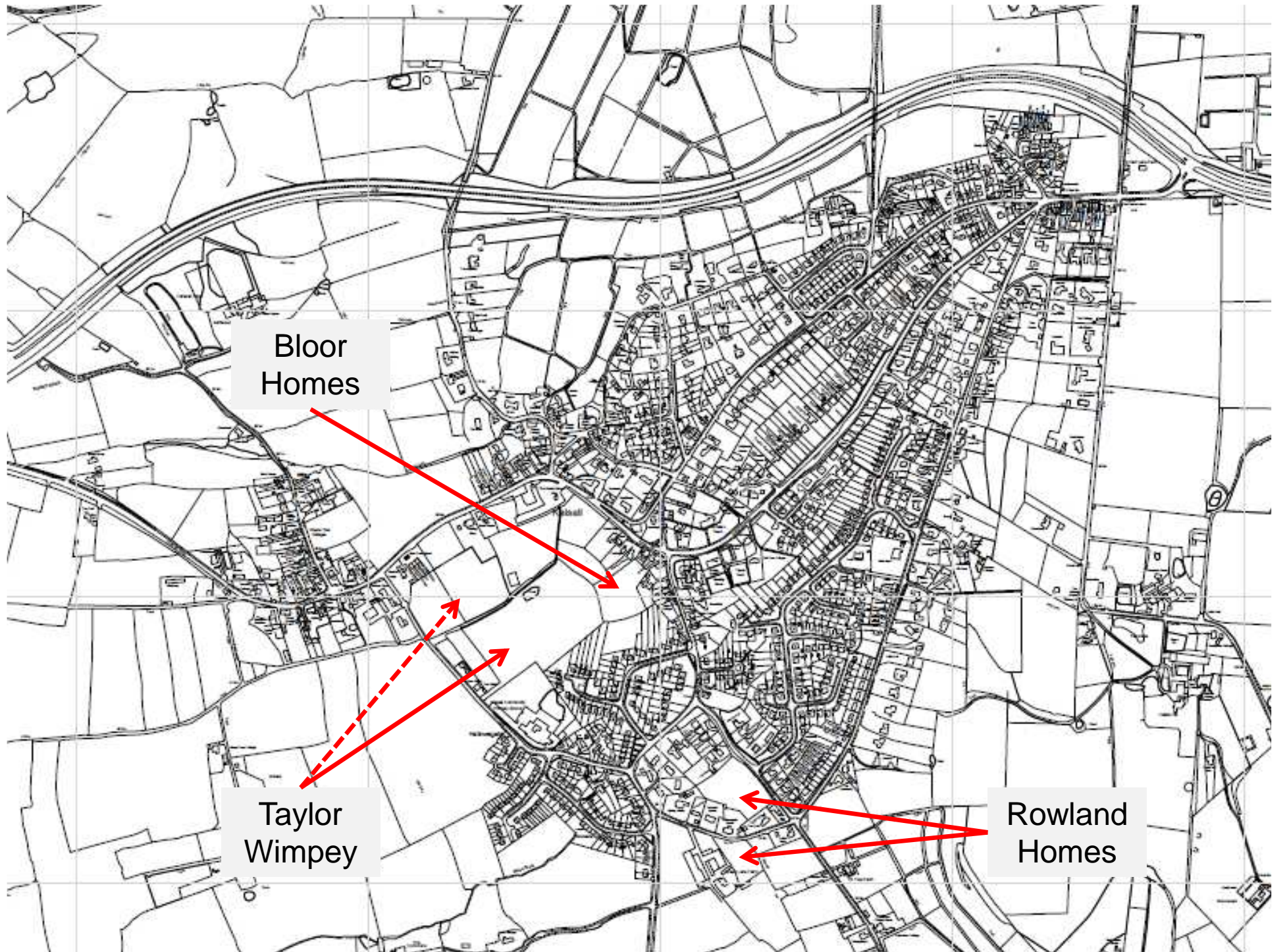




# **Kelsall's Future: What, Where and When?**

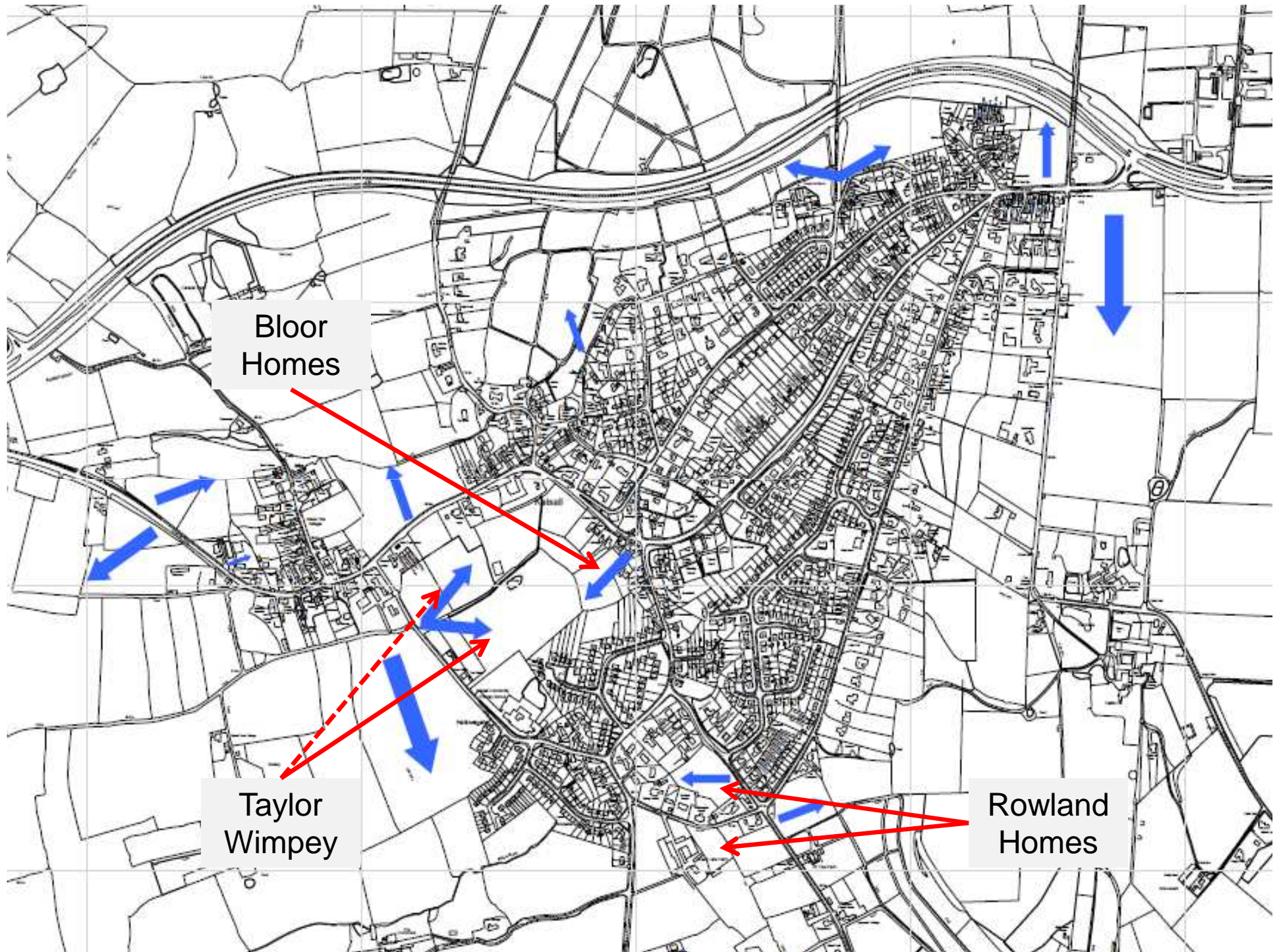
Cllr Dr Richard Boyle



Bloor  
Homes

Taylor  
Wimpey

Rowland  
Homes



Bloor Homes

Taylor Wimpey

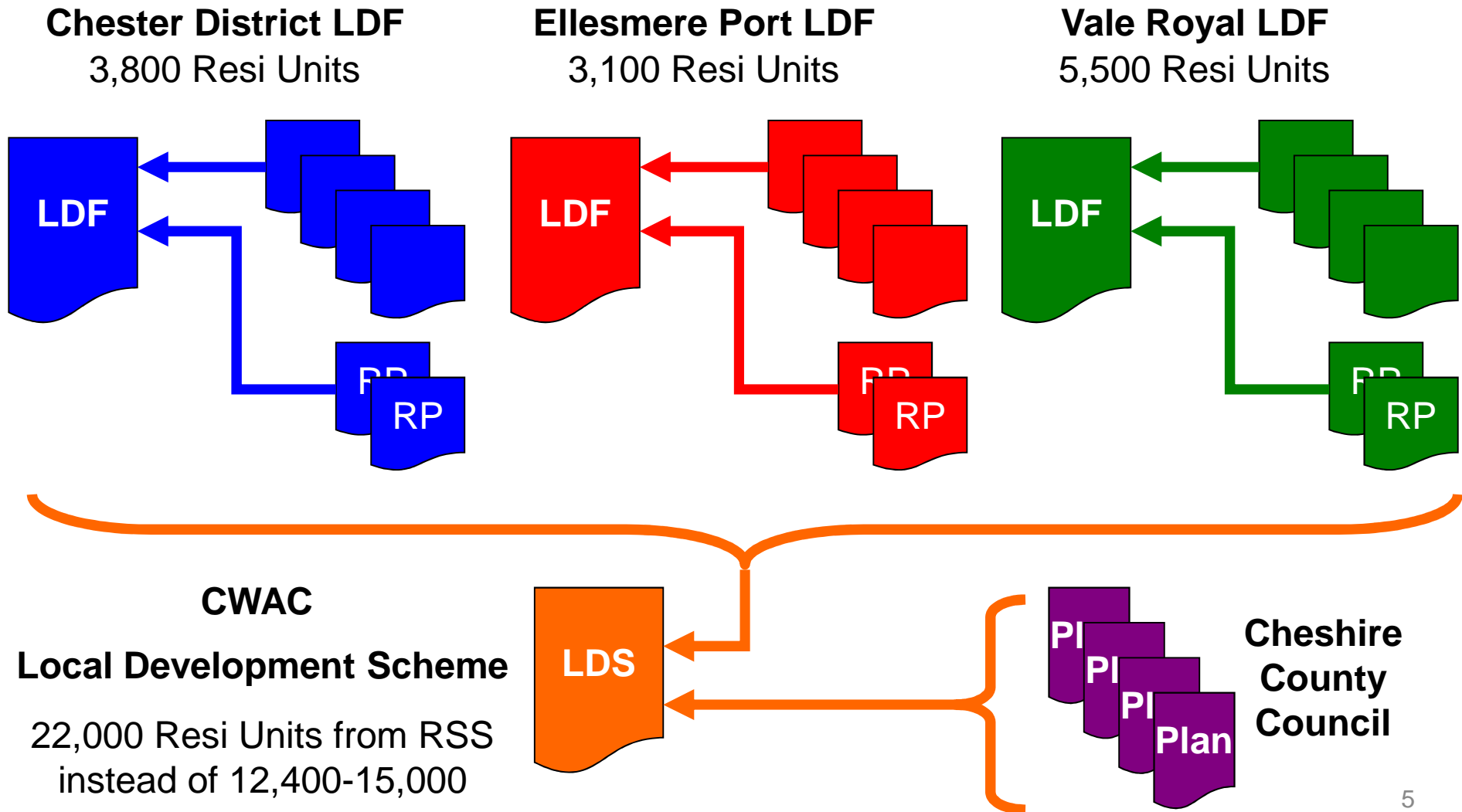
Rowland Homes

# Outline



- Cheshire West & Chester's progress on their Local Development Framework
- Issues for Kelsall:
  - Do we want to shape our future?
  - What is our future?
  - Where is our future?
  - When is our future?

# Cheshire West & Chester



# CWAC Progress on LDF



- NPPF 12 month “grace” period LAs to get new Local Development Framework

Stage	Date	NPPF Only
Consultation on initial Topic Papers (completed)	2009	
Issues and Options consultation (completed)	11 November 2009 - 13 January 2010	
Consultation on development options (completed)	March - June 2011	
<b>Preferred Options 6 week formal consultation</b>	<b>September - October 2012</b>	
Publication of submission document for consultation	Summer 2013	
Submission	Winter 2013	
Examination	Summer 2014	
Adoption	Late 2014	

# CWAC Locations for Housing



- Local Development Scheme sets out
  - Strategic sites
  - Prioritises development into Chester, Ellesmere Port and the Salt Towns
  - Rural area
- Local Development Framework Consultation Development Options 1A-1C supported this whilst Option 1D had 25% rural expansion
  - No results yet but encouraging publication as shows “direction” and “intent”
- Local Development Scheme also promotes development according to Sustainability Assessment and Settlement Hierarchy
  - **Group A:** (2) Chester and Ellesmere Port
  - **Group B:** (5) Frodsham, Helsby, Neston, Northwich & Winsford
  - **Group C:** (5) Malpas, Saughall, Tarporley, Weaverham & Willaston
  - **Group D:** (10) Barnton, Christleton, Dodleston, Elton, Farndon, Hartford, **KELSALL**, Tarvin, Tilston &, Waverton
  - **Group E:** (6) Ashton Hayes, Burton, Kingsley, Lostock Gralam, Mickle Trafford, Moulton

# Housing Supply



- NPPF requirement that LAs must be able to prove a five (5) year housing supply
  - Those who have previously not been able to demonstrate this must demonstrate a six (6) year supply
- For CWAC requiring 22,000 houses = 1,657/yr:
  - Five year supply = 8,285
  - Six year supply = 9,942
  - Actual supply = 3,814 = 2.3 year supply
  - Shortfall = 4,471 – 6,128
- CWAC are in process of downgrading their requirements
  - Approximately 1,300 year (16,900 total) residential units
  - Five year supply = 6,500
  - Six year supply = 7,800
  - Actual supply = 3,814 = 3 year supply
  - Shortfall = 2,686 – 3,986
- Therefore, CWAC are considered to have a “failing” housing supply



# Housing Viability



- Cheshire West and Chester have sites with planning permission 3,471 residential development = about the shortfall
  - Developers state that the sites aren't viable so cannot be developed
  - Cheshire West and Chester believe them with little checking
  - Often it is the same developers who want to move onto more profitable sites quicker
    - Most major house builders have never been so profitable

# Housing Supply In Kelsall



- Kelsall is a named “sustainable” settlement in Cheshire West and Chester
  - Kelsall will be a target for development, but no strategic sites and only Development Option 1D had significant rural expansion and this was presented as the least satisfactory type of development, but
  - Kelsall is going to have at least 150 houses ‘allocated’ to it (Option 1D more)
- Problems:
  - Cheshire West and Chester’s Local Development Framework is not on track to complete in a relevant timescale so will be “out of date”
  - Cheshire West and Chester’s Housing Supply has a significant shortfall so is “inadequate”
  - Cheshire West and Chester will soon only have the NPPF only
- Development in Kelsall is likely to happen earlier rather than later
  - Later development still could happen so have considerably more than 150 houses
- Kelsall is in a dangerous position at the mercy of developers

# Neighbourhood Development Plans



- Neighbourhood Development Plans / Neighbourhood Plans could (within the rules) contain:
  - The development of housing, including dictating the type, scale and speed of development (inc. a affordable provision i.e. not open market sales)
  - Provision for businesses to set up or expand
  - Transport and access (inc. Issues road, cycling and walking and access for disabled people)
  - Development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls
  - Protection and/or creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and planting of trees
  - Protection of important buildings and historic assets
  - Promotion of renewable energy projects (e.g. wind and/or solar)
  - Restriction of certain types of development e.g. to avoid too much of one type of use

# Neighbourhood Development Orders



- Neighbourhood Development Order:
  - Ability to grant planning permission to certain types of development in certain locations without the need to submit a planning application
  - Could include:
    - Renewable energy provision (e.g. wind and/or solar)
    - House extensions of a larger size than permitted development

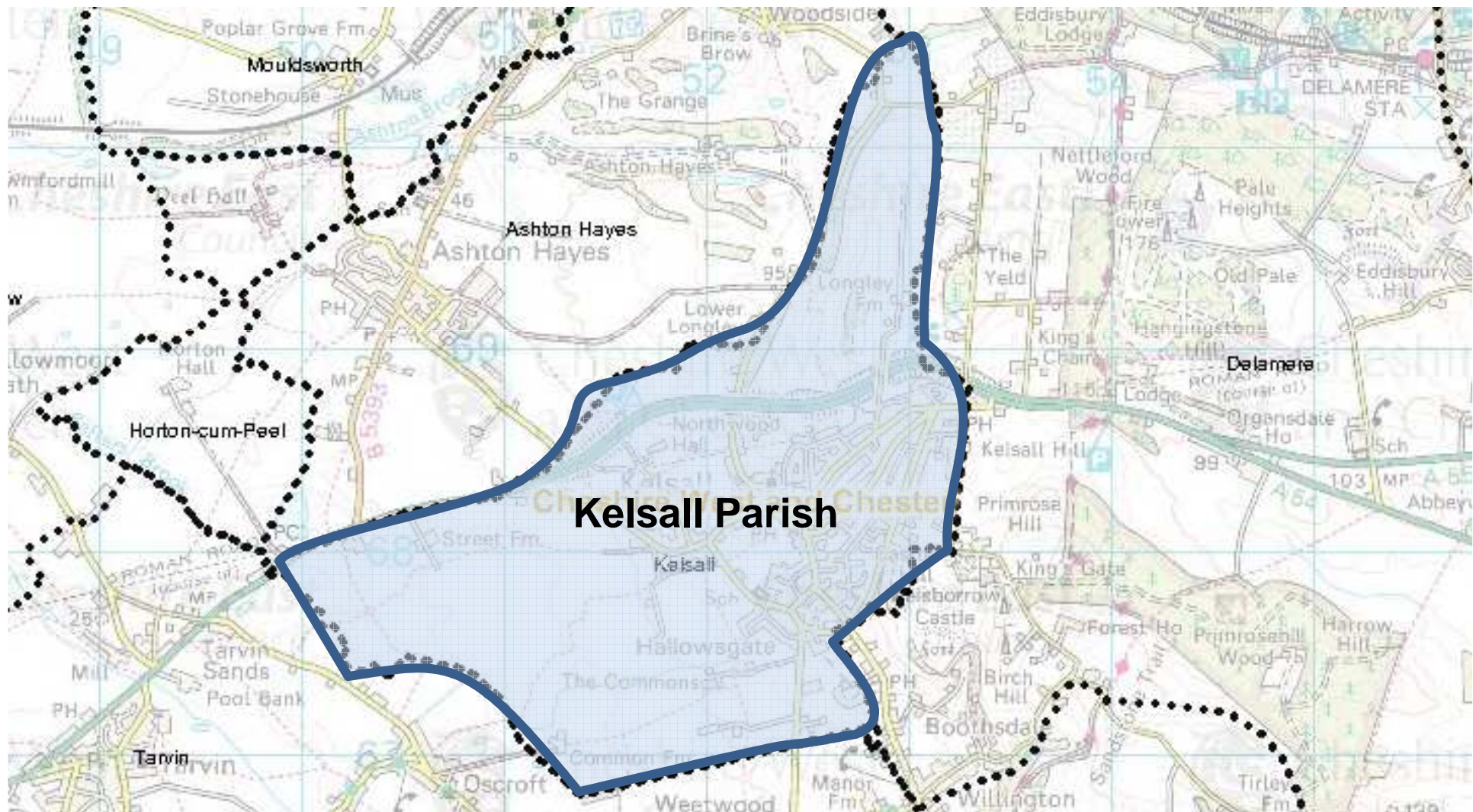
# What Kelsall Needs To Cover



- Because of the size of Kelsall, we'd have to consider covering:
  - Environment (VDS)
  - Housing & the Built Environment (VDS)
  - Transport & Access
  - Business & Commercial
  - Culture, Leisure & Community Facilities
  - Heritage (VDS)
  - Utilities & Services
  - Education
  - Health & Social Care
  - Crime & Community Safety
  - Economic Wellbeing
  - Parish Matters (VDS)
- The entire Neighbourhood Development Plan would have to be grounded with a sustainability assessment

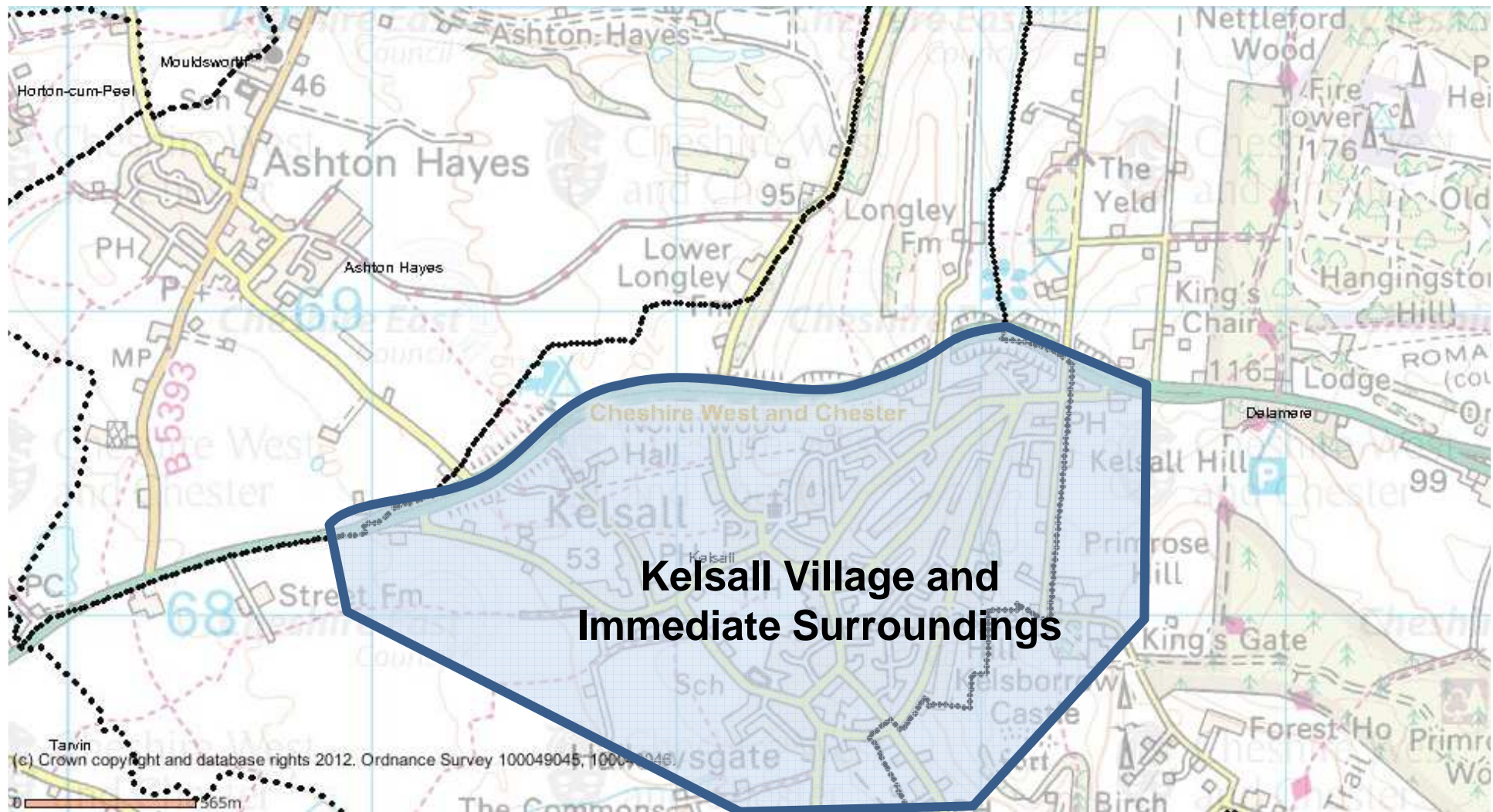
# Where Do We Cover?

## Option 1: Parish Boundary



# Where Do We Cover?

## Option 2: Kelsall village



# Where Do We Cover?

## Option 3: Joint with others

