



Land at Decoy Farm

Delivery Statement – January 2018

“ *This document has been prepared to demonstrate that the land at Decoy Farm, Chester is suitable, achievable and deliverable and is in the control of Redrow Homes Limited [Redrow] who is capable of delivering a high quality residential development at the earliest opportunity.*



Document design: rbpagency.com

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FIGURE 1 – SITE LOCATION PLAN



1. Introduction

THIS DOCUMENT HAS BEEN PREPARED TO DEMONSTRATE THAT THE LAND AT DECOY FARM, CHESTER IS SUITABLE, ACHIEVABLE AND DELIVERABLE AND IS IN THE CONTROL OF REDROW HOMES LIMITED [REDROW] WHO IS CAPABLE OF DELIVERING A HIGH QUALITY RESIDENTIAL DEVELOPMENT AT THE EARLIEST OPPORTUNITY.

The land at Decoy Farm, Chester [the Site] should be considered for residential development as it will assist in meeting the development requirements of the borough together with local housing needs.

This Delivery Statement will:

- 1. Outline the opportunity presented by the development of the Site;
- 2. Set out the vision for the Site;
- 3. Demonstrate that the vision for the Site is capable of being delivered; and,
- 4. Explain how the proposed development will deliver the Council’s objectives for Chester.





2. The Site and its Context

THE SITE

The Site is located to the south of Chester in the Cheshire West and Chester borough. Chester is the largest settlement within the borough is identified in the settlement hierarchy as a sub-regional centre.

The 45.7 ha site comprises a number of field parcels under arable management; small water bodies are also present across the Site.

The Site is located to the south of the Wrexham Road strategic allocation; the proposed Chester Western Relief Road intersects the northern most part of the Site, running in a south east to north-west direction.

The Site is bounded to the:

- 1. North partially by the Chester Park and Ride facility, the Wrexham Road strategic allocation and, a small parcel of agricultural land, beyond which lies the urban area of Chester;
- 2. East by Wrexham Road, beyond which lies the Chester Business Management Park;
- 3. South by the A55, beyond which lies the small, linear settlement of Rough Hill and agricultural land; and,
- 4. West by the railway line, beyond which lies agricultural land.





3. What is the Opportunity?

WHAT IS THE NEED FOR HOUSING?

The National Planning Policy Framework [the Framework] outlines the Government's commitment to ensuring that the planning system positively supports the provision and delivery of strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations.

The Housing White Paper "Fixing our broken housing market" sets out a broad range of reforms that government plans to increase the supply of new homes.

The Development Plan for the Site comprises Cheshire West and Chester Local Plan [CWLP] (Part One) Strategic Policies (2015) and the 'saved policies' of the Chester District Local Plan (2009). The CWLP sets out the overall vision, objectives, spatial strategy and strategic policies for the Borough up to 2030.

The adopted CWLP Part One identifies a housing need of 22,000 new dwellings to be delivered over the plan period 2010-2030 which equates to the delivery of 1,100 dpa. Chester is identified as delivering at least 5,200 dwellings of which 1,300 dwellings will be provided through Green Belt release. Redrow is concerned that the Council is not providing sufficient land to meet this requirement.

There is a significant need for development in the borough of which will continue beyond the plan period. At a strategic level, Chester is likely to accommodate a high proportion of this need through virtue of its position as a sub-regional centre and, as a consequence, will maintain the focus of long term growth, giving rise to the greatest increase in population.



3. What is the Opportunity? continued

The Council is currently preparing the CWLP Part Two; the purpose of this document is to provide the detailed policies and land allocations required to deliver the overall strategy for the Borough. However, as currently drafted, it fails to allocate any additional residential land on the edge of Chester to assist in delivering the levels of housing growth set out in Local Plan Part One and for the period beyond the current plan period. Redrow therefore considers that there is a need to identify additional land for residential development, and the Council should be proactive and acting now on this matter in order to ensure that the Local Plan requirement is met




With Chester completely enclosed by Green Belt, the Council will need to review its position towards the latter part of the plan period to ensure that enough land is made available within Chester to support its sustainable growth and, to ensure that it is capable of meeting future development requirements.

With all suitable, available sites within the urban area identified as meeting the need of the current plan period, the Council will need to consider other options to meet future development requirements. With the supply of sites in the urban area exhausted, “exceptional circumstances” will exist to justify the release of Green Belt land through a Local Plan review.

IS THERE A NEED FOR DEVELOPMENT IN THE GREEN BELT?

The timing of a review will be determined by updated evidence and the monitoring of the housing delivery against the Council’s projected housing trajectory. The quantum of development required is uncertain and will depend on the latest evidence available. Notwithstanding this, it is evident that suitable land will need to be made available around Chester so that it is able to meet its future development requirements.

Having considered all other land surrounding Chester, it is considered that there is no other suitable, strategic Green Belt site that:

-  Does not conflict with the purposes of the Green Belt;
-  Is not constrained by environmental or technical issues; and
-  Is capable of meeting the future development requirements.

In this regard, the land at Decoy Farm is the only large scale site that could deliver a sustainable urban extension to Chester without impacting on the purposes of the Green Belt.

WHY DO THE COUNCIL NEED TO CONSIDER FUTURE REQUIREMENTS NOW?

The approach of the CWLP Part Two is to rely on the delivery of committed sites and land within the urban area coming forward for development in the plan period. However, the supply of urban sites and brownfield land is finite and has been maximised in the supply identified to deliver the housing requirement over the Plan period.

The availability of such land towards the end of the plan period is therefore likely to be significantly more limited. This will have a resultant impact upon the ability of the Council to meet the housing requirement in the latter years of the Plan period. The Council’s ability to achieve a rolling 5-year supply of deliverable housing land, as required by the Framework¹, is also likely to be compromised on this basis.

In this regard, the CWLP Part One states that Chester will deliver at least 5,200 dwellings, of which in the region of 1,300 dwellings to be provided through Green Belt release. The Council should not therefore treat this requirement as a fixed target and flexibility needs to be incorporated within the Local Plan to ensure that the appropriate provision is made. As part of this process, the Council should be identifying sufficient land in excess of the Local Plan housing requirement as this is the only means by which it can ensure that the requirement will be met and that development will be provided in the most sustainable locations.

1. National Planning Policy Framework §47

Ensuring a sufficient housing supply will help to ensure that development is delivered to meet affordable housing needs and help deliver a wider housing mix which meets the needs of the local population. It will also help to support service provision and maintain the vitality of the Chester.

The delivery of the Site would make an important contribution to this need for future housing land around Chester and would represent a logical extension to the existing Wrexham Road strategic allocation.

The Council should not depend on commitments and previously developed land with no planning status to meet its housing needs nor should they treat their requirement as a fixed target. The Council must ensure that a degree of flexibility is adopted to ensure that appropriate provision is made. As part of this process it is recommended that the Council identifies sufficient land in excess of the Local Plan housing requirement as this is the only means by which it can ensure that the requirement will be met and that development will be provided in the most sustainable locations.

ABOUT REDROW HOMES LIMITED

Best known for its premium quality, family homes, Redrow builds everything from starter homes for first time buyers to large executive detached houses. Central to its product range is The Heritage collection, combining traditional looking 'Arts & Crafts' influenced exteriors with modern interiors for 21st century living. One of the most popular and enduring of domestic architectural styles, the Arts and Crafts influence of the late 19th century can be seen in many so-called 'character' homes from later periods, especially the 1920s and 1930s.

Redrow has successfully blended sought-after features from the best loved period homes with the family friendly, open-plan layouts, statement making kitchens and bathrooms and high quality fixtures and fittings that today's consumers demand.

Redrow is equally at home building small, exclusive developments in prime locations as large-scale regeneration projects which incorporate business use, shops, community and leisure facilities, as well as new homes.

Identification and promotion of strategic land opportunities are a key component to deliver land in the region and Redrow North West has benefited considerably from its success.

Redrow's dedication to building quality homes has earned many awards over the years, as has its pioneering approach to design, community involvement and marketing. It has been at the forefront of several industry innovations, including the launch of its welcome parties. These are celebrations designed for customers who have just exchanged on the future purchase of their new home. Co-hosted by their sales consultant and their dedicated customer service manager, they are great ways of building relationships, getting to know the new neighbours and building a sense of place and community on all its developments.





4. What is the Vision for the site?

INTRODUCTION









The land at Decoy Farm offers an ideal opportunity for the creation of a sustainable urban extension to Chester which utilises that site's existing characteristics whilst simultaneously minimising the impact of development on neighbouring residents and the users of the regionally impact Chester Business Park.



4. What is the Vision for the site? continued

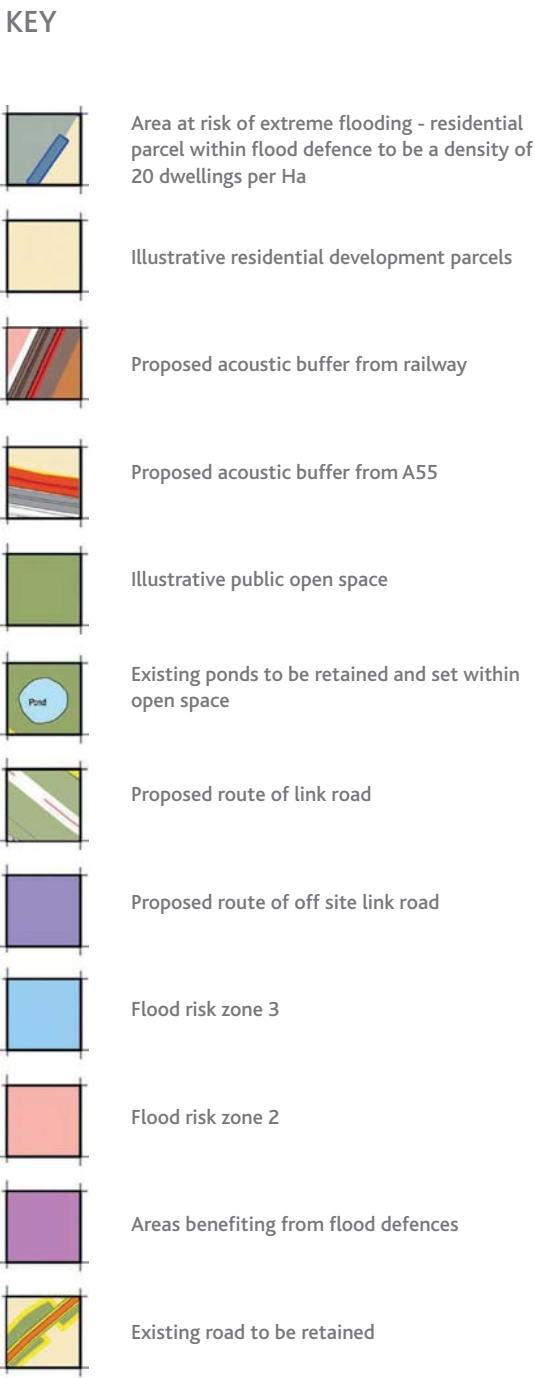
SITE CONSTRAINTS AND OPPORTUNITIES

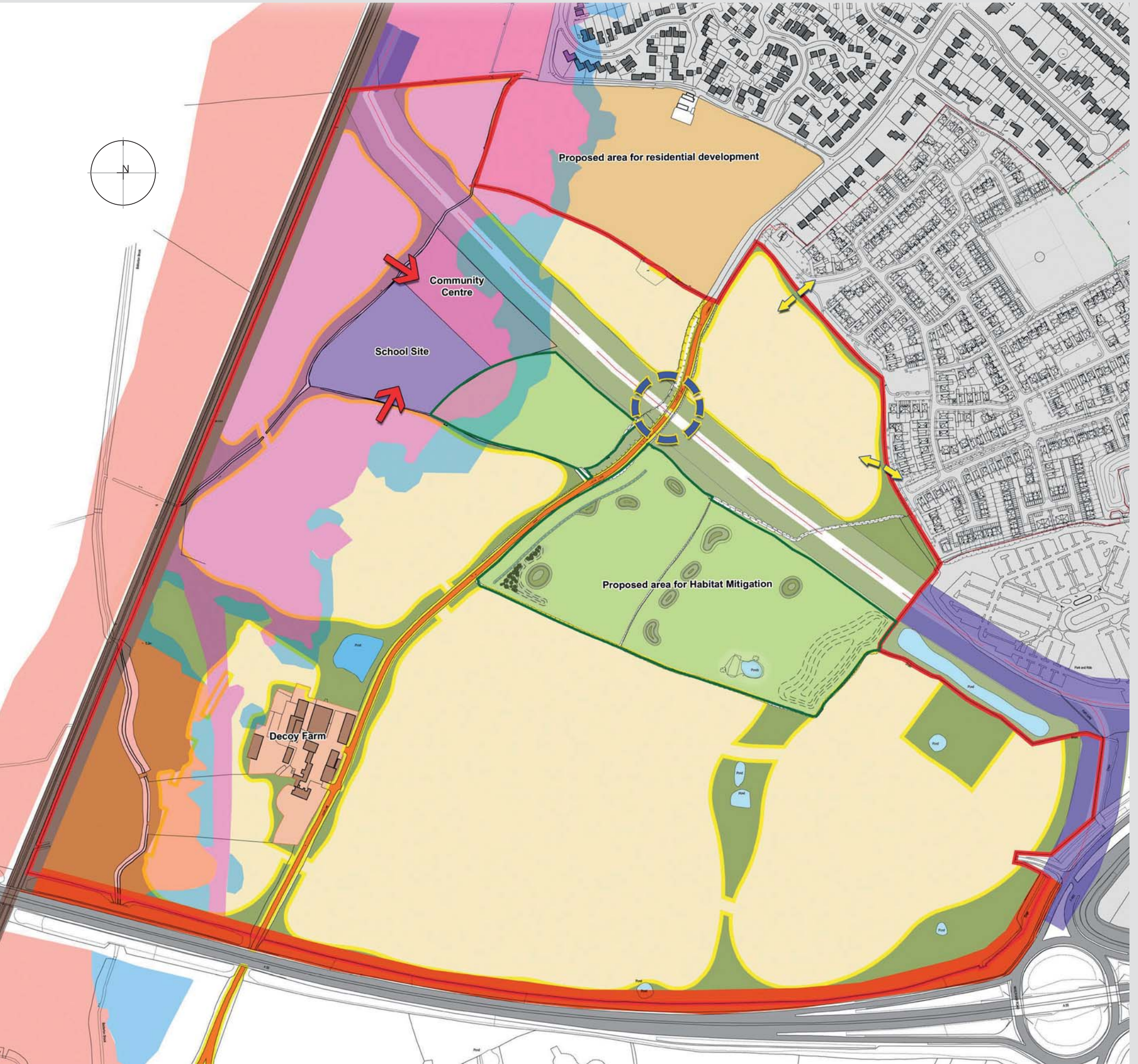
The Site’s characteristics and technical constraints have helped shaped the form of the proposed development whilst incorporating the sustainable development principles and best practice in urban design. The proposed development has a number of opportunities and constraints which have influenced the design of the Illustrative Masterplan. These include:

-  The proximity of the A55 to the south & potential noise issues as a result;
-  The rail line to the west;
-  The location of Flood Risk Zones 2&3 to the west;
-  Lache Lane which dissects the Site north to south;
-  The proposed newt mitigation area located centrally;
-  The proposed route of the east/west link road;
-  The retention of Decoy Farm; and,
-  The location of a number of existing ponds.

These Site constraints can be incorporated into the development through its careful design and layout thereby maximising the developable area of the Site. The rail line, the A55 and the A483 (Wrexham Road) ensure that the Site is very well contained and does not represent sprawl into the open countryside. The ecological mitigation areas can be enhanced and incorporated within this proposed development and the retention of Decoy Farm provides character to the development.

FIGURE 2 – SITE CONSTRAINTS AND OPPORTUNITIES PLAN





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4. What is the Vision for the site? continued

THE MASTERPLAN

The masterplan illustrates how the Site could be design and laid out in account of the identified constraints and opportunities.

The proposed masterplan has been designed to ensure that access can be taken from the existing road network, principally from Lache Lane. It is proposed that a roundabout is delivered at the point where the Western Relief Road crosses Lache Lane; this would ensure that the proposed education and community facilities can be suitably accessed together with the Wrexham Road strategic allocation.

The proposed residential development has been designed and laid out to complement the character of the surrounding area through appropriate development densities, street scenes, housing types and retaining the existing landscape structure.















It is envisaged that significant landscaping will be delivered as part of the proposals making for more attractive development. Appropriate set back distances together with the provision of green, landscape and acoustic buffers will be delivered along the A55 and railway line to mitigate any noise impact. Pocket parks, amenity and green spaces have been incorporated into the Site layout to increase and improve the usable green space provision of the Site.

The land at Decoy Farm provides the opportunity to create a high quality residential scheme with a coherent landscape structure, which conserves the Site's natural assets as well as improving the local public open space and green space offer.



FIGURE 3 – THE MASTERPLAN

KEY

-  Possible roundabout location to connect new link road with existing road network
-  Adjacent existing buildings
-  Illustrative residential development parcels
-  Illustrative spine road, tree lined to create a green route
-  Illustrative secondary access streets
-  Illustrative public open space
-  Area to be used for flood mitigation
-  Low density housing within flood defence
-  Existing Decoy Farm to be retained
-  Proposed 5.0 acre school site
-  Proposed 3.0 acre community centre
-  Flood risk zone 3
-  Flood risk zone 2
-  Areas benefiting from flood defences



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5. Can the Vision be Delivered?

IS THE SITE AVAILABLE?

The proposed development of the Site will:

- ✿ Make a valuable contribution to the future housing requirements of the borough and deliver up to approximately 1,400 new family homes; and,
- ✿ Deliver up to 30% affordable housing units.

The Site is being promoted by a national housebuilder with a track record of delivering units within the borough. Redrow is seeking to develop the site at the earliest opportunity. There are no legal impediments, need for land in third party ownership, or known constraints that would impede deliverability. The site is therefore fully deliverable.

IS THE SITE SUITABLE?

Chester is identified as the largest urban area within the borough and the focus of sustainable growth. The Cheshire and Warrington LEP recognises that the provision of housing within Chester will be important to ensure that it maintains its position as a sub-regional centre. Chester offers a wide

range of service and facilities together with education and employment opportunities; it also benefits from excellent public transport links and connectivity to the strategic road network.

The Site is located to the south of Chester and is well related to the wider settlement and the Wrexham Road strategic allocation. The Site benefits from excellent access to the city centre via sustainable transport links; the Site abuts the Wrexham Road park and ride facility. It is situated in close proximity to a wide range of services and facilities including education and employment opportunities and will benefit directly from being in the immediate vicinity of the Kings School Chester and the Chester Business Park. The Site will also benefit from the development of the Wrexham Road strategic allocation which will seek to deliver essential community infrastructure, including a; primary school, local centre, cafes / restaurants and public house, health centre and a nursery / crèche.

The Site is defined by strong physical boundaries and would represent a logical extension to the Wrexham Road strategic site; its allocation for development will provide the opportunity to create a long term defensible Green Belt boundary to Chester.

5. Can the Vision be Delivered? continued

IS THE DEVELOPMENT ACHIEVABLE?

Redrow has undertaken an evaluation of the technical and environmental constraints that could prevent or restrict the development of the land. This assessment identified that there are no overriding constraints that will impede the delivery of the Site.



HIGHWAYS

It is proposed that the Site will take access from the existing road network, principally from Lache Lane. It is proposed that a roundabout is delivered at the point where the Western Relief Road crosses Lache Lane; this would ensure that the proposed education and community facilities can be suitably accessed together with the Wrexham Road strategic allocation.

It is envisaged all access will take the form of T-junctions. All visibility splays and geometric junction requirements can be accommodated within the existing highway boundary.

HERITAGE

The Site is not located within or adjacent to a conservation area nor is it within the vicinity of any listed buildings. Whilst Chester is recognised as a walled, cathedral city with a high quality historic environment, it is considered that the Site makes a limited contribution towards its setting and character being divorced from the historic core by a significant amount of built development. The levels of the Site ensure that it does not support any prominent views of the historic core.

Although it is located on one of the arterial roads into the city centre, the Site does not form part of a gateway to the historic core, the Wrexham Road strategic allocation and a significant amount of residential development separating the two.

LANDSCAPE

The Site is situated to the south of Chester, outwith the settlement boundary and is included within the Shropshire, Cheshire and Staffordshire Plain National Character Area [NCA]. The NCA is characterised by an expanse of flat or gently undulating, lush, pastoral farmland.

The Site is well contained by urbanising features, to the south by the A57, to the east by Wrexham Road and to the west by the railway line. The Site's southern boundary is well vegetated comprising a mature hedgerow with intermittent trees that limit views. The eastern boundary is equalled vegetated and limits views of the Site from Wrexham Road. The northern edge of the Site abuts the Wrexham Road strategic allocation and has the potential to be looked over by its development. Overall the Site is well contained and views across the Site are limited; views of the Site along Lache Lane are frequently filtered or screened by mature hedgerows.

Given the Site's location outwith the settlement boundary and its containment by physical, urbanising features, it is considered that it makes a limited contribution to the NCA and does not afford any special landscape value. In this regard, there are no major constraints to the development of the Site assuming that an appropriate approach is taken towards the masterplanning and landscape assessment.

TREES

A number of intermittent trees are located along the boundaries of the Site and are included within the field boundaries. None of the trees identified are protected by Tree Preservation Orders.

In this regards, the vast majority of existing trees and arboricultural features on the site are located within existing field boundaries and can be retained as part of the proposed masterplan.

ECOLOGY

There are no statutory or non-statutory ecology designations contained within the Site or the surrounding vicinity.

The Site contains habitats which have the potential to support populations of several protected and notable species. If found present on the Site, it is considered that these could be readily safeguarded through a sensitive scheme design and appropriate mitigation measures, and would not represent an 'in principle' constraint to development. Indeed, opportunities for any protected species potentially present could be enhanced in the long-term through the appropriate design of future development proposals. In this regard, there is potential for the proposed areas of ecological mitigation, associated with the Wrexham Road strategic allocation, to form part of the ecological mitigation strategy for the Site.

It is considered therefore that the Site offers sufficient flexibility to ensure compliance with planning policy at all levels and to avoid 'significant harm' to biodiversity. Furthermore, a sensitively designed development incorporating appropriate mitigation and enhancement has the potential to deliver a net gain in biodiversity.

FLOODING AND DRAINAGE

The land located to the east of Lache Lane and to the west of Wrexham Road is included within Flood Zone 1 where the Environment Agency considers residential development is acceptable. In addition, there are no significant areas of surface water flooding on site.

The land located to the west of Lache Lane and to the east of the railway line is primarily included within Flood Zone 2 and 3 however, is identified on the Environment Agency Map as benefiting from flood defences. The proposed masterplan illustrates that a lower density of residential development will be delivered on those areas identified as benefiting from flood defences, principally at 25 dwellings per hectare.

A number of small pond are located on the Site, these have been incorporated as part of the masterplan and would be included as part of the overall design and layout of the proposed development.

GROUND CONDITIONS

There are no known contamination constraints that could prevent the Site coming forward for development. At the appropriate time a Preliminary Environmental Risk Assessment would be undertaken to assess any ground based hazards which might affect development.

IS THE DEVELOPMENT VIABLE?

Redrow has reviewed the economic viability of the proposals in terms of the land value, attractiveness of the locality, level of potential market demand and projected rates of sales; as well as the cost of factors associated with the Site including site preparation costs and site constraints. Where potential constraints have been identified, Redrow has considered the necessary mitigation measures and required investment in order to overcome deliverability barrier.

Redrow confirms that the development of the Site is economically viable and is confident that residential development can be achieved within the first five years of the plan period.

The Site is under the control of a major housebuilder. It is not subject to any significant technical or environmental constraints that will prevent it coming forward for housing.





6. Does the Vision meet Planning Objectives?

WHAT ARE THE PLANNING OBJECTIVES?

The Framework explains that the purpose of planning is to help achieve sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

-  **Economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available.
-  **Social role** – supporting strong, vibrant and healthy communities.
-  **Environmental role** – contributing to protecting and enhancing our natural, built and historic environment.

In delivering sustainable development, the Framework attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

6. Does the Vision meet Planning Objectives? continued

WOULD THE DEVELOPMENT HARM THE GREEN BELT PURPOSES?

CHESHIRE WEST AND CHESTER GREEN BELT

Approximately 42% of the borough is designated Green Belt with Chester, Ellesmere Port and Northwich either enclosed or partially defined by the Green Belt.

The Council should not depend on commitments and previously developed land with no planning status to meet its housing needs nor should they treat their requirement as a fixed target. The Council must ensure that a degree of flexibility is adopted to ensure that appropriate provision is made. As part of this process it is recommended that the Council identifies sufficient land in excess of the Local Plan housing requirement as this is the only means by which it can ensure that the requirement will be met and that development will be provided in the most sustainable locations.

Having identified all suitable and available sites within the urban area to meet the needs of the current plan period, the Council will need to consider other options to meet the future development requirements of the borough. With the supply of sites in the urban area exhausted, “exceptional circumstances” will exist to justify the release of Green Belt land through a Local Plan review.

Redrow has therefore undertaken an assessment of the Site, against the five purposes of the Green Belt. The assessment has taken into consideration the proposed Chester Western Relief Road together with the applications submitted on the land to the north. Each purpose is considered in turn below.

TO CHECK THE UNRESTRICTED SPRAWL OF LARGE BUILT UP AREAS

The Site would form a logical extension to the south of Chester; it is enclosed by strong and durable boundary features, to the south the Site is bound by the A55, to the east by Wrexham Road and to the west by the railway line. The development of the Site provides the opportunity to strengthen the southern boundary and provide a permanent defensible Green Belt boundary to prevent the unrestricted sprawl of Chester.

The removal of the Site from the Green Belt will not result in the unrestricted sprawl of the urban area of Chester.

TO PREVENT NEIGHBOURING TOWNS FROM MERGING INTO ONE ANOTHER

The Site is not important in preventing any neighbouring towns merging into one another. The Site does not comprise an essential parcel of land that needs to be kept open for any strategic reason.

The development of the Site would not result in the narrowing of the gap nor would it result in the merging of two towns.

TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

The development of the Site would provide a natural extension to, and accommodate the sustainable growth of Chester. The development of the Site provides the opportunity to strengthen and enhance the existing boundary features to the south and provide a long term defensible Green Belt boundary.

The removal of the Site does not affect the purpose of safeguarding the countryside from encroachment.

TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS

The Site is not located within or adjacent to a conservation area nor is it within proximity to a listed building.

Chester is recognised as a walled, cathedral city with a high quality historic environment. However, the Site is divorced from the historic core of the city by a significant amount of built development and is not considered to have any impact on its character or setting. The levels of the Site also ensure that it does not support any prominent vistas of the historic core.

Although located on one of the arterial roads running into the city centre, the Site does not form part of a gateway to the historic core due to the Wrexham Road strategic allocation and significant amount of residential development which separates the two.

The removal of the Site from the Green Belt does not affect the purpose of preserving the setting and special character of a historic town.

TO ASSIST URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND AND OTHER URBAN LAND

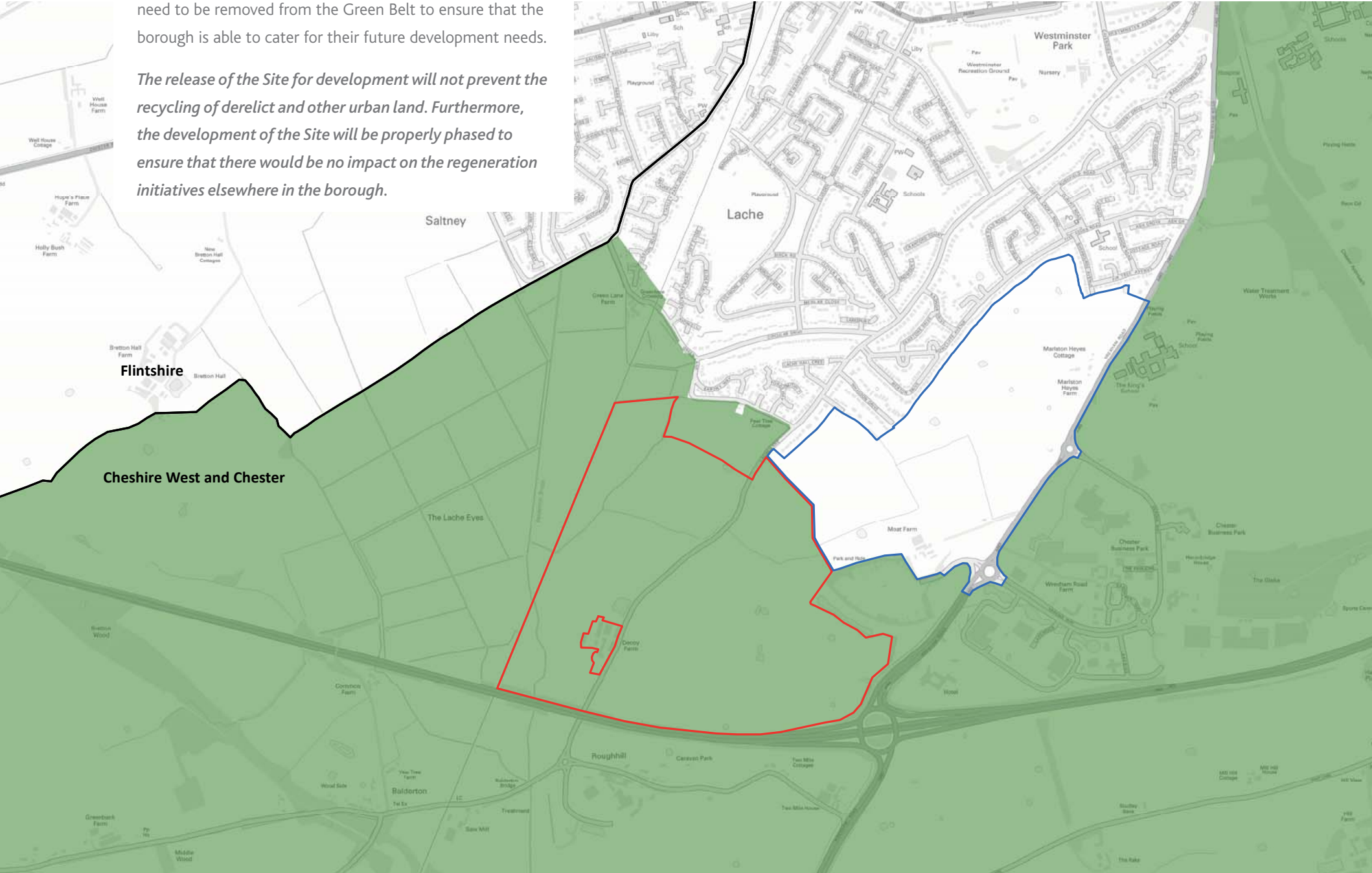
Should the Council be unable to meet future requirements through development within the urban area the identification of new sites on land outside the defined urban and village envelope will be required. Consequently land will need to be removed from the Green Belt to ensure that the borough is able to cater for their future development needs.

The release of the Site for development will not prevent the recycling of derelict and other urban land. Furthermore, the development of the Site will be properly phased to ensure that there would be no impact on the regeneration initiatives elsewhere in the borough.

FIGURE 4 – PLAN SHOWING THE EXTENT OF GREEN BELT

KEY

- Site Boundary
- Green Belt (England, 2011)
- Local Authority Boundary
- Wrexham Road Strategic Allocation



6. Does the Vision meet Planning Objectives? continued

DOES THE SCHEME REPRESENT SUSTAINABLE DEVELOPMENT?

SUSTAINABLE LOCATION

The Site will form a sustainable urban extension to Chester and benefits from being in close proximity to a range of local services and facilities together with education and employment opportunities.

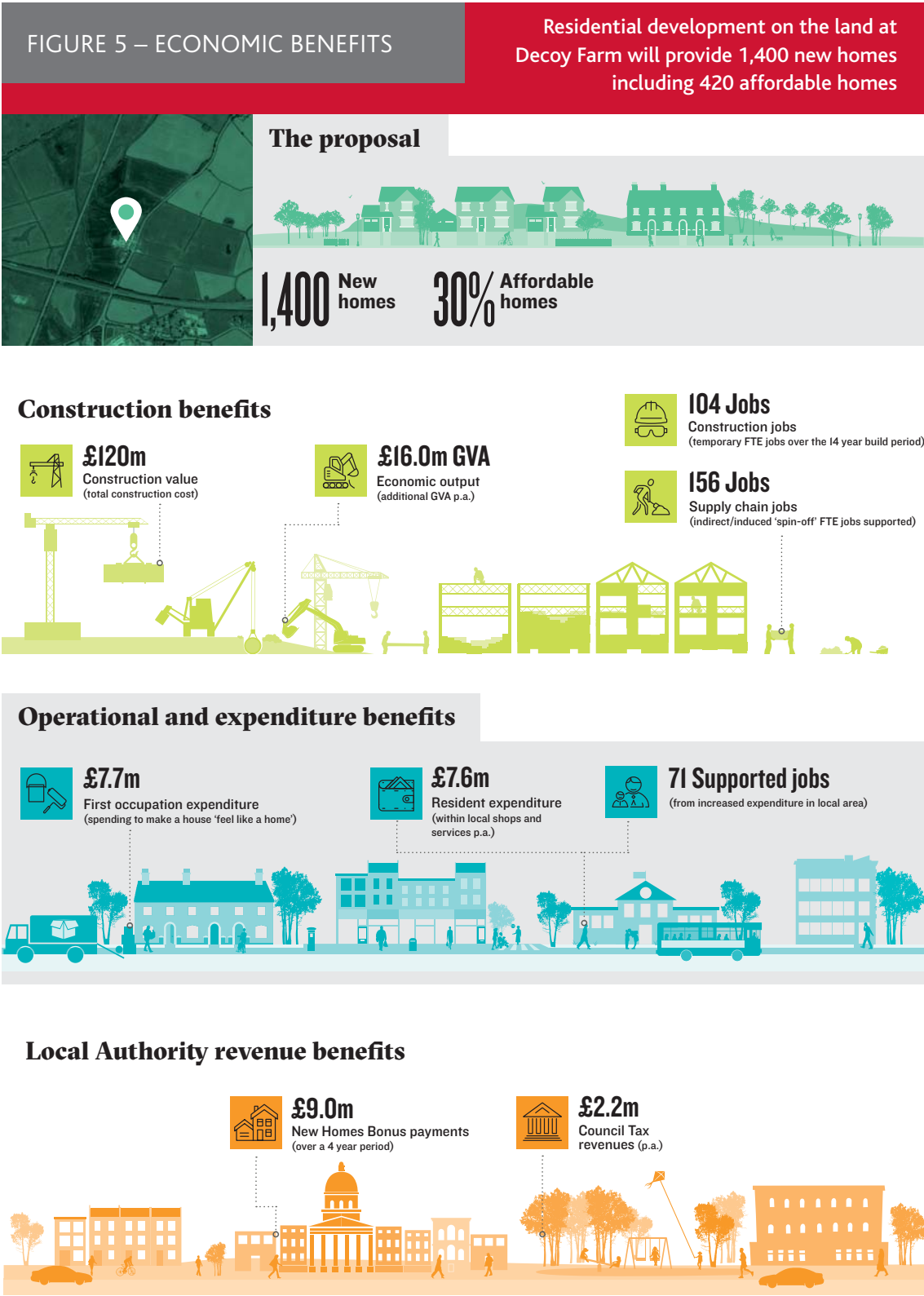
SUSTAINABLE DEVELOPMENT

The future development of the Site will have positive economic, social and environmental benefit and therefore constitutes sustainable development in accordance with the Framework².

ECONOMIC ROLE

The development of the Site will contribute towards building a strong, responsive and competitive economy. The proposal will bring a number of economic and fiscal benefits in terms of job creation, additional monies to the Local Authority and increased expenditure in the economy.

². The Framework [§7]



SOCIAL ROLE

The development of the Site will support the creation of a strong, vibrant and healthy community by increasing the supply of housing to meet the needs of the area in a sustainable location.

The future development of the Site will:

-  Provide a suitable range dwellings in various types, sizes and tenures;
-  Deliver up to 30% of units as affordable housing;
-  Provide land for the development of a school and community centre;
-  Provide opportunities for future residents to work in the Chester Business Park;
-  Facilitate the use of non-car modes of transport especially cycling and walking; and,
-  Provide public open space, including playing pitches for both existing and future residents.



6. Does the Vision meet Planning Objectives? continued

ENVIRONMENTAL ROLE

The Site is currently in agricultural use and is considered to be of limited ecological value.

Chester is identified as the largest settlement within the borough, identified as a sub-regional centre with the settlement hierarchy. Chester offers a wide variety of services and facilities together with education and employment opportunities. Chester also benefits from excellent connectivity to the regional area via both the strategic road network and public transport links.

The Site is sustainably located, to the south of Chester; its development would form a logical residential extension to the Wrexham Road strategic allocation. The Site is well contained by physical boundaries, its development provides the opportunity to strengthen the existing Green Belt boundary and prevent the sprawl of Chester.

Through merit of its location, the Site benefits from excellent connectivity to the city centre both by public transport links and the strategic road network. The Site abuts the Wrexham Road Park and Ride facility and a bus service is in operation along Wrexham Road providing access to Chester, Manchester Airport and Wrexham.

The Site benefits from being in suitable walking distance (up to 1.6km) to a range local amenities including various local shops, Lache Community Centre, Lache Health Centre, Lache Primary School, Belgrave Pre School, Kings School Chester and the Chester Business Management Park. The Site will also benefit from the development of the Wrexham Road strategic allocation which seeks to deliver essential community infrastructure, including a; primary school, local centre, cafes / restaurants and public house, health centre and a nursery / crèche.

No constraints have been identified that would inhibit the future allocation and development of the site.



FIGURE 6 – SITE SUSTAINABILITY PLAN

KEY

Bus route: Sapphire 1

Bus route: X4

Bus route: DB1

Bus route:16

Secondary education

Primary education

ATM/Banking service

Pharmacy/Medical

Business/Employment/Industrial

Cafe/Takeaway/Public house

Parking

Leisure/Sport

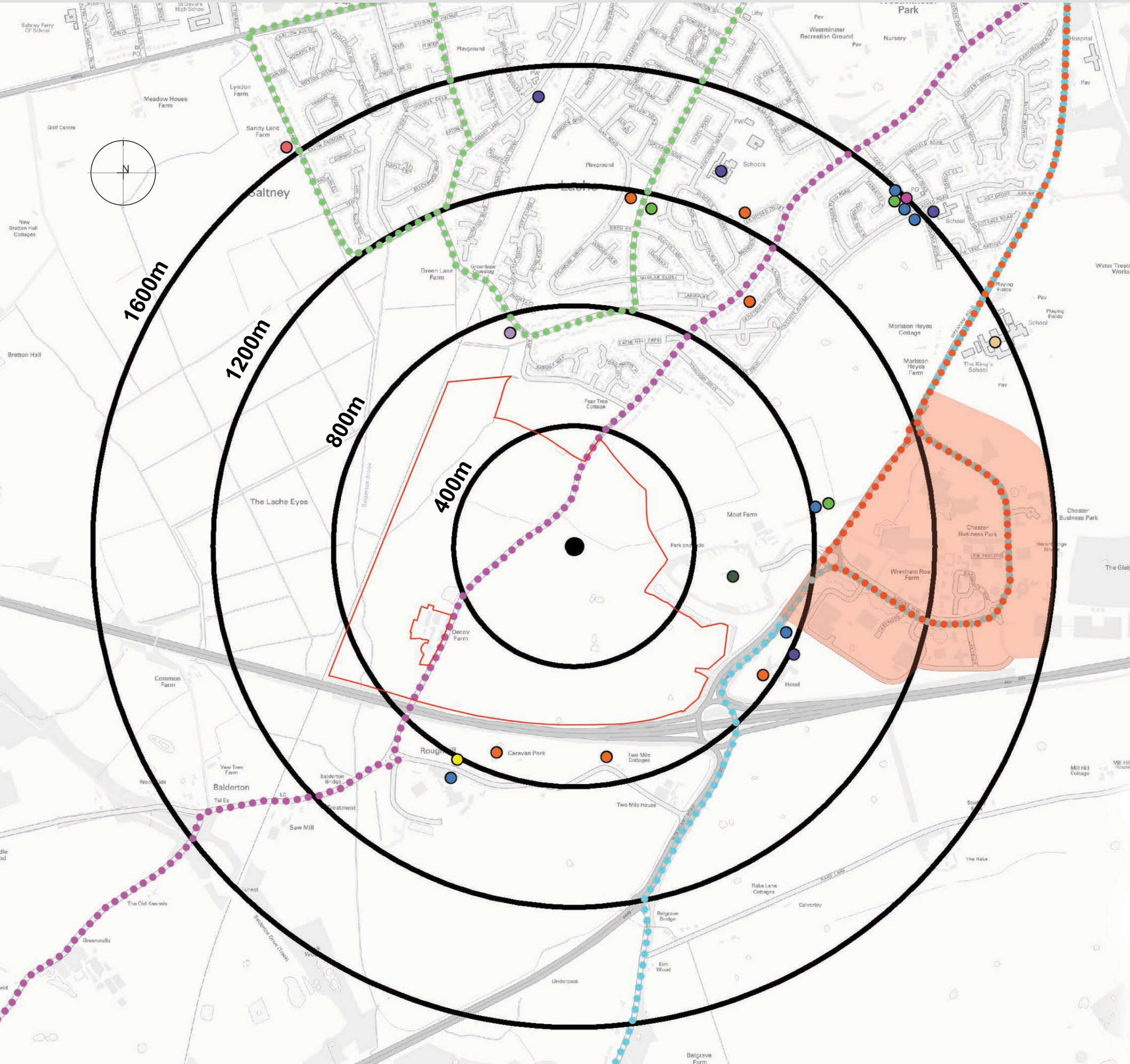
Retail

Veterinary service

Church

Chester business park





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7. Summary

THIS DELIVERY STATEMENT CLEARLY DEMONSTRATES THAT THE SITE REPRESENTS AN EXCELLENT OPPORTUNITY TO DELIVER SUSTAINABLE RESIDENTIAL DEVELOPMENT FOR CHESHIRE WEST AND CHESTER.



7. Summary continued

SUITABLE

With all suitable, available sites within the urban area identified as meeting the need of the current plan period, the Council will need to consider other options to meet future development requirements. With the supply of sites in the urban area exhausted, “exceptional circumstances” will exist to justify the release of Green Belt land through a Local Plan review.

Having considered all other land surrounding Chester, it is considered that there is no other suitable, strategic Green Belt site that:

- Does not conflict with the purposes of the Green Belt;
- Is not constrained by environmental or technical issues; and
- Is capable of meeting the future development requirements.

Chester is the largest urban area within the borough and is identified as a sub-regional centre providing access to a wide range of services and facilities together with education and employment opportunities. The Site is well related to the urban area and would form a logical extension to the Wrexham Road strategic allocation. Its development provides the opportunity to strengthen the Green Belt boundary and prevent the future sprawl of Chester.

SUSTAINABLE

The allocation and future development of the Site will:

- Ensure that Chester remains the focus of sustainable growth and its position as key economic driver within the borough serving as both a local and sub-regional centre.
- Meet the Government’s objectives for creating sustainable development.

DELIVERABLE

The Site is:

- Not the subject of any technical or environmental constraints that would prevent it coming forward for housing development.
- Under the control of a major house builder with a track record of delivering units within the borough. Redrow would seek to bring the Site forward for development at the earliest opportunity.



1. INTRODUCTION
2. THE SITE AND ITS CONTEXT
3. WHAT IS THE OPPORTUNITY?
4. WHAT IS THE VISION FOR THE SITE?
5. CAN THE VISION BE DELIVERED?
6. DOES THE VISION MEET PLANNING OBJECTIVES?
7. SUMMARY



“ *This document has been prepared to demonstrate that the land at Decoy Farm, Chester is suitable, achievable and deliverable and is in the control of Redrow Homes Limited [Redrow] who is capable of delivering a high quality residential development at the earliest opportunity.*



Land at Decoy Farm

Delivery Statement – January 2018