

Flat Lane Kelsall

Public Consultation

Taylor
Wimpey

Event Invitation

Artists impression of a new green route to school, framed by housing

‘Flat Lane, Kelsall’ is Taylor Wimpey’s vision for a new, high quality residential development. We are consulting on the proposals and would like to know your views.

Kelsall village has developed over time. Early dwellings were located in Lower Kelsall and along Chester Road, before expanding northwards up the valley and southwards towards Church Street. Our site at Flat Lane sits at the centre of the developed area and presents an opportunity to provide much-needed local housing close to the heart of the village.

Our proposals are designed with the Kelsall Parish Landscape and Design Statement in mind. The development will retain and emphasise valued local views which give Kelsall its distinctive character. New housing will incorporate local materials to ensure that the development complements the surroundings and contributes positively to Kelsall’s character and diversity. A new pedestrian route between the village and Kelsall primary school is central to the development, along with highway and school improvements which will benefit the entire village.

Our plans are at an early stage. It is important that the Kelsall community influence our final proposals where possible and help to make the development worthy of its location. As a result, we would like to hear your views.

We are holding a public exhibition for you to view the proposals, speak to members of the development team and tell us what you think.

The proposals will be on display at:
**Kelsall Social Club, Chester Road,
Kelsall, Tarporley, CW6 0SB**

**Wednesday 28th March,
2pm – 7.30pm**

Also view plans online at:
www.flatlanekelsall.co.uk



Why are new homes needed in Kelsall?

The UK has an immediate need for new homes and the average first time buyer age is increasing rapidly, currently standing at 37. Local authorities across the country are identifying their own requirement for new homes. Cheshire West and Chester Council has highlighted a need for 1,317 new market homes and 1,200 new affordable homes per year. Flat Lane will help to meet this shortfall by providing up to 90 high quality new homes, including properties to meet a range of demands, from families trading up the ladder to first time buyers.



Kelsall is one of several market towns and villages which Cheshire West and Chester Council has identified as having the potential to help the future development needs of the area. This will help to safeguard services, boost the local economy and meet local housing requirements.

Taylor Wimpey prides itself on building high quality communities where people can and want to live, and which are a valuable addition to the local area. This is what we would like to deliver in Kelsall.



What are the benefits for Kelsall?

- A high quality, sensitively designed, sustainable development of up to 90 new homes
- Investment to remodel Flat Lane to improve safety for pedestrians and motorists, and create safer access to Kelsall Community Primary School
- A new safe, direct and vehicle-free green link between the village centre and Kelsall Community Primary School
- Protect the character of the Eddisbury Way footpath by providing a landscaped corridor alongside the route
- Potential to increase the capacity at Kelsall Community Primary School through remodelling and extension work
- Delivery of approximately £800,000 in funds through the New Homes Bonus scheme
- New residents providing a boost to local businesses by shopping in Kelsall

The comments that you provide at the public exhibition will be used to influence the final proposals that will be submitted to Cheshire West and Chester Council.

If you cannot attend the exhibition, then please do visit the dedicated website where you are able to view the plans and leave your comments: www.flatlanekelsall.co.uk or alternatively, call our information line on 0161 247 8417 during normal office hours.