
CHESHIRE WEST LOCAL PLAN REVIEW 2025

ISSUES AND OPTIONS (REGULATION 18) CONSULTATION

REPRESENTATION ON BEHALF OF MR R BLYTHING

DATE: AUGUST 2025

REFERENCE: 1438/J250048

PREPARED BY: LIZA WOODRAY MSC

1	INTRODUCTION	2
2	SITE CONTEXT	3
3	SPATIAL STRATEGY OPTIONS.....	4
4	CONCLUSION	6

Figure 1: Land at Green Lane Farm, Kelsall 2

Figure 2: Indicative layout plan 3

Figure 3: Regulation 18 options for Kesall..... 4

1 INTRODUCTION

1.1 This representation is submitted on behalf of our client, Mr R Blything, in relation to the current Regulation 18 consultation as the first formal stage in producing a new Local Plan for the borough. A one page, easy to read summary of the issues is provided at Appendix 1.

1.2 The consultation is seeking views on whether the right issues have been identified and which options are the best for addressing them.

1.3 Our client owns land in Kelsall as indicated in the image below.



Figure 1: Land at Green Lane Farm, Kelsall

2 SITE CONTEXT

2.1 Our client's land lies on the southern edge of the village of Kelsall and amounts to just under 4 hectares. The farm is outside of the defined settlement for the village but abuts its southern boundary.

2.2 The land and farm building complex are currently in agricultural and residential use. An outline planning permission is currently pending consideration for up to 99 dwellings on the land, reference 24/03791/OUT. The indicative layout for the proposals is shown below.



Figure 2: Indicative layout plan

3 SPATIAL STRATEGY OPTIONS

3.1 The Council is consulting on three growth options for where development could be located, that would mean updating Local Plan (Part One) policy STRAT 2.

3.2 Acknowledging that further technical work to assess the suitability and appropriateness of locations and sites will be necessary to determine the most suitable spatial strategy, three initial options for growth have been put forward:

- Option A – Retain the Green Belt
- Option B – Follow current Local Plan level and distribution of development
- Option C – Sustainable transport corridors

3.3 For Kelsall, the consultation highlights that Green Lane Farm appears in all three options as an area for new housing growth. The site sits within option KEL01 as shown in the image below, taken from the consultation document.

Map 5.12 Kelsall growth options

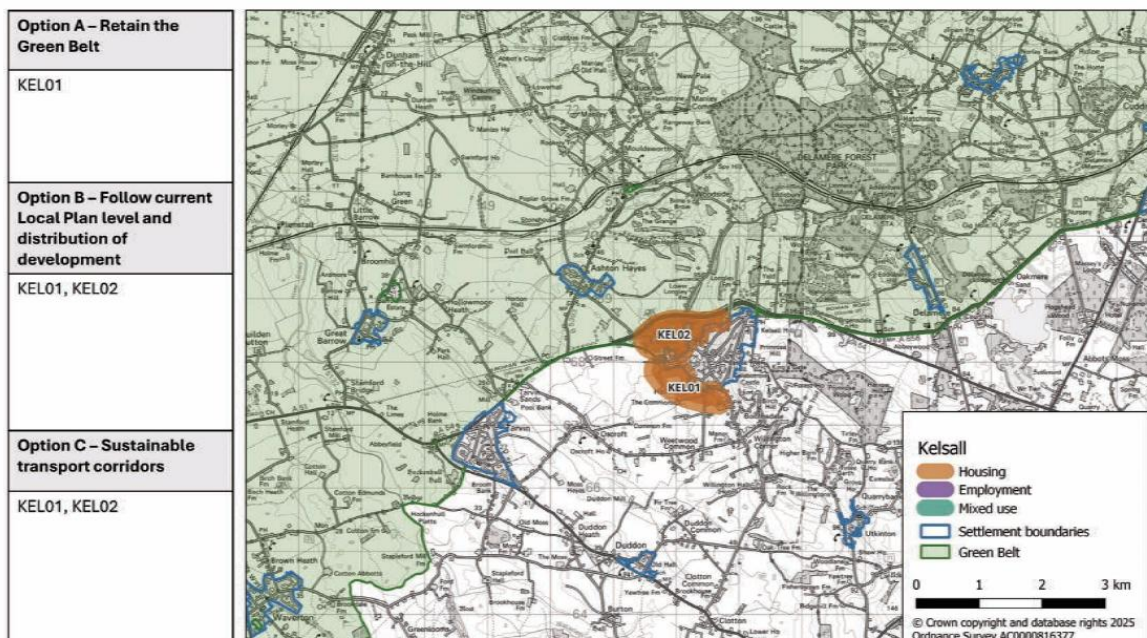


Figure 3: Regulation 18 options for Kesall

3.4 On behalf of our client's we are in support of all three options put forward by the Council for site KEL01, which focuses future housing and employment development outside of the Green Belt, around existing settlements and along transport corridors.

3.6 It is clear the Council consider the land at Green Lane Farm to be sustainable and a suitable area to expand the village, as it:

- Lies immediately adjacent to the settlement boundary for Kesall;
- Is an easy walk to the village centre where there are regular services to Northwich and Chester and other large key settlements in between;
- Forms a logical and cohesive extension of the village;
- Presents no environmental, landscape, or technical constraints;
- Supports the delivery of housing in line with national policy and the Council's spatial strategy;
- Is available and deliverable. The sale of the land to a developer is currently being handled by Savills.

4 CONCLUSION

4.1 The Council is consulting on three growth options for updating Local Plan policy STRAT 2:

- (i) Option A: Retain the Green Belt
- (ii) Option B: Follow current Local Plan distribution of development
- (iii) Option C: Focus development along sustainable transport corridors

4.2 For Kelsall, the consultation identifies land south and west of the village (KEL01) as a potential housing location. Our client's land lies within area KEL01.

4.3 We support all options for growth being promoted by the Council as it reduces the need to release green belt land, encourages development within and around key settlements and along transport corridors and reduces pressure on larger towns.

4.4 The land is sustainably located and is available, deliverable, and aligns with national policy and the Council's spatial strategy.

Appendix 1 – Summary of the issues



Site can be accessed from Common Lane. Visibility is good in both directions.

All construction traffic and future occupiers can access off Common Lane.

Future residents have a range of routes to reach the site and do not have to travel through the village

Site: Green Lane Farm (mixed brown and greenfield land comprising agricultural buildings and existing dwellings)

Size: Circa 3.8 hectares

Status: The sale of the land to a volume housebuilder is currently being handled by Savills

Settlement: Immediately adjacent to the Kelsall settlement boundary

Sustainably Located: the village centre and a range of services and facilities, including bus stops, can be reached easily on foot from the site.

Appropriate Development Types: Affordable housing, Older people housing, Self-build plots, Starter homes, Open market dwellings and Mixed housing types

Constraints:

- Open Countryside but immediately adjacent SPB for Kelsall
- One TPO which is being retained as part of the current proposals.

Positives

- Fills a logical gap in the settlement – site is contained by natural boundaries and roads etc
- Services already on site (Gas, sewage, water, power, etc...)
- No access issues, no covenants, no Public Rights of Way
- No Local Landscape Designations (ASCVs)
- Flood Zone 1
- No ecological designations or constraints