D2. Support expansion of the primary school so as to accommodate all resident children of the Plan area who wish to attend.
- D3. Support the development of community health facilities to keep pace with further housing expansion.

E. Economic – support retail, business, and employment in the village

- E1. To retain existing retail and business premises and support their growth to provide additional employment opportunities - if suitable infrastructure can be provided.
- E2. To encourage new retail premises and small-scale business enterprises.

F. Building Standards and Design – Ensure that new development is sustainable and of high quality design

- F1. Ensure that density of new housing is consistent with Kelsall village character.
- F2. Ensure that all development is sustainable and of high-quality design.
- F3. Minimise the impact of development on the environment, including water run-off.

G. Infrastructure – Use development to improve infrastructure

Although the NDP is primarily a land-use document, it can reduce development's impact on infrastructure.

- G1. Encourage reduction of car journeys by locating facilities and amenities centrally
- G2. Identify infrastructure priorities for new development, to ensure improvements through S106 agreements /CIL ⁽⁴⁾ among others.
- G3. Ensure that new developments create cycle and pedestrian connections to minimise car trips, and enhance the existing network of paths.

⁴ Community Infrastructure Levy (to date Cheshire West and Chester Council has not implemented this).

3 Development Locations

Introduction

- 3.1.1 By its nature this Plan contains policies which are to be used to determine planning decisions, and cannot mandate changes to highways. It is however proper to influence the impact of development on traffic and other highways considerations by determining where development should take place.
- 3.1.2 Due to its topography, development history, and physical constraints, the road network in Kelsall does not interconnect well. As a result, driving tends to be more prevalent than could be expected for a settlement of its size, with the unhappy results of traffic congestion and lack of parking, which were well evidenced in all NDP consultation.
- 3.1.3 Roads and topography, with the added constraint of adjacent Green Belt, mean there is very limited land available for any development, which is well located and benefits from good road access. Residents have expressed strong preferences that such sites are used to benefit the community, for example for facilities rather than for housing development.
- 3.1.4 This accords with national and local policy guidance that location and design of development should be considered in order to minimize car journeys, encourage pedestrian and cycle movements, and increase inclusiveness and quality of life.
- 3.1.5 It is important to bear in mind the context of the NDP: this Plan is being written when over 90% of the 20-year minimum housing requirement for Kelsall has already been built or granted permission – five years into the Local Plan period. As such we do not expect large numbers of additional housing to be permitted in the rest of the plan period.
- 3.1.6 On the other hand, there is clear evidence that facilities and infrastructure are strained, and further housing development could jeopardise their improvement, since nearly all suitable land has already been used.
- 3.1.7 NDP priorities are now to ensure that facilities and services keep pace with housing growth already permitted, and that some specific housing comes forward to address specific local needs.

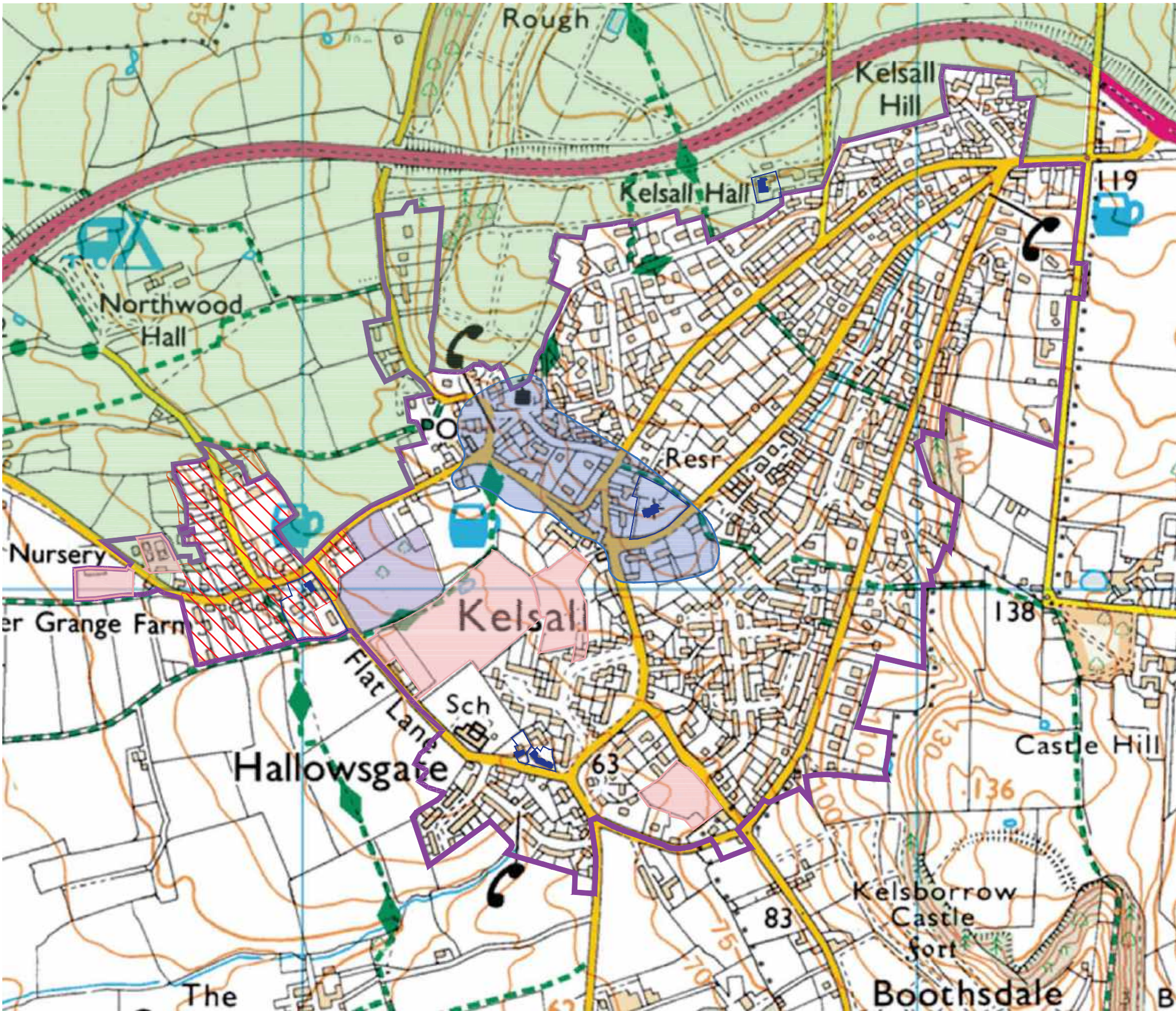
3.2 Thresholds for NDP Policies

- 3.2.1 The policies of the NDP generally apply to all developments regardless of size. Where a policy only applies above a certain number of dwellings, this is clearly specified in the text of the policy.
- 3.2.2 For policies applying to 'larger' developments, a threshold of ten dwellings has been used, in line with Cheshire West and Chester policies.

3.3 Location of Development in Kelsall

Plan Objectives

- A2. *Development in Kelsall should be in locations closest to amenities and suitable for its purpose.*
- A3. *Kelsall and Willington should remain separate settlements.*



Kelsall Area



Willington Area
17-Jan-17

KEY:

	Settlement Boundary
	Green Belt
	Conservation Area
	Village Centre
	Current/Pending Housing Development Sites
	Central Site
	Nationally Listed Buildings

Map 2 - Features of NDP Area

Policy: Settlement Boundary

- | | |
|----|--|
| L1 | Planning applications for development within the settlement boundary of Kelsall (as shown on Map 2) will be supported provided they are consistent with all other policies in this Plan. |
| L2 | No planning application in the defined gap shown in Map 3 will be supported where it would contribute to the merging of the villages of Kelsall and Willington. |

Justification and Evidence

- 3.3.1 The Cheshire West and Chester Local Plan (Part One) Policy STRAT 8 on the rural area determines that “at least 200 dwellings” can be accommodated in the Kelsall area, and defines infill as located “within a recognized settlement”.
- 3.3.2 Outside of this boundary, development falls under Local Plan (Part One) Policy STRAT 9 on Green Belt and Countryside, where development is only permitted if it “requires a countryside location and cannot be accommodated within identified settlements”.
- 3.3.3 The prevalent local concerns about excessive traffic and lack of parking (see Evidence in section 3.4 below) make it a priority to keep development compact.
- 3.3.4 Together with planning permissions to date (built and extant), there is land available within the settlement boundary of Kelsall to fulfill the housing requirements of STRAT 8, namely to deliver in excess of 200 dwellings. Allocation Policy G3 in section 4.4 specifies outstanding local housing needs that this land should be used to meet.
- 3.3.5 It is therefore proper for Policy L1 above to specify that development should take place within the settlement boundary of Kelsall.
- 3.3.6 Policy L1 had the support of 95% of respondents to the Reg14 consultation, and 88% approved of Policy L2.

Avoiding development creep between Willington and Kelsall

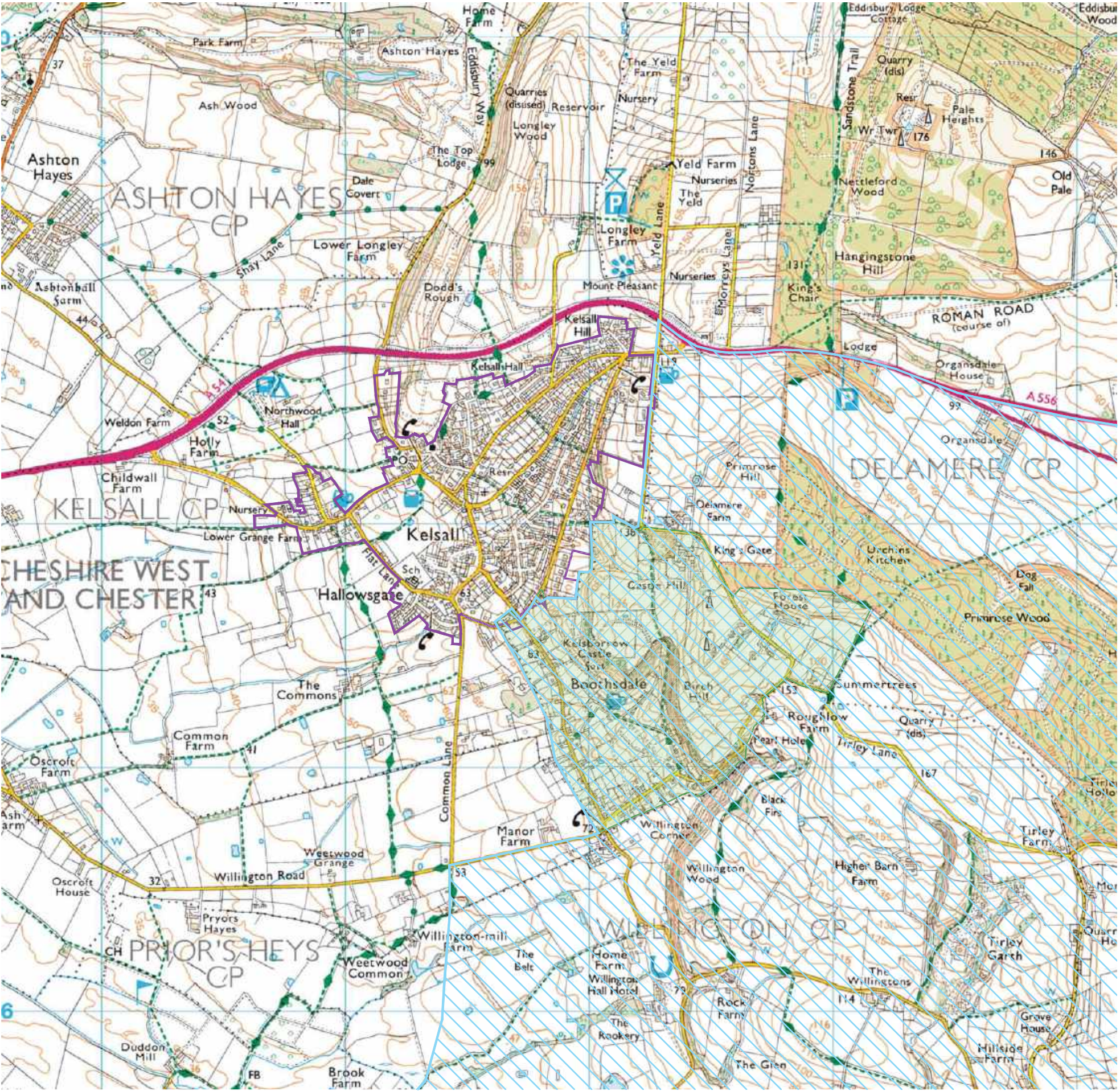
- 3.3.7 Willington is a small hamlet with a population of around 220 and few public amenities. It has recently become a discrete parished area but is not a recognized settlement in planning terms, where infill would be allowed.
- 3.3.8 Outside the settlement boundary of Kelsall development will only be permitted in accordance with Cheshire West and Chester Local Plan Policy STRAT 9 on Green Belt and Countryside. This also applies to brownfield sites in this area. Accordingly, applications for single dwellings along Willington Road between the settlement boundary of Kelsall and Willington will not be regarded as “infill”.
- 3.3.9 The land in the defined gap performs a number of functions to be protected, including those identified in the Local Landscape Designation Review Advisory Position Paper published by Cheshire West and Chester council in February 2016.
- 3.3.10 The primary functionality test is whether the space beyond the settlement constitutes, *inter alia*, the following:
- Open space between inter-visible settlement edges;
 - Open space which if developed would diminish perceptual separation;
 - Open space which if developed would lead to a high risk of coalescence;

- Spaces where scattered or low density development has encroached between existing settlements, blurring delineation, separation and identity where further built consolidation would exacerbate loss of identity;
- Spaces across which important vistas out of settlements help define separation and identity;
- Prominent landscape areas between settlements which if developed would disproportionately diminish any sense of settlement separation and erode landscape context.

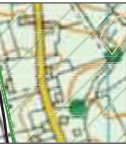
- 3.3.11 The results of the initial Neighbourhood Development Plan questionnaire (2012) demonstrated strong resistance to the sprawl of development between the two villages, distinct as they are. This was shown most forcefully in the November 2014 survey, when over 80% of respondents agreed that there should be no new housing in the gap between the villages (full details for both consultation steps are found in the Consultation Statement).
- 3.3.12 The NDP Area specifically incorporated part of Willington to ensure that development is controlled in the gaps along Willington Road between the villages of Kelsall and Willington.
- 3.3.13 Map 3 below identifies the fields and spaces within the area of separation that keep the two communities physically separated.

Areas of Special County Value


- 3.3.14 The open countryside either side of Willington Road is part of the Area of Special County Value (ASCV) designated by the Cheshire West and Chester Local Plan (Part One).
- 3.3.15 Cheshire is a rural county of which approximately 12% has been designated as an ASCV for landscape and heritage. These areas are considered to be of particular importance because of their character or the features they contain. The boundaries are reproduced schematically in the Cheshire 2016 Structure Plan Alteration. Map 3 below shows how the area designated as ASCV encompasses the open countryside between Kelsall and Willington that residents wish to see protected.
- 3.3.16 This is confirmed in Policy ENV2 of the Local Plan (Part One) whereby “the Council will identify key gaps between settlements outside the Green Belt which will maintain and preserve their individual character.”
- 3.3.17 **These policies conform with:** NPPF Paragraphs 17 and 55, Cheshire West and Chester Local Plan (Part One) Strategic Objectives SO9, SO10, Policy STRAT 9 Green Belt and Countryside, Policy ENV2 Landscape, and retained Vale Royal Policy GS5.



KEY:



Area of defined Gap between Kelsall and Willington



Area of Special Countryside Value

Map 3 - Defined gap between Kelsall and Willington

3.4 Central Development Locations

Plan Objectives

- A1. Amenities and infrastructure should keep pace with housing development in Kelsall so as to provide an excellent quality of life for all residents
- A2. Development in Kelsall should be in locations closest to amenities and suitable for their purpose.
- D1. Enhance the recreational and other community facilities in the Plan area.
- D3. Support the development of community health facilities to keep pace with further housing expansion.
- G1. Encourage reduction of car journeys by locating facilities and amenities centrally.

Policy: Location Within Kelsall

- L3 Planning applications for development of sites within easy walking distance of the village centre boundary shown in Map 2 will be supported for the following uses:
- education
 - recreation and leisure
 - retail
 - healthcare
 - housing for the elderly
 - other community facilities and services.

3.4.1 Notes:

- The area defined as village centre is shown on Map 2 in previous section.
- 400m is considered to be an easy walking distance.
- The NDP will be reviewed at regular intervals, and this policy could be revised when it has achieved its aim to secure improved facilities.
- This policy doesn't apply to extensions to existing residential properties.

Justification and Evidence

- 3.4.2 Policy L3 is driven by a combination of physical constraints, demographics, policy, and residents' preferences.

Physical constraints

- 3.4.3 Kelsall is bound to the north-east by a steep escarpment – land beyond this has no road access to the village bar a long detour back to the top of Chester Road.
- 3.4.4 Disjointed housing growth in the 20th century left the village with few through roads and no cross routes, resulting in long detours for example to reach the village centre from Quarry Lane and Kelsborrow Way. Those outlying areas are therefore not suitable for key developments such as listed in Policy L3.
- 3.4.5 Car parking is already located in the village centre area, and therefore development of amenities, facilities and key housing, such as listed in Policy L3, should be located within easy walking distance of those, to reduce additional car journeys and make best use of scarce land.

- 3.4.6 The ability of the village to grow organically over time from its main road has been limited by the closely-drawn Green Belt which hugs the built form of the village to the north and north-west, reaching all the way to Chester Road. Thus several central sites with what is now the best road access are in the Green Belt, which further restrict the availability of suitable sites for amenities.

Demographics

- 3.4.7 The location of facilities and housing for older residents, in a hilly village, is a very important factor for social inclusiveness, being able to access services and crucially retaining their independence. Kelsall has a very high proportion of retired residents.
- 3.4.8 Please refer to the Housing section, in particular Policies H1 and H2, for more on NDP policies regarding housing for older residents.

Local consultation

- 3.4.9 Traffic issues were topmost in the 2012 Village Questionnaire with a total 41% of responses. This included both lack of parking leading to congestion and excessive traffic for the existing and often narrow roads. Previous research for the School Transport Plan shows that car trips are well in excess of average.
- 3.4.10 Consultation feedback shows how much residents value a sensible location for services: at both village meetings the majority opinion was that facilities should be close to the village centre even at the cost of allowing the Green Belt to be pushed back.
- At the 2013 Village meeting 91% were in favour of developing facilities and any further housing in the central Green Belt area, due to its central location and good road access, rather than developing peripheral sites⁽⁵⁾.
 - In June 2014, even after permissions were granted for 175 out of the 200+ dwellings mandated by the Local Plan, 63% of residents (out of 154 votes) voted to pursue this option.
- 3.4.11 This policy had the support of 92% of respondents to the Reg14 consultation.
- 3.4.12 In line with NPPF Paragraph 69, these policies will strengthen the community. Locating key facilities centrally where they can be accessed on foot will promote "opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through ... strong neighbourhood centres"
- 3.4.13 **This policy conforms with:** NPPF Core Planning principles, Paragraphs 30, 37, 50, 55, 69, and 70 and 50; and Local Plan (Part One) Strategic Objectives SO5, SO8, SO11, Policies STRAT1, on "promoting healthy and inclusive communities while reducing the need to travel" and "good accessibility to facilities and public transport", STRAT 8 on Key Service Centres providing a "good range of facilities and services, and specifying that "Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made".
- 3.4.14 See also Policy G3 Site Allocation in Section 4.4.

⁵ Please refer to the Consultation Statement, 2013/ 2014 Village Meetings, for full details.

3.5 Brownfield Development

Plan Objectives

- A1. Amenities and infrastructure should keep pace with housing development in Kelsall so as to provide an excellent quality of life for all residents.
- E1. To retain existing retail and business premises and support their growth to provide additional employment opportunities - if suitable infrastructure can be provided.
- E2. To encourage new retail premises and small-scale business enterprises.

Policy: Brownfield sites

- L4 Planning applications for new small businesses or retail premises on brownfield sites will be supported provided there is no severe detrimental impact on the amenity of adjoining sites, highway conditions, and parking facilities.

Justification and Evidence

- 3.5.1 The housing development expected in the Plan period is likely to increase the population of the Kelsall area by almost 20% or approx. 480 residents ⁽⁶⁾. On the other hand, retail and business facilities are fewer than in other comparable Keys Service Centres ⁽⁷⁾ and have shown no increase in recent years.
- 3.5.2 It is therefore justified to encourage the re-use of brownfield sites for business and retail uses instead of bringing more housing to the area.
- 3.5.3 The need for more facilities needs to be balanced with the other policies in this Plan relating to preservation of open countryside (see above) and local character of the area (see Environment policies), particularly for sites currently used for business activity located outside the Kelsall settlement boundary.
- 3.5.4 This policy has the support of 96.7% of respondents to Reg14 consultation.
- 3.5.5 **This policy conforms with:** NPPF Paragraph 28, Cheshire West and Chester Local Plan (Part One) Strategic Objectives SO3, SO9, policies STRAT 1 on Sustainable Development and STRAT 8.

⁶ See section 4.4 (under Growth), on business and resident numbers: housebuilding in Local Plan period will bring approximately 450 new residents to Kelsall, from a base of 2,523 in the last Census; Willington is likely to gain around 25/ 30 from 12 new builds.

⁷ See Sections 4.4 – Site Allocation and 8, Economic policies.

4 Growth Policies

- 4.1.1 The total amount of housing to be built in Kelsall for the Plan period has been determined by the Local Plan. It is to be “at least 200 dwellings”. The Kelsall and Willington Neighbourhood Plan therefore specifies what type of dwellings should be built in order to meet local needs and preferences, on which sites where appropriate, and to what density and standards.

4.2 Density

Introduction

- 4.2.1 Key Service Centre Kelsall is a rural settlement. The NPPF and the Local Plan both advise that it is right for scale, design and density of new development to reflect local circumstances.
- 4.2.2 The low housing density of Kelsall is fundamental to the open and spacious character of the village, and contributes to the rural, rather than urban, atmosphere.
- 4.2.3 During consultation for the Kelsall Parish Landscape and Design Statement 2007 residents voiced concerns that: “... recent developments are out of scale with older settlement, unsuitable to the landscape and too urban in style.”
- 4.2.4 The Cheshire West and Chester Local Plan (Part One) prescribes Kelsall to provide at least 200 new dwellings over its period to 2030. This Plan aims to ensure that the density of such housing supply is no more than as at 27 March 2012, i.e. when the NPPF came into force.

Plan Objectives

- B2. *To ensure that development respects village character and local topography, and contributes towards local distinctiveness.*
- F1. *To ensure that density of new housing is consistent with Kelsall village character.*

Policy: Density

- G1 The net housing density, gross density and percentage developable area of any new development should not exceed the figures shown in Table 1. Exceptions may be made for retirement housing to accommodate necessary care arrangements.

Gross site area (Ha)	Net density	Developable area	Gross density
0.0 to 0.9	26.33	90%	23.70
1.0 to 9.9	22.90	80%	18.32
10.0 to 19.9	22.90	75%	17.18
20.0+	22.90	70%	16.03

Table 1 - Kelsall Housing Densities**Justification and Evidence**

- 4.2.5 The NPPF in Paragraph 47 asserts that local authorities should “set out their own approach to housing density to reflect local circumstances”, and in paragraph 58, that policies should “respond to local character”.
- 4.2.6 The Cheshire West and Chester Local Plan (Part One) states in SOC3 7.23: “Neighbourhood planning can be an excellent tool for undertaking local need surveys and for determining the specific requirements and needs of a community, determining levels and types of need and demand, and detailing specific design or density requirements for housing developments.” Paragraph 5.7 stipulates that development should be of a scale and design that respects its character and rural setting. “Scale” comprises the size of new developments and housing density.
- 4.2.7 However, the Cheshire West and Chester density assumption and developable area figures apply for the Cheshire West and Chester borough area in general.
- 4.2.8 To prevent overdevelopment of neighbourhoods the Secretary of State on 9th June 2010 revoked the minimum density of 30 dwellings per hectare to enable local authorities to set density ranges that suit local needs in their areas⁽⁸⁾.
- 4.2.9 To maintain the character and feeling of spaciousness in Kelsall, local gross and net housing densities should reflect the existing rural density rather than those assumed in general by Cheshire West and Chester for the borough. The exception to Policy G1 for retirement housing is appropriate because of the possible need to provide for extra care arrangements, such as in a small block of units. Retirement housing may be of various types including sheltered housing, extra care, and restricted market housing.

Calculation of NDP Density figures.

- 4.2.10 The Cheshire West and Chester housing density assumption for Key Services Centres and Rural Settlements is 30 dwellings per hectare⁽⁹⁾. This is net density.
- 4.2.11 Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided⁽¹⁰⁾.

⁸ Source: Written statement to Parliament, June 9th 2010, The Rt Hon Greg Clark MP, Department for Communities and Local Government

⁹ See Table 2.3 Estimating net developable area, Cheshire West and Chester SHLAA 2013

¹⁰ Planning Policy Statement 3, Housing. June 2011

- 4.2.12 The Cheshire West and Chester housing density assumptions define gross density as net density multiplied by developable area percentage. The net density of 30 dwellings per hectare multiplied by the Cheshire West and Chester estimates for net developable site area⁽¹¹⁾ gives the gross densities as per Table 2 below.

Gross site area (Ha)	Net density	Developable area	Gross density
0.4 to 0.9	30	90%	27.0
1.0 to 9.9	30	80%	24.0
10.0 to 19.9	30	75%	22.5
20.0+	30	70%	21.0

Table 2 - Cheshire West and Chester Density Assumptions ⁽¹²⁾

- 4.2.13 To determine the density local to Kelsall we commissioned a gross housing density survey and applied the principles of the Cheshire West and Chester housing density assumptions. In the survey to establish actual gross densities within Kelsall, the built-up area of the village was divided into smaller areas that could be assessed as discrete 'sites' for which gross densities could be calculated. A number of applications granted after 27th March 2012 were excluded from the calculations, as they are urban in style, appearance and density, and are not in keeping with the character of the village. Please refer to Appendix 2, Kelsall Housing Density Calculation Method, for full details.
- 4.2.14 The resulting average gross densities of dwellings per hectare within the Kelsall settlement boundary, combined with the developable area percentages, lead to the estimated net densities shown in Table 1.
- 4.2.15 The Cheshire West and Chester density assumptions provide no figures for sites smaller than 0.4 hectares however the density survey of Kelsall included two such sites. For sites of less than 0.4 hectares it was considered appropriate not to use a higher developable area percentage than 90% in order to prevent the overdevelopment of such sites. Kelsall has no discrete sites greater than 10.0 hectares so it was considered appropriate to maintain the same net density figure for all sites greater than 1.0 hectare (in similar vein to the approach taken by Cheshire West and Chester) and use the Cheshire West and Chester developable area percentages to calculate gross density.
- 4.2.16 As can be seen from Table 1 and 2 above, the Cheshire West and Chester gross density assumptions are significantly higher than the measured densities in Kelsall. It is these lower local densities which contribute to the spacious character of the village. By keeping density lower the spacious rural character of the village can be maintained and space provided for views, hedges and large tree species.

Local consultation

- 4.2.17 Responses during final consultation for the NDP echoed these comments and concerns - "These policies are critical to maintaining a village atmosphere and avoiding urban style developments" and "This seems like a key element of the plan; if density is too high then none of the nice things described in the environment policies will be possible".

¹¹ See Table 2.3 Estimating net developable site area, Cheshire West and Chester SHLAA 2013

¹² See Table 2.2 Housing density assumptions, Cheshire West and Chester SHLAA 2013

4.2.18 The density policies were supported by over 92% of respondents to the Regulation 14 consultation.

4.2.19 **These policies conform with** NPPF Paragraph 47 and 58, Cheshire West and Chester Local Plan (Part One) Strategic Objectives SO3, SO12, and Policies STRAT 8 and ENV6.

4.3 Phasing of Development

Plan Objectives

- A1. *Amenities and infrastructure should keep pace with housing development in Kelsall so as to provide an excellent quality of life for residents.*
- D2. *Support any expansion of the primary school so as to accommodate all resident children who wish to attend.*
- D3. *Support the development of community health facilities to keep pace with further housing expansion.*

Policy: Phasing

- G2 Applications for development which will have a significant impact on demand for education, health facilities and/or services will be supported where applicants can demonstrate that there is existing capacity or show how they will work with education, health and/or other service providers to ensure provision of the extra capacity required.

4.3.1 Policy G2 could be satisfied by one of the following conditions being met (this list is not exhaustive):

- School and/or surgery ⁽¹³⁾ have confirmed to Cheshire West and Chester and Kelsall Parish Council that this is the case.
- Land has been allocated of a size sufficient to provide suitable premises; this could be for a school or surgery different from the one operating at the time of drafting the NDP.
- At the first or second review point for the NDP, the GP partners and/or school trustees have indicated that they no longer wish or find it practical to expand.

4.3.2 These policies will be reviewed at regular intervals to check that they are still necessary (see Review and Implementation section).

Justification and evidence

4.3.3 The Cheshire West and Chester Council Annual Monitoring Report 2015 shows a total of 189 dwellings either completed or with permission, out of the "at least 200" required by the Local Plan. As shown by the evidence below, the primary school in Kelsall is currently unable to offer a place to all resident children who would like one. The surgery, similarly, does not presently have the space to provide all of the services it would like to, and will be required to, provide. They will need to expand if they are to satisfy the needs of all current and future residents.

¹³ Discretion should be applied, for example as a retirement scheme would not affect the school.

- 4.3.4 The NPPF and Local Plan both recognise the need for growth in facilities to keep pace with housing growth, if housing development is to meet the definition of sustainability. This is also confirmed by the NDP consultation.
- 4.3.5 The negative impacts of inadequate school and surgery places would outweigh the benefits of new housing, under the NPPF's:
- core planning principles regarding the provision of "a good standard of amenities" and "sufficient facilities and services to meet local needs",
 - Paragraph 70 outlining how the delivery of services enhances the sustainability of residential environments,
 - Paragraph 72 emphasising the importance of sufficient school places.
- 4.3.6 The designation of Kelsall as a Key Service Centre for the Local Plan was based on the existence of a minimum level of services. However if these become inadequate, then the housing development associated with the Key Service Centre status will be unsustainable, and further housing expansion become unwarranted.

Cheshire West and Chester Planning Policy

- 4.3.7 The Local Plan (Part One) gives strong support to this policy:
- **Strategic Objectives**
 - SO11, Ensure new development does not create an unacceptable impact, either individually or cumulatively, on the amenity and health of residents.
 - SO5 - Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and TIMELY manner to make development sustainable and minimise its effect upon existing communities.
 - Health and well-being Policy SOC5, to support proposals that provide new or improved health facilities and support improved links to healthcare in rural areas.
 - Policy STRAT 8 on rural area, retention and provision of appropriate facilities "development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made."
 - Policy STRAT 11 on Infrastructure:
 - support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses, and visitors, including access to information and communication technologies (ICT).
 - facilitate the timely provision of additional facilities, services, and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible.

Local Evidence

- 4.3.8 Without corresponding development of facilities, housing development will result in more local residents having to travel greater distances to access other schools and surgery places.
- 4.3.9 **School**
- Kelsall Primary school has one class per year group. These are largely full. In conformance with advice from the local authority, the school does not keep a waiting list, other than for the Year 3 intake when the maximum number of pupils in a

class goes up from 30 to 34. Vacancies only arise occasionally when current pupils move away.

- Many children in the upper part of Kelsall now attend school in Delamere.
- The local authority recognises that the school needs to grow to accommodate local population: the three most recent housing developments (Elan, Bloor and Taylor Wimpey) were required to make an S106 contribution towards the expansion of the school.
- In addition to the numbers of school applications logged by the Local Authority, there is a hidden demand for school places: where a year's intake is over-subscribed, parents of the next year group amend their applications to increase chances of getting in to their first choice school.
- The position of the school trustees is that: *"the Trust aspires to provide and maintain an excellent education for all the community and so is assessing all options for the future of the school, including those that could require the allocation of an additional site close to the existing school to enable the Trust to provide and maintain an excellent education for all the community"*.
- The limited number of school places creates an artificial constraint on the type of household moving into the village: prospective buyers with primary school-age children often contact the school before finalising a purchase, and if the relevant year group in the school is full, will look for a house elsewhere⁽¹⁴⁾. As a result, without an increase in school places, the population imbalance in the area will gradually worsen as families stay away.

4.3.10 **Surgery**

- The consulting rooms are used full-time. As a result it is not possible for the surgery to cope with extra patient demand, or requirements to provide more services locally, as both would require them to take on more staff, and increase appointments.
- Non-essential services, other than GP and nurse appointments, have been discontinued. This includes clinics for older people such as specialised mental health services.
- In summer 2014 the surgery started de-listing patients in the further parts of its catchment area.
- The surgery is in discussions with the Clinical Commissioning Group (CCG) regarding expanding premises to meet increased demand for primary care services in the area. Finance is available for this in the rural area, however the CCG can only grant funds when the medical centre can show there is land available for its growth. This is the purpose of the allocation in Policy G4 below (Allocation of Central Sites).

4.3.11 Please refer to [Appendix 6](#) for a full supporting statement from the GP Surgery.

Housing baseline

4.3.12 As at November 2016, 190 dwellings had been approved⁽¹⁵⁾. This represents a substantial level of growth, with over 90% of that required having been built or approved within five years of the start of the Local Plan period. This growth rate is well in excess of the rest of the borough therefore a hiatus in housing permissions in Kelsall does not constrain developer activities overall.

¹⁴ Source: School business manager, Village meeting June 2014.

¹⁵ Details of planning permissions in the NDP area for the Plan period are found in Appendix 3, Housing Baseline.

4.3.13 As a whole, the borough can show 7.8 years housing supply as at 31st March 2016⁽¹⁶⁾.

Other community needs

4.3.14 Key infrastructure and community needs as listed in the Implementation part of this document, shall also be considered when determining whether housing growth beyond 200 units can be achieved in a sustainable manner.

4.3.15 **This policy conforms with:** NPPF Core Planning Principles, Paragraphs 70 and 72, Cheshire West and Chester Local Plan (Part One) Strategic Objectives SO5 and SO11, Policies SOC3, STRAT 8, and STRAT 11.

4.4 Site Allocation

Introduction

4.4.1 Successive consultations have shown that residents hold clear views about the value of the central space which used to be referred to as "the Green Heart of the village" - before erosion from private housing development. The wish of the majority of the residents is that this space should be reserved for uses which benefit the community. This should include green and accessible space, but other beneficial uses have also been considered, such as an expanded surgery, as discussed above.

4.4.2 The proportion of older residents, aged 65 and above, in Kelsall and surrounding areas is very high – close to 25% of total population. Recent housing development has not addressed their needs. Smaller houses are being built but they are not compatible with issues of reduced mobility, nor do they conform to Lifetime Homes Standards. To assist older residents to stay in the village, close to friends and family, this Plan allocates a site for retirement housing in a favourable location.

Plan Objectives

- B7. *To ensure that there is no net loss of biodiversity (ideally a net gain) and that proposals provide suitable compensation for the loss of any semi-natural habitat.*
- C1. *Provide the right mix of housing, in terms of size, tenure, design and affordability to meet the needs of all sections of the population.*
- C2. *Meet the local need for housing for the elderly.*
- D1. *Enhance the recreational and community facilities in the Plan area.*
- D3. *Support the development of community health facilities to keep pace with further housing expansion.*
- G1. *Encourage reduction of car journeys by locating facilities and amenities centrally.*

Policy: Allocation of Central Site

G3 Planning applications shall be supported for the development of the Central Site shown in Figure 1 which provide for:

- development of retirement and/or sheltered housing;

¹⁶ Cheshire West and Chester Housing Land Monitor 1st April 2015 to 31st March 2016.
17-Jan-17

- mixed use development for community, retail, employment, live/work, and/or healthcare uses;
- a significant area of publicly accessible green space, including to recognise the existence of protected species on the site;
- vehicular access only from Chester Road; and
- improved pedestrian and cycle access to Flat Lane, Chester Road, Kelsall Green and the adjacent public right of way

4.4.3 Note on Policy G3: the proportion of Public Open Space to be provided on the Central Site should be calculated on the gross site area.

Justification and Evidence

4.4.4 The evidence used in the Location Policies is also relevant to this allocation - including the physical constraints on Kelsall sites and the road network, and the desire to reduce traffic through use of a sustainable development location.

A. Justification for Green Space on this Site

4.4.5 Policy G3 requires a significant proportion of public open green space. The proportion specified, of at least 50% would be significantly greater than would usually be required under retained Policy ENV23.

4.4.6 The allocation site is the last remaining developable site in the village centre. On balance, the NDP takes the view that it is necessary to allocate this site to ensure that, if a satisfactory solution can be found to develop it without harm to wildlife, this should benefit the community, by delivering housing which the market has consistently failed to provide.

4.4.7 The requirement for additional green space is necessary in order to mitigate conflict with environment Policy E6 on biodiversity. An exclusion zone for the protected species on the site must be provided. In addition, habitat creation and enhancement, through additional planting and landscaping and appropriate positioning of bird and bat boxes, should be incorporated into the site.



Site seen from Kelsall Green

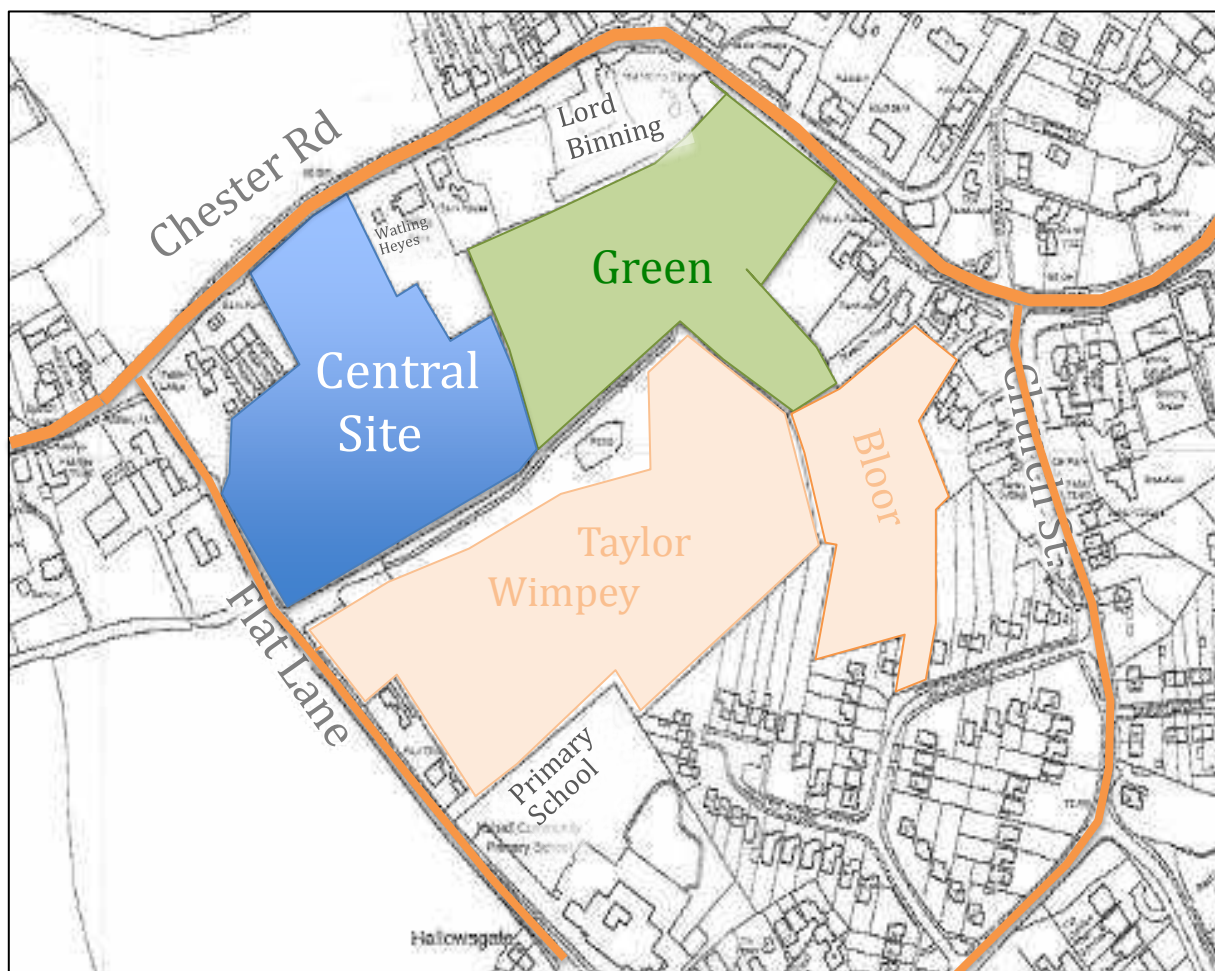


Figure 2 - Central Site Allocation

- 4.4.8 In addition, the green space beyond the exclusion zone should also provide public open space for visual amenity and community use.
- 4.4.9 The reason for this second requirement is that recent developments, rather than providing sufficient open space, if any, as part of the development, have provided commuted sums for play and open space through S106 agreements. There is however only limited existing open space in the Plan area, such as Kelsall Green, on which to spend these commuted sums. Equally those sums are insufficient in themselves for the purchase of further open space of adequate size for community use.
- 4.4.10 The Cheshire West and Chester Open Space Audit and Assessment of Need confirms the shortage in open space for children and young people as well as a lack of parks and gardens ⁽¹⁷⁾ in Kelsall Parish.
- 4.4.11 Due to its location the site concerned is uniquely placed to provide useful and accessible green space to supplement the existing Green: it already benefits from access including adequate parking. It is within easy walking distance of some of the densest housing in Kelsall (including the new Applewood Green –Taylor Wimpey- and Thistle Close –Bloor) where residents have little outdoor space of their own. Public green space on this site would also benefit older residents of the retirement housing to be delivered under the allocation in Policy G3.

¹⁷ Cheshire West and Chester Open Space Audit and Assessment of Need 2011
17-Jan-17

Consultation results

- 4.4.12 The 2012 Questionnaire and both village meetings in July 2013 and June 2014 confirmed residents' views that the green spaces in the centre of the village are key to the character and local distinctiveness of Kelsall. They also provide much-needed recreation and social spaces.
- 4.4.13 The survey conducted in November/December 2014 asked specifically for residents' preference for the remaining central site. The options for the larger portion of the site (described as Site Two in the survey) were:
- A. Green space only
 - B. Retirement / sheltered housing
 - C. A combination of green space and retirement/ sheltered housing.
- 4.4.14 60% of residents supported Option C, but a strong minority of 27% was in favour of green space only. In total, 87% want Green Space on this site (27% plus 60%). This is very similar to results of the 2013 village meeting feedback where 91% were in favour of retaining the sites in the centre of the village (then referred to as the Green Heart of Kelsall) for leisure, recreation facilities and green space.

B. Need for Facilities

- 4.4.15 The need for growth in facilities is evidenced in the section above on Phasing of Development. In addition, this allocation is justified by the fact that there are no other sites available offering such a favourable combination of access to the main road and central location, both of which are necessary for the uses suggested. Other suitable central sites are within the Green Belt and any other sites accessible from Chester Road are too peripheral and are outside the settlement boundary.
- 4.4.16 While residents supported a review of Green Belt boundaries, to allow for development of sustainable community facilities in that area, the NDP group's representation to that effect was turned down in September 2014 by the Local Plan Examiner⁽¹⁸⁾.
- 4.4.17 Development in Kelsall has, in recent years, been very predominantly residential. While the village has been designated as a Key Service Centre under the Local Plan, and has within it employment, retail and community uses, the balance of development is becoming skewed.
- 4.4.18 Since the start of the Local Plan in 2010 the number of new dwellings approved has resulted in an increase of around 18% in the housing stock in the village. In terms of population growth, if current occupancy rates are maintained (which is highly likely since most new dwellings are three bedroom or more) this will result in an increase in the population of Kelsall of around 450 residents. Changes to benefits rules affecting occupancy of Affordable rented properties are likely to result in higher population growth.
- 4.4.19 In contrast, local facilities and the retail offer have shown almost no growth. Although a small sandwich bar/deli and a hair salon have opened in recent years, a restaurant and a take away food outlet have closed continuing a long-term trend in the reduction of retail outlets in the village.

¹⁸ For more details on the process of assessing and narrowing down suitable development sites, resulting in the choice of this allocated site, please refer to the Options Assessment Section in the Consultation Statement.

- 4.4.20 Kelsall has significantly fewer retail outlets, local businesses, and other facilities⁽¹⁹⁾ than other Key Service Centres. While the Economic policies of this Plan aim to support new small-scale retail and business premises there is a lack of suitable and appropriate locations for this type of development.
- 4.4.21 To address that balance it is important that the remaining central site available for development is the subject of allocation for uses other than general market housing. This is to ensure that this last remaining sustainable site for facilities is not lost to market housing in the short term, since facilities, and their funding, take longer to achieve.

C. Why this location is appropriate and necessary for retirement housing

- 4.4.22 The allocation for retirement housing is justified by the social and health advantages of siting such housing close to the village centre, with its green space, accessible paths, shops, and other facilities. Such a living environment would contribute to greater inclusion in the community and better physical and mental health.
- 4.4.23 There is also an advantage for older and less mobile residents of a possible supported or extra-care housing site, delivered under this policy, in close proximity of the health centre as planned by this allocation. There is much research showing that:
- isolation and loneliness are much more widespread among older people⁽²⁰⁾,
 - this has detrimental effects on their health⁽²¹⁾,
 - many older people struggle to maintain a social life⁽²²⁾,
 - many older people struggle to access adequate health services, even though they have worse health.
- 4.4.24 The development of a group of retirement dwellings, some of which could offer extra-care services, in such a prime location, would therefore be very beneficial to residents.
- 4.4.25 While staying in their own home may be the right solution for a proportion of older people, evidence also suggests that there is a large unmet demand for such accommodation targeted specifically to their needs: while retirement properties make-up just 2% of the UK housing stock, or 533,000 homes, with just over 100,000 to buy, one in four (25%) over-60s

¹⁹ Cheshire West and Chester Key Service Centres Background Paper, Table 6.5

²⁰ 3.8 million people aged 65+ live alone. This is 36% of all people aged 65+ in GB. Nearly half (49%) of all people aged 75 and over live alone. (Source *General Lifestyle Survey 2011*, Table 3.3. ONS, 2013)

²¹ Loneliness can be as harmful for our health as smoking 15 cigarettes a day (*Social relationships and mortality risk: a meta-analytic review*. Holt-Lunstad J, Smith TB, Layton JB. *PLoS Med* 2010); People with a high degree of loneliness are twice as likely to develop Alzheimer's than people with a low degree of loneliness (*Loneliness and risk of Alzheimer disease*. Wilson RS, Krueger KR, et al. *Arch Gen Psychiatry* 2007 Feb).

Worse general health can be associated with depression among older adults, and other risk factors include not living close to friends and family, poor satisfaction with accommodation, *Depressive symptoms in the very old living alone - prevalence, incidence and risk factors*. Wilson, K, Mottram, P, Sixsmith, A. *International Journal of Geriatric Psychiatry*, 22(4): 361-366, 2007.

²² Only 46% of over 65s said they spent time together with their family on most days or every day, compared with 65-76% for other ages. 12% of over 65s said they never spent time with their family. Over 65s also spent less time with friends: only 35% spent time with friends most days or every day in the last two weeks, and 12% never did (*Source Survey of public attitudes and behaviours towards the environment*. Department for Environment, Food and Rural Affairs (Defra), 2011)

would be interested in buying a retirement property – equating to 3.5 million people nationally ⁽²³⁾.

- 4.4.26 Retirement housing in a central site would also benefit the community as a whole. Since retired residents are about during the day, they would make a positive contribution to the village centre.

D. Site Viability

- 4.4.27 This policy benefited from technical assistance provided by Locality (and funded by DCLG): AECOM Strategic Planning & Urban Design assessed the viability of the NDP proposed site allocation.
- 4.4.28 Their conclusion was that the terms of the site allocation would result in a viable proposal, delivering a Residual Land Value within the range seen locally for greenfield sites, taking into account current planning guidance and relevant market factors. This report was provided to Kelsall and Willington Parish Councils and made available to the Plan Examiner.

E. Reg14 Consultation

- 4.4.29 Policy G3 was supported by 100% of residents responding to Reg14 Consultation.
- 4.4.30 **This policy conforms with:** NPPF requirements for social inclusion, healthy communities, and provision of facilities and suitable housing, as in Core Planning principles, Points 30, 37, 69, 70 and 50; and Cheshire West and Chester Local Plan (Part One) Objectives SO5, and Policies STRAT 1, STRAT 8, SOC3 and SOC5.

²³ Source: DEMOS (2013). Top of the Ladder. DEMOS. Available online at: <http://www.demos.co.uk/projects/topoftheladder>.

The specialist housing currently on offer does not reflect the choices that most older people make; Most older people want a home with at least two bedrooms but most specialist provision has only one bedroom; Death is more important than downsizing in 'releasing' larger homes: 85% of homes with three or more bedrooms are 'released' by older people due to death rather than a move to a smaller home. (*Source: Older people's housing: choice, quality of life, and under-occupation.* J. Pannell, H. Aldridge and P. Kenway, Joseph Rowntree Foundation. 2012)

5 Housing Policies

- 5.1.1 As a result of high property prices, Kelsall has become an attractive place for developers to build larger houses. The majority of houses built in the years before this Plan have been four- or five-bedroom, executive houses (e.g. in Church Bank, Swallow Drive, Quarry Lane, 'the Paddocks').
- 5.1.2 Residents want to see mostly smaller houses built, either for younger families or older residents wishing to downsize. This would also contribute to making new houses more affordable. Equally, market housing built recently has not addressed the needs of the large proportion of retired residents in the local population.

5.2 Housing Mix

Plan Objectives

- C1. *Provide the right mix of housing, in terms of size, tenure, design, and affordability to meet the needs of all sections of the population.*
- C2. *Meet identified local needs for housing for the elderly.*
- F2. *Ensure that all new development is of high quality design, and meets high sustainability standards,*

Policy: Housing Mix

- | | |
|----|---|
| H1 | Planning applications for housing developments of five or more dwellings shall be supported which: <ul style="list-style-type: none"> a. provide a range of property sizes suitable to meet local housing needs; b. provide open market houses across the full range of dwelling sizes on developments comprising a mix of open market and affordable housing; c. include dwellings constructed to part M4 Category 2 of the Building Regulations (2010) standards (Accessible and Adaptable dwellings) and Category 3 (wheelchair user dwellings) (or their successors) (including in the affordable housing provided where appropriate); and d. meet the local needs for sheltered, supported and/or extra care housing (including in the affordable housing provided where appropriate). |
| H2 | Planning applications for housing developments for 10 or more dwellings shall be supported which provide at least two bungalows. |

Notes on Policies

- 5.2.1 Policy H1.a and H1.b: Assessment of local housing needs should be by reference to the most up to date Kelsall Housing Needs Survey and SHMA (Strategic Housing Market Assessment), as local housing serves needs across a wider area than just Kelsall and households move throughout the area.
- 5.2.2 Policy H1.c and H1.d: For the avoidance of doubt, the housing described in these policies is not Affordable Housing. Privately provided extra-care, supported or sheltered housing would meet the expressed local needs. Any such development would need to provide a component of Affordable Housing under CWAC policies.

- 5.2.3 Properties available under these policies should also be available to disabled local residents.

Justification and Evidence - Market Housing Mix, Policies H1a, H1.b

- 5.2.4 In recent years there has been an imbalance between the local demographics and housing requirements on one hand, and local housing stock and trends on the other. This imbalance is confirmed by the figures and research available, and by all the local consultation undertaken.

Size of houses

- 5.2.5 Statistics show that the local housing stock is skewed towards larger houses:

- The proportion of four- and five-bed houses in Kelsall, at 35.8%, is far in excess of that for the Borough (22.4%) or the North West (16.8%) – nationally this stands at 19%(24).
- The occupancy figures from the 2011 Census show that the size of houses is not driven by the size of households: the number of households in Kelsall with two or more unused bedrooms is 615 out of 1075, or 57.2%, against 43% for the borough, and 34% for the North West and the rest of England (25).
- The size of houses is not even driven by demand: the 2013 Strategic Housing Market Assessment (SHMA)⁽²⁶⁾ found that people intending to move most wanted:
 - three-bed houses: 33%
 - next most wanted were four-bed houses: 26%
 - one- or two-bed houses – 25%, (although 37% expected to move to a one- or two-bed)
 - Only 5.2 % wanted to move to a five-bed house.



Cost of houses

- 5.2.6 Policies in this section are intended to encourage building of smaller properties, to increase the stock of more reasonably priced properties. These are designed to supplement the policies in Cheshire West and Chester Local Plan (Part One) requiring developments to provide 30% Affordable Housing units. For policies on allocation of Affordable Housing, see Section 5.4 below.
- 5.2.7 Evidence shows that the high property prices are out of sync with incomes: despite relative affluence, property is very unaffordable:
- The Ward of Tarvin and Kelsall is among the least affordable areas in the borough:
 - Affordability is commonly measured by the house price to income ratio: the ratio of median house price to median income is ⁽²⁷⁾:

²⁴ 2011 Census Number of Bedrooms, (QS411EW) dataset

²⁵ 2011 Census Occupancy Rating (Bedrooms) dataset (QS412EW)

²⁶ 2013 Household Survey, for SHMA, Table 4.19 Property type and size expectations by household type

²⁷ 2013: SHMA Tables 16 and 17, based on Hometrack data

- CWAC: 5.46
- North West region: 5.10
- Tarvin and Kelsall Ward: 7.84

For comparison, the ratio used by lenders to estimate ability to repay a mortgage is between 3 and 4 times income ⁽²⁸⁾.

- For the lower quartile of incomes the picture is much worse:
 - CWAC: 6.6
 - North West: 7.4
 - Tarvin and Kelsall Ward: 11.6.

- In recent housing developments, all the one-bed and two-bed houses built were available only through registered providers: there were no starter homes on the open market. The cheapest market properties for sale were three- and four-bed houses available at prices near or above average for the whole area⁽²⁹⁾.

5.2.8 As residents remarked in consultation comments, "Not all first time buyers qualify for affordable homes so it is very important that smaller open market houses are available".

5.2.9 In such an environment it is difficult for households on average income or less to acquire any property, and this is even harder for those looking for starter homes – unless they have help from relatives or can take on an older property requiring extensive renovation.

Local Consultation

5.2.10 The views expressed by residents of Kelsall and Willington consistently show that local need is for more small and medium-size houses.:

- 2012 Questionnaire: "Too many executive Homes", "Housing should be 2-3 bed semis with garden and parking".
- 2013 Village meeting: "Perhaps a retirement 'village' area along with smaller family housing".
- The 2014 Housing Need Survey showed that the local needs for smaller houses are even more pronounced than those expressed across the borough (above). 82 residents expressed a current housing need. This was split as follows:
 - One-bed: 5, or 6%,
 - Two-bed: 49, or 60%,
 - Three-bed: 35, or 30%,
 - Four-bed: only 3, or 4%.

5.2.11 In the final Reg14 Consultation, Policies H1.a and H1.b were supported by 96% and 87% of residents respectively.

Provision of Housing for Older Residents, Policies H1.c and H1.d

5.2.12 The challenge of an ageing population is highlighted



²⁸ In Feb '16, independent mortgage repayment advice puts this ratio in a range from 3 to 4 times single income (MoneySupermarket) or 3.2 to 4.5 for Rightmove.co.uk – ratio relating to joint incomes were lower, at 2.5 to 3.5. This is consistent with lenders' advice relating to ability to repay for their own products.

²⁹ This was the case for Bloor Homes on Sandstone Park, Taylor Wimpey on Flat Lane in Kelsall, and other Taylor Wimpey developments in Tarvin and at 'Eden Grange' in Cuddington.

in numerous policy documents. The Local Plan states in its vision that “residents will have access to a range of high quality market and affordable homes and the needs of all our communities, **in particular those of an ageing population**, will be provided for”.

- 5.2.13 Policy SOC3 of the Local Plan (Part One) encourages “the provision of accommodation types to meet the long term needs of older people, including Lifetime Homes, bungalows and extra-care housing”. However it doesn’t contain any specific target or requirement to achieve this. This NDP provides specific local policies to support the implementation of these aims, and ensure that the needs of older people are finally met.
- 5.2.14 The proportion of residents of retirement age in the local area is already higher than average. In addition, the elderly population is forecast to increase by about 50% nationally³⁰. Kelsall has a small medical care home – Sable Cottage - and some older bungalows. Twenty of the existing (pre-2012) affordable housing units are classed as Sheltered, but there is no new market or affordable housing targeted for, or adapted to the needs of the elderly.
- 5.2.15 New housing built has overwhelmingly not been suitable to the needs of people with reduced mobility. This constrains the ability of older people to downsize, as many dwellings will not be suitable for them, at least not without expensive modifications.
- 5.2.16 Homes built to Accessible and Adaptable Standards, as recommended in Policy H1.c offer a less expensive method of ensuring that dwellings either meet the needs of residents at all stages of life, or can be adapted to that aim, for example through level access, width of doors, and by allowing fitting of a stair-lift or adapted bath rails. These standards implement the NPPF Core Planning principle to “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (Paragraph 17)*”. However the flexible, adaptable and accessible design of such dwellings means that they are consistently popular, and contribute to balanced communities.
- 5.2.17 Such dwellings can benefit all sections of the population, and they should not be built, marketed, or allocated only for older residents. They allow people to remain in their homes independently as their circumstances or health change, and make necessary adaptations much less costly to residents – or, in the case of Affordable Housing, the registered providers. As such, Accessible and Adaptable dwellings can help those who want to downsize in later life but do not wish for or need specialist housing (as covered below).
- 5.2.18 Local Plan (Part One) Policy SOC1 specifies that “Market and affordable homes on sites should be indistinguishable and achieve the same high-quality design”.

Demographics

- 5.2.19 The population figures detailed below show why it is necessary that suitable accommodation for the elderly is provided as part of both market housing and Affordable Housing.
- The 2011 Census showed that the retirement age population in Kelsall is significant: 606 residents are over 65, making up 23.2% of population (against 18.5% in West Cheshire, and 16.2% nationally). Households made up solely of pensioners make up a higher proportion still - fully 28% of households in Kelsall consist of one or two pensioners (31).
 - Across the borough, the proportion of the elderly is forecast to increase further: the 2013 CWAC Strategic Market Housing Report found that: “By 2033, the number of

³⁰ CWAC Rural Housing Strategy 2011; CWAC SHMA 2013, Core Output 3, Future Households.

³¹ 2011 Census [Household Composition (Alternative Child and Adult Definitions) - People (QS114EW) and Households (QS115EW)]

elderly people living here is expected to double and over a third of the borough's population will be over 60 (up from 18.5% in 2011)"⁽³²⁾. The number of residents aged over 85 is expected to more than double (+118%).

Consultation Results

5.2.20 The need for these policies is well supported by local residents, as shown by consultation:

- The 2013 SHMA shows a need for affordable housing for over-65s of four dwellings per annum, and recommends the delivery of four for the Ward of Tarvin and Kelsall ⁽³³⁾. The new housing approved since has not delivered any such in Kelsall.
- Consultation for the NDP has shown a need for downsizing accommodation, possibly with extra care, suggesting that many elderly residents are prevented from moving by a lack of suitable local properties. A questionnaire focused on older residents found that 45% supported the need for sheltered accommodation in Kelsall.
- Typical comments included "Many people in the village would like to downsize; providing smaller well-located properties for older people would release many family houses".

5.2.21 A more extensive Housing Needs Survey, carried out in November 2014, showed that:

- at least 39 elderly households would like to move in the next five years, in order to downsize and/or be able to live independently.
- most were looking to move to a two-bedroom property, preferably a bungalow.
- Most were looking for a privately-owned property (please see Appendix 4, Housing Needs Survey). The need for rental or shared ownership properties was about 20%, and so will be adequately met by the Local Plan (Part One) requirement that all market housing development provide 30% of units as Affordable Housing.

	One- bed	Two-bed	Three bed	Total	Tenure
Bungalows	3	20	7	30	Private: 22, rented 6, shared-ownership 2
Flat	1	4		5	All private
House		2	2	4	All private
Total	4	26	9	39	

Table 3 Housing Needs for Elderly Residents (2014)

Quality of life

5.2.22 It is crucial for the quality of life of older people that they can remain close to friends and family, in order to avoid increasing isolation and poor health in later years. Research⁽³⁴⁾ shows that over 30% of over-60s live alone, many report suffering from isolation and loneliness. This is shown to have a detrimental effect on health (see also evidence for the Allocation policies above).

³² Strategic Housing Market Assessment, July 2013, Core Output 3

³³ SHMA 2013 Tables 4.22 and 4.23

³⁴ Later Life in the United Kingdom, May 2015 by Age UK.

Lack of recent supply

- 5.2.23 None of the housing built or planned in Kelsall since 2010 has taken account of this need. Developers are suggesting that smaller houses, where proposed, take care of the requirement for downsizing, although the design of these properties makes no allowance for the needs of older people – and they have been available only through registered providers.
- 5.2.24 This was recognized by Cheshire West and Chester in:
- the Rural Housing Strategy (Sept. 2011), which identified the supply of such housing for older households as a strategic priority, as “key parts of the current housing offer are deficient, in terms of the balance between supply and demand, including the provision of ... accommodation suitable for older person households looking to ‘downsize’”.
 - The 2013 SHMA stated that “crucially, the nature of household change needs to be better reflected in strategic housing and planning policies.”
 - The Local Plan (Part one) Policy SOC3, which places a strong emphasis on meeting the needs of older residents.
- 5.2.25 Demand for bungalows is consistently strong, and the SHMA found that 18% of over-65s, and 10% of high-income households regardless of age want to move to a bungalow ⁽³⁵⁾. The current housing stock in Kelsall and Willington comprises a good number of bungalows but these are now old and in need of maintenance. Many are also located relatively far from facilities, connected to them via steep roads (e.g. Quarry Lane, Longley Avenue).
- 5.2.26 The provision of housing for the elderly must consider the location and specification of dwellings as well as their size, and arrangements for maintenance.
- 5.2.27 It is clear from all the evidence above that there is a strong need for smaller, well-designed, quality retirement housing, much of it for private ownership.

Reg14 Consultation

- 5.2.28 These policies had strong support from Reg14 respondents, ranging from 87% to 96%, in favour.
- 5.2.29 **The Housing Mix policies conform with:** NPPF Paragraph 50, 57, and Local Plan (Part One) Strategic Objective SO6, Policies SOC1 and SOC3.

5.3 Self-build

Plan Objectives

- C1 *Provide the right mix of housing, in terms of size, tenure, design, and affordability to meet the needs of all sections of the population.*
- F2 *Ensure that all development is of high quality design, and meets high sustainability standards.*
- B2 *Ensure that development respects village character and local topography, and contributes towards local distinctiveness.*

³⁵ 2013 Strategic Housing Market Assessment, Core Output 2 (table 4.7) and Core Output 6.
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Policy: Self Build

- H3 Planning applications for the development of plots available exclusively to people wishing to build their own homes shall be supported.

5.3.1 Policy H3 could come forward in a number of ways, including, but not limited to:

- through the intervention of the local authority under the support for Custom Build introduced in recent legislation (see below);
- by a land owner, housing association, or developer, who may obtain planning permission and arrange for services, then sell on the plots;
- independently through a group of interested self-builders .

Justification and Evidence

5.3.2 Support for people building their own home has gathered momentum in recent years. A 2011 YouGov poll commissioned by the Building Societies Association suggested that one in two people would consider building their own home if they felt that they could ⁽³⁶⁾. The NPPF (Paragraph 50) specifies that local authorities should plan to meet the needs of people planning to build their own home.

5.3.3 Following a pilot 'Right to Build' in 12 local areas, and a consultation exercise, in March 2015 the government passed the Self-build and Custom Housebuilding Bill, which attracted major cross party support. The bill undertakes ,“to take forward the Right to Build, requiring local planning authorities to support custom and self-builders registered in their area in identifying suitable plots of land to build or commission their own home”.

5.3.4 The SHMA 2013 household survey identified a strong interest in self-build from households planning to move (13% of respondents were interested).

5.3.5 Research shows that self-build properties can add to the diversity and character of an area, as they often result in more innovative and sustainable designs. They can also allow members of the community to get a foothold on the housing ladder, as the cost to build a typical project only amounts to 75% of the value of the finished property⁽³⁷⁾ (not least owing to VAT exemption and reduced stamp duty).

5.3.6 Cheshire West and Chester is currently keeping a register of residents interested in Self-Build ⁽³⁸⁾, and working out options for meeting their obligations under the Act. Detailed policy should be included in the CWAC Local Plan (Part Two). This could be through Community Land Trusts (voluntary organisations), provision of serviced plots, or 'self-finish' Affordable Housing.

Reg14 Consultation

5.3.7 Policy H3 was supported by 81% of respondents.

³⁶ Source: Laying the Foundations: A Housing Strategy for England, DCLG 2011.

³⁷ Source: National Self-Build and Renovation Centre

³⁸ As of August 2016, there were over 100 entries on the register. Seven have specifically expressed an interest in Kelsall, with a lot more referring generally to villages in that area.

Review and Implementation

- 5.3.8 Delivery of self-build is relatively untested, as legislation is recent and mechanisms for delivery will depend on how CWAC chooses to implement it in the Local Plan (Part Two).
- 5.3.9 As a project following the NDP, the Parish Council could work with CWAC to assess how this policy could be implemented locally and improved. This will depend on demand for self-build, according to the register being compiled by CWAC.
- 5.3.10 A possible delivery method could be as implemented in Shropshire, where the cost advantage of self-build has allowed a "build-your-own" approach to affordable housing (this has delivered 10% of the Affordable Housing in the borough). Such Self-Build plots could be part of the affordable housing component of a larger development (whether a registered provider assists the residents undertaking the build, or not). The occupier would undertake the build, and the plot would be subject to S106 agreement so that the dwellings remain affordable when sold on.
- 5.3.11 **This policy conforms with** NPPF points 50, and 57, Local Plan (Part One) Strategic Objective SO6, and Policy SOC3 (7.23).

5.4 Allocation of Affordable Housing

Introduction

- 5.4.1 One intention of the Housing Mix policies above is to increase building of smaller, therefore relatively cheaper properties. This section deals specifically with Affordable Housing, i.e. social housing managed by CWAC through its partnership, West Cheshire Homes, and housing associations.
- 5.4.2 The Local Plan Policy SOC1 requires that 30% of new builds are Affordable Housing. This is a welcome tool to start addressing the problem, and has already brought about 52 new Affordable Housing units in recent developments ⁽³⁹⁾ (in addition to an existing supply of 56).
- 5.4.3 However, the problem remains that it is difficult for local residents to access Affordable Housing, due in part to the Housing Register being managed across the borough, and in part to timescales involved or availability of information.

Plan Objectives

- C1 *Provide the right mix of housing in terms of size, tenure, design, and affordability to meet the needs of all sections of the local population.*
- C4 *Improve access to Affordable Housing to people with strong local connections.*

Policy: Allocation of Affordable Housing

- H4 Affordable housing provided in accordance with Local Plan policy SOC1 or SOC2 shall be made available to people who satisfy the relevant local connection criteria for the relevant timescales and in the locations set out in paragraph 5.4.4 below.

³⁹ New Affordable Housing units: 11 in Bloor Homes on Sandstone Park (completed), four in Elan on Willington Lane (under construction), 33 in Taylor Wimpey on Flat Lane, two in Chester Road nursery site, and two in Eastview, Chester Road.

5.4.4

For all affordable housing, priority will be given to those who meet the local connection criteria as follows. Applicants must either:

- a) currently reside, and have been residing continuously for the past 2 years, in the parish/electoral ward where the property has become available;
- b) have permanent full-time or part-time work in the parish/electoral ward;
- c) have a close family member living in the parish/electoral ward (ie mother, father, brother, sister, son, daughter) who has resided there continuously for at least 5 years.

Note - the local connection criteria starts with the parish and then goes to the ward to fit with the timescales below.

For affordable housing provided as part of general market residential schemes (all tenures) the timescales for advertising and allocating sites will be as follows:

- 6 weeks – resident/strong local connection to the parish
- 2 weeks – resident/strong local connection to a neighbouring parish
- 2 weeks – resident/strong local connection to the ward
- 2 weeks – resident/strong local connection to the Cheshire West and Chester area

For rural exception sites the timescales will be:

- 10 weeks – resident/strong local connection to the parish
- 2 weeks – resident/strong local connection to a neighbouring parish
- 2 weeks – resident/strong local connection to the ward
- 2 weeks – resident/strong local connection to the Cheshire West and Chester area

Justification and Evidence

- 5.4.5 All NDP consultation supports the access of local residents to new or existing Affordable Housing. In the initial 2012 Village Questionnaire, small family housing, and more affordable housing were joint first priorities for housing development.
- 5.4.6 These policies accord with the CWAC Housing Allocation Policy to offer properties to local residents in the first instance, in the interest of fairness and social cohesiveness. For housing in rural areas, the most local band is defined as the parish instead of the ward. This matches the NDP's own emphasis on access for local residents.
- 5.4.7 To strengthen the link between local needs and local affordable housing, the Neighbourhood Plan uses as the first instance a connection to the parish – this matches the approach taken by CWAC for the allocation of affordable housing in rural areas. For the second instance, the connection goes to the electoral ward, hereafter using the same groups and timescales as the existing CWAC allocation policies.
- 5.4.8 For the intermediate tenures (shared ownership, part-buy and discount for sale properties), the delays before offers are passed on are quite short and can make it difficult for residents to be aware of or take up an offer. As residents can apply for these properties without being on the register of housing need (subject to assessment), and the properties for new developments are allocated 'off plan', following the planning permission, local residents may not even be aware of the new properties before it is too late. In addition, the four-week period used in the borough-wide cascade allow little time to arrange a mortgage.

The standard allocation criteria of the West Cheshire Homes allocation policy are therefore amended as detailed above.

- 5.4.9 West Cheshire Homes allocation policies recognize that there is a specific category of older residents in housing need who should be matched to properties specially designed for the age group: this can be either adapted properties, for example using Lifetime Homes Standards, sheltered housing, or extra-care housing⁽⁴⁰⁾.
- 5.4.10 Policy H4 was supported by 98% of respondents to Reg14 Consultation.
- 5.4.11 **This policy conform with:** NPPF Paragraphs 47,185, Local Plan (part1) Strategic Objective SO6, and Policy SOC1.

⁴⁰ Trust Homechoice Common Housing Allocation Policy, Jan 2015, para. 3.14, extra-care and sheltered housing (Trust Homechoice is now called West Cheshire Homes)

6 Design Policies

Introduction

- 6.1.1 Our neighbourhood wants priority given to more sustainable development. Results from the Community Questionnaire ranked this second on the list of issues. The Code for Sustainable Housing, recognised throughout the construction industry, can no longer be used in local and neighbourhood plans to help raise standards of energy efficiency in buildings. This is because of changes to national planning policy. In the absence of this set of standards, developments that meet all criteria of the BRE Home Quality Mark, operational from October 2015, would be welcomed.

6.2 Design

Plan Objective

- B2. *To ensure that development respects village character and the local topography, and contributes towards local distinctiveness.*
- B3. *To ensure that where development borders countryside, the edge of the built area is designed so as to achieve a soft transition into the open countryside.*
- F2 *Ensure that all development is sustainable and of high-quality design.*

Policy: Local Character and High Quality Design

D1 New housing development should respect local character and be of high quality design. To achieve this proposals should, where appropriate, demonstrate how the following factors have been taken into account:

- connections;
- facilities and services;
- public transport;
- meeting local housing requirements;
- character;
- working with the site and its context;
- creating well defined streets and spaces;
- easy to find your way around;
- streets for all;
- car parking;
- public and private spaces; and
- external storage and amenity space

Policy: Height

D2 New buildings and extensions should be no higher than two-storeys unless responding creatively to the hilly topography, or the immediate context; and the resultant design is not over dominant from any one aspect.

Policy: Variety

- D3 Developments should vary the built form and appearance or style of development to help create areas with different character within larger developments.

Policy: Sandstone

- D4 Appropriate red sandstone features in design are encouraged and sandstone features present already on site, such as walls, gateposts, quarries, banks and wells, should be preserved.

Policy: Boundaries

- D5 Development next to open land should be designed to achieve a gradual and sympathetic transition between the built form and the open countryside.
- D6 Boundary treatments in new and existing development should reflect the open rural character of the Neighbourhood Area by retaining its visual permeability.

Policy: Infrastructure

- D7 New development should provide linkages to green spaces, Public Open Spaces, and the Rights of Way network, where possible.
- D8 Parking arrangements in new development should respect local character and be of high quality design. Parking courts which do not respect the rural character of the Neighbourhood Area should be avoided.
- D9 Roads in new developments must be of adequate width and design to allow for legitimate on-street parking without inconveniencing neighbours or other street users.

- 6.2.1 Note: all Design policies apply to extensions and modifications to existing properties as well as new developments.

Justification and Evidence

- 6.2.2 The community felt very strongly that Kelsall and Willington are special places to live and that new developments should be of a high-quality design and construction⁽⁴¹⁾. On the question of future housing developments, the 2012 Village Questionnaire provided typical comments such as, "new housing has been unimaginative" and "Kelsall is not chocolate boxy and does not need to be preserved, but new development needs to be of the highest standard to reinforce the village character".
- 6.2.3 This Plan takes forward a number of the recommendations of the Kelsall Parish Landscape and Design Statement⁽⁴²⁾ which establish local distinctiveness and diversity. In accordance with NPPF Paragraph 58 the policies above set out the elements of design that, "respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation."

⁴¹ See Consultation Statement.

⁴² See Appendix 1.4 for recommendations from Kelsall Parish Landscape and Design Statement relevant to design.

Building for Life 12 (2015)

- 6.2.4 The Design Council has produced an industry code called Building for Life 12 which sets out standards for items such as character, street layout, car parking and public/private spaces. Appendix 5 lists the 12 questions that underpin Building for Life. CWAC promotes the use of Building for Life to guide development. While Building For Life 12 does address the question of Character in section 5, Policies D2, 3, 4, 5 and 6 make explicit the design elements that will help to promote the local distinctiveness of the Plan area.
- 6.2.5 To help achieve the requirements of Policy D1 it is important to achieve sustainable connections between developments in the long term to avoid the problems of staggered development apparent in the existing road network. Some of Kelsall's neighbourhoods are inaccessible from the sites adjacent to them and access necessitates long detours back to the main road, which encourages driving, and stymies contact between different parts of the community. Future connections will be helped by including access points to appropriate neighbouring undeveloped sites to allow for later connectivity by all modes of transport.

Height

- 6.2.6 The Kelsall Parish Landscape and Design Statement recommended limiting the height of buildings to preserve village character. Feedback from consultation indicated that residents want to see "low rise" houses and bungalows ⁽⁴³⁾.
- 6.2.7 The Plan area spans valleys, ridges and plains and in accordance with section 6 of Building for Life 12, we recommend *"working with the contours of the land rather than against them, exploring how built form and detailed housing design can creatively respond to the topographical character; thinking carefully about the roofscape."* Recent developments on sloping sites, e.g. on Quarry Lane, have resulted in buildings which are single-storey or two-storey on the roadside but four-storey when viewed from below, and are over-dominant as a result.
- 6.2.8 We encourage proposals that use innovative designs to adapt to steep sites unless the design becomes over dominant from any one aspect. Policy D2 seeks to ensure the height of buildings respects the village character. 94% of Regulation 14 respondents supported it. Policy E1 provides further guidance on how new development must contribute to local distinctiveness with respect to topography.

Variety

- 6.2.9 Kelsall celebrates a diversity of buildings with no single dominant vernacular. The Kelsall Parish Landscape and Design Statement therefore recommends that "additional buildings should be individual in design whilst respecting the character of adjacent buildings"⁽⁴⁴⁾. On the question of what development should avoid in the 2012 Village Questionnaire, the second highest response was to avoid faceless developments and large estates and unsurprisingly in the Regulation 14 consultation, over 98% of respondents supported Policy D3.
- 6.2.10 Developments should vary the density, built form and style such that when viewed in a "passing glance" or a "blink of an eye" they do not appear to be uniform in appearance. We would like to challenge developers to be a little more creative in the design of their house types rather than the usual approach of limited variation on a common theme.

⁴³ See Consultation Statement; also Justification & Evidence for policy H2 shows demand for bungalows.

⁴⁴ Appendix 1.1 Key Planning Issue, Kelsall Parish Landscape and Design Statement Summary



Kelsall celebrates a variety of buildings with no singular dominant vernacular

Sandstone

6.2.11 Local red sandstone has been used extensively throughout the Plan area in walls, gateposts and wells. Outcrops of sandstone are visible in banks and elsewhere. These sandstone features, both natural and manmade, help shape the distinctive appeal of Kelsall and Willington. We welcome new designs that respond to local characteristics in a contemporary way and encourage the use of the local red sandstone in the design.

6.2.12 This policy enjoyed the support of 95% of Regulation 14 respondents.

Boundaries

6.2.13 Residents are keen to prevent blocks of housing and roofscapes forming harsh solid edges to the village⁽⁴⁵⁾. Policy D5 and D6 were supported by over 96% and 92% of respondents to the Regulation 14 consultation respectively. Where development meets open countryside, the wish is to achieve a soft fringe through the skillful layout of proposal sites: buildings should be appropriately set back from site boundaries and respect existing landscape features, roof heights should be varied, and boundary treatment should retain its visual permeability.

6.2.14 Fundamental to Kelsall and Willington's rural character are the soft, open boundary treatments. Recent developments have ignored this and erected six-foot solid fencing adjacent to public footpaths. Suitable treatments could include native trees and hedges, red sandstone walling, and Cheshire/estate raining rather than close boarded fencing.



Not in keeping boundary treatment



In keeping boundary treatments

⁴⁵ See Consultation Statement
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Infrastructure

- 6.2.15 Residents specifically requested that new developments provide sufficient and suitable parking.
- 6.2.16 "Manual For Streets" recommends that the design quality of the street is paramount when considering the design and location of parking. "Done well, on-street parking can be efficient, understandable and can increase vitality and safety."⁴⁶ It is acknowledged that there is no single best solution to providing car parking – a combination of on-plot, off-plot and on-street will often be appropriate. "Lifetime Homes" Criterion 2 requires that car parking spaces are close to the home as it makes getting between the home and the car more convenient and as easy as possible for everyone.
- 6.2.17 Separate parking courts are not consistent with the rural character of the village. As one resident commented, "Parking courts are very urban looking and not in keeping with the local character."⁴⁷ The Building for Life Question 10 also recommends that *large* rear parking courts are avoided,
- 6.2.18 Policy D9 aims to improve the usability of estate roads. The density and design of recent developments such as Thistle Close has resulted in a road layout, which does not allow on-street parking, as supported by Manual for Streets. This causes problems for visitors, deliveries, workmen, and residents alike and does not contribute to pleasant neighbourhoods as intended by Building for Life 12 (Criteria 9 and 10).
- 6.2.19 These policies together with the policies on density, will ensure that new development "*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*," NPPF Paragraph 58.
- 6.2.20 Policy D7 was supported by 94% and Policies D8 and D9 by 91% of respondents to the Regulation 14 consultation.
- 6.2.21 **These policies conform with:** NPPF Section 7 – Requiring Good Design esp..paragraphs 58, 64 and 69; Cheshire West and Chester Local Plan (Part One) Policies STRAT 1 Sustainable Development, STRAT 8 Rural Area, STRAT 10 Transport and Accessibility, SOC 5 Health and Wellbeing, ENV 6 High Quality Design and Sustainable Construction.

6.3 Surface Water Run-off

Plan Objectives

- F2 To ensure that all development is sustainable and of high-quality design
- F3 To minimise the impact of development on the environment, including water run-off.

Policy: SuDS

- D10 Development shall, where appropriate, include design measures to reduce the surface water run-off and incorporate Sustainable Urban Drainage Systems (SuDS).

⁴⁶ Manual For Streets, Department for Transport, 2007

⁴⁷ Regulation 14 Consultation Q23

Justification and Evidence

- 6.3.1 Due in part to the hilly nature of the area and impervious hard landscaping increasingly replacing front lawns, run-off from rainwater can be a problem, particularly in the lower areas of Kelsall where drains frequently overflow after medium to heavy rain. The effects of climate change mean that heavy rainfall events (and subsequent flooding) may occur more often in the future. As pluvial flooding does not qualify for monitoring, a key local concern therefore is that particular attention be paid to drainage of new developments. Residents are keen to see positive steps being taken in new developments: *"Products exist to help, such as porous resin driveways. Have front lawns as well as hard standing to assist in the reduction of surface water run-off"*⁴⁸ In the Kelsall Parish Landscape and Design Statement it is recommended that new development *"should incorporate Sustainable Drainage Systems (SuDS) to effectively manage water run off and minimise the potential for flood risk."* Policy D10 was supported by over 98% of respondents to the Regulation 14 consultation.

New Development

- 6.3.2 While Cheshire West and Chester Local Plan (Part One) ENV 1 Policy on Flood Risk and Water Management requires new developments to include SuDS in order to reduce surface water run off, this Plan requires applicants to provide design measures that effectively mitigate any adverse effects from surface water run-off. Sustainable drainage may include features such as rainwater recycling, pervious paving, and ponds. The SuDS must be designed as an integral part of the green infrastructure and development layout, so that SuDS features are positive features of the development.
- 6.3.3 Limiting hardstanding also contributes to the preservation of the rural character of the Plan area, so valued by residents.

Existing Properties

- 6.3.4 Residents wishing to build a new drive or replace an old one must comply with the 2008 Order that amends the Town and Country Planning (General Permitted Development) Order 1995. It states that, *"householders will not need planning permission if a new or replacement driveway of any size uses permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area."*
- 6.3.5 Residents are directed to the "Guidance on the permeable surfacing of front gardens" produced by the Department for Communities and Local Government.
- 6.3.6 **Policy D10 conforms with:** The Town and Country Planning (General Permitted Development) (Amendment) (no.2) (England) Order 2008 No. 2362; NPPF Section 10 – Meeting the Challenge of Climate change, Flooding and Coastal Change, Section 7 – Requiring Good Design; Cheshire West and Chester Local Plan (Part One) Policies ENV 1 Flood Risk and Water Management, ENV 6 High Quality Design and Sustainable Construction.

⁴⁸ See Regulation 14 Survey Responses Q24
17-Jan-17

7 Environment Policies

Introduction

- 7.1.1 Residents of Kelsall and Willington recognise that their village is set in a beautiful varied landscape – with hills, valleys, trees and plains – and that it has a long history of passage and settlement from Roman times and earlier. Of particular value are the spectacular views from the high points of the Plan area to the east, west and south, and also the views of Kelsall Hill from the plains below.
- 7.1.2 Remaining green spaces are highly valued and provide opportunity for recreation and amenity, helping the village to retain a rural atmosphere.
- 7.1.3 The NPPF and the CWAC Local Plan serve to protect and enhance landscape character and local distinctiveness, while the Kelsall Parish Landscape and Design Statement provides an excellent guide to take into account in the making of planning decisions, having established what makes the Plan area unique.
- 7.1.4 In this Neighbourhood Development Plan it is necessary to make explicit the elements of the Plan area that residents wish to see protected and enhanced.

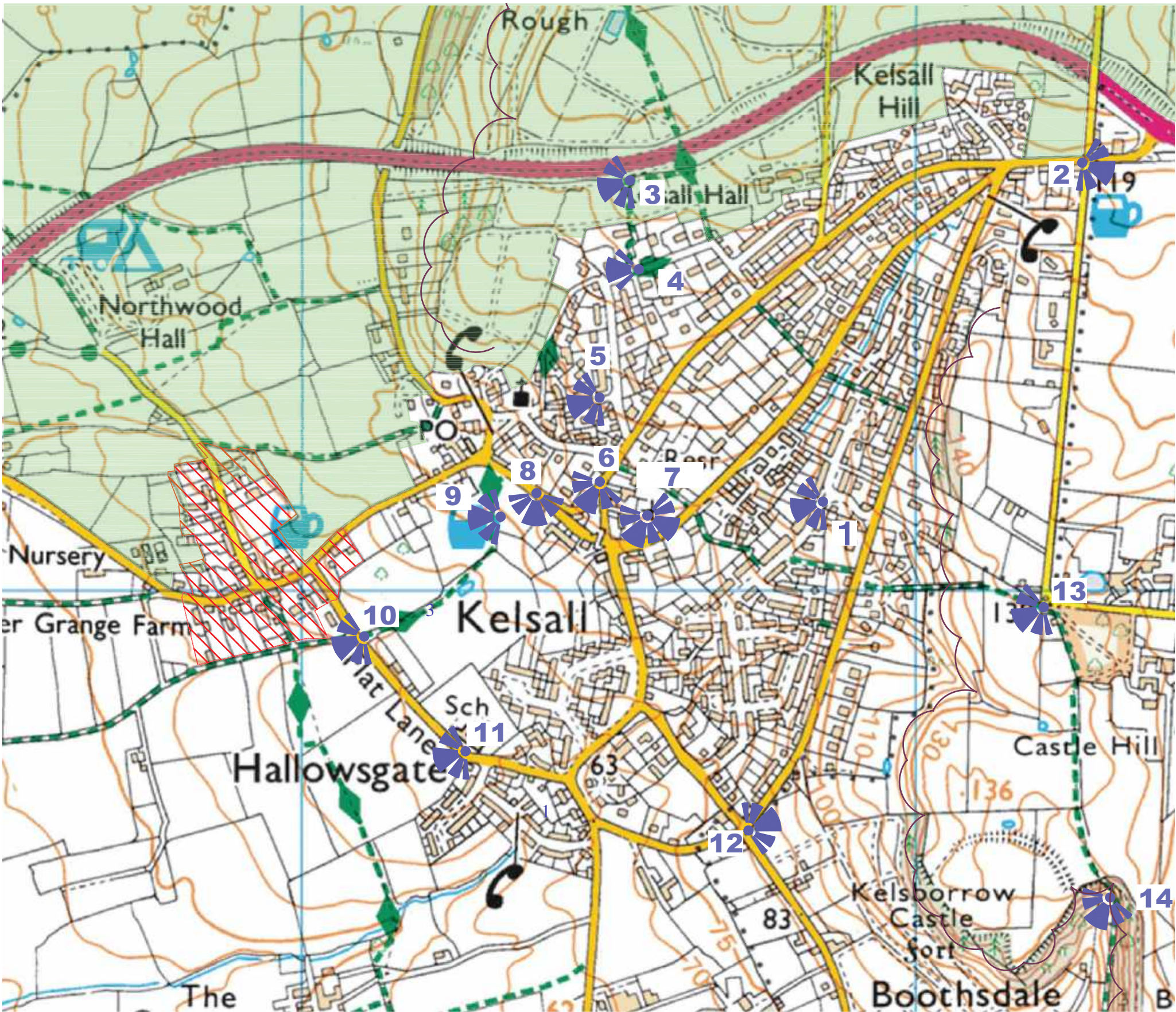
7.2 Protection of Views and Landscape Character

Plan Objectives

- B1. *To protect the long views, both from within the Plan area and of the sandstone ridge from the plains below.*
- B2. *To ensure that development respects village character and the local topography, and contributes towards local distinctiveness.*

Policy: Views

- | | |
|----|---|
| E1 | Development on the scarp shall not obstruct or interfere with the view of the Sandstone Ridge skyline looking up from public areas within the Neighbourhood Area. |
| E2 | Proposed new buildings or extensions should not damage the views described for the Key View Points identified in Map 4, and existing visual connections with unobstructed lines of sight shall be maintained. |
| E3 | Planning applications shall be supported which provide or retain views along streets and open spaces to the surrounding countryside from within new developments. |



Kelsall Area

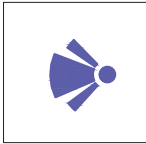


Willington Area

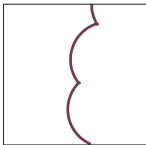
KEY:



Wide View Point



Narrow View Point



Sandstone Ridge

Map 4 - Key View Points

Justification and Evidence

- 7.2.1 The sandstone ridge, on the eastern edge of Kelsall and Willington, is the most significant defining feature of the Plan area and can be seen on Map 4 above. It is home to a scheduled monument and a local wildlife site. Kelsall Hill is described in the Kelsall Parish Landscape and Design Statement (see also extracts from the Design Statement in Appendix 1.2). Kelsall's landscape setting in the distinctive pass is unique. This affords views both from the high points of the Plan Area to the east, west and south and also up to Kelsall Hill from the plains below.
- 7.2.2 As part of the process for both the earlier Kelsall Parish Landscape and Design Statement and this Neighbourhood Development Plan, residents have expressed concern that both the distant and the more immediate views of the sandstone ridge are protected. Policy E1 was supported by 96% of respondents to the Regulation 14 consultation. The Kelsall Parish Landscape and Design Statement recommends that *"there should be a complementary relationship between the height of new buildings and the immediate topography to prevent any adverse impact on the character and appearance of the landscape and on visual amenity."*
- 7.2.3 This is in line with Cheshire West and Chester Local Plan ENV 2: *"8.17 The 'Cheshire Landscape Character Assessment 2009' classified and described the landscape types across the borough. These character areas, coupled with conservation area appraisals, Village Design Statements, and neighbourhood plans, seek to define the character and local distinctiveness which will be protected and, wherever possible, enhanced across the borough."*
- 7.2.4 The Key View Points depicted on Map 4 above and illustrated below in Table 4, allow residents to glimpse far-reaching views across the Cheshire plains towards the Welsh hills or south towards the locally famous skyline of Beeston and Peckforton Castle on the sandstone ridge or close by up to Kelsall Hill. These important vistas from public places such as the Church steps and Kelsall Green provide a sense of place and visual amenity. They enable reference to the distinctive countryside beyond which in turn helps to give the villages of Kelsall and Willington their character. Whilst these views are not exhaustive, protecting them would go some way to retaining the sense of place from key public places throughout the village.

Key View Points



1 SW from top of Kelsborrow Way
Kelsborrow Way's wide road with its sensitively built low rise housing allow wide reaching views to the distant Welsh Hills and also around to the Peckforton Hills in the south.



2 ESE from Waste Lane junction with Chester Road – Outside Farmer's Arms
This view signifies the edge of the settlement of Kelsall as one leaves the village at the north end of Chester Road and provides one of the few views in this direction. The Cheshire railing in the foreground allows an uninterrupted vista.



3 West from Eddisbury Way – just north of Brooms Lane
This is a popular footpath for dog walkers and recreational walkers alike. This long distance view of the Welsh Hills is seen as one walks along this path in a Westerly direction and much cherished by those who use the footpath.



4 Looking West down Brooms Lane
Houses have all but blocked off the view to the Welsh hills as one travels west down Brooms Lane. This is the last remaining one, albeit a narrow one.

Key View Points



5 WSW looking down Redhill Road

The sensitively built low rise house at the end of Redhill Road allows a far reaching view to the Welsh hills in the west.



6 SW looking down Old Coach Road

This is the first time one really gets a sense of Kelsall's position on the escarpment with its view across the Cheshire Plains towards the Welsh hills as one travels down Old Coach Road, one of the main roads in Kelsall.



7a SW from St Phillips Church steps

As one stands on the steps of St Phillip's church and turns 90 degrees from SW to SE, one is able to take in the sense of place of Kelsall sitting as it does in the cleft below the sandstone ridge but above the Cheshire plains which lead out towards the Welsh and Peckforton hills.



7b SE from St Phillips Church steps

See description for 7a.

Key View Points



8 South from Chester Road towards Peckforton Hills

A rare opportunity to glimpse the far reaching view to the south, across Kelsall Green to the Peckforton Hills on which stand the locally famous landmarks of Beeston and Peckforton castles.



9 With back to play area looking West

A view to the west of the Welsh hills from the popular Kelsall Green. This channeled view between the trees is the only far reaching view to the Welsh hills from this well used play area and park.



10 WSW from end of park path

As one walks away from the park down the pedestrian footpath leading to Flat lane there is a far reaching view across fields to the Welsh hills.



11 SW from school pedestrian gate

Frequented daily by the pupils, parents and staff of Kelsall Primary school this view point with one's back to the pedestrian school gate, affords open and uninterrupted views over fields to the Welsh hills in the distance.




Key View Points	
	
<p>12 ENE up to escarpment from Willington Road/Quarry Lane junction</p> <p>One of the last remaining uninterrupted views up to the sandstone ridge from any public right of way in the village of Kelsall. Willington road and Quarry Lane are two prominent roads in Kelsall.</p>	<p>13 WSW From top of public footpath at junction with Waste Lane</p> <p>This junction of the public footpath with Waste Lane affords the first far reaching view to the west south west as one travels south up Waste Lane from Chester Road or climbs up the steep steps from Elizabeth Close.</p>
	
<p>14 Looking down into Boothsdale</p> <p>Perhaps the most cherished of all the views by local residents is this channeled view down the steep sided valley at Boothsdale looking towards the Peckforton hills as one stands at the kissing gate at the top of the wood.</p>	

Table 4. Key View Points

7.2.5 Recent extensions and planning approvals have blocked previously valued Key View Points from public places, such as the view towards the Welsh Hills from where Church Street

crosses Chester Road (see below). Those that are left need preserving. Policy E2 and E3 were supported by 94% of respondents to the Regulation 14 consultation.



A view to protect - From Old Coach Road



A view already lost - From Chester Road

- 7.2.6 Policy E3 is designed to ensure that new developments retain views out to the Welsh hills and up to the sandstone ridge (including Kelsall hill and around to the Peckforton hills) from the site early on in the design process. Building For Life 12⁴⁹, section 6 recommends avoiding "leaving an assessment of whether there are any views into and from the site that merit a design response until late in the design process."
- 7.2.7 **Policies E1, E2 and E3 conform with:** NPPF Section 11: Conserving and Enhancing the Natural Environment, and Cheshire West and Chester Local Plan (Part One) Policy ENV 2.

7.3 Green Infrastructure

Plan Objective

B6. *Maintain and enhance green infrastructure.*

Policy: Local Green Space

E4 The six sites shown in Table 3 and on Map 5 are designated as Local Green Space.

Policy: Footpaths and areas of open space

E5 Planning applications shall be supported which do not adversely affect local footpaths or the areas of open space within the settlement boundary that contribute to the Neighbourhood Area's rural character.

Justification and Evidence

- 7.3.1 NPPF Paragraph 76 permits local communities to identify for special protection, green areas of particular importance to them. These areas are labeled as **Local Green Spaces**.

⁴⁹ See Policy D1
17-Jan-17

Paragraph 76 states, “By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.”

7.3.2 In the NDP survey November 2014 ⁽⁵⁰⁾, residents voted overwhelmingly to designate the six areas as **Local Green Spaces** and in the Regulation 14 consultation, 98% of respondents voted “yes” to Policy E4. They are listed in the schedule of Local Green Space below, and photographs can be found in Table 6. Each Local Green Space fulfills the following three requirements set out in NPPF Paragraph 77 that they should be:

- in reasonably close proximity to the community,
- demonstrably special to the community or hold a particular local significance and
- local in character and not extensive tracts of land.

Local Green Spaces			
Ref.	Site	Location	Comments
1	Kelsall Green	Chester Road	Equipped play area, multiple games area, hosts the annual Chester Folk Festival –sport and recreational value.
2	Chapel Green and the War Memorial	Chapel Bank	Home to the Kelsall War Memorial with seating for quiet contemplation – of historical significance.
3	The Allotments	Between Chester Road & Kelsborrow Way	Home to 11 Plots with 5 people on the waiting list at time of writing - recreational value.
4	Willington Green	Willington Road	Prominent Green Space, and a local landmark with numerous trees and seating. Hosts the annual Village Garden Party and is the site of the village notice board.
5	The Waste	Waste Lane	A beauty spot on a popular walking route. Home to a large pond and mature trees which are rich in wildlife. Seating for quiet contemplation.
6	Boothsdale	The steep sided valley end at Boothsdale	Known locally as “Little Switzerland”. Stunning channeled views towards the Peckforton Hills. Home to a rich variety of wildlife. Part of the site is designated as a Local Wildlife Site. Under consideration as an Area of Outstanding Natural Beauty.

Table 5. Schedule of Local Green Spaces

7.3.3 Kelsall Green, for example, provides a children's play area, a multiple-use games area, and an open green on which residents can come together both informally and where community events are held; the Chester Folk Festival is held annually on Kelsall Green. Boothsdale, known locally as Little Switzerland, is as much loved by residents for its beauty and channeled views towards the Peckforton Hills as for its biodiversity and historic significance.

⁵⁰ See Consultation Statement and its Appendices for the full results of the November 2014 Survey.

Local Green Spaces

These are sites which are demonstrably special to the communities of Willington and Kelsall. They are areas where residents can come together informally and where community events might be held, for example, Kelsall Green hosts the annual Chester Folk Festival.



1 Kelsall Green incorporating the play area and the multiple use games area (MUGA)



2 Chapel Green and the War Memorial, Chapel Bank, Kelsall



3 The allotments located between Kelsborrow Way and Chester Road



4 Willington Green, Willington Road



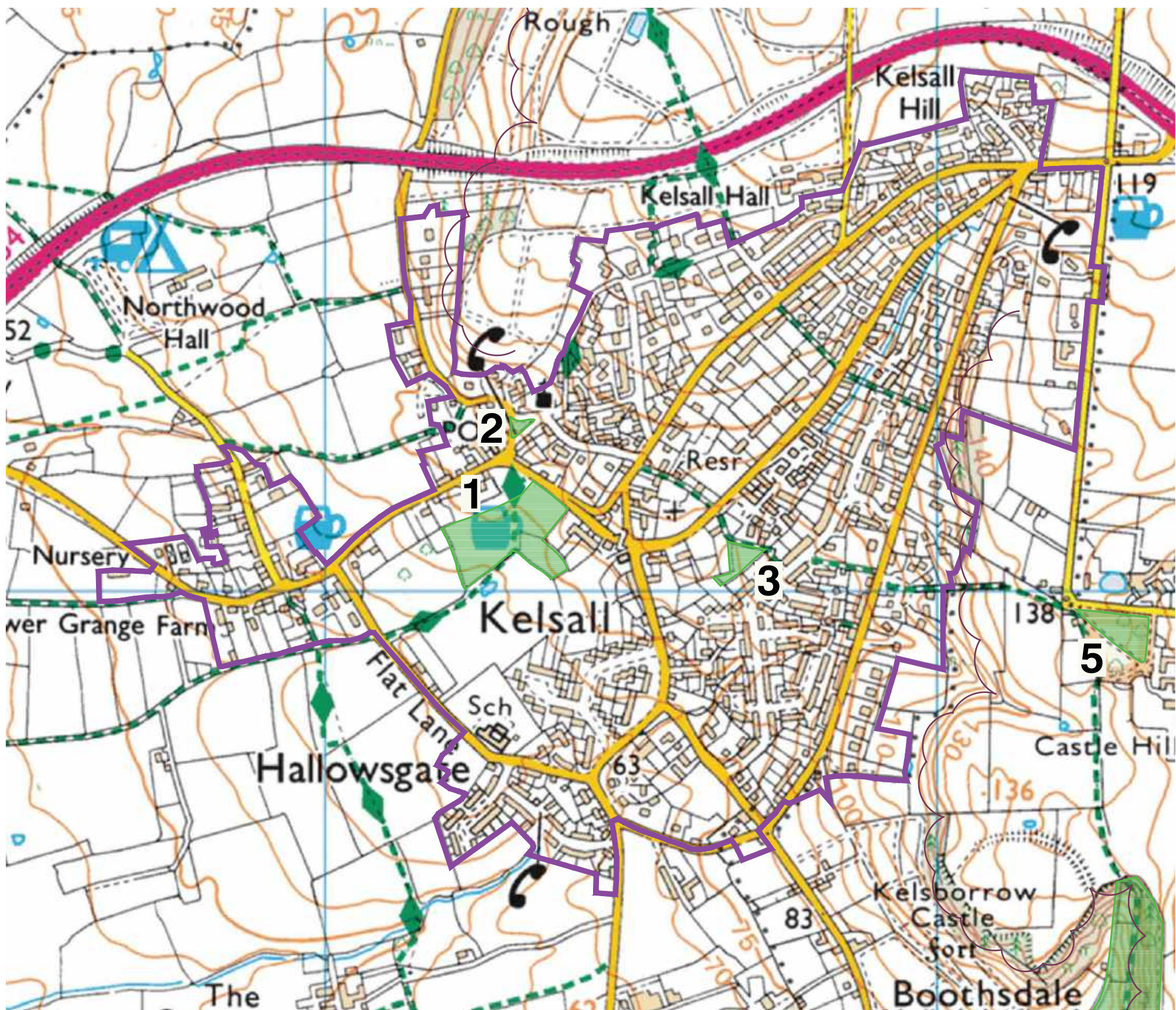
5 The Waste, Waste Lane



6 Boothsdale Part of the area has been designated a Local Wildlife Site.



Table 6 Local Green Spaces

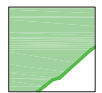


Kelsall Area



Willington Area

KEY:



- Local Green Spaces
- 1 - Kelsall Green, Chester Road
- 2 - Chapel Green & War Memorial, Chapel Bank
- 3 - The Allotments between Kelsborrow Way & Chester Road
- 4 - Willington Green, Willington Road
- 5 - The Waste, Waste Lane
- 6 - Boothsdales to the junction with Willington Lane

Map 5 - Local Green Spaces

- 7.3.4 There are, though, other elements of the green infrastructure that are considered valuable to the community therefore the policies above make a distinction between Local Green Space, footpaths and areas of open space. The schedule of footpaths and photographs and descriptions of the areas of open space are provided in Tables 7 and 8 below.

Footpaths

Footpaths in Kelsall Parish are prefixed K. Prefixes A,T and D refer to paths in Ashton, Tarvin, and Delamere parishes respectively. Following boundary changes in 2015, paths that were in Delamere, but are now in Kelsall are still prefixed as D, but are listed below as D(no.)K. Paths described as "urban" are narrow snickets between houses.

No	Grid References SJ		Description
	Start	Finish	
K1	527 686	525 693	Part of Eddisbury Way. Brooms Lane to Hollands Lane
K2	525 685	526 687	Brooms Lane to K1 just south of A54 bypass
K3	526 681	527 681	Chester Road to Kelsborrow Way (The allotments path)
K4	523 682	521 679	Part of Eddisbury Way. Chester Road to Flat Lane. The "Walk to School" path through Kelsall Green.
K5	519 680	522 670	Opposite 'Royal Oak' to Eddisbury Way junction Urban path, then continues south as Eddisbury Way across new Parish boundary to Willington Road
K6	522 683	518 682	Dog Lane to Hollands Lane. Part of the "Hollow Way"
K7	521 685	516 684	Dog Lane to Hollands Lane. North of K6 The east end lies in the fosse of the Roman Road.
K8	519 685	516 687	From K7, north around Northwood Hall to new parish boundary at A54 bypass; continues from boundary to join A1 at Shay Lane, Ashton.
K9	519 687	516 687	Dog Lane by entrance of Northwood Hall, to new parish boundary at A54 bypass then continues to A1 to Shay Lane, Ashton.
K10	502 681	506 674	From A54 at Lower Street Farm across fields to parish boundary; continues as T9 to Shay Lane, Oscroft
K11	520 679	511 671	Flat Lane [opposite K4] southwest to parish boundary. First bit part of Eddisbury Way. Continues as T10 to Shay Lane, Oscroft
K12	517 680	501 676	Chester Road/Back Lane junction (west of "Royal Oak") west across fields to parish boundary. Continues as T8 to Shay Lane, Oscroft
K13	526 683		Old Coach Road to Chester Road. Edge of church land Urban
K14	514 682	513 684	Street House to end of Dog Lane
K15	517 683	515 682	Dog Lane to K14
K16	527 685	528 684	Old Coach Road to Chester Road. Urban
K17	528 684	530 683	Chester Road (opp K16) to Quarry Lane Urban
K18	526 697		Hollands Lane by Longley Wood. Part of Eddisbury Way (100m), turns into A11 which continues to Brine's Brow.
K19	529 692	533 695	Hall Lane to Longley Farm and continues within new parish boundary as D10 into Yeld. Permissive path to south avoids farmyard
K20	521 673	512 670	Off Eddisbury Way by The Commons to parish boundary at Common Farm. Continues as T11 to Oscroft
K21	516 671	516 668	Off K20 south to parish boundary. Continues as T12 to Willington Road
K22	525 674	521 673	Common Lane to K5
K23	529 679		Quarry Lane to Dogmore Well (25m)
K100	530 682	529 682	Quarry Lane to Chester Road, crossing Orchard Way (Not a Right of Way but partially lit and usable). Urban

Footpaths

K101	523 683		Grub Lane to Redhill Road. (Not a Right of Way, but usable). Urban.
D11K	529 680	530 680	Bottom bit of "49 steps"
D15K	528 680	529 680	Kingswood Walk to Quarry Lane
D1K	530 680	531 672	Continuation of D15K east, then south to new parish boundary and continues within NDP area to Boothdale (now in new Willington parish)

Table 7 Schedule of Footpaths

Areas of Open Space



1 Land either side of the junction of The Wynd and Common Lane



2 On the corner, where Flat Lane becomes Common Lane, at the front of Springbank



3 Grass verges on Flat Lane opposite Kelsall Pre-school



Areas of Open Space

4 Large grass verges on Church Street between Flat Lane and Hallows Drive



5 Land with willow trees within Hallows Close



6 Land either side of the junction of Hallows Drive and Church Street



7 Land either side of the junction of Kelsborrow Way and Willington Lane



8 Land on corner of Quarry Lane at the junction with Willington Lane



9 Land either side of junction of Kelsborrow Way and Quarry Lane



Areas of Open Space

10 Land at junction of Church Street and Chester Road



11 Wild plot of land adjacent to path leading to allotments off Chester Road



12 Land at junction of Bramley Court and Chester Road



13 Wide grass verge on Chester Road between Church Bank and Doverdale



14 Land at junction of Dingle Lane and Chester Road

15 Land with trees on Old Coach Road between Earle's Lane and Duttons Lane



16 Land opposite Yeld House Farm off Yeld Lane

Areas of Open Space



17 The green triangle of land at the junction of Forest Farm Road, Longley Lane and Brines Brow Lane



18. Vacant land in Kelsborrow Way, on the west side opposite number 41.

Table 8 Areas of Open Space

- 7.3.5 Areas of open space provide relief to the built form of the village adding to the open feel and reinforcing the sense that you are in a village rather than an urban area. Footpaths are valuable for recreation and everyday circulation, given the absence of roads connecting Chester Road with either Old Coach Road or Quarry Lane.
- 7.3.6 Feedback from the community highlighted the strong opinion that Kelsall and Willington should retain its rural atmosphere.
- 7.3.7 The CWAC Open Space Audit and Assessment of Need 2011 reveals a shortage in the provision of allotments and open space for children and young people, as well as a lack of parks and gardens. While there appeared to be a surplus of natural and semi-natural green space there has been a reduction since the audit was carried out. S106 agreements, from recently approved planning applications, have provided sums of money to be spent on new play and open space provision. These sums are however insufficient to purchase new land and there is a limit to the capacity of Kelsall Green to accommodate new play equipment and play facilities. It is essential therefore, that existing open green spaces are retained and that new open green space is provided within new development sites.
- 7.3.8 **Policies E4 and E5 conform with:** NPPF Paragraph 76 and 77, Cheshire West and Chester Local Plan (Part One) Policies ENV2 and ENV3.

7.4 Biodiversity



Residents appreciate the well-wooded character of Kelsall

Plan Objectives

- B6 Maintain and enhance green infrastructure
- B7 To ensure that there is no net loss of biodiversity (ideally a net gain) and that proposals provide suitable compensation for the loss of any semi-natural habitat.

Policy: Biodiversity	
E6	Development should not adversely affect Local Wildlife Sites, or UK priority habitats or protected/priority species within and outside the conservation sites.
E7	Development should not adversely affect the Wildlife Corridors identified in Map 6.
E8	Development proposals should be designed to retain existing areas of wildlife value wherever possible such as trees, hedgerows or other semi-natural habitat.
E9	Ecological surveys should be submitted in support of development planning applications where appropriate.
E10	Development should include onsite habitat creation or enhancement using locally native species, including trees and hedges where appropriate.
E11	Where habitat creation/enhancement schemes are required as part of new development, management plans should be produced with provision made for long term maintenance.

Policy: Trees

E12 Development proposals should be designed to retain trees subject to a tree preservation order or significant trees in the Conservation Area. Where removal of a tree of recognised importance is proposed, a replacement of similar amenity value should be provided on site. Where trees are not in this category developments should be designed to meet the recommendations set out in British Standard 5837:2012.

E13 All significant developments (including developments of ten or more dwellings) are expected to plant potentially large native species of trees in on-site public open spaces where due consideration has been given to:

- an adequately designed tree pit
- appropriate potential rooting space
- a suitable location where it can grow to maturity without intervention

Where there is no public open space, the developer shall provide financial contributions and work with the Parish Council and other land owners to identify suitable sites for such trees.

E14 Proposals for ten or more dwellings shall provide for the planting of at least one potentially large native species of tree for every ten dwellings.

7.4.1 Note: biodiversity policies apply to extensions and modifications to existing properties as well as new developments.

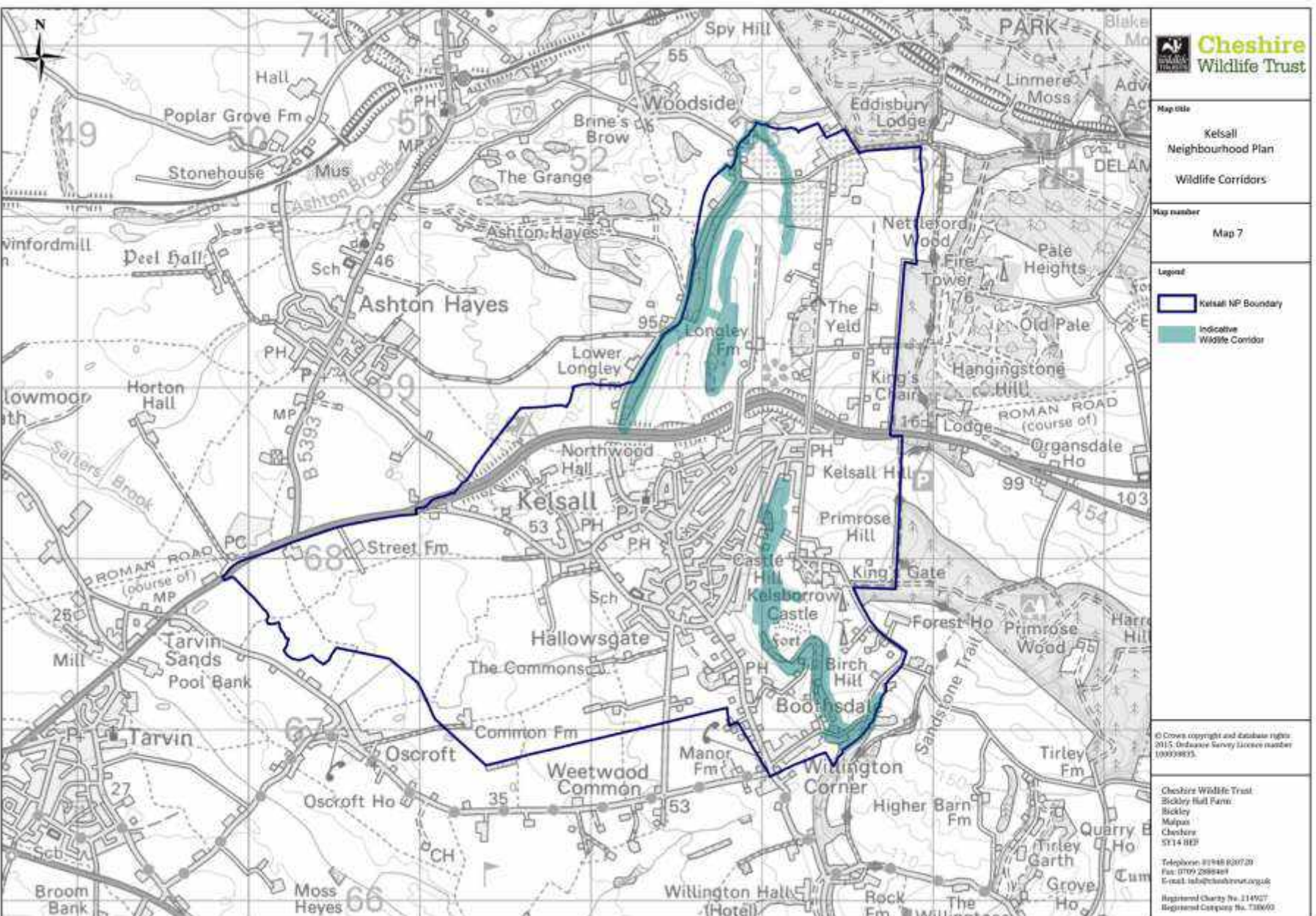
Justification and Evidence

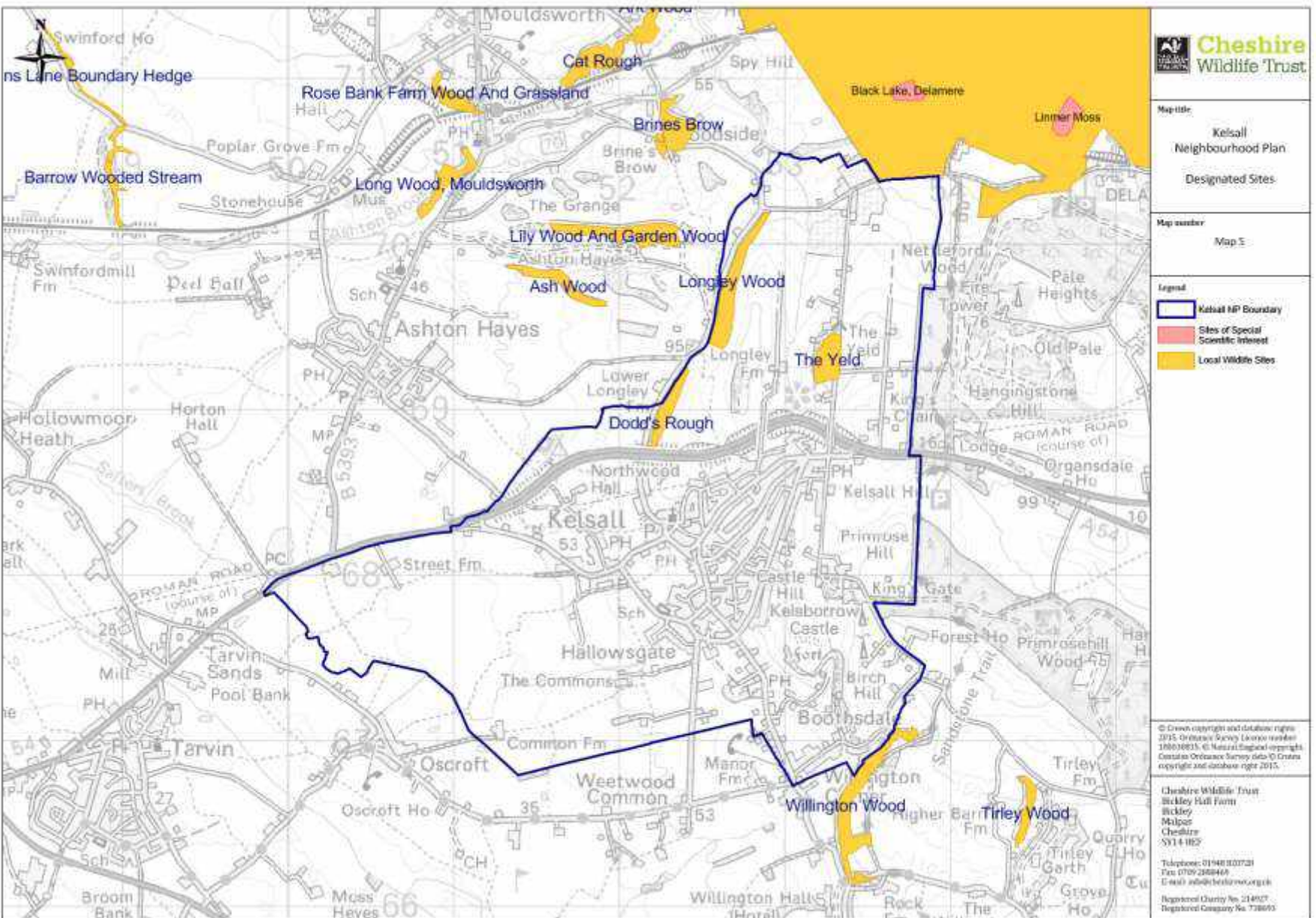
7.4.2 The local community is keen to protect wildlife; one of the key ways to achieve this, and conforming with Cheshire West and Chester Local Plan (Part One) Policy ENV 4 Biodiversity and Geodiversity, is to ensure that new developments result in a net gain for biodiversity. It may be possible to secure this onsite by planting trees and hedges, and creating areas of wetland or species-rich grassland. Where this is not possible, offsite enhancements may be secured by working with the local authority and local landowners, as well as developers. Offsite enhancements ideally should be focused on the areas of High Ecological Value including the Wildlife Corridors (see Map 6), Local Wildlife Sites (see Map 7), and other UK Priority habitat (areas of high habitat distinctiveness on Map 8) for maximum benefit to wildlife⁽⁵¹⁾.

7.4.3 The (indicative) wildlife corridors identified in Policy E7 incorporate three previously designated Local Wildlife Sites and areas of connecting Priority/Semi-natural habitat⁽⁵²⁾. A fourth Local Wildlife Site at Boothsdales is also designated. Wildlife corridors are a key component of local ecological networks as they provide connectivity for species to move to and from core areas of high wildlife value. The designated area should incorporate all semi-natural habitat (medium habitat distinctiveness on Map 8) along the corridor and include a non-developable buffer zone to protect the corridor from issues such as ground water and light pollution, and the spread of invasive garden species.

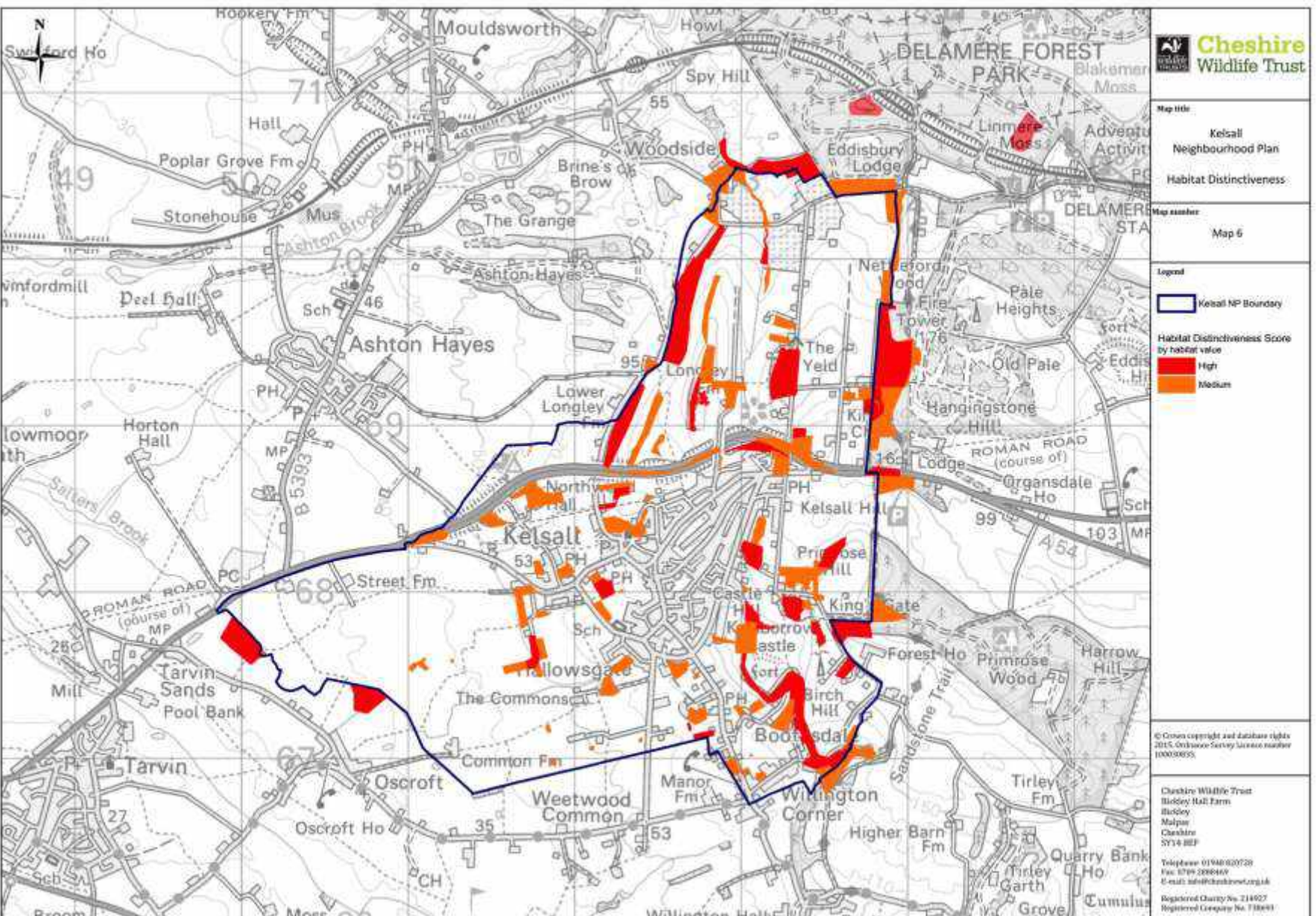
⁵¹ See Appendix 12 check number "Protecting and Enhancing Kelsall's Natural Environment" report by The Cheshire Wildlife Trust

⁵² See Appendix 12 "Protecting and Enhancing Kelsall's Natural Environment" report by The Cheshire Wildlife Trust





Map 7 - Designated Local Wildlife Sites



Map 8 - Habitat Distinctiveness
17-Jan-17

- 7.4.4 NPPF Paragraph 109 states that planning systems should contribute to and enhance the natural and local environment by “protecting and enhancing valued landscapes” and “minimizing impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”.
- 7.4.5 Paragraph 117 of the NPPF states that planning policies should “promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.”
- 7.4.6 The various biodiversity policies were supported by between 92% and 96% of respondents to Regulation 14 consultation.

Trees Policies

- 7.4.7 Trees are important green elements in both the built-up areas of the Plan area and the Local Wildlife Sites, with the ridge above Quarry Lane providing a distinctive tree-lined skyline. As well as forming wildlife havens, they absorb CO₂, provide shade and help establish the leafy, green character of Kelsall and Willington. Once a mature tree is lost, by natural or unnatural causes, it is difficult to replace. There has been a steady piecemeal loss of trees from the pressures of development. Such developments result not only in the removal of trees to enable development, but more trees may be lost after site completion due to the long term impact of root disturbance and work undertaken by future occupants. Recent developments, however, are only planting faster growing trees with a shorter life span than those trees that are being lost. In order to sustain the wooded character of Kelsall, the policies above specify the use of locally native species that must be planted in suitable locations, such as public green spaces, where their potential size will contribute over time to the wider public amenity. Presently the ratio of trees awarded a tree preservation order (TPO) per number of dwellings is 1:10 within the settlement boundary of Kelsall (see CWAC interactive map).
- 7.4.8 The Kelsall Parish Landscape and Design statement recommends that “the well-wooded character of the area should be sustained, protected and enhanced with native species for hedgerows and trees”⁽⁵³⁾. The policies on trees above were supported by 94% of respondents to the Regulation 14 consultation.
- 7.4.9 The Cheshire West and Chester Local Plan (Part One) Policy ENV3 Green Infrastructure supports local opinion that the well wooded area be protected and enhanced⁽⁵⁴⁾:
“8.26 Individual trees, groups of trees and hedgerows make a significant contribution to both the built and rural environment. Their visual amenity helps define the character of the borough, and their presence ameliorates the adverse environmental and climatic effects of the urban environment; helps to humanise space and; provides important habitats for wildlife.
and *“8.27 The projected reduction in tree cover and the reduction in the size of street trees is a significant factor which the Council seeks to address.”*
- 7.4.10 **Policies E8 to E13 conform with:** NPPF Paragraphs 109, 117 and Cheshire West and Chester Local Plan (Part One) Policy ENV 3 Green Infrastructure and Policy ENV 4 Biodiversity and Geodiversity.

⁵³ Appendix 1, Section 2

⁵⁴ See Consultation Statement

7.5 Gardens, Infill, and Backland Development

Plan Objective

- B4. *To protect the landscape and character of the area from inappropriate development on residential gardens*

Policy: Gardens

- E15 Planning applications shall be supported for new dwelling(s) within a private residential garden where:
- the reduction of garden space within the site and the impact in terms of amenity, density, scale and massing of development is not detrimental to adjoining sites and the landscape character of the surrounding neighbourhood.
 - access to the highway can be readily provided without significant loss of existing traditional boundary walls or hedges.

Justification and Evidence

- 7.5.1 The Cheshire West and Chester Local Plan (Part One) Policy STRAT 8 Rural Area states that the housing targets and policies are not intended to constrain any infill (the filling of a small gap, up to two dwellings, in an otherwise built up frontage in a recognised settlement) or redevelopment opportunities.
- 7.5.2 While infill may be considered acceptable, the community and the Parish Council have however expressed concerns about applications for additional residential dwellings within existing large gardens. (This does not include the replacement of an existing dwelling). Residents have expressed concern that important green space is being lost because mature gardens have been surrendered for new dwellings
- 7.5.3 Gardens provide important areas of biodiversity and provide habitats and food sources for wildlife, as well as providing wildlife corridors (and provide opportunities for growing fruit and vegetables). Large gardens, in areas of lower-density housing, add to the rural character and open aspect of the village as do traditional boundary walls and hedges.
- 7.5.4 **Policy E15 conforms with:** NPPF Paragraph 53 "*Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where the development would cause harm to the local environment.*"
- 7.5.5 See Appendix 1.4 Extract from Kelsall Parish Landscape and Design Statement.

7.6 Historic Environment

Plan Objective

- B5. *To ensure that heritage assets are protected from inappropriate and harmful development, and that local features are retained.*

Policy: Heritage Assets

- E16 Designated and non-designated heritage assets, including all those listed in Tables 9 and 10 enhance local distinctiveness and should be protected in a manner appropriate to their significance. Planning applications that would result in harm to heritage assets and their settings will be considered inappropriate unless this is outweighed by overriding public benefits. In addition to designated heritage assets there are many local non-designated heritage assets that are considered important to the historic environment of the area.

Justification and Evidence

- 7.6.1 The historic environment of the area has been shaped by its geography and geology with the villages of Kelsall and Willington situated in a cleft in the Mid Cheshire Sandstone Ridge. The Ridge stands prominently above the surrounding plain and is visually one of the most distinctive landmarks in the Cheshire landscape. The local sandstone has been used extensively in buildings, walls, and gateposts, and a number of outcrops are visible in banks and elsewhere. These have shaped the design and character of much of the area.
- 7.6.2 The importance of the historic environment has been recognised through the designation of the Iron Age fortification of Kelsborrow Castle and a Field System 200m south-east of Longley Cottage as Scheduled Monuments, the Conservation Area designation of lower Kelsall, and the Listing of a number of noted buildings and features. These are listed in **Table 9** below.
- 7.6.3 In addition to these statutorily designated heritage assets, there are a number of non-designated, locally listed, assets. These are also included in the Cheshire Historic Environment Record and were identified by the former Vale Royal Borough Council as part of an extensive survey of local heritage assets. Unfortunately the record of local heritage assets is not as complete in the former Chester City Council area.
- 7.6.4 The community has also identified a number of other non-designated heritage assets which, although not locally listed at present, are considered to be of local merit due to their historic or architectural character and community value. These non-designated heritage assets are listed in Table 10 below.
- 7.6.5 The Cheshire Historic Environment Record and **Table 10** should always be consulted prior to application to confirm the status of the asset.
- 7.6.6 The listed buildings and scheduled monuments are protected through national legislation and through Policy ENV5 of the Cheshire West and Chester Local Plan. This Policy, together with paragraph 135 of the NPPF, also provides guidance on the treatment of non-designated local assets identified in the Cheshire Historic Environment Record. The Neighbourhood Plan considers that it is also appropriate to protect the remaining non-designated buildings that have been identified because of their particular local merit, although it is recognised that these have a lower level of protection than the designated heritage assets referred to above. This policy was supported by 96% of respondents to the Regulation 14 consultation.

Designated Heritage Assets – Scheduled Monuments and Conservation Area	
Kelsborrow Castle – iron age fortification	
Field System 200m SE of Longley Cottage	
Lower Kelsall Conservation Area	
Designated Heritage Assets - Listed Buildings	
Kelsall:	Date Listed
Rookery Farmhouse	1952
Lock up at the end of the Barn at Weldon House	1967
Church of St Phillip	1985
Milepost 110m W of Kelsall Lodge	1986
Hallowgate Farmhouse	1985
Farmbuildings 30m SE of Hallowgate Farmhouse	1985
Kelsall Hall	1985
Methodist Chapel	1986
Willington:	
Methodist Chapel, Chapel Lane	

Table 9 Designated Heritage Assets

Non-designated Heritage Assets – Locally Listed Buildings	
The following buildings are locally listed in the Cheshire Historic Environment Record. They were previously assessed by Vale Royal Borough Council in the Historic Buildings Survey.	
Kelsall:	
Quarry Lane	Pleasant View, Dogmore Well Cottage
	Harewood Hill
Waste Lane	Barn and Delamere Farmhouse
	Sandstone House

Willington and adjacent countryside:

Roughlow	Summer Bank Farm and barn
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Chapel Lane	Pear Tree House
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Gooseberry Lane	Wood Cottage
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	Smithy Cottage
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	Ivy Cottage
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	Laburnum and Rose Cottages
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Willington Corner	Pebble Cottage
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Willington Road	The Hob
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	1 and 2 Forest Cottages (opposite Boothsdale)
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	Delamere Chapel
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Boothsdale	The Boot Inn and Cottages
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Non-designated Heritage Assets – Buildings of Local Merit

The following buildings have been identified by the community as being of local merit due to their historic or architectural character.

Kelsall:

Brooms Lane	Lavender Cottage	(Planning permission for demolition)
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Chapel Bank	Nos. 1, 2, 3
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Grub Lane	Hope Cottage
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	Stanmore Cottage
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	Dewsbury Cottage
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	Rose Cottage
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Chester Road	Church Villa
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Church Street	Nos. 6, 8, 10, 12
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Church Street North	No. 2
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	Winnett Cottage
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	The Old Parsonage
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Old Coach Road	Old School
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	The Smithy
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	The Nook
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	The Cottage
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Hall Lane	Nos. 4, 6, 8, 10
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Dingle Lane	Dingle House
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Dingle Crescent	1, 2, 3, 4
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Quarry Lane	Durrows
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	Barberry Cottage
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	Half Acre Barn
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	Carters Barn
--	--------------

	Harewood House
--	----------------

	Bryn
--	------

Jasmine Cottage
Honeysuckle Cottage
Harewood Farmhouse
Barn Cottage
Stone Cottage
Stone House
The Cottage
Sandquay
Fir Tree Cottage
Rose Cottage
Orchard Way Black Hatch (No longer there?)
The Cottage
Fairhaven Cottage
Laurel Cottage
Green Lane Croft Cottage
Willington:
Chapel Lane The Tomkinson Memorial Cottages
Willington Corner Corner Cottage
Willington Lane 1, 2 and 3 School Cottages
1 and 2 Rose Cottage

Table 10 Non-designated Heritage Assets

- 7.6.7 **This policy conforms to;** NPPF Paragraphs 135 and 131 “planning systems should take account of the positive contribution that conservation of heritage assets can make to sustainable communities.”; Kelsall Parish Landscape and Design Statement Recommendation 6; Cheshire West and Chester Local Plan (Part One) Policies ENV5 and ENV6.

8 Economic Policies

Policy objectives

- E1 *To retain existing retail and business enterprises and support their growth to provide additional employment opportunities.*
- E2 *To encourage new retail premises and small scale business enterprises.*

Policy: Retail and Business

EC1 Planning applications for:

- development that combines living and small scale employment space; and/or
- new small scale retail and business premises; and/or
- expansion of existing retail and business premises

shall be supported provided there is no significant detrimental impact on the amenity of neighbours or on the environment and where the impact on the transport network and/or parking conditions is not severe.

Justification and Evidence

- 8.1.1 The 1951 population of Kelsall of just over 1,000 supported some ten grocers, two fish-and-chip shops, four dairymen, cobblers, a tailor, and a variety of other businesses and tradespeople. Despite the population more than doubling over the following years the number of retail outlets has declined significantly due to wider car ownership and changes in shopping habits.
- 8.1.2 There was a mixed response to the questionnaire in 2012, with some residents saying that they would like to see more shops and businesses with a wider variety of shops and a takeaway food outlet, while other residents were happy with the current shops and concerned about increased parking problems around the Co-op and in Church Street in Kelsall. Slow broadband speed and poor mobile reception were other concerns.
- 8.1.3 Comments from residents during Regulation 14 consultation included: "it is important to the sustainability of the community that small local businesses can flourish and provide local employment" and "Should be strongly encouraging local businesses to reduce impact on environment associated with commuting to other areas for work and trade/ shopping."
- 8.1.4 Over 94% of respondents to Reg15 consultation supported the Economic policies.



Shops on Church Street

- 8.1.5 As a Key Service Centre, Kelsall is considered to have a sufficient range of services and facilities to support the level of housing growth required under the adopted Local Plan. A comparison of the number and range of retail outlets and commercial premises in Kelsall, against those in the other Key Service Centres ⁽⁵⁵⁾ shows however a significantly fewer number of businesses in Kelsall than in almost all of the other centres. Kelsall suffers from having no obvious village centre or "High Street" of shops and there is only one small public car park opposite the butchers in Church Street.
- 8.1.6 A survey of local businesses noted concerns over broadband and parking as well as banking facilities; but otherwise they were satisfied with their facilities.
- 8.1.7 Since then, a mobile fish-and-chip shop is now open on Wednesday evenings in the car park of the Social Club. Superfast broadband is now available in most of the area following roll-out through the Connecting Cheshire programme.
- 8.1.8 Employment: 69% of residents aged 16-74 are economically active with 7% of this age group working from home (compared with 3.5% nationally). There is also a higher than average, (12.9% compared with 9.8%) proportion of self-employed. Only 3% of working age adults are in receipt of "out of work" benefits. (Source ACRE, OCSI 2013)
- 8.1.9 The policy above is therefore provided in order to encourage the retention of existing businesses, and a modest increase in new businesses and retail outlets. Development that is of a similar or smaller scale than that already existing in the Neighbourhood Area is considered small scale for the purposes of Policy EC1. It should be noted however that any proposals for new business or retail use outside of the settlement boundary must also comply with the requirements of the Local Plan policy STRAT 9.

⁵⁵ Cheshire West and Chester Key Service Centres Background Paper 2012.
17-Jan-17

9 Community Infrastructure Policies

- 9.1.1 Throughout the consultation process, residents have expressed strong concerns over the capacity of roads, parking, and other facilities to accommodate the needs of current residents, as well as the several hundred additional residents of new developments.
- 9.1.2 These concerns included traffic, speeding, lack of parking and resulting obstructions from inappropriate parking around school and shops, and poor safety for pedestrians and cyclists.
- 9.1.3 The Neighbourhood Plan policies are used in the determination of planning permissions and therefore cannot deliver the full range of infrastructure improvements that residents have been hoping for. Developers can contribute to some infrastructure work but only to remedy the impact on local services, facilities, or highways issues resulting directly from their development. In addition, the local authority's own resources further limit what improvements may be delivered in the Plan area.
- 9.1.4 The policies in this Plan have addressed infrastructure concerns where possible. This Plan also contains a number of aspirations, i.e. outstanding work in this area where the Parish Councils, Cheshire West and Chester and the community can work together to bring about further improvements.

Plan Objectives

- G2. *Identify infrastructure priorities for new development, to ensure improvements through S106 agreements /CIL amongst others.*

Policy: Community Infrastructure

- I1 Resources generated through the Community Infrastructure Levy and Planning Obligations will be spent on the project priorities identified in Table 11. The project list in Table 11 is not exhaustive and may change as new opportunities arise.

Justification and Evidence

- 9.1.5 Neighbourhood Plans contain primarily policies to influence land use and planning applications. Feedback received throughout the project included issues and aspirations in areas which could not be addressed wholly through this Plan. Equally, some aspirations could fall within the remit of the Plan but could not be addressed due to the current situation or wider policy framework at this stage, for example school expansion and use of land within the Green Belt off Chester Road.
- 9.1.6 This section lists projects and community actions necessary once the Neighbourhood Plan is adopted, in order to:
- complement Plan policies and ensure maximum effectiveness
 - implement measures identified as necessary by consultation but falling outside the scope of the Plan.
 - make best use of developer contributions such as S.106 and CIL

- 9.1.7 The Parish Council is the proper body to co-ordinate most of these projects, but anybody can get involved. Many of these projects will not be possible without more residents taking an active interest and devoting some time, expertise and motivation to see these through.
- 9.1.8 100% of respondents to Reg14 Consultation supported policies I1.
- 9.1.9 **This policies conform to:** NPPF Paragraphs 17 (iv and xi), 35 and 58; and Cheshire West and Chester Local Plan (Part One) Strategic Objective SO5, and Policy STRAT10.

Community Infrastructure Projects	
A. Community Improvements	
1.	Improvements to village parking around the Lord Binning, on Church Street, at the Community and Social Centre
2.	Improvements to the design and equipment of pedestrian spaces on public roads, including for example the provision of cycle racks at key facilities in the village, such as the Community Centre, near the Green, near the shops.
3.	Improvements to sports fields either at the existing football field in Dog lane (in terms of management of the site, facilities, parking), at the Primary School or at another location that may arise in the Plan period.
4.	New / improved leisure facilities identified by Kelsall PC, Willington PC and other groups active in the area, such as youth groups, church groups, Opal, etc. This may include the provision of facilities for young people such as a skate or bike park.
5.	Improvements to the Community Centre.
6.	Contributions to site or facilities for health centre / community facilities.
7.	Identifying and implementing remedies to drainage problems in the lower part of Kelsall.
8.	Improvements to network of footpaths; - improving existing Public Rights of Way, - looking into the feasibility of new Rights of Way to alleviate the need to drive.
9.	Allotments: provision of new allotments and/or improving access to existing allotments between Chester Road and Kelsborrow Way.
10.	Burial space.
11.	Enhancement to public green areas such as road verges and corner including through tree planting.
B. Highways Improvements	
Flat Lane	
1.	Adequate pavement on whole length all the way to Chester Rd.
2.	Proper signage for school in Flat Lane
3.	Variable 20mph speed limit in Flat lane at school peak times

Community Infrastructure Projects
4. Improved parking or drop-off area for school traffic.
Pedestrian crossings needed in Kelsall
5. Willington Lane on Church Street
6. Between St Philips Church and the Community Centre
7. If new surgery and community facilities, and retirement housing are built on Chester Road, as per Allocation Policy G3, there will be a need for a pedestrian crossing on Chester Road near the access to those developments.
8. Remodelling of Chester Rd between Co-op and Lord Binning
C. Assets of Community Value
1. Car park at top of Yeld
2. Lord Binning including Car Park
3. Bank House Surgery
4. The institute and surrounding facilities
D. Green Spaces
1. Enhancement of some of the new Local Green Spaces designated by the Environment policies of this Plan, by maintenance, landscaping or measures to encourage wildlife.
2. Similarly, any actions such as monitoring and improvement for valuable wildlife habitats identified in this Plan (in conjunction with established wildlife groups).
E. Possible Community Projects in Green Belt
To investigate options for possible uses allowed in the Green Belt, and how they could be delivered. Some uses suggested during consultation included:
1. Outdoor leisure such as a skate or bike park for young people, playing fields, fitness trail etc.
2. Burial ground,
3. Improvements to footpaths.
4. More investigation for Roman Road and Hollow Way; this could be done in conjunction with a school project.

Table 11 Community Infrastructure Projects

9.1.10 The project list in Table 11 will be maintained by Kelsall and Willington Parish Councils.

Assets of Community Value

- 9.1.11 The Community Right to Bid (Assets of Community Value) was introduced through the Localism Act 2011. It allows communities and parish councils to nominate buildings or land for listing by the Local Authority as an asset of community value. An asset can be listed if its principal use furthers the community's social well-being or social interests (including cultural, sporting or recreational interests) and is likely to do so in the future.
- 9.1.12 When a listed asset comes to be sold, a moratorium on the sale (of up to 6 months) may be invoked, providing local community groups with a chance to raise finance, develop a business and make a bid to buy the asset on the open market.
- 9.1.13 This designation does not guarantee that the nominated asset can be preserved by the community, but at least gives local residents a chance to prepare a bid and seek funds to acquire it, or agree a plan of action with another party who may be able to operate it for the benefit of the community.
- 9.1.14 Kelsall Parish Council has prepared a draft list of Assets of Community Value. This needs feedback from residents and discussion with Cheshire West and Chester before any suggested assets can be placed on the register.

Green Spaces

- 9.1.15 This Project will ensure that the community's aspirations for Green Spaces are implemented as far as possible. This is likely to utilize S106 and New Homes Bonus monies. It may include land in the Green Belt where housing and facilities development have been ruled out in the short to medium term.

10 Viability Policies

- 10.1.1 The policies in this section support the delivery of other policies in this Plan. As such they support the Goals and Objectives of this Plan indirectly, these have not been listed again in this section.

Policy: Viability of New Developments

- P1 Where the deliverability of housing developments of five dwellings or more may be compromised by the scale of planning obligations and other costs required to comply with neighbourhood plan policies applicants will be expected to justify any alternative proposals through the submission of a full open book viability appraisal of proposed schemes.

Justification and Evidence

- 10.1.2 This policy follows the approach of the Cheshire West and Chester Local Plan: in Policy SOC1, Affordable Housing, it requires proposals departing from the policy requirements to "to justify any alternative proposals through the submission of a full open book viability appraisal".
- 10.1.3 The threshold of five dwellings aligns with that used for key policies in this Plan which may give rise to cost concerns, in particular Housing H1, and with Planning Practice Guidance relating to affordable housing in rural areas.
- 10.1.4 Due to the high property prices in the Plan area, the planning uplift achieved by granting planning permission for housing is considerable. However, building costs for local sites do not differ from the norm.
- 10.1.5 The policies of this Plan, taken together, require that some of this potential uplift be used to improve the design of development schemes so that new building makes a positive contribution to the village environment, and deliver better amenity for the scheme's and the village's residents. This will contribute to making new development more acceptable and more sustainable. High local property prices allow for such policies without jeopardising the scheme's viability.
- 10.1.6 National Planning Policy Guidance specifies:
- Visions for an area... in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit.
 - A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.
 - Policies for strategic sites which require high infrastructure investment.
- 10.1.7 This policy was supported by 90% of respondents to Reg14 Consultation.
- 10.1.8 **This policy conforms to :** NPPF Paragraph 173 , National Planning Policy Guidance (TBC), and Local Plan (Part1) Policy SOC1.

11 Review and Update of NDP

11.1 Regular Review Points

11.1.1 The Kelsall and Willington Parish Councils will undertake regular reviews of the NDP every five years throughout its validity.

11.2 Tasks and Responsibilities

What needs doing	How often	Responsibilities
1. Updating the Housing Baseline; needed for Housing Growth Policy	When a planning application is approved	Parish Council / Cheshire West and Chester. Cheshire West and Chester planning will need the latest version to assess whether the area has reached the point where further permissions can be granted (Housing policies)
2. Agreeing adequate service provision for school / surgery	- When planning application is received - When school or surgery confirms new business plan for move and/or expansion	Parish Council(s) / School Trustees Parish Council(s) / Surgery Partners.
3. Reviewing NDP area to accommodate neighbouring parishes' NDPs and Parish Plans	At regular 5-yearly review point	Kelsall Parish Council to apply to Cheshire West and Chester to redefine NDP Area boundary. Small areas bordering Ashton and Tarvin will need to change to reflect the 2015 administrative boundary changes.
4. Keep updated list of community needs which should be used by CWAC to guide planning obligations	As needed depending on progress on Parish projects.	Kelsall or Willington Parish Council to discuss the list of Community needs with CWAC and agree changes.
5. Review Self-build policies to reflect implementation of Custom-build legislation in the Local Plan (Part Two)	Draft at publication of Local Plan (Part Two). Also may need to change if a local CLT is created.	Kelsall Parish Council / Cheshire West and Chester / Ashton Hayes PC is leading on the introduction of a Community Land Trust.
6. Update maps in NDP document	At first review point	Kelsall Parish Council to re-issue the NDP maps to include a more up-to-date version of the Ordnance Survey maps used as background; at time of writing these did not include all the recent developments in the NDP area.

Table 2 - NDP Review Tasks

11.3 Parish Changes.

- 11.3.1 Willington was part of Delamere Parish for a good part of the duration of the NDP project. Delamere Parish Council and residents of Willington were consulted and involved throughout the NDP process. Willington became a Parish in its own right in April 2015 following a governance review by Cheshire West and Chester. The situation of a new parish being created within an existing NDP Plan area is very unusual and there is no precedent for it. In the later stages of official consultation and referendum for the Neighbourhood Plan, the new Willington Parish Council became involved as well as Delamere Parish Council. Any discussions at the first NDP review point should involve both Kelsall and Willington Parish Councils.
- 11.3.2 As well as the creation of Willington Parish, the review also resulted in changes to the Kelsall Parish boundary with the result that small areas of the Neighbourhood Area are now within the parishes of Tarvin and of Ashton Hayes. Both parishes gave their agreement to these small areas remaining within the Neighbourhood Area for the time being. At the first review point, this discrepancy in the Neighbourhood Area should be rectified.