Deliverability of NDP allocated site.

The Kelsall & Willington NDP has allocated a site for the development of a new surgery and retirement housing (policies G4 & G5). This is a site of 2.02 ha, next to the village green, and accessible from the main road through the village, Chester Road.

The Neighbourhood Plan's evidence sections shows why this allocation is necessary and justified. A report supplied by AECOM shows the viability of such a development schemed. In addition, the NDP team has worked to establish the deliverability of the scheme, with the results listed below.

At this stage, pending the results of the Examination and also of the existing, stalled planning application on this site by Liberty Developments, the developers contacted have expressed interest in principle, and due to the commercially sensitive nature of the matter, have asked that their particulars are not made public.

███████████████████

Not for profit sector, operates nationally; develop, build and operate different types of retirement housing including a independent living, extra care, and care homes. Would be interested in taking forward the retirement housing part of the NDP scheme.

███████████████████████

National developer building housing, retirement housing and surgeries. Housing developments completed on behalf of registered providers or private retirement housing operators. Have met with NDP team and visited Kelsall. Would be interested in the entire scheme.

████████████████████████████████████

Regional housing developer, not for profit sector, builds and operates different types of retirement housing. Would consider the housing part of the scheme.

█████████████

National housing developer, not for profit sector, builds and operates different types of retirement housing, mostly medium-scale. Would consider the housing part of the scheme.

Please note that some of the not for profit companies we contacted have shared details of their development model which show different assumptions to those used in the commercial development sector, with materially impact the relation between sale prices of the housing and land values.