

# **PUBLIC CONSULTATION**

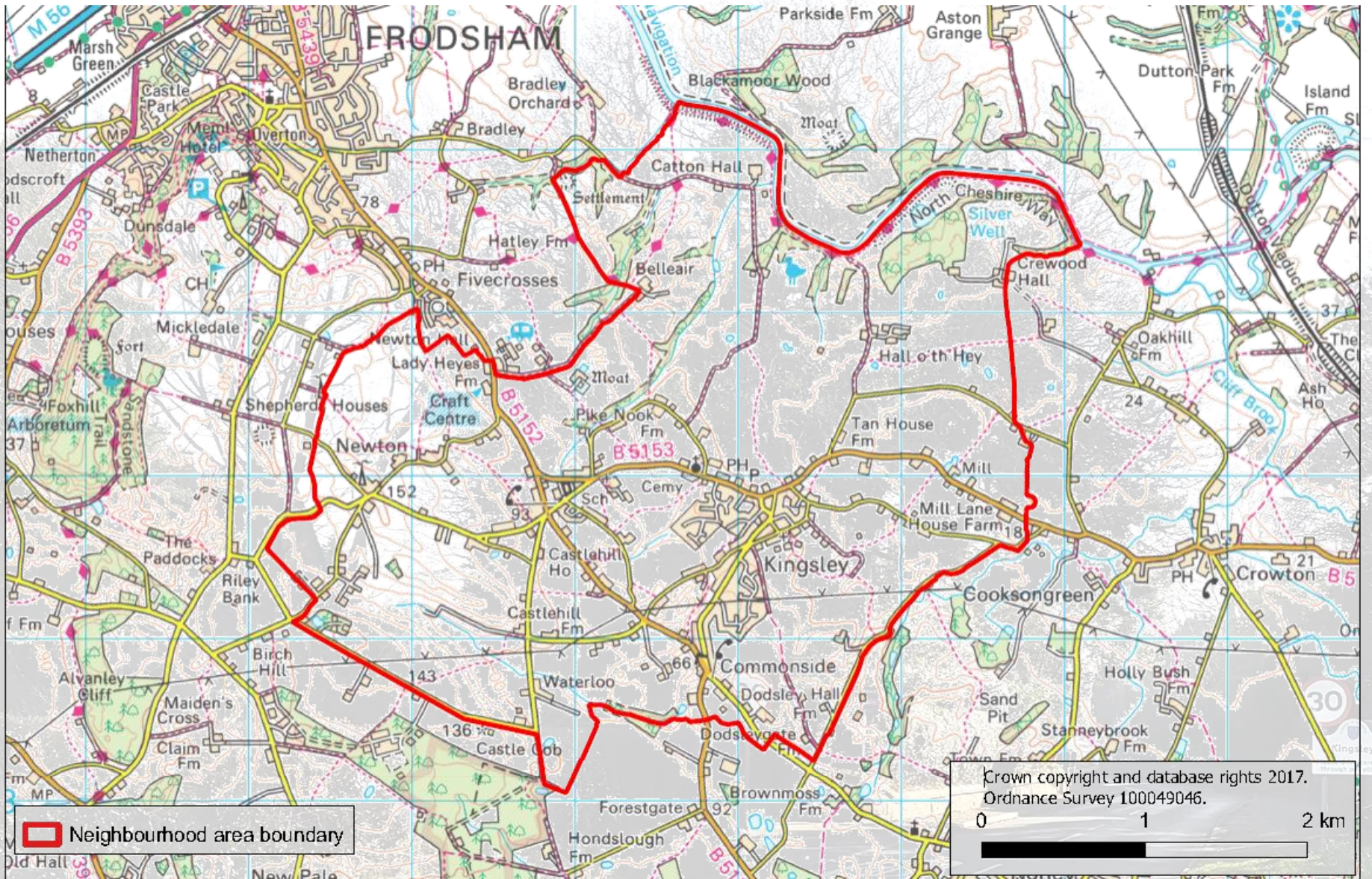
***April 2019***



Neighbourhood  
**KINGSLEY**  
Plan

# Kingsley Neighbourhood Area

## Application Boundary



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# What is a Neighbourhood Plan ?

- A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area.
- They are optional and not compulsory.
- Neighbourhood plans relate to the use and development of land and associated social, economic and environmental issues. It may deal with a wide range of issues (like housing, employment, heritage and transport) or it may focus on one or two issues that are of particular importance in a local area.
- A Neighbourhood Plan will be subject to examination and referendum and then form part of the Local Development Plan.
- This statutory status gives Neighbourhood Plans far more weight than some other local planning documents, such as parish plans, community plans and village design statements.

# What should a Neighbourhood Plan address?

A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development

A neighbourhood plan can be used to :-

- address the development and use of land.
- Applications for planning permission must be determined in accordance with the development plan
- inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land.
- identify specific action or policies to deliver these improvements.
- Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan

# Why is a Neighbourhood Plan important ?

- Policies in a neighbourhood plan carry significant legal weight when decisions on planning applications are made.
- Planning decisions are 'plan led' as planning law requires that applications for planning permission must be determined 'in accordance with the development plan unless material considerations indicate otherwise'.
- The Neighbourhood Plan is part of the 'development plan' (which also includes the CWAC's Local Plan) and so the policies it contains will be central to the planning decisions for our village.
- This kind of influence on planning decisions has not been available to communities before.

**The bottom line is that neighbourhood planning policies really matter so it is important to get them right !**

# What CAN a Neighbourhood Plan do ?

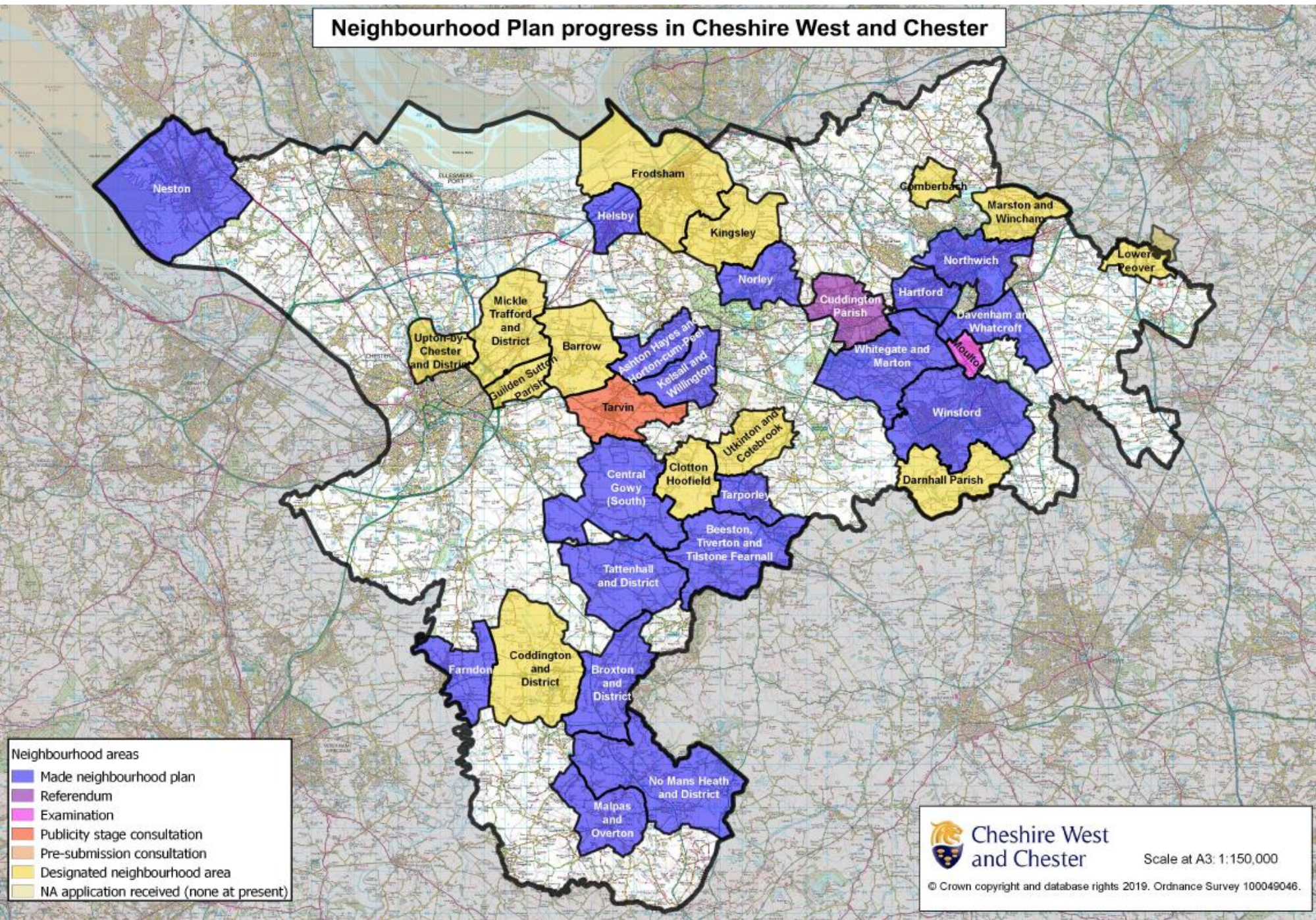
- Neighbourhood plans can be a powerful tool in shaping the development of a neighbourhood.
- Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.
- It can help local communities influence the planning of the area in which they live and work.
- It can help to develop a shared vision for the neighbourhood.
- It can help to identify and protect important local greenspaces.
- It can influence what new buildings look like.
- It can, if it decides, allow greater growth levels, providing it meets the basic conditions.
- It can specify policies and guidance on how new development should be designed, orientated and located.

# What can a Neighbourhood Plan NOT do ?

## A Neighbourhood Plan CANNOT:

- ...be used to prevent development that is included within the local plan (such as new housing allocations)
- ...conflict with strategic policies in the Local Development Framework prepared by the local planning authority
- ...promote less development than that identified in the local plan for the local area (such as new housing allocations)

# Neighbourhood Plan progress in Cheshire West and Chester



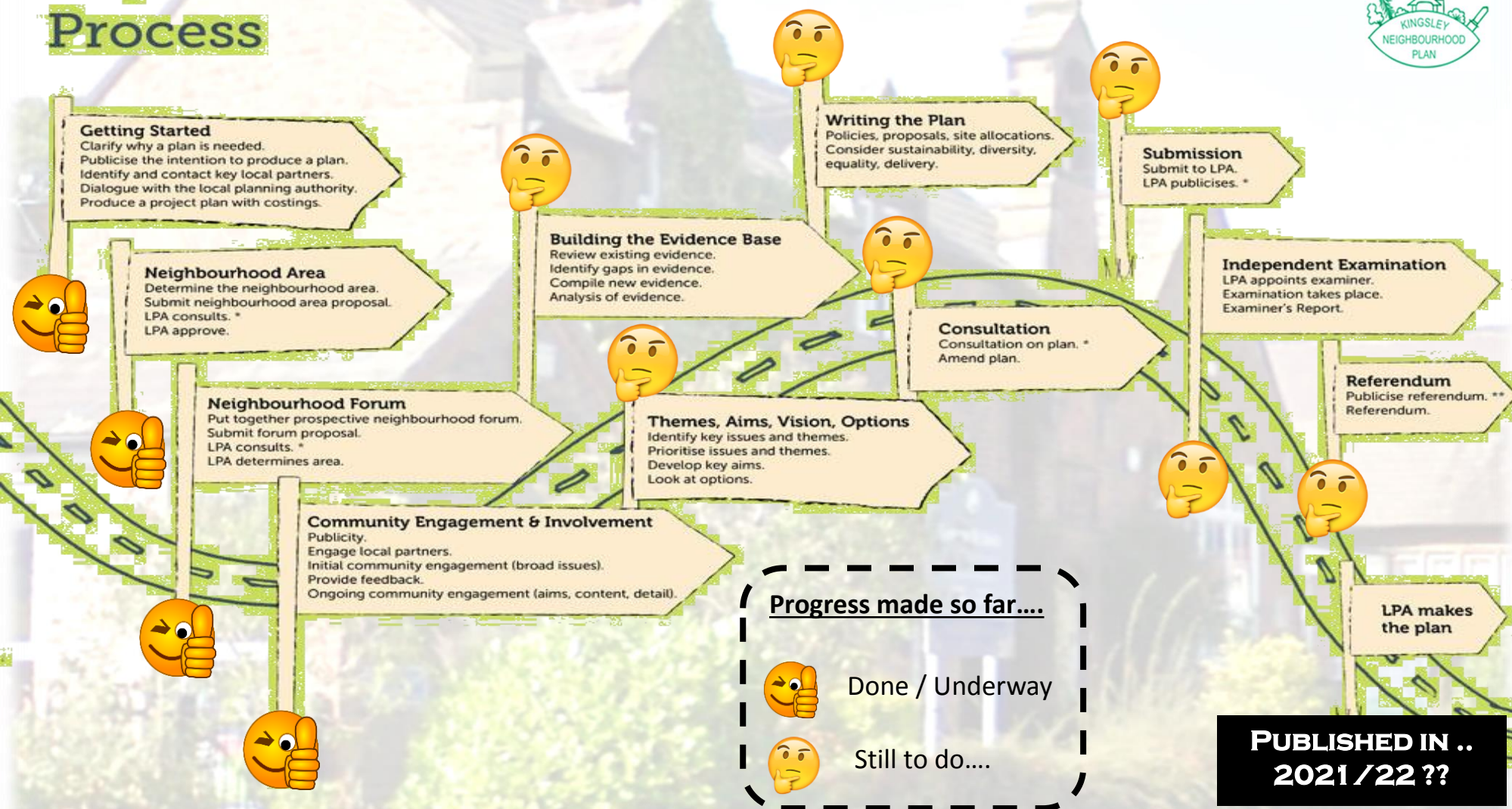
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# Neighbourhood Plan Process

## Neighbourhood Plan Process



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# What have we done so far?



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# Housing Needs Survey – Population & Age

Chart 27: Kingsley Population Change 2001-2015

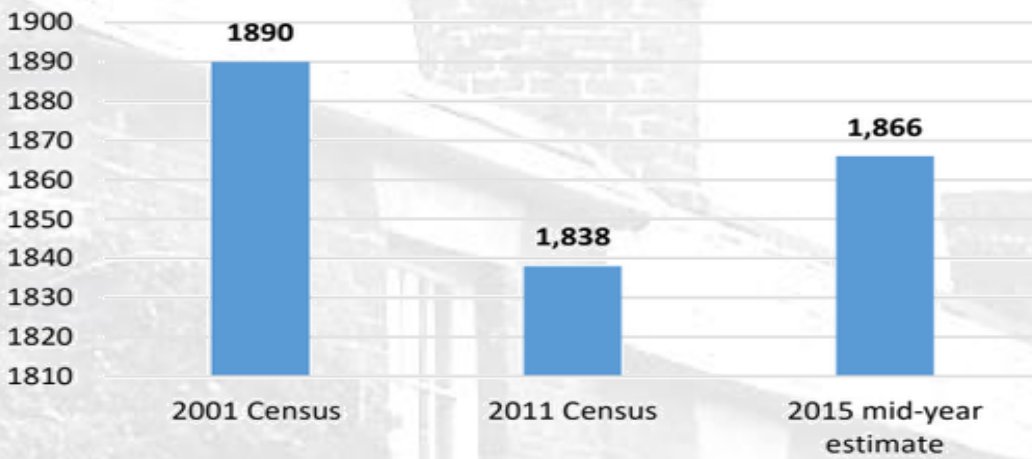
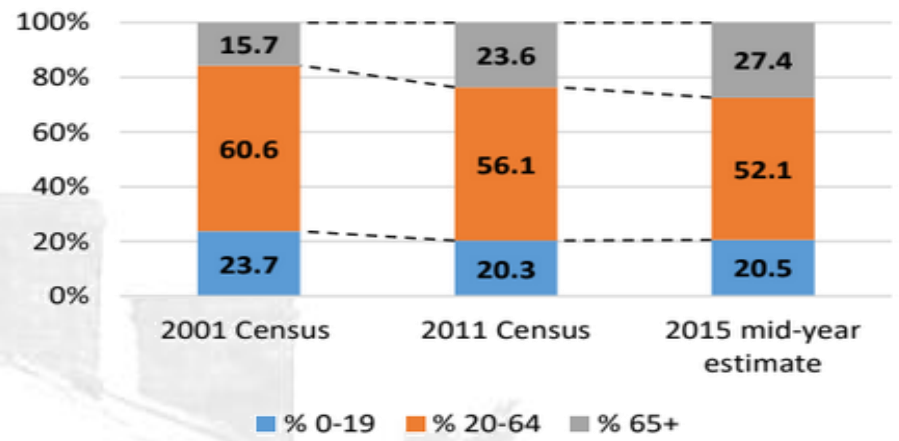


Chart 28: Kingsley Age Structure Change 2001-2015



➤ The total population of Kingsley has decreased from 1890 in 2001 to an estimated 1866 in 2015. A decrease of 1.3%.

➤ The 2015 mid-year population estimates indicate that Kingsley's population has stopped decreasing (as was from 2001-2011) and is now likely to be increasing.

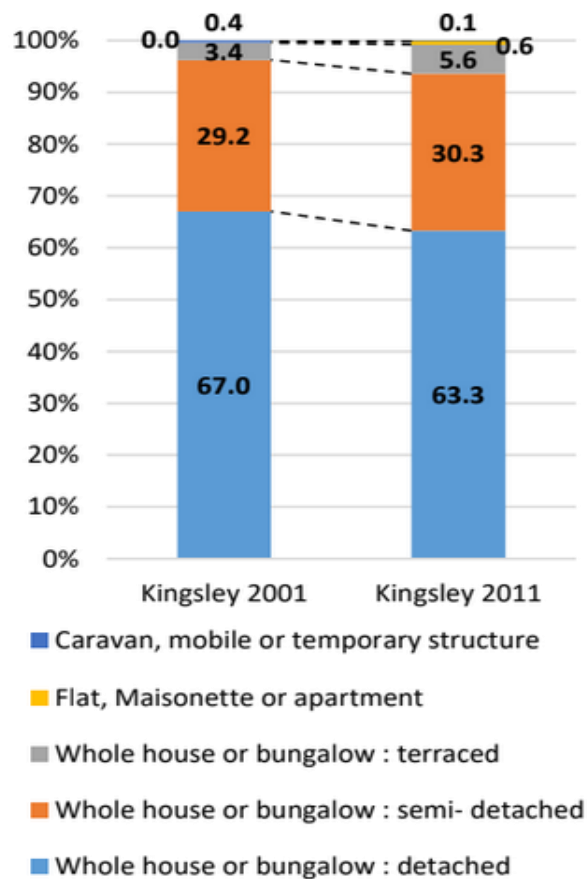
➤ Kingsley has a significantly lower proportion of 20-39 years olds compared to the Borough and national figures

➤ The proportion of over 65's has increased from 15.7% in 2001 to 27.4% in 2015

➤ 20-64 year olds decreased from 60.6% in 2001 to 52.1% in 2015.

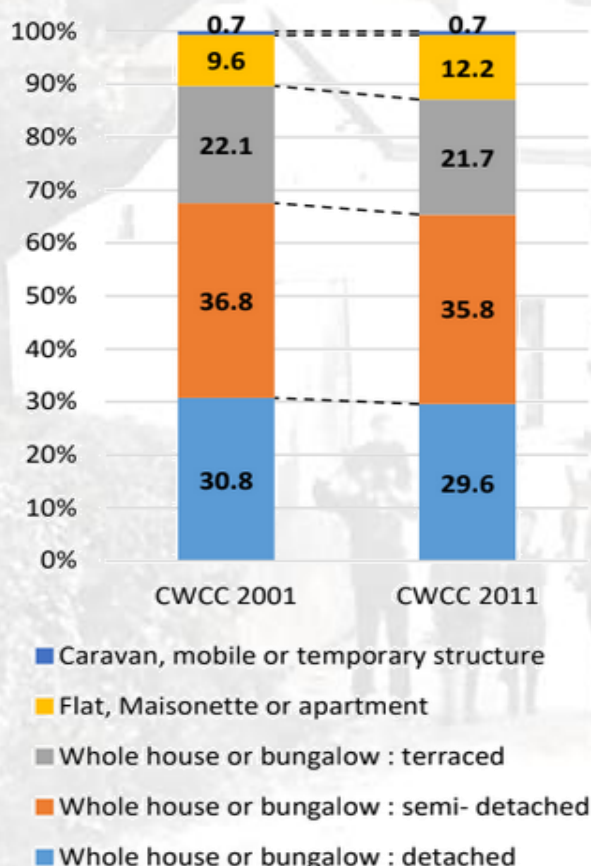
# Housing Needs Survey – Accommodation Type

Chart 4: Kingsley Change in Accommodation Type 2001-2011



- Kingsley has a significantly higher proportion (63.3%) of detached properties than the Borough (29.6%) and national (22.6%) figures
- Kingsley has a significantly lower (0.6%) proportion of flats /apartments compared to the Borough (12.2%), and national figures (21.6%). This increased on trend with Borough and national figures for 2001-2011

Chart 5: CWAC Change in Accommodation Type 2001-2011



**Potential impact on local housing need:**  
The existing housing stock appears to be significantly weighted towards detached properties with few flats and apartments compared to national and Borough-wide figures.

This also suggests that Kingsley may not be a good place to start on the housing ladder with a higher proportion of detached properties that tend to be more expensive.



# Housing Needs Survey – Tenure

Chart 7: Kingsley Change in Tenure 2001-2011

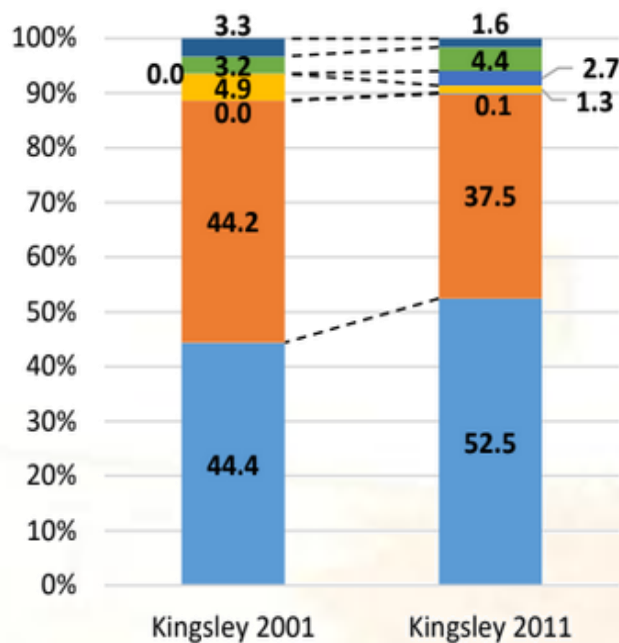
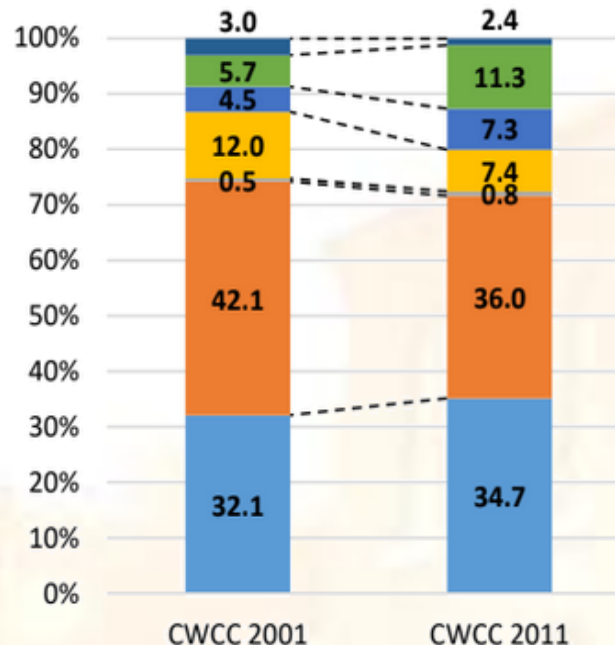


Chart 8: CWAC Change in Tenure 2001-2011



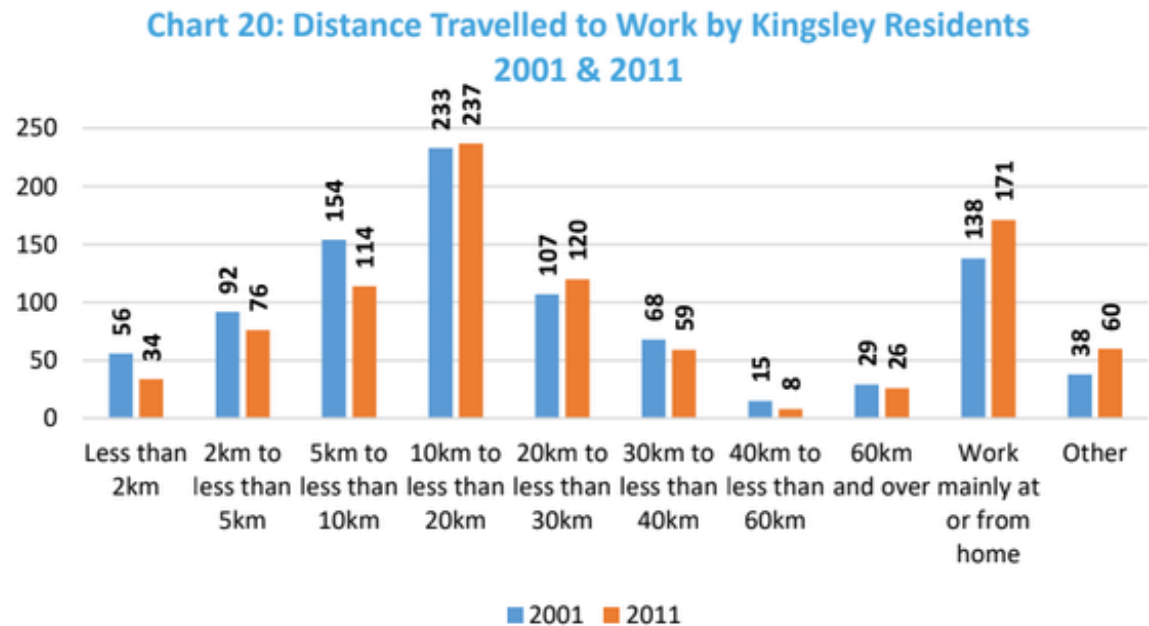
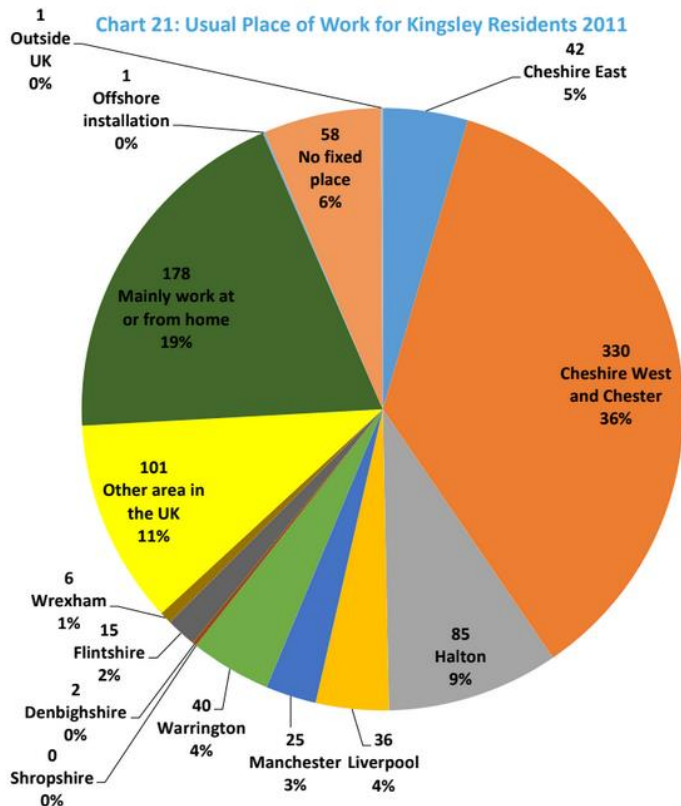
- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

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- Shared ownership
- Owned with a mortgage or loan
- Owned outright

## Observations:

- A higher proportion (52.5%) of residents in Kingsley own their properties outright, compared to the Borough (34.7%) and nationally (30.8%)
- The proportion of private rented properties and social rented 'other' has increased in Kingsley, CWAC and nationally
- Private rented (other) housing and people living rent free, and social rent from the Council have proportionally decreased more sharply than the Borough and national averages

# Housing Needs Survey – Commuting Patterns



- Chart 20 above shows that there were increases in the numbers of people travelling: 10-20km and 20-30km; but all other distances travelled to work decreased in numbers. It also shows that the most significant increase was in the number of people working from home, which increased by 33 people (or 24%) from 2001-2011.
- If the increasing work from home trend continues, by 2021 Kingsley could see up to 24% of its working population working from home. However, the increasing proportion of retirees could act as a counter-balance to this trend.

# Housing Need Survey – Dwellings, Population & Household Growth 2001-2011

Table 5: Relationship between dwelling, population and household growth

Kingsley	Dwellings	Households	Population	Average Household Size
Census 2001	749	726	1,890	2.60
Census 2011	779	753	1,838	2.44
2001-2011 change	30	27	-52	-0.16
2001-2011 average annual change	3.0	2.7	(5.2)	-0.016

Source: CWAC Housing Land Monitor, Census 2001 + 2011

Chart 30: Composition of net additional households that formed between 2001-2011

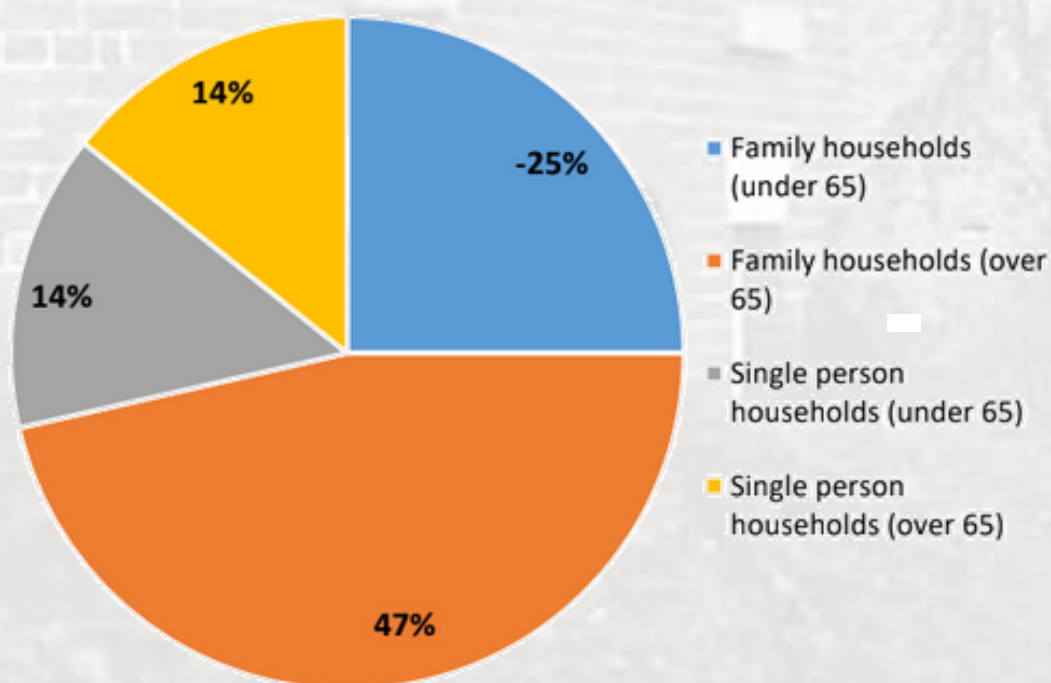


Chart 30 shows the composition of net additional households that formed from 2001-2011 were 47% families over 65, 14% were singles over 65 and 14% were singles under 65. Families under 65 saw a reduction of 14 households, which was 25% of total change in households. **It can therefore be concluded that net additional family households over 65 are where we see the most significant increases in households. Single person households over and under 65 make up less but still a significant proportion of net additional households. But families under 65 decreased during this period.**

In Kingsley, from 2001-2011 there was an additional 30 dwellings and household completed and the population decreased by 52.

2001: average household size =  $(1890 / 726) = 2.60$

2011: average household size =  $(1838 / 753) = 2.44$

The above calculation also shows that the average household size decreased. 2.7 net additional households formed on average per annum from 2001 and 2011. Kingsley's average household size is decreasing on trend with the Borough.

# What research / evidence have we already gathered ?

## Protecting and enhancing Kingsley's Natural Environment – *produced by Cheshire Wildlife Trust (2019)*

This report identifies the core, high ecological value sites for nature conservation in the Kingsley neighbourhood planning area, as well as sites deemed to be of medium ecological value.

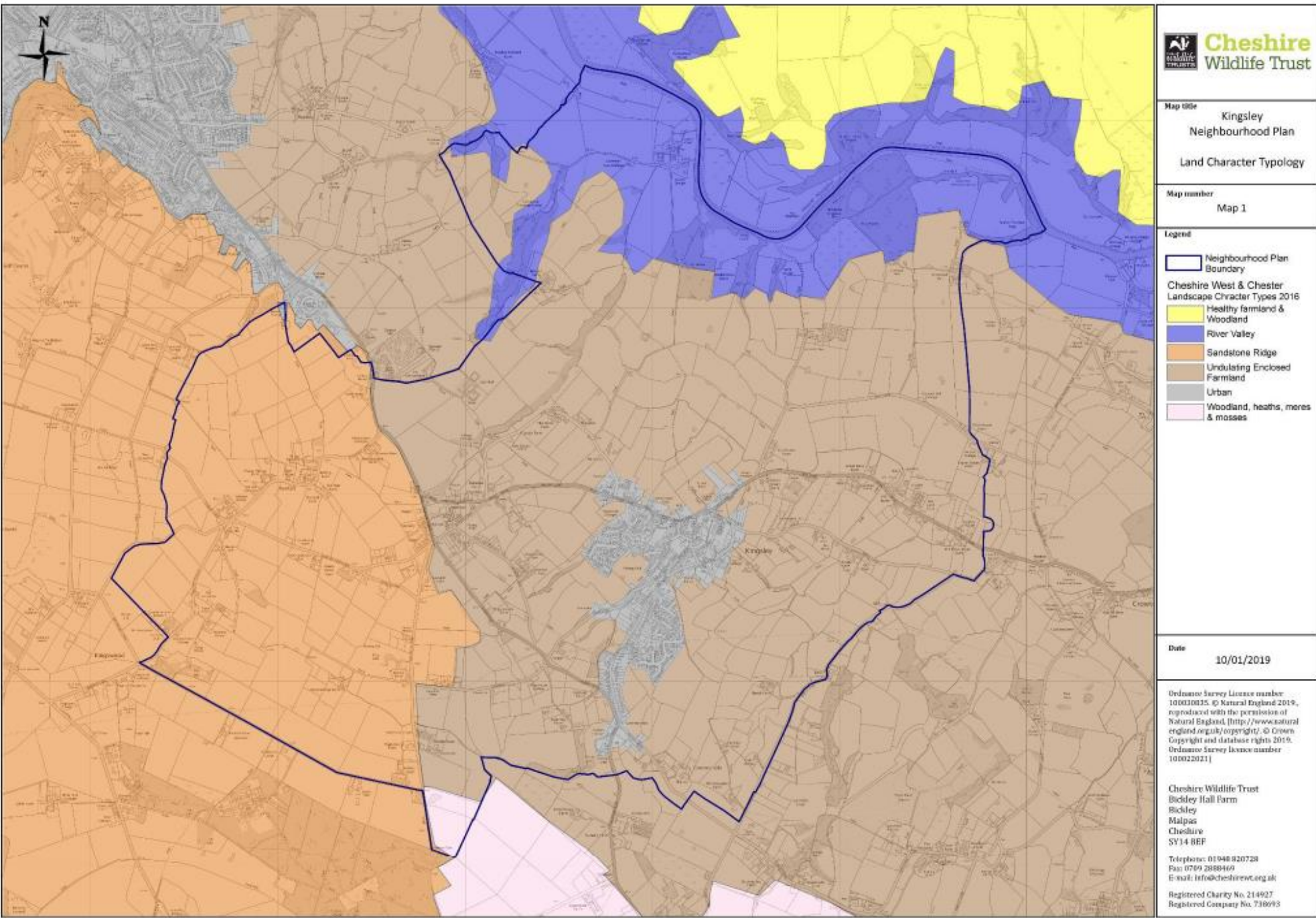
The report identifies key local and regional ecological networks within the neighbourhood planning area and provides advice on how to protect through the neighbourhood plan.

It also identifies key features associated with the landscape character of the Kingsley area so that these can be referred to in our various plan policies.



# Protecting and enhancing Kingsley's Natural Environment

## *Cheshire Wildlife Trust (2019)*

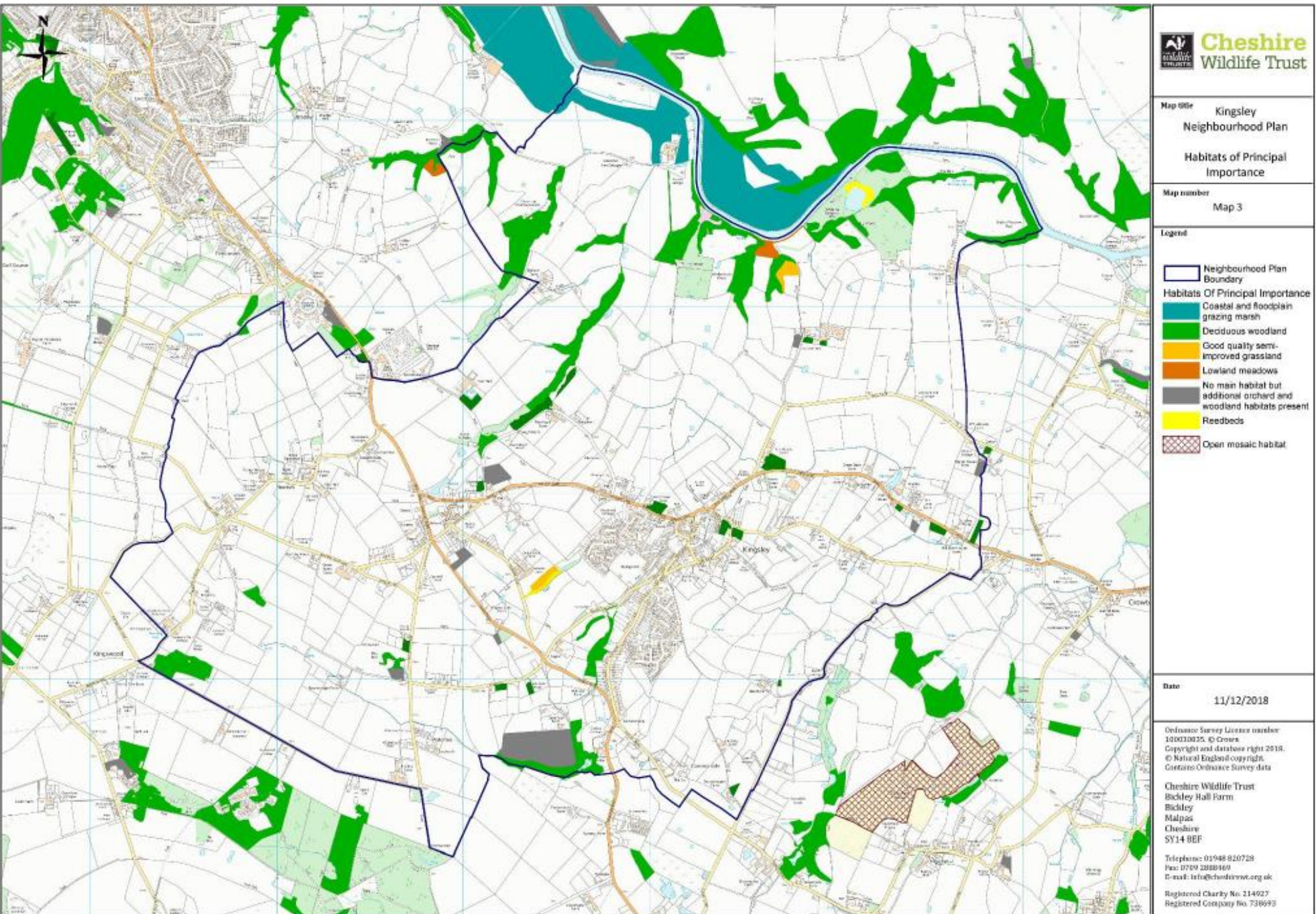


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# Protecting and enhancing Kingsley's Natural Environment

*Cheshire Wildlife Trust (2019)*

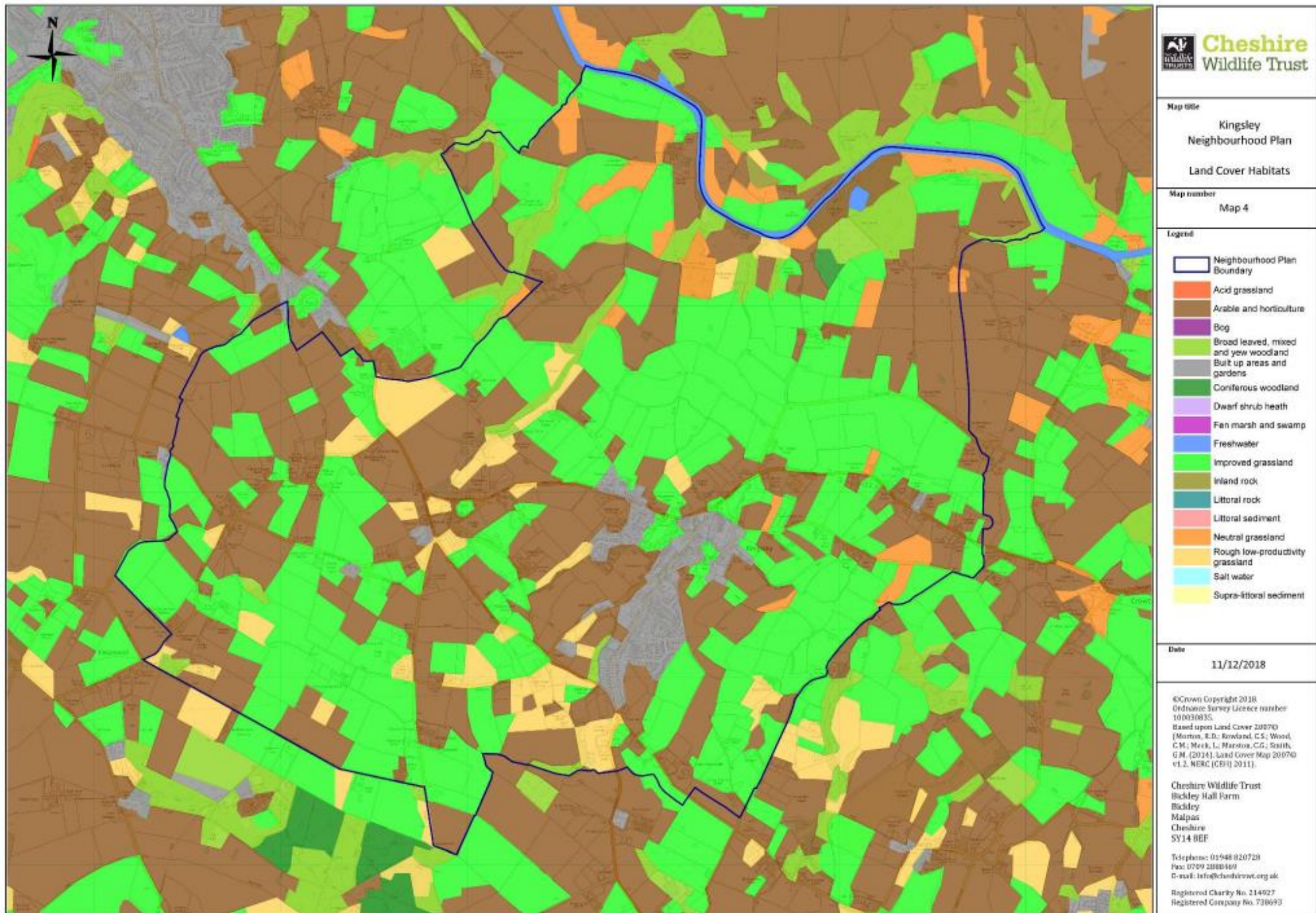


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# Protecting and enhancing Kingsley's Natural Environment

*Cheshire Wildlife Trust (2019)*

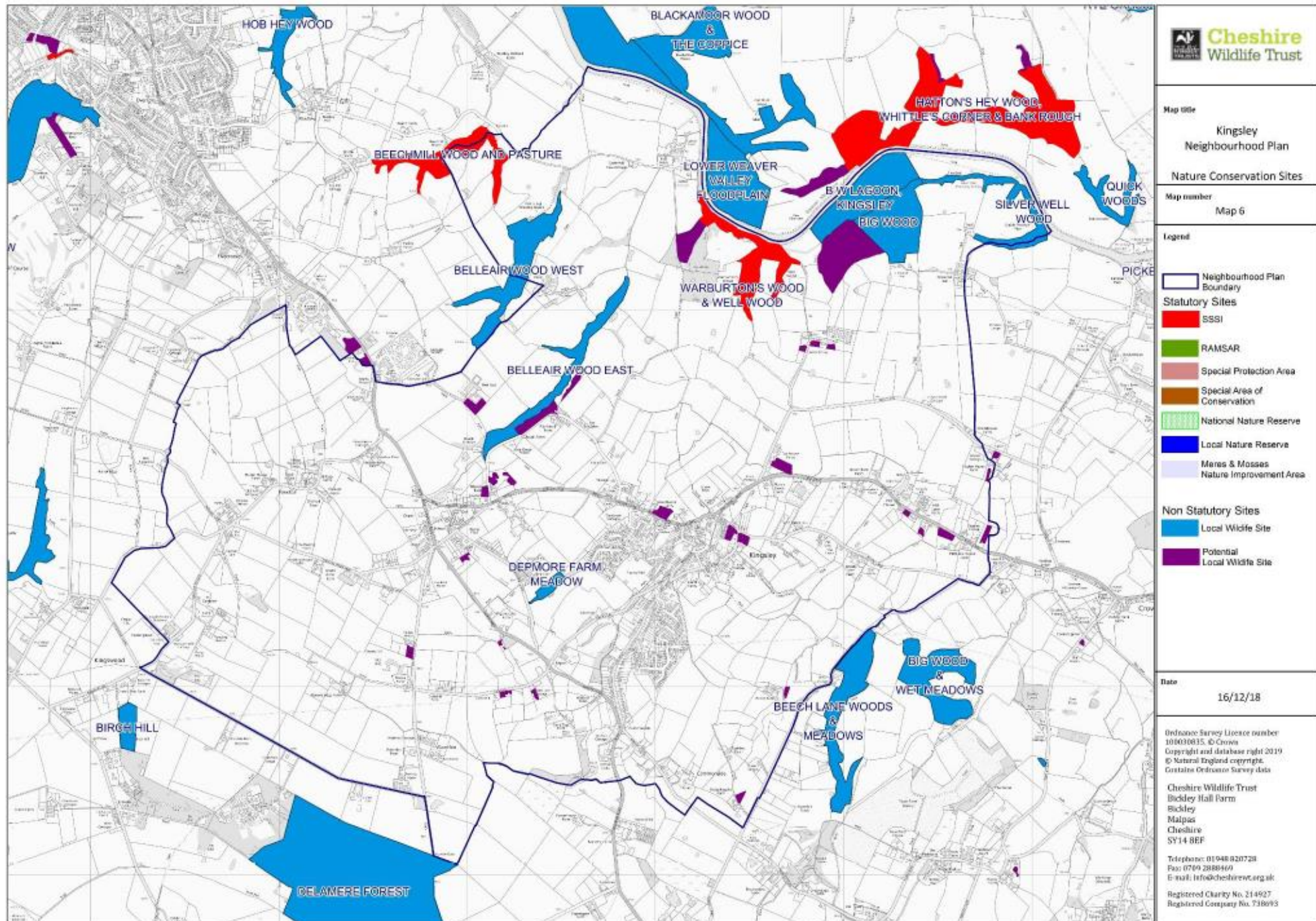


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# Protecting and enhancing Kingsley's Natural Environment

## *Cheshire Wildlife Trust (2019)*

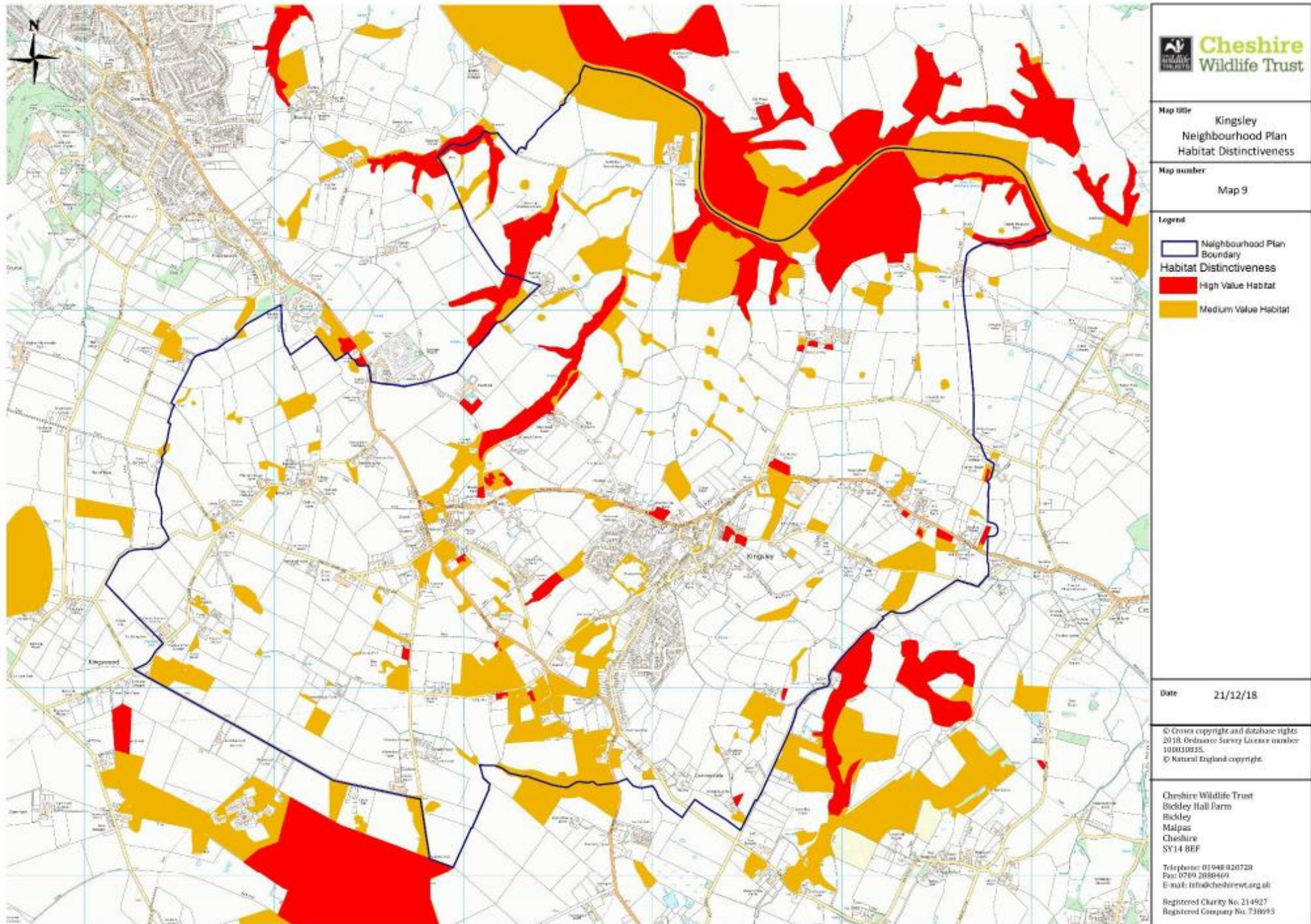


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# Protecting and enhancing Kingsley's Natural Environment

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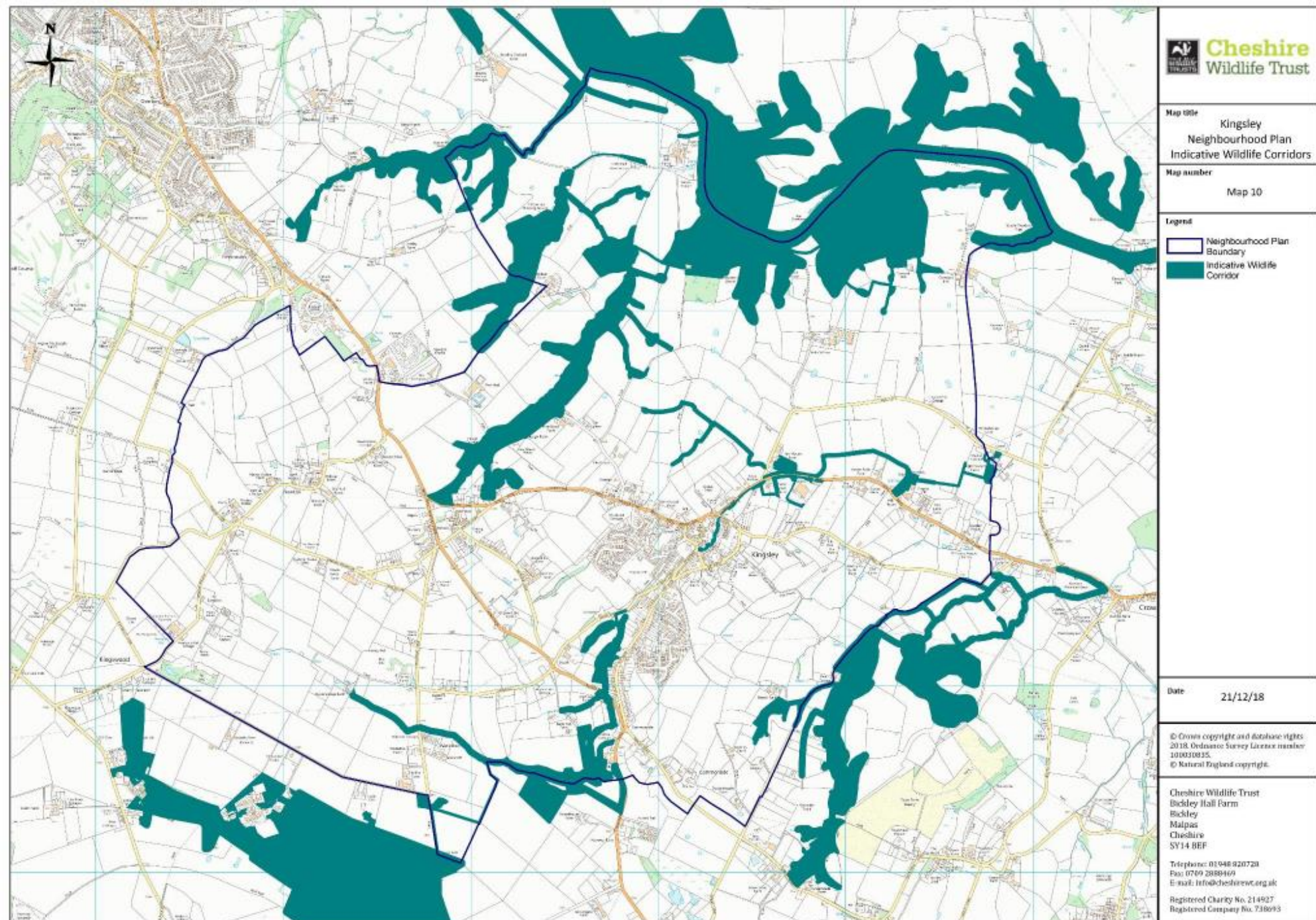


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# Protecting and enhancing Kingsley's Natural Environment

*Cheshire Wildlife Trust (2019)*



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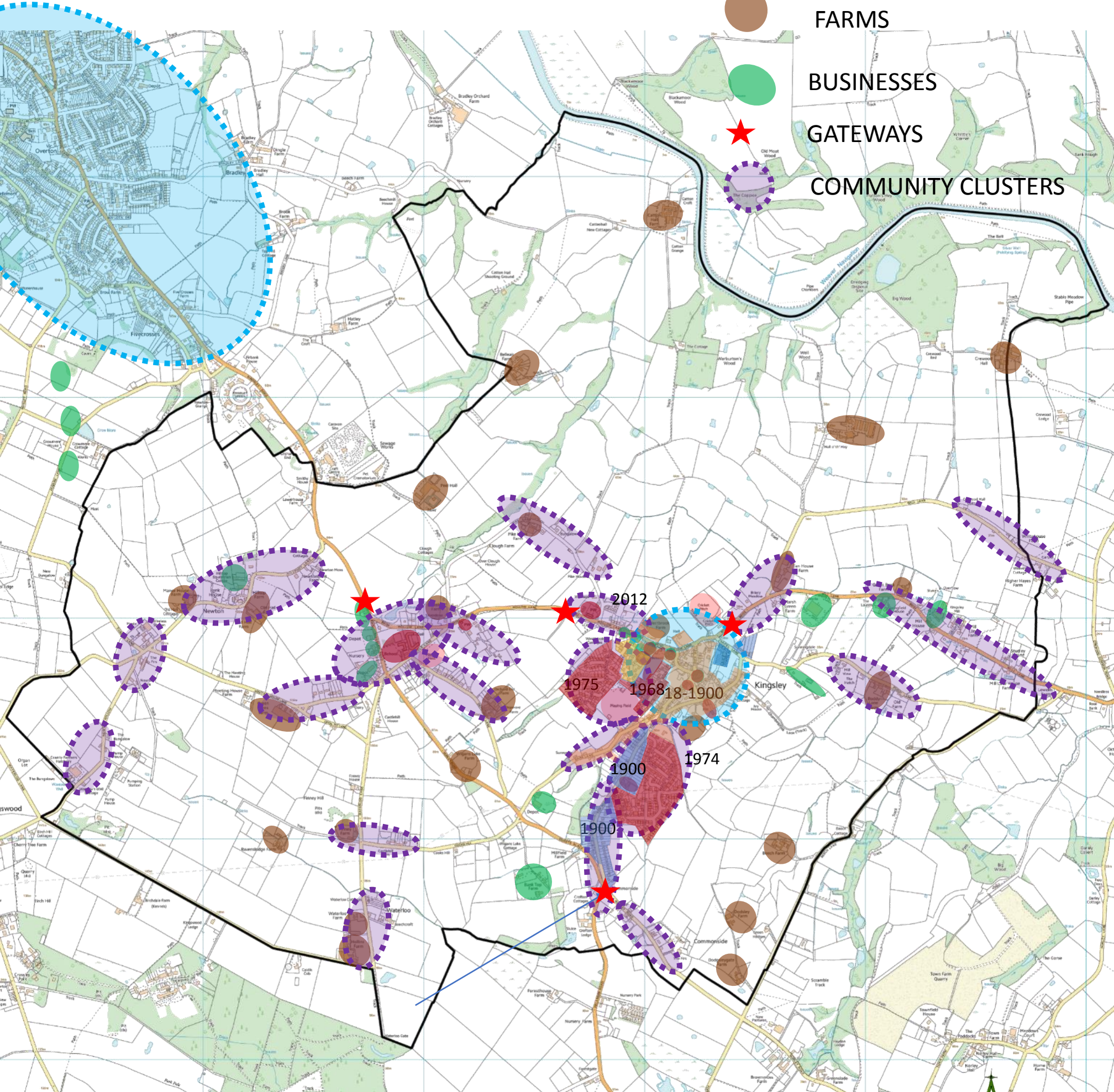


# Kingsley General Character - Assessment

- The villages of Kingsley appears to have originally developed in a ribbon pattern along the spines of the main east west/ north south roads and water courses .
- The current recognizable village centre is focused on the area of Hollow Lane between the Cross and Smithy Lane providing the main retail and community facilities . There are also a series of other significant public buildings /facilities dispersed around the village that together form the focus of the majority of the Village community activities and gatherings.
- Within the Kingsley Village boundary Other significant and distinctive residential or farming groupings /communities exist outside the main village cluster.
- The village approaches are generally defined by High hedges and the narrowing of views forming gateways to the village
- There is no overriding Kingsley Architectural style or form with properties and quarters generally related to their period of development
- Circa 20<sup>th</sup> Century clusters of estates and individual properties have infilled the spaces between the ribbon developments that now make up the current village cluster form.

# Kingsley combined plan

-  PUBLIC FACILITIES
-  RECREATIONAL SPACES
-  FARMS
-  BUSINESSES
-  GATEWAYS
-  COMMUNITY CLUSTERS

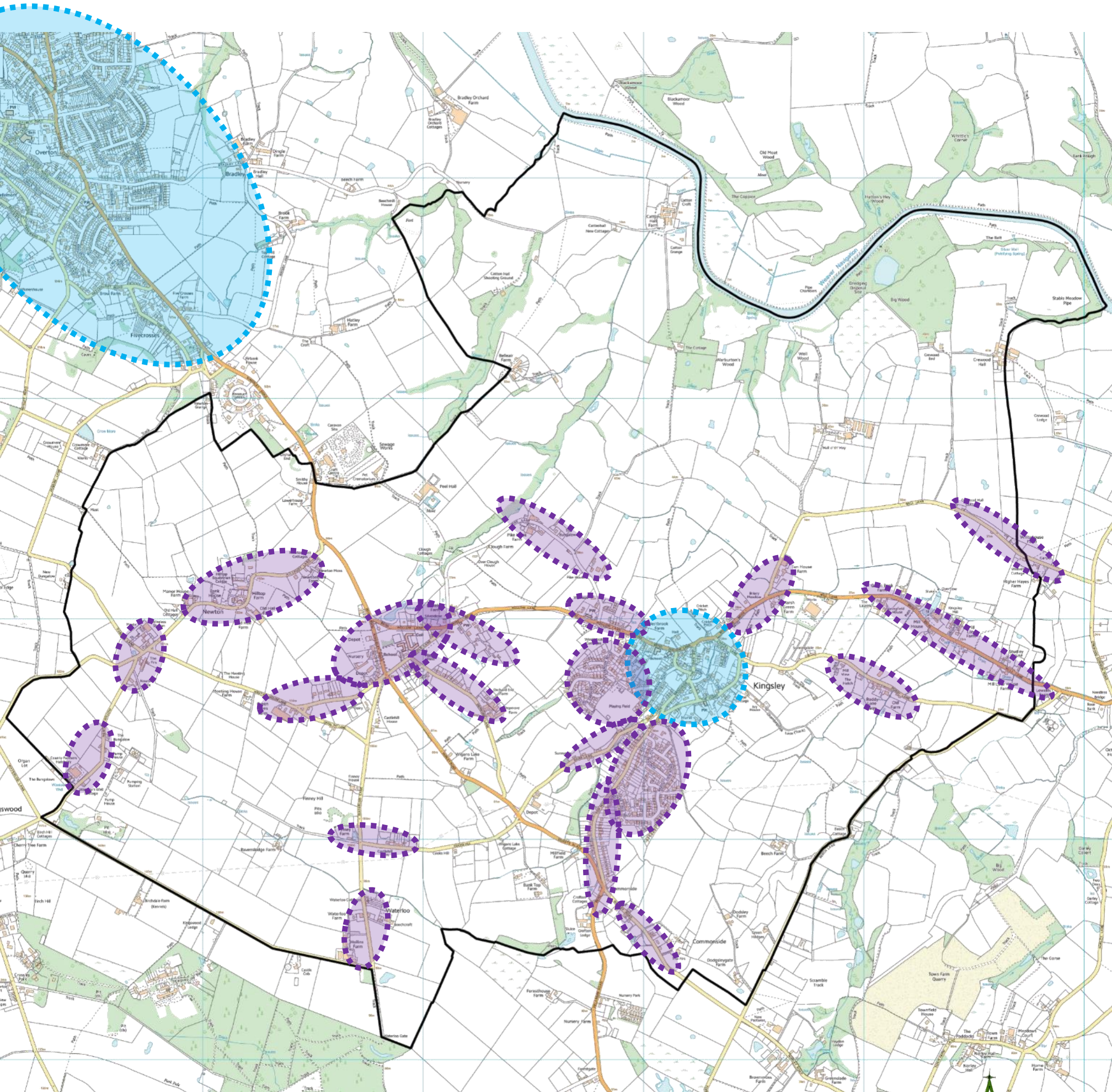


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# Kingsley community clusters / settlement areas



- Within the Kingsley Village boundary Other significant and distinctive residential or farming groupings /communities exist outside the main village cluster.

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# Kingsley core developments & Gateways



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# Kingsley Village Characteristics 1800- 2012



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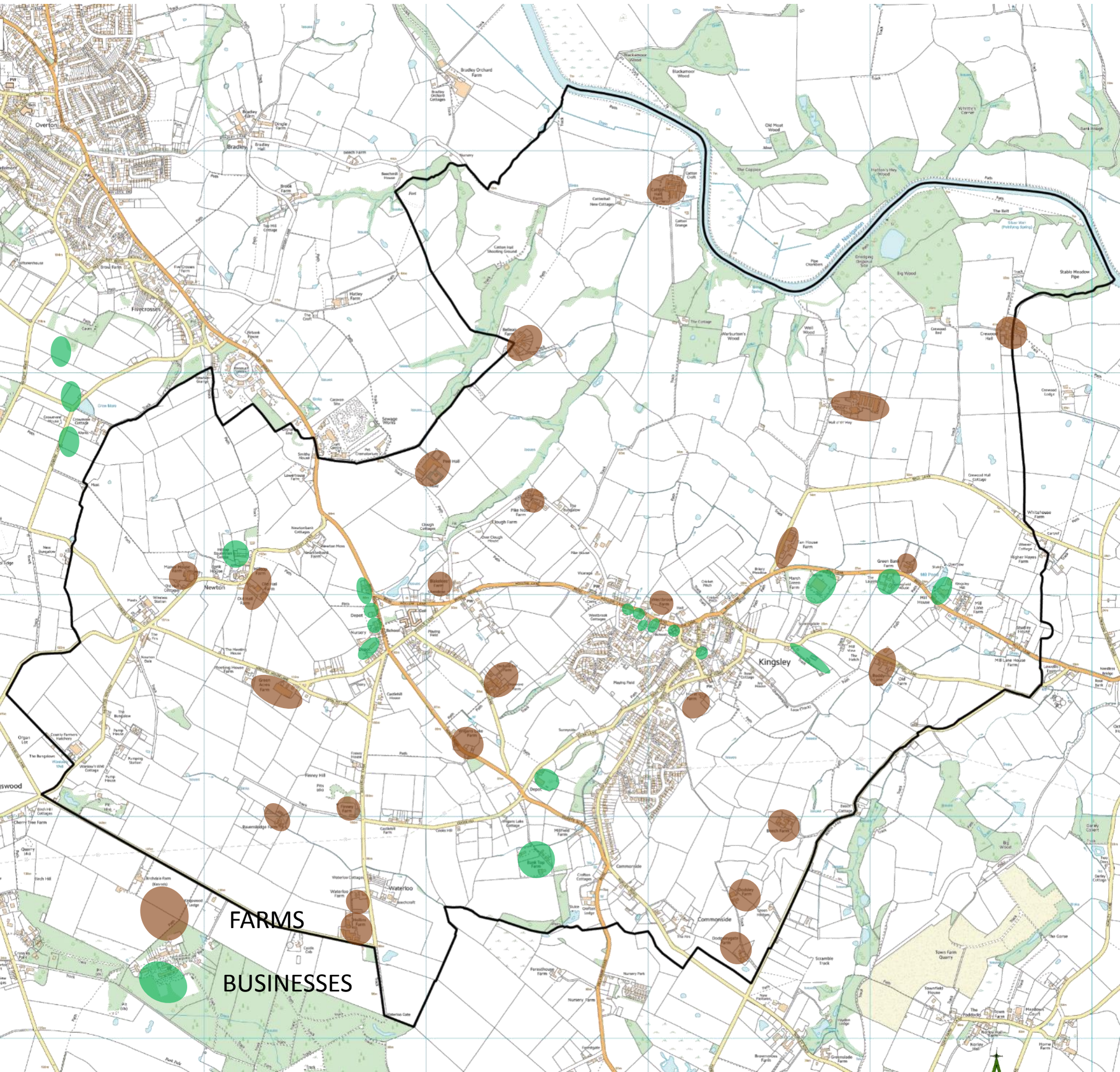
# Kingsley Public Facilities & Public Open Spaces



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# Kingsley Registered Farms & Businesses

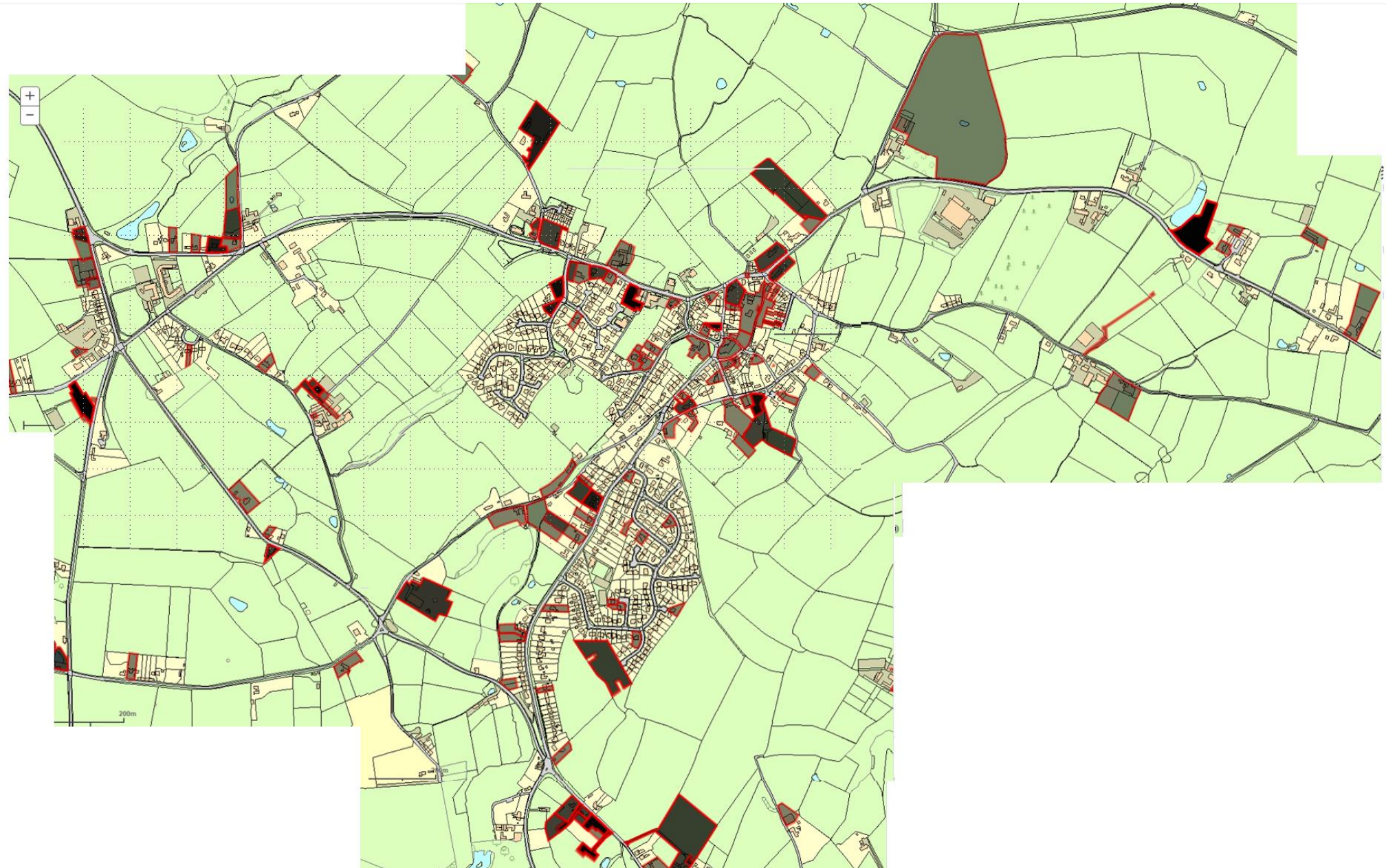


FARMS  
BUSINESSES

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# Kingsley known Planning Applications – last 5 years

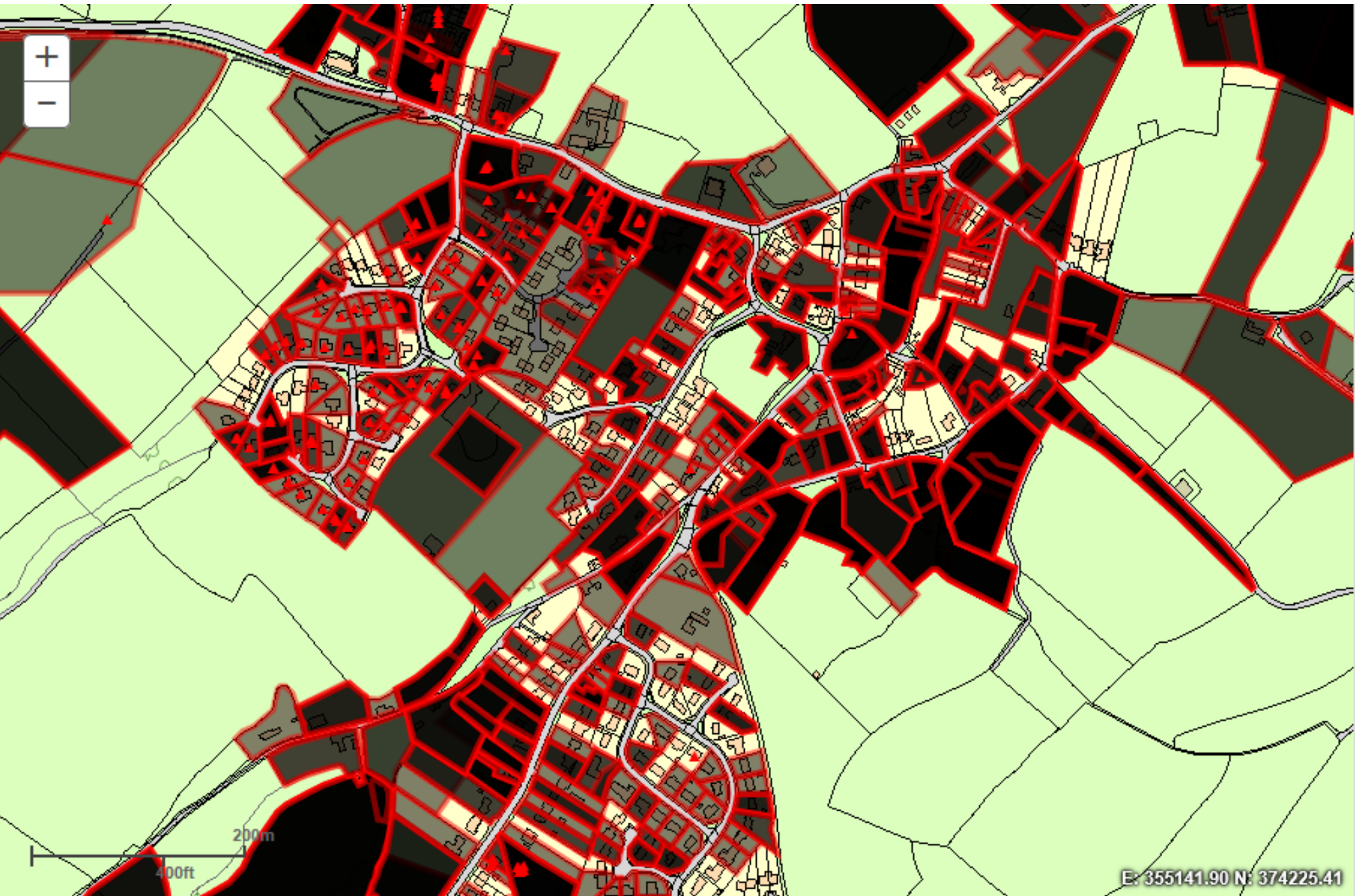


- Within the Kingsley Village boundary there has been significant planning and development proposals submitted to the Local Authority over the past 5 years

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# Kingsley Centre Planning Applications – all recorded



- Within the Central Village Area the majority of Land and property has been subject to Planning and development proposals recorded

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# Kingsley Area Listed Buildings & Structures

Name and location	Date	Notes	Grade
<u>Crewood Hall</u>	1575 !Late 16th century	Basically a <u>timber-framed country house</u> , with a two-storey porch added in 1623. Much of it was encased in brick in the 19th century when the house was also extended. It is a two-storey house, consisting of a hall with two cross wings and the porch. <sup>[2][3][4]</sup>	b !II*
The Croft	1650 !17th century (probable)	This is a cottage that has been <u>rendered</u> and altered since it was built. It is in one storey, with attics, and has a thatched roof. The windows are <u>casements</u> with <u>dormers</u> in the attics. <sup>[5]</sup>	c !II
Manor House Farmhouse	1675 !Late 17th century	A brown brick house with blue-brick banding, <u>sandstone quoins</u> , and a <u>slate</u> roof. It is in two storeys and has an attic, a two-storey porch, and a lean-to extension. One of the rooms has oak panelling. <sup>[6]</sup>	b !II*
Quaker Meeting House Wall	1686	A <u>sandstone</u> wall, formerly surrounding the burial ground of a <u>Quaker meeting house</u> . The meeting house was demolished in 1856, and the wall was rebuilt, incorporating some of the fabric of the meeting house and an inscribed stone. <sup>[7]</sup>	c !II
Walls and two bridges to moat, Peel Hall	1700 !18th century (or earlier)	The walls of the <u>moat</u> , and the bridges, are in <u>sandstone</u> with some brick. The bridge on the southwest side dates probably from the 18th century; that on the southeast side has <u>cast iron</u> posts, and is probably from the 19th century. The moated site is a <u>scheduled monument</u> . <sup>[8][9]</sup>	c !II
Lower House Farmhouse	1775 !Late 18th century (probable)	A brick house with <u>slate</u> roofs in two storeys plus an attic. It has one horizontally sliding <u>sash window</u> in a <u>gable</u> ; the other windows are <u>casements</u> . <sup>[10]</sup>	c !II
Castle Hill Farmhouse	1800 !c. 1800	A two-storey brick building with <u>slate</u> roofs and <u>rusticated quoins</u> . The <u>lintels</u> have <u>keystones</u> and <u>voussoirs</u> , and the windows are <u>sashes</u> . <sup>[11]</sup>	c !II
Castle Hill House	1800 !c. 1800	This is a two-storey house in white-painted brick on a <u>sandstone plinth</u> with a <u>slate</u> roof. Three steps lead up to a door with a <u>Doric pedimented</u> doorcase. <sup>[12]</sup>	c !II
Catten Hall Farmhouse	1830 !c. 1830	A two storey brick house with some <u>rendering</u> and <u>rusticated quoins</u> and a <u>slate</u> roof, standing on a <u>sandstone plinth</u> . It has a <u>Doric</u> doorcase with an <u>entablature</u> , and <u>sash windows</u> . The attached L-shaped sandstone farm building is included in the listing. <sup>[13]</sup>	c !II
Kingsley Hall	1830 !c. 1830	A two-storey brick house on a painted stone <u>plinth</u> with a <u>slate</u> roof. The doorcase is <u>Tuscan</u> with an ornate <u>fanlight</u> , and the windows are <u>sashes</u> . <sup>[14]</sup>	c !II
<u>St John's Church</u>	1849–50	This was a <u>Commissioners' church</u> designed by <u>George Gilbert Scott</u> . It is constructed in <u>sandstone</u> with <u>slate</u> roofs. Its style is that of the 13th century, with an embraced west steeple. <sup>[15][16]</sup>	c !II
Stables, <u>Crewood Hall</u>	1875 !Late 19th century	A brick building with tiled roofs. Its features include doors, pitching eyes, and vents that are diamond-shaped or split-diamonds. <sup>[17]</sup>	c !II
Lychgate, <u>St John's Church</u>	1876 !Late 19th century (probable)	A <u>timber-framed lychgate</u> on a <u>sandstone plinth</u> with a green <u>slate</u> roof. <sup>[18]</sup>	c !II

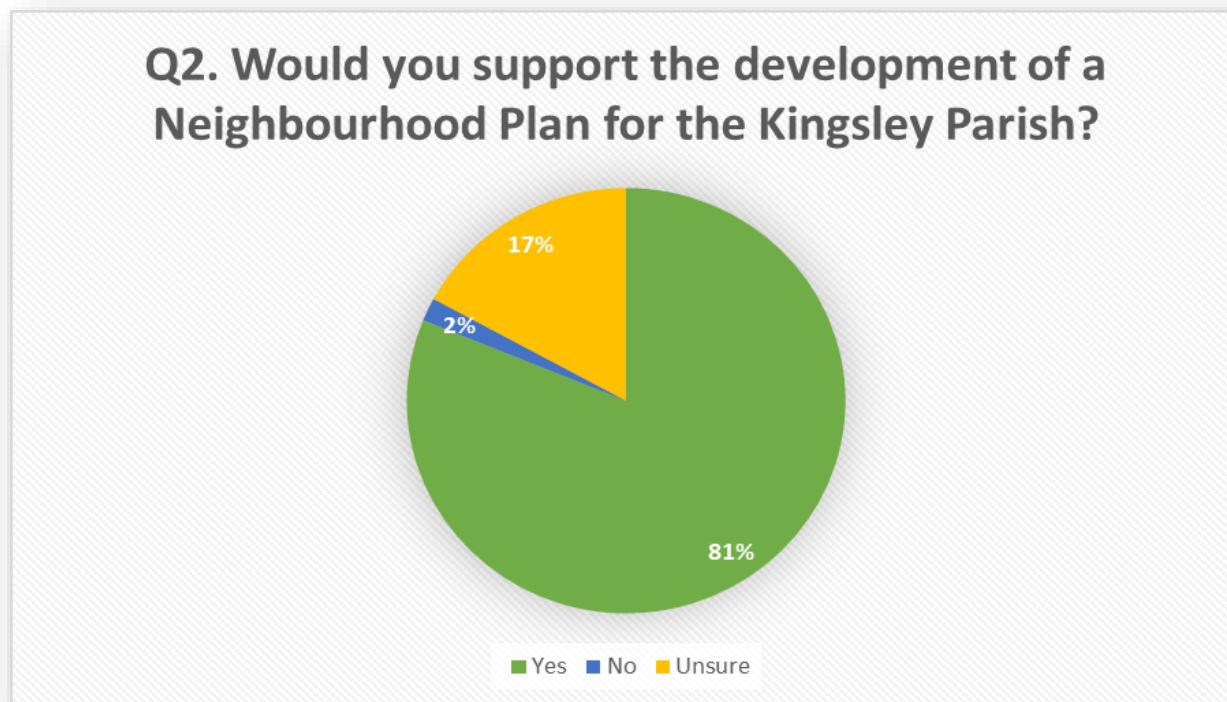




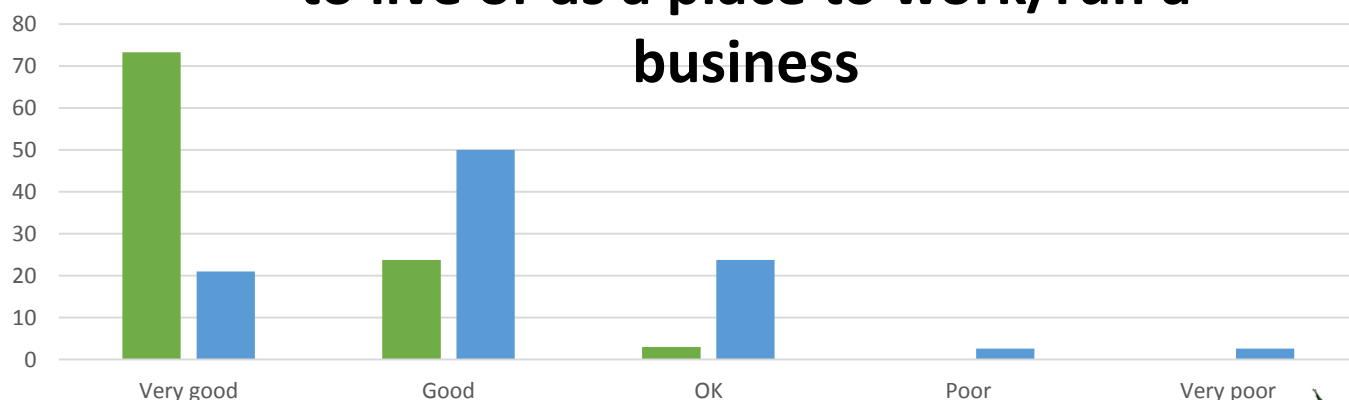
# Feedback from Initial Questionnaire Autumn 2018

## Q1. Your connection to the Kingsley parish

	%	Number
Live in Kingsley	88.24	150
Work in Kingsley	1.76	3
Live & work in Kingsley (including self-employed or home working)	7.65	13
Regularly visit Kingsley but don't live/work here	1.18	2
None	0.59	1
Other (please specify)	0.59	1



## Q3. In relation to your connection to Kingsley, please rate the area as a place to live or as a place to work/run a business





# Feedback from Initial Questionnaire Autumn 2018

## Q5. What do you most dislike about the parish of Kingsley?

Theme	Number
Parking	35
Lack of public transport	30
Too much complaining/NIMBYS	25
Too much housing/planning permissions	24
Amount of traffic	16
Nothing	15
Speeding	14
Poor state of the roads	12
Lack of facilities	12
Lack of suitable housing/house prices	9
Not enough diversity	8
Heavy vehicles	7





# Feedback from Initial Questionnaire Autumn 2018

**Q7. Irrespective of location what do you think makes an area a great place to live and work in?**

Theme	Number
Community/friendliness	114
Facilities/amenities	89
Countryside/rural	37
Things to do/social activities	29
Good transport links/location	24
Feeling safe	22
Peace/tranquillity	15
Clean/tidy	13
Housing	7
Diversity/mix of population	6
Opportunity for growth	5



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# Feedback from Initial Questionnaire Autumn 2018

**Q8. How would you like to describe the parish of Kingsley in the future?**

Theme	Number
Remain as a village/as it is now	51
Friendly/community focused	48
Amenities/facilities	25
Thriving/vibrant	25
Good mix of people/diverse	21
Housing	14
Desirable/affluent	14
Forward thinking/embracing change	13
Family	10
Environment/green areas	9
Safe	6
Beautiful/idyllic/quiet	5



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# Feedback from Initial Questionnaire Autumn 2018

*“Public transport is very limited and almost impossible to get to most places if you do not drive”*

*“Increasing number of new large executive style housing providing little benefit or contribution to the existing housing stock in the village”*

*“Some development is inevitable and rightly so, particularly to meet the needs of younger people. It must be consistent with the identified needs of the local community”*

*“An ageing population with reduced opportunities for young families to stay/move into the village because of a lack of affordable housing available to buy”*

*“One that continues to grow and develop but in proportion to itself and in a way that does not impact on its current identity and character”*

*“We like the rural atmosphere and close knit community. All age groups are catered for and there is a good social/activity structure should you desire. Excellent access to road/rail links. Good provision of open spaces”*

*“Mix of all ages of people, strong sense of community and things to do locally plus accessibility”*

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# A POSSIBLE VISION FOR KINGSLEY

- It is envisaged that by 2030, Kingsley will be a vibrant and friendly village with easy access to green spaces and the open countryside.
- Kingsley's role as a local service centre will be supported with excellent amenities and services for all.
- It will provide for the needs of the whole community and will capitalise on its many strengths, including low levels of crime and proximity to large towns and cities and the wider Cheshire countryside.
- The green belt around the village will remain, with any new development having been targeted to meet local needs whilst maintaining the village's character, scale and the present day rural/semi-rural setting.
- Kingsley's strong sense of community spirit, friendliness, peacefulness, good quality of life and flourishing natural environment, valued by all, will be maintained and enhanced for future generations.

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# POSSIBLE OBJECTIVES

*In order to deliver this Vision a set of objectives have been developed:*

- **Environment and Landscape:** To protect and enhance Kingsley Parish's natural rural character, its views and vistas including its heritage, environmental, wildlife and natural green areas of the surrounding countryside, for the benefit of present and future generations.
- **Economy and Business:** To maintain and improve the village as a convenient place to shop, work and spend time, and to encourage a broad and sustainable rural economy which encourages existing business to thrive in the parish whilst supporting new business opportunities and home working.
- **Housing and Design:** To improve the housing mix through sustainably located development of an appropriate scale, size and mix to meet local needs.
- **Travel and Movement:** To support and improve safe and sustainable modes of transport across the Parish, whilst alleviating traffic and parking issues and ensuring that new developments do not have a negative impact on existing infrastructure, or can positively impact the present network.
- **Community & Services:** To secure ongoing improvements to infrastructure and digital connectivity to enhance life in the village for all, whilst sustaining and improve local services and community facilities to meet the changing needs of the residents of Kingsley, retaining the community spirit that the residents of Kingsley value so much.

## Interested in joining us?

- Our next meeting is usually on the first Monday of the month
- Hurst Methodist Church @7.30pm
- Email us [kingsley.npsg@gmail.com](mailto:kingsley.npsg@gmail.com)
- Follow our progress in Kingsley News, Kingsley Facebook Page & Kingsley Website
- Any questions? Get in touch with us to find out more...

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