

Supplementary Planning Document: Kelsall Parish Landscape and Design Statement

July 2007



CONTENTS

Foreword	4
Section 1: introduction	5
Section 2: summary of recommendations	10
Section 3: what makes Kelsall special	12
Section 4: valuing our parish landscape	13
Section 5: a diverse community with a long history	20
Section 6: a quality environment	23
Section 7: a green parish	27
Section 8: supporting our geodiversity	31
Section 9: a functioning community	34
Section 10: conclusion	35
Section 11: Monitoring and Review	36
Acknowledgements	36
Appendix 1: Background – the statutory planning framework	37
Appendix 2: Kelsall Aspirations for Chester’s LDF	42
Appendix 3: Kelsall Parish Landscape Statement	46
Appendix 4: Consultation statement	49
Appendix 5: Local List	50
Appendix 6: Listed Buildings	51
Appendix 7: Draft Sustainability Appraisal – Non Technical Summary	52
Appendix 8: Glossary of Terms	54
Appendix 9: Influences to Date	58
Appendix 10: Useful Publications.....	60

Foreword

Following on from the White Paper: "Our countryside: the future" in 2000, the then Countryside Agency encouraged local communities to take a part in shaping their own future by drawing up a Parish Plan.

In 2004 the Kelsall Parish Council decided to initiate a Parish Plan for two reasons:

There had been a significant change to the membership of the Parish Council, with the consequent need to consult the community for a mandate to implement change.

One of the outcomes of changes in regional government could have been an enhanced role and new powers for parish councils. The first step in defining what new role the Parish Council might seek was to assess the needs and aspirations of this community - the Parish Plan offered an ideal process for this.

At the same time, the Parish Council and many residents were concerned at the scale and character of residential development taking place in the village. A Village Design Statement seeks to ensure that the distinctive character of a rural community is maintained by providing design objectives for both residents and developers. It was therefore agreed that a Village Design programme would be taken forward parallel to and complementary with the Parish Plan.

It became clear in the early stages of this exercise that the Design Statement would be heavily dependent upon a careful analysis of the landscape of the parish. A Parish Landscape Character Assessment has therefore been prepared following national guidelines (see Appendix 3). The full detail of this statement is available and its significance is emphasised in the title of this document: **Kelsall Parish Landscape and Design Statement**

A grant from the Countryside Agency has supported the Parish Plan. The Village Design and Parish Landscape Statements have been supported by grants from Cheshire County Council. The Parish Plan has been supported by several Working Groups. A Village Design Steering Group has met regularly to develop this report together with the collation of the valuable supporting material which will be available on a CD. Cross-referencing with the Parish Plan is maintained through the Parish Plan Steering Group.

It is anticipated that the Kelsall Parish Landscape and Design Statement will be adopted by Chester City Council as a Supplementary Planning Document. In order to achieve this, the relevant statutory planning processes have been followed during the preparation of the document. The Kelsall Parish Landscape and Design Statement will then have additional status to guide new development in Kelsall Parish. It will be used by architects, planners, developers and residents dealing with planning applications.

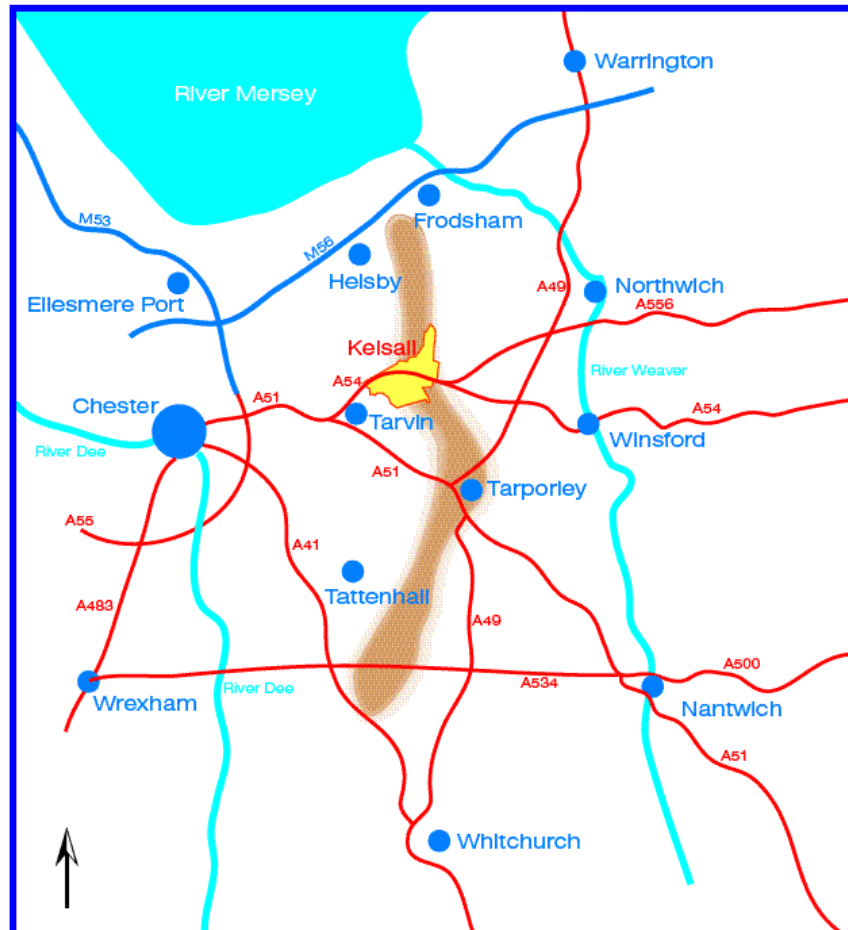
The Kelsall Parish Landscape and Design Statement has had several successes to date. Further details are provided in Appendix 9.

The production of this document and the collation of supporting material has been a catalyst, helping to bring the community together; in sharing knowledge of the past, reviewing the present and looking to a positive future.

1. Introduction

- 1.1 Kelsall Parish lies on the rural eastern boundary of Chester City District abutting Vale Royal District in a key pass through the Mid Cheshire Ridge, rising to 156 m altitude on Longley Ridge and sloping down to 30m altitude at Street Farm on the A54 approach to Tarvin. The north western parish boundary is shared with Ashton Hayes dividing the hamlet of Woodside. The southern boundary still fragments properties which have a natural affinity with Kelsall, such that individual properties fall into Vale Royal District.

Map 1: Location Map for Kelsall Parish within West Cheshire



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. KADRAS, OS Licence No. 100033529.

	Kelsall Parish
	Sandstone Ridge
	Motorway
	Trunk Road
	River

- 1.2 The village has expanded rapidly since 1950 with many substantial housing developments. This has been paralleled with a steady decline in the number of shops, businesses and working farms. By 2000 the parish included some 1000 dwellings serving a population of approximately 2500. The long awaited by-pass, completed in 1987, has transformed the character of the village and in recent times a village centre has begun to emerge.
- 1.3 Today Kelsall is no longer a straggle of houses alongside a heavily congested road. Residents enjoy a superb landscape setting, which is also popular with visitors, particularly walkers using the Sandstone Trail. However the pressure for further high cost 'executive'

homes, through infill development or redevelopment, has not met the needs of the existing community. Nor has recent development addressed the outstanding need resolve surcharging of the sewer system in periods of flood, or tackle the lack of recreational facilities and paucity of valued habitat.

Planning and Policy Context

1.4 Appendix 1 contains full details of the statutory planning framework within which the Kelsall Village Design and Landscape Statement has been written. This fits within a clear hierarchy of planning policy that has been produced at national, regional, county and local levels:

National *Planning Policy Guidance Notes* and *Planning Policy Statements* are produced by central government and provide a framework for all planning policies produced by the Regional Assembly, County and District Councils. Further details are provided in Appendix 1. Further details can be viewed at: www.communities.gov.uk

Regional The North West Regional Assembly is responsible for producing the *Regional Spatial Strategy: The North West Plan*¹. This provides a framework for the physical development of the region to 2021. The policies relevant to the Kelsall Village Design and Landscape Statement are detailed in Appendix 1: Further details can be viewed at: www.nwra.gov.uk

County The *Cheshire Structure Plan Alteration 2016* sets the framework for planning policies in Cheshire. The principles include promoting sustainable development, maintaining a high quality environment and adapting to climate change. Further details can be viewed at: www.cheshire.gov.uk

Local: The *Chester District Local Plan 1996-2011* was adopted in May 2006 and sets out the detailed planning policies affecting new development in Chester District. The Kelsall Village Design Statement primarily supplements the following policies in the Local Plan:

- **Policy GE7** ensures that new development makes a contribution towards Local Distinctiveness
- **Policy ENV2** aims to ensure that new development respects the local setting and context having regard to the character of the area, the layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials.

However, the Kelsall Village Landscape and Design Statement also supplements several other Local Plan policies, as detailed in Appendix 1.

Chester City Council is also required to produce a *Local Development Framework* which contains a portfolio of Local Development Documents, which together with the Regional Spatial Strategy, will guide new development in the District in the future. Further details can be viewed at www.chester.gov.uk

Why Kelsall needs a parish landscape and design guide

1.5 The Kelsall Village Landscape and Design Statement is the Parish response to the newly adopted Local Plan and the above planning hierarchy. It therefore seeks:

- To augment the current structure plan and local plan policies;
- To underpin national, regional, county, and local landscape policies;
- To promote a sense of place and acknowledge local distinctiveness;
- To encourage development which will make a positive contribution;

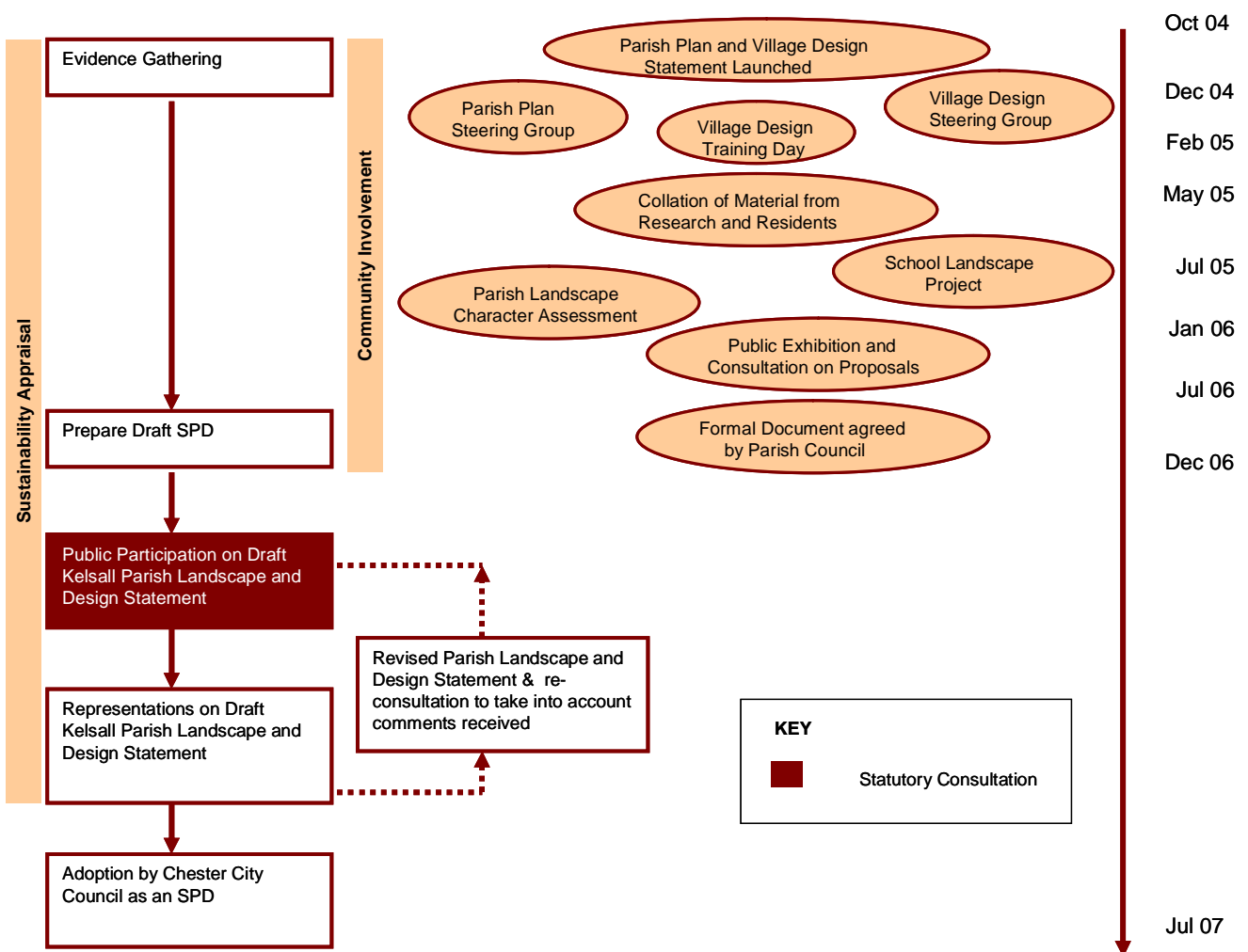
¹ This refers to the Submission Draft Regional Spatial Strategy (January 2006). These policies are subject to change depending on the outcome of the recent Examination in Public and the publication of the Panel Report

- To influence the forthcoming Local Development Framework and set out the community's aspirations for the future (Appendix 2).

Community Involvement and Consultation

- 1.6 The recommendations have been drawn from extensive community consultation, including a pioneering landscape project with Year 6 pupils in the Community School. Contributors have created a substantial volume of evidence, which will be made available through a CD. The Consultation Statement, a Sustainability Appraisal, and the Parish Landscape Character Assessment are included as appendices. The whole process is summarised here in Diagram 1.
- 1.7 Many of the environmental, social and economic issues identified locally are also being addressed by the Parish Plan, which seeks a community wide response to improving the quality of life of Kelsall residents.
- 1.8 The process of community involvement has identified the values that residents feel make Kelsall Special and the way in which the Parish Landscape is valued. These are detailed further in sections 3 and 4.

Diagram1: Timeline of Kelsall Village Design and Parish Landscape Statement



Kelsall – Key planning issues

- 1.9 A Summary Guidance for Planning, included here, is based on the recommendations from the detailed sections that follow. From the Kelsall Parish Landscape and Village Design process the following principles have emerged to guide future development to support:

LOCAL DISTINCTIVENESS, DIVERSITY AND INFRASTRUCTURE

- Development, which enhances the social and economic vitality of Kelsall as a neighbourhood hub, is welcomed providing that the **local distinctiveness** of the area and **sustainability** of the settlement is respected and supported.
 - Kelsall celebrates a **diversity** of buildings with no single dominant vernacular. Therefore additional buildings should be individual in design whilst respecting the character of existing adjacent buildings. Materials which match with **Cheshire brick/sandstone** should be predominant.
 - Individual properties and extensions should be designed to include sufficient **landscaping**, with **native tree/shrub** planting, such that the development is not intrusive within the settlement and enhances both the immediate environment and the views from the Cheshire plain.
 - The **height** and form of the **roofscape** should respect the **valley topography** such that pitch of the roof lies beneath the skyline and does not intrude into views across the settlement.
 - The alignment of the building should reflect the **local topography** and take advantage of **solar gain** as well as distant views.
 - The local rock is **sandstone** and this should be reflected in the retention/addition of features such as sandstone **walls and gateposts**.
 - There is concern that the impact of storm water on the existing sewerage system will impose constraints on future development. Properties should be encouraged to operate grey water usage and sewage that is filtered through reed bed or biotank systems.
 - **Flooding** is a major factor for some residents in Kelsall because of the increasing extent of hardstanding and consequent **stormwater runoff**. All development should therefore include roofwater catchment and driveway interceptors to minimise the risk of further runoff broadly in line with a Sustainable Urban Drainage System (SUDS).
 - The main water course through the village is largely culverted and there are already many **hydrobrakes** to manage the flow. Any proposed development alongside a water course should undertake a **flood risk** assessment and identify measures to accommodate/minimise flood with native species planting where appropriate.
 - All development will be expected to contribute to the **local infrastructure** such as play areas, sports field, safer routes to school, drainage and pedestrian safety.
- 1.11 Several elements should be avoided:
- Roofscapes which detract from local amenity or are highly visible from approaches to Kelsall from the west;
 - Large massing on small plots with little opportunity for landscaping;
 - Hardstanding without Sustainable Drainage Systems (SuDS);

- Development which removes valued habitat or valued amenity greenspace.

2. Summary of Recommendations

- 2.1 The list below summarises recommendations that supplement existing Local Plan policies and forming part of the SPD to be adopted by Council (and are to be used when deciding planning applications). The recommendations that are aspirations for the future and are to be pursued by the Parish through the Local Development Framework are included in Appendix 2. ***The local community realises that these can not be adopted by the Council within a Supplementary Planning Document (SPD) under planning regulations, either because they are outside planning control or they relate to the allocation of sites which must be undertaken in the Development Plan Documents and be subject to independent Examination. These will not form part of the adopted SPD. The local community is aware that it will have to pursue these aspirations through the appropriate consultation process as part of the Local Development Framework or a future Kelsall Parish Plan***

SPD Policy Recommendations

1. Within Kelsall Parish proposals that contribute towards local distinctiveness will be encouraged. Proposals should be judged against the recommendations from the Landscape Statement contained in Appendix 3 and should meet the following criteria:
 - a. any proposed development on the Ridge should harmonise with and not detract from the panoramic setting.
 - b. the views from the Scarp be safeguarded from obstruction through further development.
 - c. the built up area of the Valley should not be allowed to spread upwards to alter the existing features of the skyline.
 - d. new buildings or extensions within the existing settlement should not obscure views for the public.
 - e. the mass of new building should not be so great that it masks the natural contours of the Valley.
 - f. the open aspect across the Scarp Foot should be of paramount consideration
 - g. the agricultural landscape features of the Plain be sustained and its elements enhanced.

(Local Plan Policies GE7 and ENV2 and Planning Policy Statement 7).

2. Proposals for new development in Kelsall Parish should pay special attention to the local topography. There should be a complementary relationship between the height of new buildings and the immediate topography to prevent any adverse impact on the character and appearance of the landscape and on visual amenity. ***(Structure Plan Policy GEN3 and Local Plan Policy GE3)***
3. Development proposals on land adjacent to the Morris Dancer should deliver sport and recreation for the community, including a children's play area, whilst retaining space to accommodate festivals and events ***(Local Plan policy SR2)***. A future Strategy and Action Plan to deliver these would be encouraged.
4. Exception sites in Kelsall Parish should be in sustainable locations and provide accommodation to meet local need in line with the City Councils SPD: Affordable Housing and Government guidance. Proposals for affordable, sheltered and supported accommodation will be encouraged to support family stability in the community. More information is provided in the City Council's Housing Needs Survey. ***(Local Plan Policy ENV67 and HO12)***.

5. Locally distinctive important buildings in Kelsall Parish as identified in the Local List in Appendix 5 (that are not statutorily designated and fall outside the Conservation Area) should be preserved and / or enhanced. *(Local Plan ENV2, ENV37 & GE7)*
6. Sandstone features, which are locally distinctive to Kelsall Parish, including quarries, wells, walls and banks should be protected and / or enhanced. *(Local Plan policy GE7 & PPS9)*
7. The extensive Hollow Way between Street House and Kelsall Hall should be protected and / or enhanced. The development of an appropriate Strategy and Action Plan is encouraged. *(Local Plan policy ENV37)*
8. The well-wooded character of Kelsall Parish should be sustained, protected and / or enhanced with native species for hedgerows and street trees. *(Local Plan Policy ENV21)*
9. New development and the location of deciduous tree planting should maximise on the benefits of solar gain as part of Kelsall Parish's approach to carbon management. *(PPS1)*
10. Existing premises with a social and / or economic function Kelsall Parish should be retained for commercial activity contributing towards the neighbourhood hub. Proposals for new neighbourhood hub facilities will be encouraged. *(Local Plan RET12, RET13, EC11, HO10)*
11. Proposals for new development in Kelsall Parish that are likely to result in a significant increase in hardstanding should incorporate Sustainable Drainage Systems (SUDS) to effectively manage water run off and minimise the potential for flood risk. *(Local Plan GE4-6, PPS25)*
12. New development in Kelsall Parish should only take place where it can be demonstrated that there would be no adverse impact on foul drainage provision. *(Local Plan GE4-6, PPS25)*

3. What Makes Kelsall Special

- 3.1 As part of the process of preparing the Parish Landscape and Village Design Statement, residents were consulted through an initial workshop held in February 2005 and in a more detailed exhibition held 28 January 2006. In both sessions residents were asked what they especially valued about Kelsall, and what aspirations they had for its future development.
- 3.2 Kelsall residents:
 - recognise that their village is set in a beautiful varied landscape - with hills, valleys, trees and plains - and that it has a long history of passage and settlement from Roman times and earlier;
 - particularly value the spectacular views, both from the high points of the parish to east and west and south, and also the views of Kelsall Hill from the plains below;
 - Appreciate the distinctive sandstone on which much of the village is founded, and the way it has characterised the village in outcrop, quarry, buildings and walls;
 - say that the diversity of building styles in Kelsall adds to its distinctive character;
 - value the remaining open space in the heart of the village, which provides an opportunity for recreation and helps the village to retain a rural character.
- 3.3 But residents expressed **concern:**
 - that important green space was being lost because mature gardens were being surrendered for new building;
 - that some recent development was out of scale with older settlement, unsuitable to the landscape and too urban in style;
 - that there were repeated problems of flooding and sewage inundation; and that the growth of the village appeared to be making these problems worse;

- that the growth of the village had not been matched by improvements in infrastructure or in the provision of recreational and other facilities.

4. Valuing Our Parish Landscape

- 4.1 The village of Kelsall is situated on the west facing slopes of the Mid-Cheshire Ridge, also known as the Sandstone Ridge, which extends for approximately 28 kms, from Frodsham/Helsby in the north to the Larkton hills in the south. This ridge effectively divides the Cheshire plain into a western and an eastern sector. Kelsall's landscape setting in the distinctive pass is unique. Today that landscape is enjoyed by all who travel along the scenic bypass of the village which for decades was known for heavily congested traffic winding up the hill.
- 4.2 Today's nucleated village has evolved from a scattering of hamlets, isolated farms and cottages in the valley from Lower Kelsall to Kelsall Hill. It is this distinctive valley, rising eastwards, which determines the shape and character of the settlement. Indeed it is the valley which probably gave rise to part of the place name since *halgh* means a nook or valley - hence *Kelsall*. Nearby is the site of Kelsborrow, recorded as the site of a prehistoric fortified outlook, but who Kel might have been remains a mystery.
- 4.3 The initial workshop held in February 2005 focused on the landscape features of the parish resulting in a selection of photographs and a detailed consideration of the geology and topography. In addition in May 2005 Year 6 pupils at Kelsall Community School undertook a project exploring Kelsall's Landscape Story. All the pupils contributed to an evening of presentations and a group of outstanding landscape paintings together with a selection of the children's written work including the poem below (p.13).
- 4.4 This Project demonstrated the best of learning experiences. It involved children and adults in re-discovering their sense of place. The research, discussion, painting, writing, IT work and presentation of their discoveries about their place, engaged their heads, their hearts and their hands. Children discovered new aspects of the landscape they live in and shared old experiences of it. They learned how to paint a picture of value of their landscape in ways that other members of the community and planners must pay attention to.



KELSALL SPEAKS
a poem by Year 6 Kelsall Community School
Pupils (2005)

*My name is Kelsall, my surname is Village.
 I came from God's making of the world.
 I live in the green of the Cheshire Plain.
 I stand very still on a hill, all day and night.
 I have greying eyes of my mystic past.
 My hair is the green of grass.
 I love the fuzzy rain on my tongue.
 Water gives me my strength.
 I am both right and left handed.
 My hobby is watching the sun rise and set.
 My pets are the sheep and cattle.*

*I have visited no foreign countries, I only travel
 through time.
 My occupation is to shelter people from wind
 and rain.
 I don't get any payment but my reward is bigger
 than money.
 I never go on holiday because I am happy
 where I am.
 I like listening to darkness and watching myself
 grow.
 I dislike the sound of mourning. I sweep it away.
 My worst subject is pollution.
 I am scared of fire and flood.*

*I can't cook but I watch people get the
 ingredients.
 My favourite food is cloud ice-cream.
 My brother's names are Tarvin and Delamere.
 My family is bigger than you can imagine.
 I'm not married. I got a divorce from Ashton a
 few years ago.
 I am engaged to Willington.
 My idol is Alderley Edge.
 My favourite colour is the rainbow.
 My favourite drink is the dew.
 The wind is my favourite singer.
 My favourite author is the sun.
 My heroes are the people who maintain me.
 I lost count of my age 50 years ago.
 I am as old as Cheshire.
 And I carry the eyes of the sky.
 I am here so people will have a place to live.*

- 4.5 The Parish of Kelsall is not synonymous with the village. The boundary to the north extends along Longley Hill to Woodside and to the west a substantial distance out beyond the village onto the plain towards Tarvin. It is only on the east and south sides that the Parish boundary is contiguous with the built area.
- 4.6 The valley, eroded along NNE-SSW fault lines in the Triassic rocks which form the Sandstone ridge, has an asymmetric cross-profile. This has influenced the road patterns which can be observed in the village. The steep scarp above Quarry lane, with its distinctive tree-lined skyline sweeping round to the summit of Kelsborrow, gives the housing on this side of the valley commanding views NW to the Clwydian hills and the Mersey estuary. The gentler slopes of the SE facing valley side and lower valley have meant fewer constraints on building so that here the village has expanded.
- 4.7 Whilst there are outcrops of sandstone, which have been extensively quarried in the past, and some sandy soils, much of the valley has been infilled by a thick layer of glacial boulder clay. Likewise, the plain stretching westwards from Lower Kelsall is coated with thick deposits of the same clay, which gave rise to the evolution of the traditional dairy farming patterns of Cheshire. The many ponds or pits, which dot the landscape of the plain, were excavated to extract marl. This mineral rich material was used to improve the poorer sandy soils until the development of fertilizer. No longer used to provide water for stock, the remaining ponds are now valued for wildlife habitat.
- 4.8 The Parish Landscape Assessment has established 5 landscape character types within Kelsall Parish: Ridge, Scarp, Valley, Scarp Foot and Plain as shown in the map 2 and the adjacent table.
- 4.9 Whilst the main settlement is concentrated in the valley, potential for development in each of these landscape types needs to be considered and therefore recommendations from the detailed Parish Landscape Assessment are included here.

Map 2: Kelsall Civil Parish Showing the Detailed Topography and Landscape Character Types

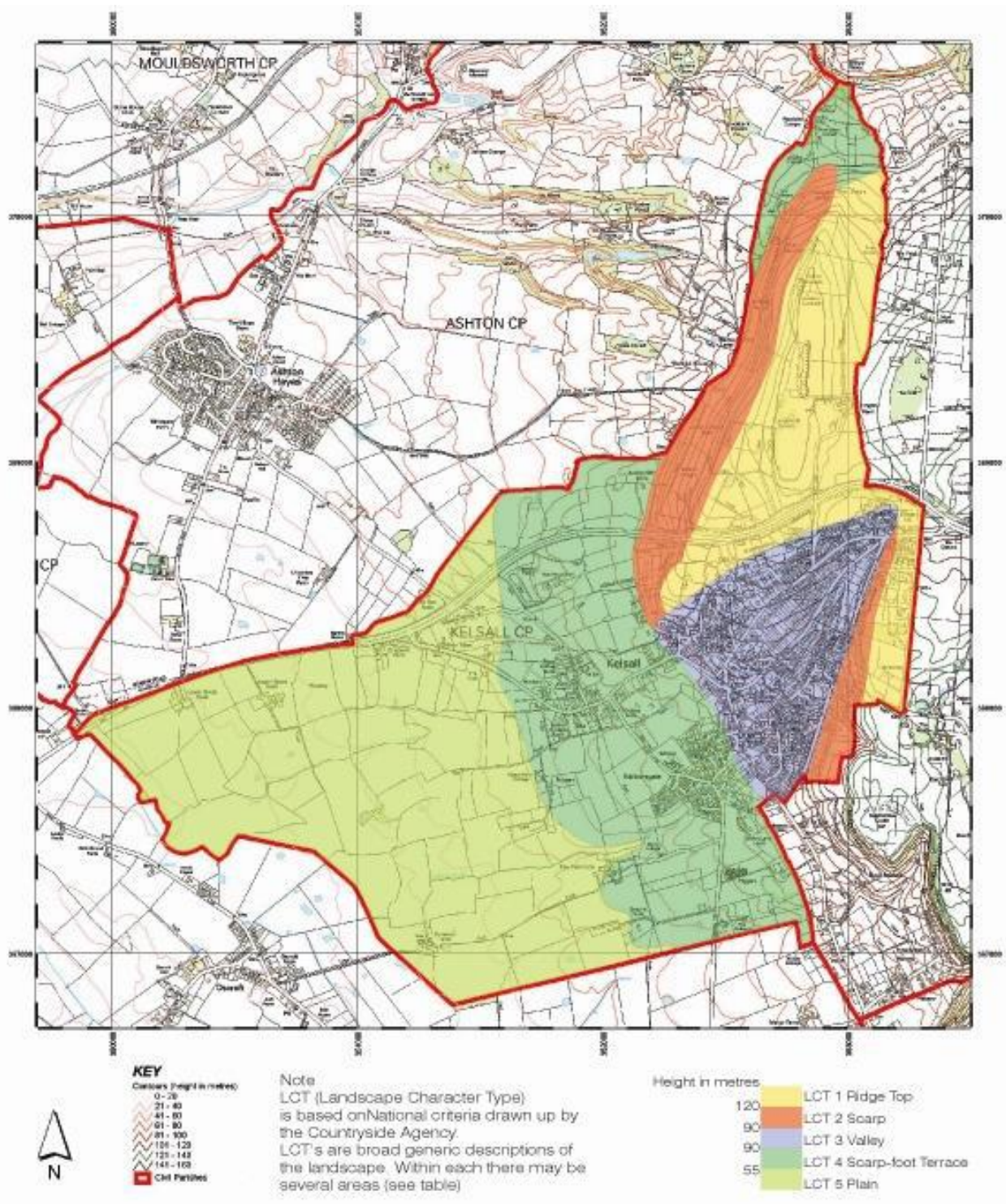


Table 1: Landscape Character Types in Kelsall Parish

LANDSCAPE TYPE 1: RIDGE TOP/ UPPER SCARP	
<p>Landscape Character Area: Longley Hill</p> <p>Key characteristics Regular fields – hawthorn hedges Farm settlement Disused quarry – hilltop Fruit fields Grazing land Grade 3 Agricultural land, [DEFRA]</p>	<p>Description Ridge top with upper slopes dipping to Woodside. Remains of field system. Dip slope E to stream valley forming parish boundary. 1 public footpath crossing SW end of scarp, no public access onto Longley hill, one of Kelsall's pre-enclosure Commons.</p>
<p>LCA Waste Lane/Kelsborrow Castle</p> <p>Key characteristics Private housing with large gardens Small/medium fields, hawthorn hedges Pasture – grazing-cattle Grade 3 Agricultural land [DEFRA]</p>	<p>Description East facing dip slope with views to Organsdale. Public footpath climbs scarp to Waste Lane with access to Sandstone Trail. Ridge top views W to plain and Clwydian range</p>
LANDSCAPE TYPE 2: SCARP	
<p>LCA Longley Wood/Dodd's Rough</p> <p>Key characteristics Two narrow bands of woodland on steep slopes Longley Wood and Dodd's Rough, which is a Site of Biological Importance (SBI). Other land is Grade 3 Ag. Land [DEFRA].</p>	<p>Description West facing scarp, tree covered on steepest slopes. Semi-natural woodland partly under planted with conifers. Disused quarry in wooded area. Valued wildlife habitat. Pasture and fruit fields crossed by public footpath. S end crossed by bypass. Housing into village.</p>
<p>LCA Quarry Lane</p> <p>Key Characteristics Steep scarp slope Disused quarry Commanding views to NW Linear settlement</p>	<p>Description Diversity of housing styles including sandstone cottages, substantial residences with large mature gardens and more recent individual infill development</p>
LANDSCAPE TYPE 3. VALLEY	
<p>LCA KELSALL VILLAGE</p> <p>Key characteristics Asymmetric valley-NNE/SSW Built up, diverse styles, little open space. Distinct nucleated form, shape determined by valley topography.</p>	<p>Description Largest of 3 valleys in W side of SS ridge, etched along fault lines. Valley leads to low saddle through which road routes pass W/E. Evolution into nucleated form from string of hamlets and smallholdings. Many sandstone features including walls and building materials</p>

LANDSCAPE TYPE 4. SCARP FOOT TERRACE	
<p>LCA Common Lane/Flat Lane</p> <p>Key characteristics Gentle slope 90 – 55m. Mix of regular/irregular medium sized fields. Grade 2 Agricultural land,[DEFRA] Hawthorn hedges/fences/individual trees – mainly oak. Pasture, arable, fodder crops</p>	<p>Description W facing edge of parish where steep slope meets plain, allowing access to both higher and lower land. Area includes oldest farmstead in the parish. Location of Hallowsgate seeded around former farm. Early zone of village expansion. Footpath network linking with Oscroft and Tarvin.</p>
<p>LCA Lower Kelsall, Hollands Lane To Woodside</p> <p>Key characteristics Gentle slope 90 -55m Mix of fields, largely rectangular. Land use as above</p>	<p>Description Location of Lower Kelsall Design Includes Conservation Area Open W aspect from Hollands Lane Views along ridge.</p>
LANDSCAPE TYPE 5. PLAIN	
<p>LCA Parish Plain</p> <p>Key characteristics Gently undulating plain below 55m. Larger more rectangular fields, hawthorn hedges and standard trees. Heavy clay based soils. Pasture & arable fodder crops. Ponds. 5 farms located on this area.</p>	<p>Description Part of the Cheshire Plain, coated with glacial boulder clay. Open aspect – with only scattered farmsteads between fields with mature trees in hedgerows. Provides splendid views of the village in its nook. Creates space from nearest other settlements</p>

Recommendations from the Parish Landscape Statement

1. The Ridge

“The rural surroundings” and “Views to the West” are much valued by Kelsall residents as recorded in their responses at the first public meeting. These views form a major element of “what makes Kelsall special”. It is recommended that any future development should harmonise with, and not detract from those views. This is particularly sensitive since the elevated nature of 2/3 of the Parish does confer on it a special place in the landscape of Western Cheshire.

The summit of Longley Hill, with its fine panoramic views, now has access in the network of public rights of way. Permissive access to a view point on Longley Hill will be greatly valued by residents of Kelsall, Ashton Hayes and Delamere and indeed the wider public who walk the Mid Cheshire Ridge.

2. The Scarp

Quarry Lane forms an important boundary between the scarp and the valley. The westerly views, due to the scarp’s elevated position, are especially valued. It is recommended that these views be safeguarded from obstruction through any future development since they are a prime factor in contributing to the local distinctiveness of Kelsall.

3. The Valley

The built –up area of the village is distinctly aligned with the valley. We recommend that it should not be allowed to spread upwards and alter the existing features of the skyline. Importantly, new building within the existing settlement should not obscure views for the public. Furthermore the mass of new building should not be so great that it masks the natural contour of the valley.

4. The Scarp Foot

The open nature of the views from these areas are notable for their breadth to E & W as well as N & S along the base of the Sandstone Ridge. It is recommended that the maintenance of their open aspect should be of paramount consideration.

5. The Plain

This area with its agricultural characteristics of fields, hedgerows, hedgerow trees and ponds is a valued part of the Kelsall landscape. Its attractions are particularly apparent when travelling west down the Kelsall by-pass. It is recommended that the features of this landscape be sustained and where feasible its elements enhanced.



1. The Ridge



2. The Scarp



3. The Valley



4. The Scarp Foot



5. The Plain

4.10 Based on the above the policy recommendation is therefore:

SPD Recommendation 1

Within Kelsall Parish proposals that contribute towards local distinctiveness will be encouraged. Proposals should be judged against the recommendations from the Landscape Statement above and contained in Appendix 3 and should meet the following criteria:

- a) any proposed development on the Ridge should harmonise with and not detract from the panoramic setting.
- b) the views from the Scarp be safeguarded from obstruction through further development.
- c) the built up area of the Valley should not be allowed to spread upwards to alter the existing features of the skyline.
- d) new buildings or extensions within the existing settlement should not obscure views for the public.
- e) the mass of new building should not be so great that it masks the natural contours of the Valley.
- f) the open aspect across the Scarp Foot should be of paramount consideration the agricultural landscape features of the Plain be sustained and its elements enhanced.

(Local Plan GE7, ENV2 and Planning Policy Statement 7)

5. A Diverse Community with a Long History

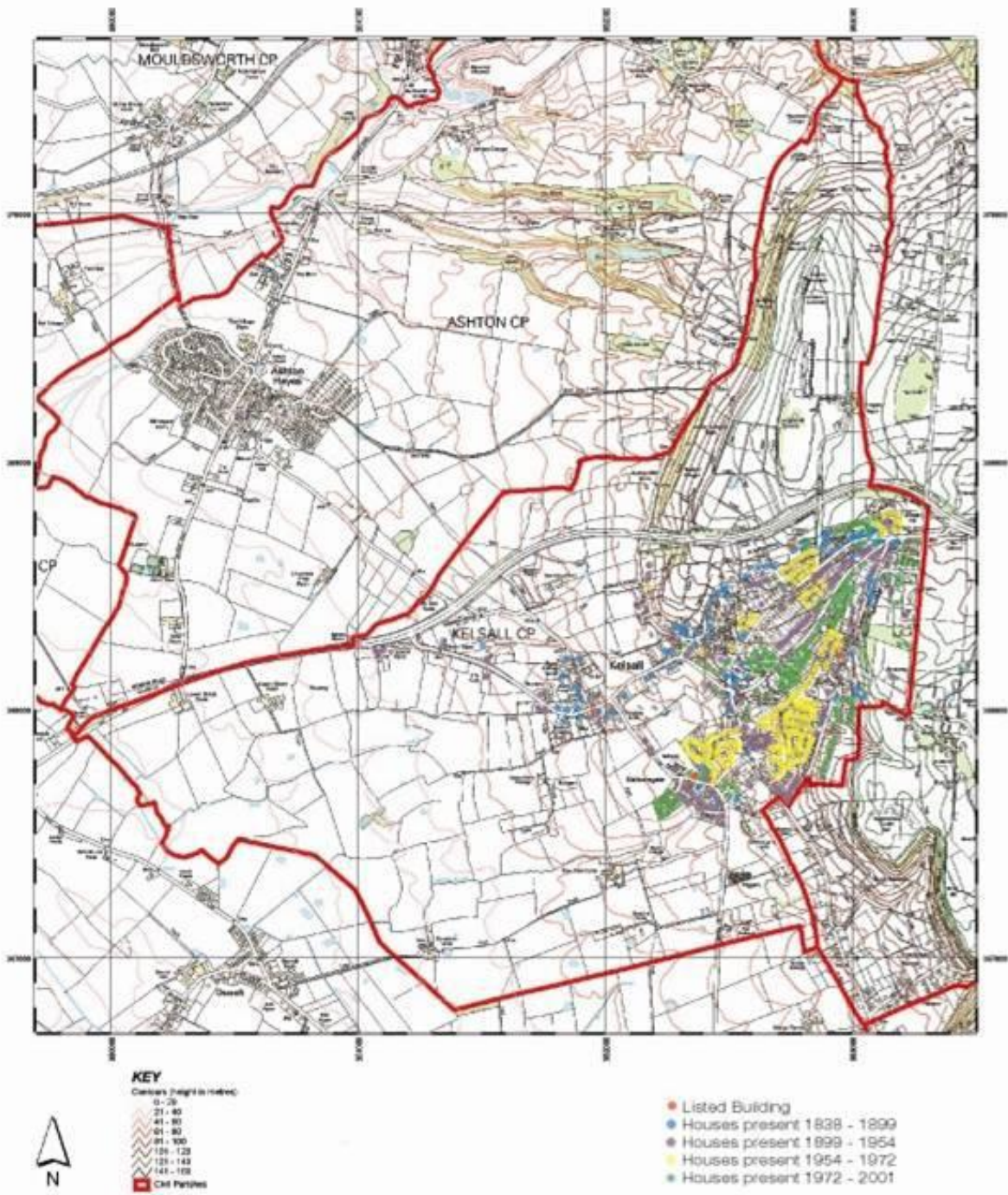
5.1 Just as the development of Kelsall has been influenced by the character of its landscape, so too has its position on an important east/west trading route, since Roman times, has helped to shape the village settlement. Access to water, salt, stone, timber and good farming land have all played a part. Many older properties began as small holdings and grander houses are graced with large gardens. Today few residents are actively engaged in food production and areas previously cropped for fruit or grazed are occupied by a steadily

increasing density of housing. Map 3 demonstrates four phases of expansion from the 100 residents in 1838 to the 3000 of 2004.

5.2 Within the built-up area there are three distinct zones:

- a) **Lower Kelsall**, very slightly separated from the rest of the village, and designated a Rural Conservation Area, was the heart of the earlier settlement with characteristic houses and farmsteads in Cheshire brick. Here the imposing Royal Oak Hotel, built as a late coaching inn has had a renaissance with extensive new dining facilities as 'The Oak'.
- b) The **present village centre**, with the main public buildings and amenities includes shops, churches, school, medical practices, a modern community centre and the central public house and restaurant, called the Morris Dancer, loosely grouped around a remaining valuable open space.
- c) **The valley**, where tiers of buildings on opposite slopes face each other across the hardly visible brook. Three roads dominate the valley; Quarry Lane on the southern side, Old Coach Road on the northern side and the detrunked Chester Road down the middle. Building heights and densities vary in the degree of harmony and discord.

Map3: Kelsall Village Phases of Development



5.3 The history of Kelsall can be traced back as follows:

1838 Tithe map: Shows several well-separated hamlets scattered along the old trading routes. Lower Kelsall developed at the foot of the steep pass. Other groups of small holdings were established above Grub Lane, known as Mount Pleasant and at Hallowsgate on Salter's Brook. The settlement at Kelsall Hill grew at the point where the Brook rises and the old road crests the hill. Between and beyond these clusters were isolated farms, cottages and inns to serve travellers. Many of the surviving buildings from this period are of locally quarried sandstone or locally-made brick



Late Victorian period: With the break up of estates the development of local industries and the growth of national prosperity, Kelsall grew too. New building took place in linear fashion along the routes which linked the early hamlets. Substantial brick-built houses, terraces and even a few mansions were built along Quarry Lane, Old Coach Road and the new Chester Road.



Early 20th Century: Linear development continued: typically the houses of this period were small houses and bungalows occupying large plots. Many householders supplemented their income with garden produce. The character of the village remained essentially rural with pasture and orchards occupying much of the valley between Quarry Lane and St Philips Church.



1953 – 1972: the population of Kelsall almost doubled. This was the period of estate development including the extensive housing on and around Kelsborrow Way. Small houses and bungalows, often uniform in style replaced the orchards and pastures and filled in spaces between earlier developments. Several individually-designed houses, built high on the scarp slopes to enjoy the spectacular views increased further the diversity of housing styles.



Late twentieth century: Estates filled the remaining spaces with larger, more densely-packed homes. With little remaining land, houses were extended, barns converted and old plots subdivided. With vastly increasing property prices an exception site was brought forward to build starter homes in Pasture Close. However the demand for affordable homes is now significant as is the desire of older residents to find manageable retirement homes in the village where they have spent much of their lives.



Recommendations for sustaining housing diversity

- 5.4 Residents value the intimate mixture of houses of different ages and sizes. It is important that new development complements and enhances Kelsall's diversity and rural character and does not mimic urban and suburban styles.
- 5.5 Many properties have been extended and the Chester City Council Supplementary Planning Document for House extensions is particularly welcome.
- 5.6 The relationship between height of buildings and topography is critical in the valley since views are paramount in the Kelsall setting and contribute to local distinctiveness.
- 5.7 Whilst recognising the need to make efficient use of land and meet density requirements, it is important to retain existing and potential garden space where this makes an important contribution to the landscape, biodiversity or to self sufficiency.
- 5.8 The roofscape across the Kelsall Valley is highly visible from a considerable distance. Larger properties benefit from the softening of extensive maturing gardens. Larger properties on small plots which do not benefit from natural screening should not be permitted because they are over dominant in the street scene.
- 5.9 Many properties in Kelsall have the benefit of solar gain. Any future development should maximise solar and energy efficiency and incorporate sustainable construction measures.

6. A Quality Environment

- 6.1 Existing planning policies are essential in guiding future development in the Parish. In particular the community believes that the topography of the settlement deserves special attention in order that these policies are upheld.

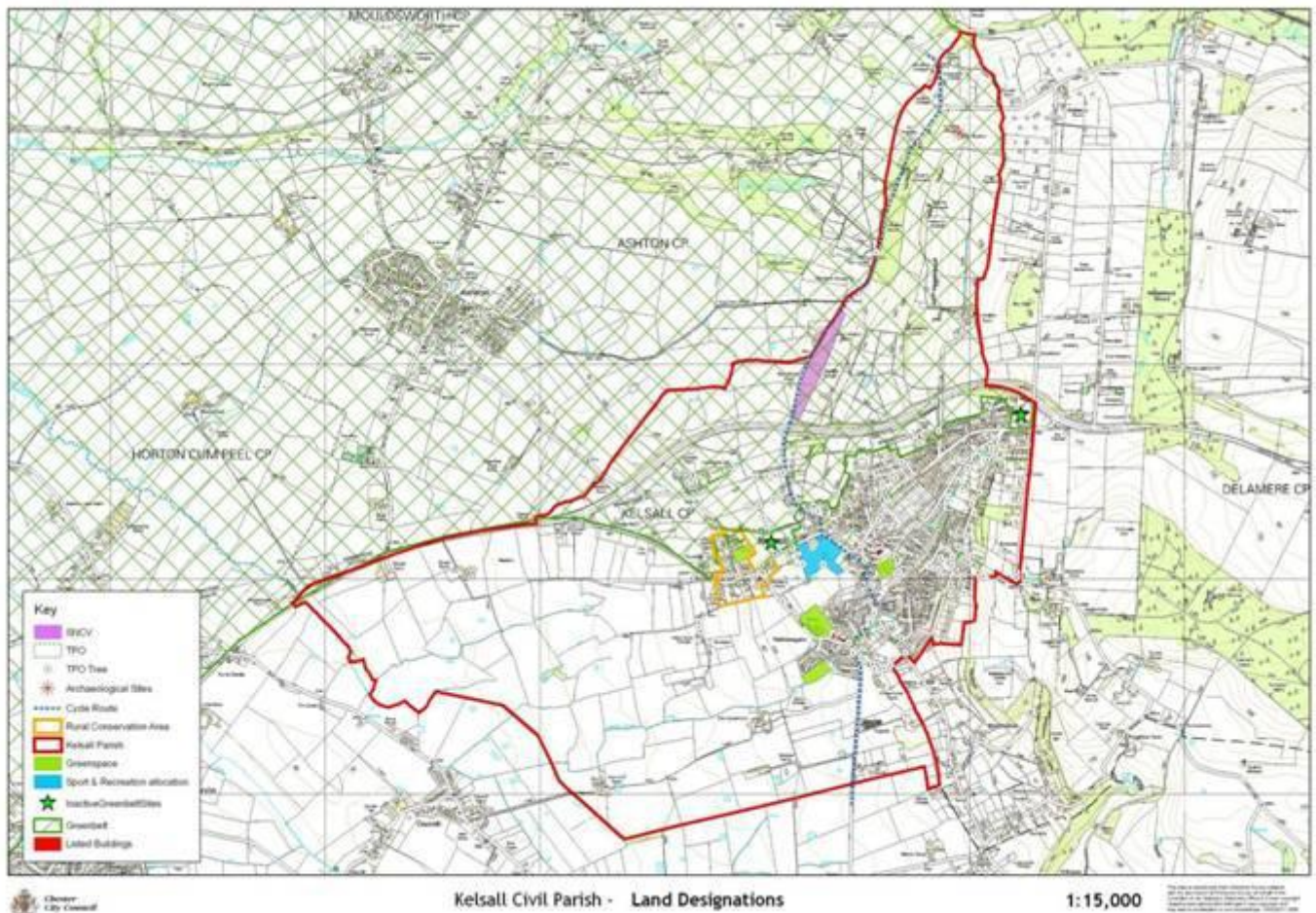
SPD Recommendation 2

Proposals for new development in Kelsall Parish should pay special attention to the local topography. There should be a complementary relationship between the height of new buildings and the immediate topography to prevent any adverse impact on the character and appearance of the landscape and on visual amenity.

(Structure Plan Policy GEN3 and Local Plan Policy GE3)

- 6.2 Most importantly the Chester City Local Plan has established designated Sport and Recreation Space, Greenspaces, a Rural Conservation Area, a Site of Nature Conservation Value, Green Belt, Open Countryside, Listed Buildings, Trees Preservation Orders and a projected cycle route as shown in Map 4.

Map 4: Showing sites under existing planning policies/designations



6.3 This section reviews the effectiveness of the Local Plan from the perspective of the Kelsall community and provides SPD policy recommendations to supplement existing Local Plan policies:

a) Sport and Recreation

6.4 There is a recognised under provision of land for recreation and sport for a community the size of present day Kelsall. *Policy SR3* secures the green heart of the village. Long term tenure/ownership of this area is a top priority. The Kelsall community looks to Chester City Council to secure this area in perpetuity. Further the land between this allocation and the school should be protected for recreational/habitat/community needs to secure the long term green heart of the village.

SPD Recommendation 3:

The land adjacent to the Morris Dancer is designated for recreational use in the Local Plan. Development proposals on this land should deliver sport and recreation for the community, including a children's play area, whilst retaining space to accommodate festivals and events (*Local Plan policy SR2*). A Strategy and Action Plan to deliver these is required.

b) Green Belt

6.5 In Kelsall Green Belt is only on the NW fringe of the existing settlement and is fragmented by the construction of the by pass. Whilst most of the Green Belt remains in economic land use, there are two locations which are now isolated and not in active use. One site is close

to central village facilities. The second is on the eastern fringe. Both sites are starred on Map 4. These sites deserve detailed consideration as potential contributions to meeting the needs of the whole community (a sustainable settlement).

SPD Recommendation 4:

Exception sites in Kelsall Parish should be in sustainable locations and provide accommodation to meet local need in line with the City Councils SPD: Affordable Housing and Government guidance. Proposals for affordable, sheltered and supported accommodation will be encouraged to support family stability in the community. More information is provided in the City Council's Housing Needs Survey. *(Local Plan Policy ENV67 and HO12).*

c) Open Countryside

- 6.6 Open countryside includes all the white area on map 4. This area enjoys similar protection from development as the Green Belt. However there are additional Local Plan policies which aim to support the rural economy and provide for recreational activity.

e) Rural Conservation Area & Locally Important Properties.

- 6.8 The designated Rural Conservation Area in lower Kelsall is protected from demolition/significant change *(Local Plan policies ENV37-38, ENV47)*. In addition there are numerous sandstone buildings in the village, built around at the time of the Kelsall enclosure and through the active period of sandstone quarrying, which deserve protection from demolition and major change. The additional buildings in Kelsall, notably in Grub Lane and in Quarry Lane, which may warrant further designation have been identified on the Local List in Appendix 5. We recognise that; *“Traditional buildings are among the most ubiquitous of historic building types in the countryside. They are not only fundamental to its sense of place and local distinctiveness, but represent a major economic asset in terms of their capacity to accommodate new uses. The re-structuring of farming and other economic and demographic changes in the countryside provide both threats and opportunities in terms of retaining the historic interest of this build stock and its contribution to the wider landscape”*.²

SPD Recommendation 5:

Locally distinctive important buildings in Kelsall Parish as identified in the Local List in Appendix 5 (that are not statutorily designated and fall outside the Conservation Area) are preserved and / or enhanced. *(Local Plan ENV2, ENV37 & GE7)*

f) Listed Buildings

- 6.9 Kelsall has a small number of listed buildings (4) detailed in Appendix 6. *(Local Plan policies ENV 45, ENV 46, ENV47)*. Rookery Farm has a key position in the history and future of the village within the Conservation Area. Both Hallowsgate and Kelsall Hall have been overtaken by effective barn conversions for domestic properties. St Philips Church is also listed but not the Methodist Chapel. It is regrettable that the non-listed Upper Longley Farm has been allowed to become derelict. The potential of this site and its relationship with land ownership on Longley Ridge deserves further consideration. The historic quarries, wells, pumps and extensive sandstone boundaries also warrant protection.



² Further information can be obtained from CoAg and English Heritage publications: “Conversion of Traditional Farm Buildings: A Good Practice Guide” and “Living Buildings in a living landscape: finding a future for traditional farm buildings”.

SPD Recommendation 6

Sandstone features, which are locally distinctive to Kelsall Parish, including quarries, wells, walls and banks should be protected and / or enhanced.

(Local Plan policy GE7 & PPS9)

g) Archaeological Sites

- 6.10 In Kelsall parish there is a significant ancient field system 200m south east of Longley Cottage, on Longley Ridge which is designated of national importance. The Roman Road through the Kelsall gap between Chester and Manchester is partially defined and is a major feature across the parish. It is recognised that Roman farms and villas are likely to have functioned in this area but at Domesday only 9 residents are recorded. *(Local Plan ENV 31)*. The relationship between the Longley field system, Kelsborrow, Eddisbury and ancient routes has yet to be understood. However the extent of the Hollow Way between Street House and Kelsall Hall is a substantial feature which has been largely neglected. It is believed to be one of the most extensive remaining early routes in Cheshire. Only a small section remains a public right of way.

SPD Recommendation 7

The extensive Hollow Way between Street House and Kelsall Hall should be protected and / or enhanced. The development of an appropriate Strategy and Action Plan is encouraged.

(Local Plan policy ENV37)

h) Landscape

- 6.11 Chester City Council undertook a Landscape Assessment of the District in consultation with the Countryside Commission and the County Council to identify areas with individual character concerning rural landscape *(Local Plan ENV24)*. The Parish Landscape Character Assessment considers the detail of five distinctive landscape areas: Ridge, Scarp, Valley, Scarp Foot and Plain. **The policy recommendations for the SPD are covered in recommendation 1.**

i) Tree Preservation Orders

- 6.12 It is imperative that important landscape trees in an area of potential development benefit from a Tree Preservation Order *(Local Plan ENV21)*. The list of TPO's for Kelsall is currently being reviewed. The existing TPOs in upper Kelsall have served to protect the upper valley from further intensive development. There is concern that modern housing density leaves too little space for significant trees to mature and contribute to the landscape. Older trees in the hedgerows of the fruit fields are subject to overcrowding from the more vigorous Cupressus hedging. In response to climate change, deciduous trees planted on the south side of development provide welcome shade in the summer whilst allowing the lower winter sun to contribute solar gain.

SPD Recommendation 8:

The well wooded character of Kelsall Parish should be sustained, protected and / or enhanced with native species for hedgerows and street trees.

(Local Plan Policy ENV21)

SPD Recommendation 9:

New development and the location of deciduous tree planting should maximise on the benefits of solar gain as part of Kelsall Parish's approach to carbon management. *(PPS1)*

7. A Green Parish

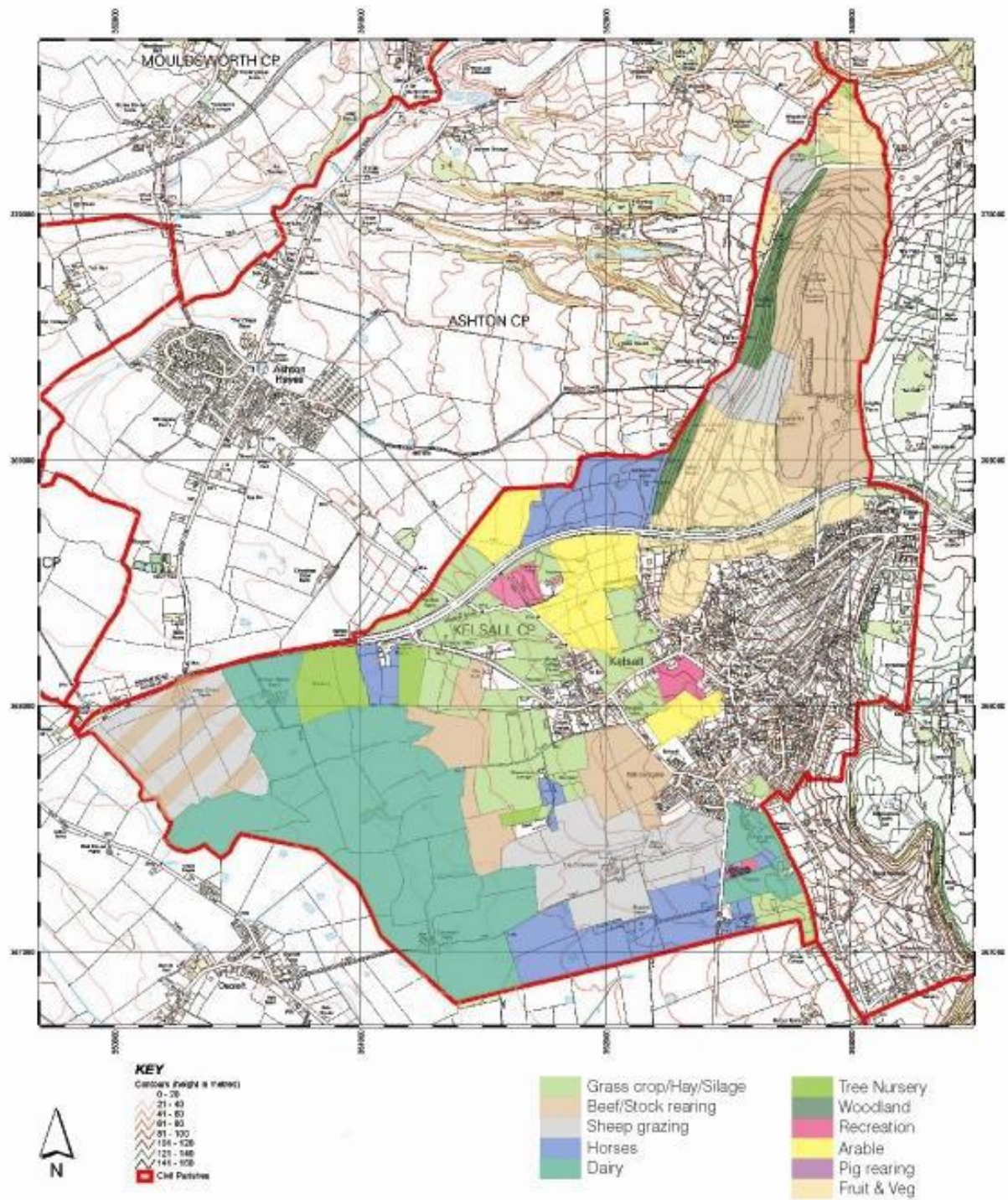
a) Land Use

- 7.1 The remarkable variety of land use across the parish is demonstrated in Map 5. The diversity of crops relate strongly to the distribution of soils and aspect and, of course,

ownership and market trends. Fruit farming benefits from the lighter soils on sloping ground whilst pasture predominates on the heavier soils of the plain. The parish has ancient links with Delamere Forest and significant areas remain dedicated to commercial tree nursery. The level of recreational equestrian activity is growing and is a significant influence locally.

- 7.2 The decline in dairy farming is as dramatic as elsewhere across Cheshire. Only three dairy farms remain in the parish. Meanwhile there is an increasing demand for equestrian activities. Many earlier farms have already provided buildings for conversion to residential use: at Hallowsgate, Longley Farm, Lower Grange Farm and more recently at Kelsall Hall and The Commons. These attractive buildings were no longer fit for purpose and have benefited from restoration/conversion to residential use, not least by bringing people back into contact with the increasingly isolated farming community.
- 7.3 Local produce is available through farm shops at Willington and Grey's Gate just beyond the edges of the Parish. There may be further potential to promote local produce, not least through the active uptake of allotments.
- 7.4 Historic woodland is now limited to the scarp at Dodd's Rough (Site of Biological importance and Site of Nature Conservation Value) and Longley Wood. There is no economic production from local woods, although woodland planting is encouraged to counter climate change through Environmental Stewardship. Further information on Environmental Stewardship is contained in the *Environmental Stewardship Targeting Statement 2005 – JCA062 'The Cheshire Sandstone Ridge'* and *JCA061 'the Shropshire, Cheshire and Staffordshire Plain'*, produced by the Rural Development Service.
- 7.5 Agriculture is at a low point such that dairy farming is uneconomic unless on a major scale. Equally timber production has been unable to compete with imports of virgin timber from eastern Europe. Cheshire has yet to contribute significantly to renewable energy generation. There may be potential for a community scale wind generator and crops with bioenergy value could become an important contribution to reducing dependence upon fossil fuels. Further support for local produce can be promoted through local pubs and local shops. The adjacent community in Ashton Hayes may be able to provide valuable evidence for sustainable land use through the carbon neutral project.

Map 5: Land use across Kelsall Parish in 2005/6



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. KADRAS, OS Licence No. 100033529

b) Valued Habitat

7.6 The only site of designated nature conservation value within the Parish is Dodd's Rough – a Site of Biological Importance and Site of Nature Conservation Value. However the wider agricultural landscape is supported by ponds, hedgerows and extensive mature native hedgerow trees, which are integral components of the ecological network best illustrated in an aerial picture.

Aerial Photograph demonstrating tree cover (Green) and distribution of ponds (Blue)
(Source: Chester City Council)



7.7 The aerial photograph above shows enhanced water features to identify remaining ponds. The water course through Kelsall valley is Salters' Brook, culverted through much of the valley, with sections supporting regenerating elm and alder, before emerging as a small

stream behind Brookside in the Wynd. The condition of the riparian habitat is poor and a cause of some concern, particularly in lower Kelsall, due to intermittent sewage inundation.

- 7.8 The extensive Cupressus hedging on the scarp creates considerable shelter. However there are locations where mature native trees and ponds are over-shaded by these rapidly growing shelterbelts.
- 7.9 On the plain several ponds and hedgerows have disappeared during the period of agricultural intensification. This is the most rural part of the parish with considerable potential for Environmental Stewardship. Sustaining the hedgerow tree character of this area and retaining the remaining ponds is the minimum requirement.

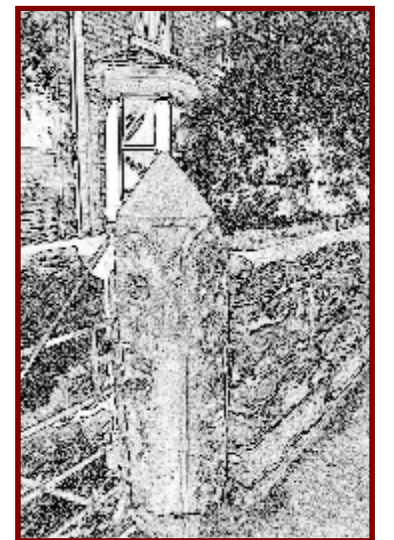
8. Supporting our Geodiversity

- 8.1 The sandstone rock underlying the Mid Cheshire Ridge has been tilted in the upheaval of the earth's crust to form a series of scarp features. The locally characteristic rocks, Helsby Sandstone and Tarporley Siltstone, were formed in Triassic times. It was in this period, some 200 million years ago, that the stretching, faulting and subsidence probably occurred.



- 8.2 The mapped geology today shows the significance of these faults, particularly the Peckforton fault, which trends the base of the Longley ridge and gives rise to the exposures of the west facing scarps. Then the NE/SW parallel faults are key to the subsequent weathering of Boothsdale and the Kelsall valley. Sandstones are water holding rocks and it is this feature which ensured the availability of water through springs (and later wells and boreholes) across the parish.

- 8.3 Glacial erosion and later freeze thaw has emphasised existing lines of weakness in the underlying rocks helping to scour the distinctive Kelsall valley and the promontory of Kelsborrow. The surface left by the retreating ice and subsequent weathering is a mix of exposed rock and sandy soils at the higher levels, sandy loams on the valley sides and much heavier (and wetter) clay soils in the lower valley and plain of the River Gowy.



- 8.4 The importance of sandstone features across the parish has resulted in a review of our geodiversity. This includes natural exposures, road cuttings, quarry faces, buildings, and the extensive use of sandstone to provide boundary features around major buildings and property. These sandstone walls are an outstanding feature of the village which have been surveyed in detail as part of this project. Poorer quality stone has been used extensively to form roadside and field banks topped with hedgerows. *(Local Plan GE7, ENV2, Planning Policy Statement 9).*

- 8.5 Old quarries and exposures of local strata, as seen on Quarry Lane, on Chester Road between the lower end of Old Coach Road and Upper Church Street and in Grub Lane, make an important contribution to local distinctiveness and geodiversity. These outcrops have been noted by the Local Geodiversity Action Plan group.

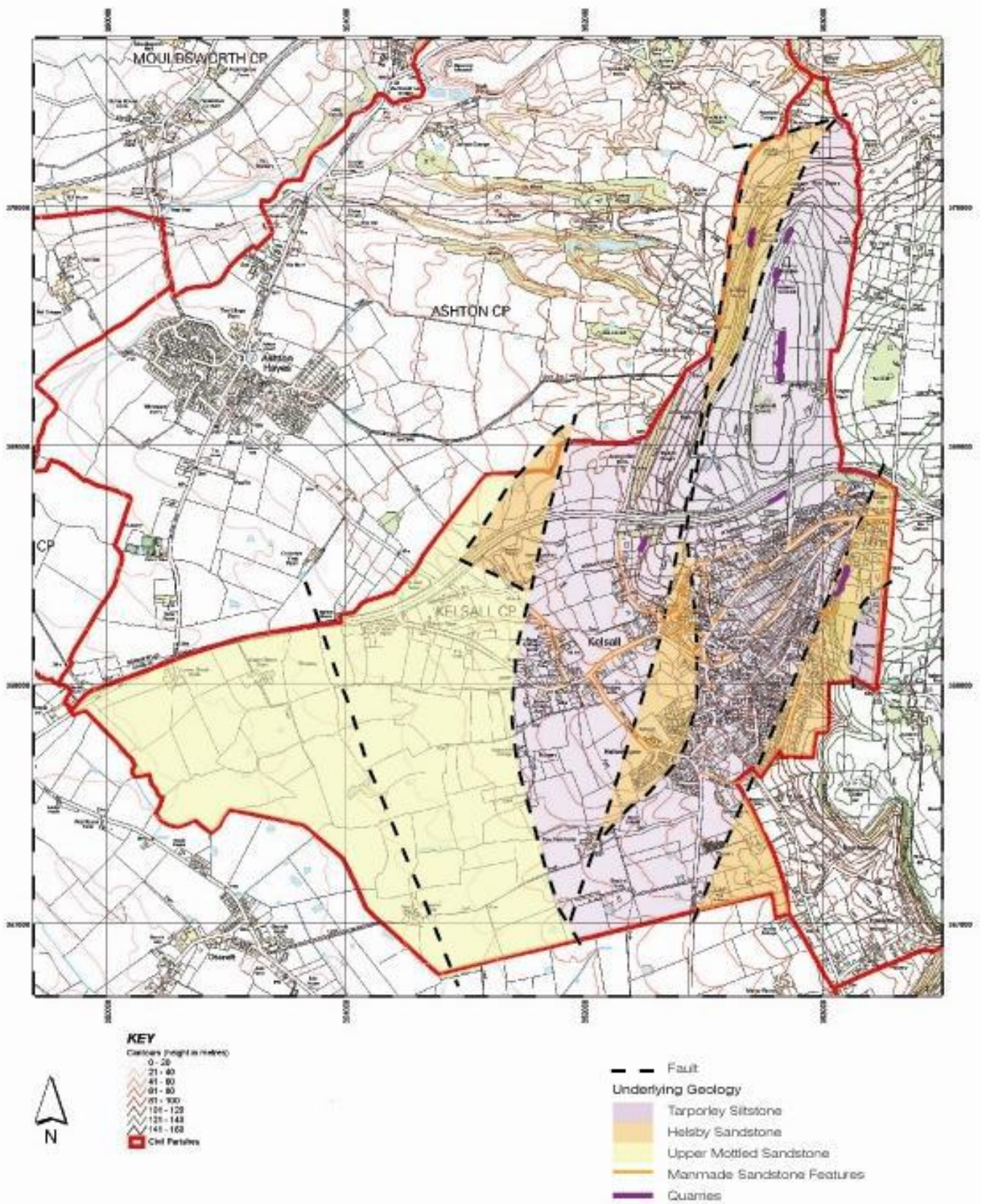
- 8.6 The site of earlier springs, wells and pumps deserve to be preserved. Water pumps and troughs should be retained in their original location. Existing sandstone buildings and

significant embankments deserve to be protected and conserved. Sandstone features should be encouraged in any new development/redevelopment. Remaining sandstone walls should be retained and repaired where necessary especially where they abut the highway or footway.

- 8.7 Reference should be made to SPD **recommendation 6** which states: **Sandstone features which are locally distinctive to Kelsall Parish including quarries, wells, walls and banks should be protected and / or enhanced.**
(Local Plan policy GE7 & PPS9)



Map 6: Geological features including faults, exposures, quarries, walls and buildings



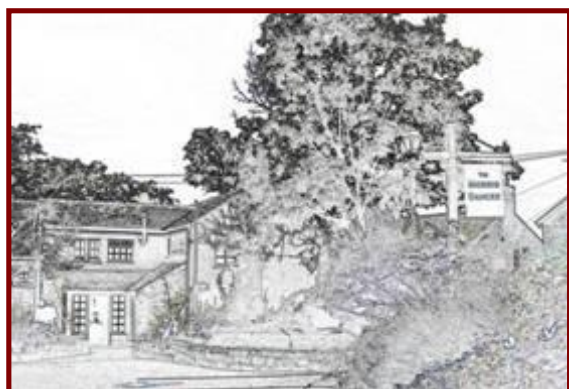
9. A Functioning Community

a) A Neighbourhood Hub

- 9.1 Public houses and shops within the parish have come and gone. The upper post office and shop operated as offices for a period before becoming a private residence. This pattern has been repeated in several significant sites through the village. A change of use to provide the current village Coop Store seems to have stemmed the decline in local shopping. A village hub is emerging which deserves encouragement and further planning in step with the concept of developing neighbourhood hubs.
- 9.2 The remaining empty shops should be protected from change of use to residential. The remaining public houses should also be protected to sustain economic and social activity. Proposals which support local business and/or provide social infrastructure should be encouraged, particularly where this strengthens and enhances the village hub. Modification of existing buildings for extra care accommodation or other community benefit should be welcomed.
- 9.3 Small scale commercial development in appropriate locations would be encouraged to support the concept of a neighbourhood hub in Kelsall. Likewise empty shops and other redundant rural buildings should seek a commercial / employment use where possible. Reference should be made to the Council's SPD on the Re-use of Rural Buildings.

SPD Recommendation 10:

Existing premises with a social and / or economic function Kelsall Parish should be retained for commercial activity contributing towards the neighbourhood hub. Proposals for new neighbourhood hub facilities will be encouraged.
(Local Plan RET12, RET13, EC11, HO10)



b) Drainage

- 9.4 The water holding rocks underlying the village provided essential springs and pumps in earlier times. Today the natural water courses through the valley are largely culverted or canalised and only rarely create an attractive feature, as at Willington Corner. Water supplies and foul drainage are under the management of United Utilities. Road drainage and road gullies are under the management of County Highways. The City Council is the land drainage authority. Pollution of natural water courses flowing into the River Gowy is monitored by the Environment Agency.
- 9.4 The existing public sewer system (including surface and foul drainage) suffers serious surcharging in heavy rainfall. The volume of surface storm water has increased in parallel with the increasing extent of roofscape and hardstanding. This is exacerbated where discharges follow steep drives and roadways and is a cause for concern faced with predictions of increasing storm events. Outstanding planning permissions are also likely to have an additional impact.

- 9.5 Chester City Council / Land Drainage Authority has the powers to require effective water management measures through a Sustainable Urban Drainage System (SUDS). In addition the Council has the responsibility to constrain further development until an adequate foul sewer is provided. New buildings should only be permitted where there is effective catchment and use of roofwater, effective attenuation for stormwater on driveways and where development will not further overburden the existing sewer system. Reduction in water surcharge from existing properties will be sought through the Parish Plan. Kelsall presently has no public toilets. This is a particular problem for young people socialising in the village and for the walkers passing through. A sensible location would be adjacent to the Morris Dancer Car Park.

SPD Recommendation 11:

Proposals for new development in Kelsall Parish that are likely to result in a significant increase in hardstanding should incorporate Sustainable Drainage Systems (SUDS) to effectively manage water run off and minimise the potential for flood risk.

(Local Plan GE4-6, PPS25)

SPD Recommendation 12:

New development in Kelsall Parish should only take place where it can be demonstrated that there would be no adverse impact on foul drainage provision.

(Local Plan GE4-6, PPS25)

d) Parish Footpaths and Bridleways

- 9.8 The connections to the rural network of footpaths are well used across the parish particularly those linking to the Sandstone Trail as well as the Eddisbury Way and Baker Way. The permissive path between Hall Lane and the Yeld is a much more practical and attractive route than the public right of way through Upper Longley Farm. There is a complete absence of bridleways in the parish, despite an increasing interest in equestrian pursuits.



- 9.9 The lack of access to Longley Ridge is noted in the Landscape Assessment and has been resolved through a Higher Level Stewardship scheme. Improved access to Longley Ridge has been pursued for the benefit of the local and wider community.

10. Conclusion

- 10.1 Residents recognise that these proposals, including the aspirations in Appendix 2, may involve significant commitment and/or expenditure and look to the Parish, City and County Councils and local businesses to ensure that there is effective cooperation and ongoing investment to bring the practical vision into reality. Other issues, including those relating to public transport, are more appropriately addressed through the Parish Plan.
- 10.2 Residents on the Yeld, in Forest Gate Lane, Waste Lane, Roughlow and Willington are part of the Kelsall social and economic community. These neighbours were not included in the revision of the district boundary, which brought Kelsall Hill into Chester District from Vale Royal. The current boundary remains anomalous. It does however mean that cooperation with Vale Royal Borough Council is essential in achieving complementary processes for this community.

11. Monitoring and Review

- 11.1 The implementation of the Kelsall Village Landscape and Design Statement will be monitored through the City Council's Annual Monitoring Report, which is published in December each year and at the Annual Parish Meeting. Any future review of the document would be identified in the City Council's Annual Monitoring Report and Local Development Scheme. Further information on each of these documents can be obtained by contacting Chester City Council or on the website at www.chester.gov.uk/planning .

12. Acknowledgements

- 12.1 This programme was initiated by Parish Council Vice Chairman, John Leather, who secured necessary funding from the Countryside Agency and Cheshire County Council. The whole process has been encouraged and supported by John Gittins of Cheshire Landscape Trust. The school project was supported by Stephanie Wadeson of Sustainable Environmental Education Network and by resident Evelyn Cragg-Hine. Advice has been given at key stages by Angela Simpson, Angela Loftus and Lyndsay Bowman from Chester City Council.
- 12.2 Sections have been actively supported by key members of the Steering Group. All meetings have been open and many participants have contributed at different stages. Audrey Parker has made a particular contribution in providing excellent photographs and translating the collection of photographs into both illustrations and slide show. Evelyn Cragg-Hine has done substantive work on the Landscape Character Assessment. Cathy Peel undertook significant field work, meeting with many helpful landowners, to complete the land use assessment. Joan Fairhurst initiated the sandstone wall survey and many photographs were contributed by Tony Castle and other members of the group. John Forster has prepared the geological material for inclusion in the accompanying CD, which will also detail the collated information drawn from across the community. Members of KADRAS (Kelsall and District Rural Amenities Society) have actively supported the whole process. Joan Fairhurst has chaired the steering group and contributed substantially to the preparation of this document.
- 12.3 We are grateful to the County Council for being able to provide the initial contour detail, which has contributed greatly to our evaluation.

APPENDIX 1

BACKGROUND – THE STATUTORY PLANNING FRAMEWORK

Guidance	Requirements	Implications for Kelsall Village Design Statement
UK Sustainable Development Strategy 2005	Seeks to ensure sustainable development which enables all people to satisfy their basic needs, enjoy a better quality of life without compromising the quality of life for future generations.	Must be based on the principles of sustainable development.
Rural Strategy (DEFRA 2004)	This sets the vision for rural areas as being living, working, protected and vibrant. Priorities for rural areas include: economic and social regeneration, social justice and enhancing the value of the countryside.	Must be based on the principles set out in the Rural Strategy.
PPS1: Delivering Sustainable Development (DCLG, 2005)	Promotes development that recognises the needs of current and future generations including the protection and enhancement of the environment, social inclusion, economic growth and development and the prudent use of natural resources.	Must promote sustainable forms of development in Kelsall.
Draft Supplement to PPS1: Planning and Climate Change (DCLG December 2006)	Sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and be resilient to the climate change.	To encourage development in Kelsall that minimises the impact on climate change.
Building a Greener Future (DCLG December 2006)	Sets out the Government's proposals to reduce the carbon footprint of new housing development. It sets out the Government's views on the importance of moving towards zero carbon in new housing. It explores the relationship between the planning system, Code for Sustainable Homes and Building Regulations in delivering our ambitions for zero carbon.	To support and encourage zero-carbon development within Kelsall.
PPS3: Housing (DCLG, 2006)	To create sustainable, inclusive and mixed communities. To ensure developments are safe, attractive and built to a high quality. To ensure a wide choice of housing is available,	To promote and encourage high quality design of residential schemes to provide inclusive and mixed communities in Kelsall.

Guidance	Requirements	Implications for Kelsall Village Design Statement
	both market and affordable housing.	
PPS7: Sustainable Development in Rural Areas (DCLG, 2004)	To raise the quality of life and the environment in rural areas.	To promote high quality development in Kelsall Parish.
PPS9: Biodiversity and Geological Conservation (DCLG, 2005)	To ensure that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development.	To ensure new development conserves and enhances local ecology and geology in Kelsall. This includes the local distinctiveness of buildings and features including quarries, wells, walls and banks across the parish.
PPS22: Renewable Energy (DCLG, 2004)	To contribute towards meeting government targets of reducing carbon dioxide emissions and encourage the development of renewable energy.	To promote local renewable energy schemes in Kelsall where appropriate, and seek to reduce emissions of carbon dioxide.
PPS23: Planning and Pollution Control (DCLG, 2004)	To ensure the quality of land, air or water and potential impacts arising from development are considered through planning.	To minimise the risk of pollution to land, air or water, arising from new development.
PPS25: Development and Flood Risk (DCLG, 2006)	To reduce the risk of flooding to and from new development through location, layout, design including the application of a sustainable approach to drainage.	To promote the use of sustainable drainage systems in new developments. To seek to minimise the risk of flooding arising from new development proposals.
PPG13: Transport (DCLG, 2002)	To locate new development in sustainable locations, accessible by a range of modes of transport including walking and cycling.	To encourage the location of new development that is accessible by a range of transport modes.
PPG15: Planning and the Historic Environment (DCLG, 1994)	To ensure the protection of the historic environment	To protect and enhance features of historic importance in Kelsall.
PPG16: Archaeology and Planning (DCLG, 2001)	To ensure the appropriate management of archaeological remains and to ensure the protection, enhancement and preservation of any archaeological sites.	To ensure appropriate protection and preservation is given to archaeological remains in Kelsall.
PPG17: Planning for open space, sport and recreation (DCLG, 2002)	To ensure an adequate supply of sport and recreation facilities.	To promote adequate development of sport and recreation facilities within Kelsall in line with Local Plan policies.
Regional Planning Guidance for the North West (March 2003) RPG13	This is the adopted Regional Spatial Strategy for the North West and is an integral part of the statutory development plan and the Local Development Scheme.	Ensure the Kelsall VDS is in line with the adopted policies of RPG13.

Guidance	Requirements	Implications for Kelsall Village Design Statement
Regional Spatial Strategy: The North West Plan (NWRA, January 2006)	Provides a framework for the physical redevelopment of the region to 2021.	Ensure the Kelsall VDS is in line with policies DP1, RDF3 and EM1 of the RSS.
	Policy DP1	Policy DP1: Making better use of land, buildings and infrastructure and ensuring quality in new development. This includes excellent design, sustainable construction, resource efficiency and respect for the natural environment
	Policy RDF3	Understanding and respecting the varying character of rural areas and empowering local communities to address their own needs. The policy also states the need to strengthen and diversify the rural economy in a way which enhances the rural environment and support sustainable land based activities.
	Policy EM1	relates to the conservation, protection and enhancement of the environment. Policies promote an integrated approach to land management based on detailed landscape character assessments.
Cheshire Structure Plan Alteration 2016	Principles include promoting sustainable development, maintaining a high quality environment and adapting to the challenges of climate change.	Ensure the Kelsall VDS is in line with the policies in the Cheshire Structure Plan Alteration.
	Policy GEN3	requires all development to minimise adverse impacts and where possible improve the quality of the environment
Chester District Local Plan (adopted 1996)	Sets out the detailed planning policies affecting new development in Chester District, including:	
Policy GE7	Local Distinctiveness	Requires new development to contribute towards local distinctiveness.
Policy ENV2	Local Setting and Context	requires new development to be designed to respect its surroundings and contribute positively to the character of the area.
Policy ENV17	Greenspace Areas	<ul style="list-style-type: none"> • to meet essential recreational or community needs • provide for recreation,

Guidance	Requirements	Implications for Kelsall Village Design Statement
		landscape, wildlife and/or cultural value <ul style="list-style-type: none"> only allow appropriate alternative provision of greenspace of equivalent community benefit if made in the immediate local area
Policy ENV20	Greenspace Areas	Further Greenspace is promoted within development
Policy ENV21	Tree Preservation Orders	Developers will be expected to integrate all significant healthy trees and woodlands and important hedgerows within their development proposals. Exceptionally where the approval of a development involves the felling of such trees the council will require replacement trees to be planted as part of an overall landscape scheme.
Policy ENV24	Rural Development	Development in the rural area will only be permitted where it would respect the key features of the landscape and not be detrimental to its character.
Policy ENV27	Nature conservation	There should be no adverse impact on nature conservation value.
Policy ENV29	Features of Local Importance	There should be no adverse impact on nature conservation value.
Policy ENV30	Strategic Wildlife corridors	There should be no adverse impact on these corridors.
Policy ENV35 - 38	Conservation Areas	New development should preserve and / or enhance the character and appearance of the conservation area.
Policy ENV45 - 47	Listed Buildings, Historic Parks and Gardens	Development should not adversely affect the features of special architectural or historic interest.
Policy ENV63 - 67	Green Belt	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The emerging Chester District Local Plan sets out several policies for the Green Belt.
Policy GE3	Residential Amenity	supports development which does not have significant detrimental effect upon neighbours

Guidance	Requirements	Implications for Kelsall Village Design Statement
Policy SR3	Sport and Recreation	Allocates the land to the rear of the Morris Dancer for formal and informal sport and recreation in order to improve and extend existing provision.
Policy TR5	Cycle Network	supports a cycle network across Cheshire. A route through Kelsall is designated for development as a cycle route
Policy HO1, HO4, HO5, HO7-13, HO15-19, HO21	Housing Development	Allocates land for new housing development and provides guidance on housing development including infill development, affordable housing, windfall sites, housing in the countryside, extensions, conversions of rural buildings, replacement dwellings, and low cost housing.
<p>In addition Chester City Council has produced several Supplementary Planning Guidance and Supplementary Planning Documents that should be considered in any new development. These include:</p> <ul style="list-style-type: none"> • Supplementary Planning Document : House Extensions • Supplementary Planning Document: Advertisements and Banners • Supplementary Planning Document: Affordable Housing (Draft October 2006) • Supplementary Planning Document: Re-use of rural buildings • Supplementary Planning Document: Telecommunications • Supplementary Planning Document: Design for Residential Development (Draft November 2006) • Supplementary Planning Guidance: Planning for Community Safety <p>Full details of these documents are available on the Council's website at: www.chester.gov.uk/planning</p>		

APPENDIX 2

KELSALL ASPIRATIONS FOR CHESTER'S LDF

This Appendix contains a number of aspirations of the local community, which it realises can not be adopted by the Council within a Supplementary Planning Document (SPD) under planning regulations, either because they are outside planning control or they relate to the allocation of sites which must be undertaken in the Development Plan Documents and be subject to independent Examination. These will not form part of the adopted SPD. The local community is aware that it will have to pursue these aspirations through the appropriate consultation process as part of the Local Development Framework or a future Kelsall Parish Plan.

The aspirations include:

- the whole of the 'green heart of the village' (the land between the Morris Dancer and the Community School) should remain as open space. The whole area should be protected from building development and not subject to gradual erosion.
- land near to the Community School should be allocated for sports use, to meet the needs of the whole community; and, most importantly, this should include a play area for young children.
- the spectacular views from village roads and footpaths should not be further obscured by building. They should be protected, and more viewpoints developed where possible, for the enjoyment of all residents and for visitors who use this area for recreation.
- the essentially rural nature of the community should be retained.
- land should be allocated to meet special needs in the community - affordable housing, sheltered and special-care housing.
- a network of safe pedestrian and cycling routes within the village is needed.
- the problems of flooding and sewage need to be urgently resolved.

Some of these issues will be addressed within the context of the Parish Plan, but some of them have Village Design implications, and these are addressed in the policy recommendations in the Village Landscape and Design Statement and in the LDF aspirations detailed below. In particular the landscape character of the parish has deserved detailed analysis. The relationship between national, regional, county and district landscape assessments is established in Appendix 3.

The opportunities for the LDF are identified as:

Topography

Residents believe that the topography of Kelsall Parish deserve special attention.

LDF Recommendation A:

That contour lines should be illustrated on Plans and taken into account during the preparation of Chester City Council's Local Development Documents)

Open Space, sport and recreation

There are areas adjacent to the school which are currently designated as open countryside. There is strong community support for the area designated for recreation to be expanded across to the school. This would permit football and cricket pitches to be located in the green heart of the village without detracting from its wildlife value through mature hedgerow and rural fringes.

LDF Recommendation B:

Further recreation space adjacent to the existing school playing fields should be considered (Local Plan ENV65).

Green Belt

In Kelsall Green Belt is only on the NW fringe of the existing settlement and is fragmented by the construction of the by pass. Whilst most of the Green Belt remains in economic land use, there are two locations which are now isolated and not in active use. One site is close to central village facilities. The second is on the eastern fringe. Both sites are starred on Map 4. These sites deserve detailed consideration as potential contributions to meeting the needs of the whole community (a sustainable settlement).

LDF Recommendation C:

That sustainable locations are identified for affordable housing AND for sheltered and supported accommodation to meet local need (Local Plan policy ENV67 and HO12).

Greenspace

Greenspace Areas are identified under Local Plan Policy ENV17. The current football field on the west side of Dog Lane and the Scout Hut land on Grub Lane should be included in this designation as land in community use over some 30 years. The designated land on the east side of Dog Lane is in the ownership of BT. Its potential community use needs to be clarified.

The land off Pasture Close is owned by Chester City Council and is presently without any management. This area could be considerably upgraded to provide a Local Nature Reserve for the benefit of the school, local residents and wildlife. Whilst supporting the value of securing adequate Greenspace in any future development (Local Plan policy ENV20), this should be directed to meet an established community priority such as landscaped car parking space, play facility, habitat creation, woodland. Further areas of high maintenance amenity grassland not catering for recreation should be avoided. The Chester City Council land, off Pasture Close, is largely unsuitable for development. The site abuts Salter's Brook and already supports a large badger sett.

LDF Recommendation D:

That the biodiversity value of the Chester City Council owned land (not suitable for development) is maximised through an appropriate strategy and action plan to achieve Local Nature Reserve Status.

LDF Recommendation E:

That designated Greenspace in Kelsall Parish be reviewed in the LDF programme so that community benefit can be secured, biodiversity/landscape value can be enhanced and geodiversity/landform is protected.

Archaeological Sites

In Kelsall parish there is a significant ancient field system 200m south east of Longley Cottage, on Longley Ridge which is designated of national importance. The Roman Road through the Kelsall gap between Chester and Manchester is partially defined and is a major feature across the parish. It is recognised that Roman farms and villas are likely to have functioned in this area but at Domesday only 9 residents are recorded. (Local Plan ENV 31). The relationship between the Longley field system, Kelsborrow, Eddisbury and ancient routes has yet to be understood. However the extent of the Hollow Way between Street House and Kelsall Hall is a substantial feature which has been largely neglected. It is believed to be one of the most extensive remaining early routes in Cheshire. Only a small section remains a public right of way.

LDF Recommendation F:

That the extensive Hollow Way between Street House and Kelsall Hall is acknowledged and protected through an appropriate strategy and action plan.

Landscape

Chester City Council undertook a Landscape Assessment of the District in consultation with the Countryside Commission and the County Council to identify areas with individual character concerning rural landscape (*Local Plan ENV24*). The Parish Landscape Character Assessment considers the detail of five distinctive landscape areas: Ridge, Scarp, Valley, Scarp Foot and Plain. In addition to the recommendations within the Parish there is also concern for the impact of development as viewed from the west.

LDF Recommendation G:

That further consideration is given in the LDF to the impact of roofscapes on a hillside settlement, visible from a significant distance such that there is proportionality between the size/design of the building and the potential for effective treescape/landscape enhancement.

Housing

The outstanding character of property, celebrated in Kelsall, lies in the sheer diversity across the main settlement. Older properties are mainly of local brick or sandstone and there is a significant number of dwellings with white rendered facing. Rookery Farm is unique in its half timbered construction. Less sensitive modern development has used non-local paler brick. Overall low angled roofs and the use of brick is predominant.

Earlier thatched properties were destroyed by fire and most of the older settlement is roofed in low angled Welsh slate. The majority of recent development has a subdued roofscape, but intrusive, high, steep gabled properties are a cause for concern.

The perception of residents is that, whilst developers seek to build large executive houses, the local need is for smaller retirement properties, extra care and sheltered accommodation and, outstandingly, properties suitable for first time buyers and young families. The village looks to the Local Development Framework to encourage a balance of property types and ownership to support a sustainable community which remains rural in character.

There are sites within the Parish which could meet this need emphasising the role of Kelsall as a neighbourhood hub.

LDF Recommendation H:

That the balance of housing types and tenure influences the LDF in determining allocations to support the needs of a sustainable community.

Roads, Footways and cycle routes

The road and footway network through the parish falls under the management of Cheshire County Council. Many footways have been/are being upgraded to encourage pedestrians particularly for Safer Routes to School. However some older lanes have narrow or no footways and are not wide enough for two vehicles. The main road through the village has a central section, including the street lighting, which retains its trunk road character and at no point is there any designated cycleway.

Residents would like to see wider footways, particularly in the vicinity of the school and community facilities, even if this requires a reduction in road width. Locating off road car parking to accommodate staff and visitor vehicles at the school is a high priority. Serious consideration should be given to redesigning the wide section of Chester Road when the highway is due for refurbishment. Features, of a rural character, which improve the footway, provide a cycleway and discourage speeding would be particularly welcome. Similarly village street lighting would now be appropriate for Chester Road.

Kelsall is affected by a proposed cycle route (*Local Plan TR5*), as shown in Map 4. Any improvement for access and safety of both local and touring cyclists is welcome. This designation

could contribute to Safer Routes to School. The proposed route follows Hollands Lane which is narrow and subject only to the national speed limit and therefore hazardous.

LDF Recommendation I:

That a strategy and action plan is formulated to develop the proposed cycle route to enhance safer routes to school (Local Plan TR5).

LDF Recommendation J:

Improved pedestrian safety is a priority consideration at the Hollands Lane/Chester Road/Morris Dancer junction.

Burials

There is a serious shortage of graveyard space for burials. In addition it is noted that existing burial space on Chester Road is open to public view, whilst the burial ground behind the Chapel is disturbed by being adjacent to a popular youth meeting place. The community needs space for scattering of ashes, woodland burial and other requirements in a discrete location within the parish. Suitable options require further investigation.

LDF Recommendation K:

That the parish is included in the area of search for a woodland burial site and that suitable sites for graveyard extension are supported by the Local Planning Authority.

APPENDIX 3

KELSALL PARISH LANDSCAPE STATEMENT (PLS)

In his book “The Making of the English Landscape”, W.G. Hoskins described the English landscape as a “palimpsest”, a term normally used to describe a writing surface which has been re-used after the original inscription has been erased.

The landscape of the Parish of Kelsall does indeed represent a layered landscape onto which new data is constantly being inscribed. The purpose of the Parish Landscape Statement is to analyse the aspects of this landscape which make it locally distinctive to its residents. The result of this process will, if adopted by Chester City Council, add weight to the planning system since it represents the views of the community and supplements the Local Plan.

The rationale of the PLS is set out in the Countryside Agency document “*Landscape Character Assessment – guidance for England and Scotland 2002*”. Landscape Character Assessment has a nested structure (see Table 1) of which a Parish Landscape Statement represents a grassroots assessment at the most detailed level. ***This represents the views of local residents who wish to make a contribution to the way their landscape may develop.***

**TABLE 1
LANDSCAPE CHARACTER ASSESSMENT (LCA) AREAS**

National LCA	
Type	
Lowland Hills Triassic Sandstones	Area 62: Cheshire Sandstone Ridge
Lowland Clay Plains	Area 61: Shropshire, Cheshire and Staffordshire
County LCA	
Type	
Sandstone Ridge	Area SST2
Sandstone Fringe	Area SF1
West Cheshire Plain	Area WCP1
Chester District	
Cheshire Plain	including boundaries with SS Ridge[east], Welsh border [west], Chester suburbs [west]
Sandstone Ridge	Sandstone scarp & dip slope
Type	Area
Within the civil parish of Kelsall 5 Landscape Character Types can be identified:-	
1. Ridge Top	Longley Hill Waste Lane Kelsborrow Castle
2. Scarp	Longley Wood Rake Lane
3. Valley	Kelsall village
4. Scarp Foot	Oscroft Road to Flat Lane. Hollands Lane to Woodside. Woodside to Common Lane 90-55 Metres
5. Plain	Plain below 55 metres westwards sloping

At a parish level the Landscape Character Types and the Areas within each Type are summarised in the Statement below and are shown in Map 2. This is followed by a detailed analysis and recommendations in Table 3.

KELSALL LANDSCAPE CHARACTER STATEMENT

These proposals relate to each of the Landscape Types defined in the Landscape Assessment (*Local Plan Policies ENV 24 & ENV 20*).

Type	Landscape Character Area	Recommendations
1. Ridge Top / Upper Scarp	LCA Longley Hill	<ul style="list-style-type: none"> Present character associated with fruit growing, largely a product of 20th Century since 1930s. Wind breaks of non-native conifers form a distinctive feature of the landscape when viewed from the West. Recommend that they should be managed in line with good agricultural practice. It should be noted that some of the earlier hedgerow trees are being overwhelmed, as is the location of a pond, by the growth of these conifers. To release these older trees from interference would be a significant environmental benefit. Summit of Longley Hill – no public access to this area. It would be a valuable asset if a public right of way could be negotiated since it would enhance the path network accessible not only to Kelsall residents but also to those of Ashton and Delamere as well.
	Waste Lane	<ul style="list-style-type: none"> “The rural surroundings” and “Views to the West” are much valued by Kelsall residents as recorded in their responses since the first public meeting at the launch of the Parish Plan, VDS, PLS process. These views form a major element of “what makes Kelsall special”. It is recommended that any future development should harmonise with, and not detract from those views. This is particularly sensitive since the elevated nature of 2/3 of the Parish does confer on it a special place in the landscape of Western Cheshire
2. Scarp	Quarry Lane	<ul style="list-style-type: none"> Quarry Lane forms the boundary between LCT 2 & LCT 3. The westerly views, due to the scarp’s elevated position, are especially valued. It is recommended that these views be safeguarded from obstruction through any future development since they are a prime factor in contributing to the local distinctiveness of Kelsall.
3. Valley	Kelsall Village	<ul style="list-style-type: none"> The built –up area of the village is discretely aligned with the valley. We recommend that it should not be allowed to spread upwards and alter the existing features of the skyline. Importantly, new building within the existing settlement should not obscure the view from building already there. Furthermore the mass of new building should not be so great that it masks the natural contour of the

Type	Landscape Character Area	Recommendations
		<p>valley. The relationship between height of buildings and topography is critical in a valley since views are paramount in the Kelsall setting and contribute to local distinctiveness. It is important to recognise that there is a difference between what is acceptable building density in an urban context and what is acceptable in a rural context.</p> <ul style="list-style-type: none"> • Old quarries are of local historical importance but are also features of local geodiversity. It is recommended that these should be noted as should exposures of local strata as seen on Chester Road between the lower end of Old Coach Road and Upper Church Street and Grub lane. These make an important contribution to local distinctiveness and geodiversity.
4. Scarp Foot Terrace	Common Lane, Lower Kelsall & Hollands Lane	<ul style="list-style-type: none"> • The open views from these areas are notable for their breadth to E & W as well as N & S along the base of the Sandstone Ridge. It is recommended that the maintenance of this open aspect should be of paramount consideration.
5. Plain	Plain	<ul style="list-style-type: none"> • This Area with its agricultural characteristics of fields, hedgerows, hedgerow trees and ponds is a valued part of the Kelsall landscape. Its attractions are particularly apparent when travelling west down the Kelsall by-pass. It is recommended that the features of this landscape be sustained and where feasible, its elements enhanced.

APPENDIX 4

STATEMENT OF COMMUNITY INVOLVEMENT

Throughout the Kelsall Parish Plan and Village Design exercises, the emphasis was to inform and involve the entire community. All important meetings were advertised widely by various methods including the local press, the KADRAS bi-monthly newsletter, Parish Council newsletters to all residents, poster campaigns, school newsletters, talks to local groups, electronic mail circulation lists, and announcements in the village churches.

A Village Design Group was formed in December 2004 to plan the process, and the first few meetings were advertised and held as public events to encourage continued recruitment. Membership was inclusive and extra skills were sought by co-option.



Feedback was encouraged and facilitated at public meetings and, where practicable, the different initiatives were interlinked. John Gittins of the Cheshire Landscape Trust (CLST) facilitated the workshop and guided the Design Group throughout the process.

The main milestones are shown in the table below.

July 2004	Decision to undertake PP and VDS announced in PC newsletter to all residents
October	Public meeting to launch PP and VDS, attended by 70 residents
December	Village Design Group formed
February 2005	Summary of initial findings in PC newsletter and Kadrass magazine and invitation to attend VDS workshop in Community Centre
February	All-day VDS workshop attended by 40 residents, run by CLS
May	Week-long Landscape Character Assessment exercise at Kelsall Community School managed by CLST and SEEN and supported by professional advisors
June	Public presentation of school results in school hall
January 2006	Public exhibition and consultation attended by 250 residents
July	Main recommendations agreed by Kelsall Parish Council
October – December 2006	Formal public consultation on the Draft Kelsall Village Landscape and Design Statement to meet planning regulations.

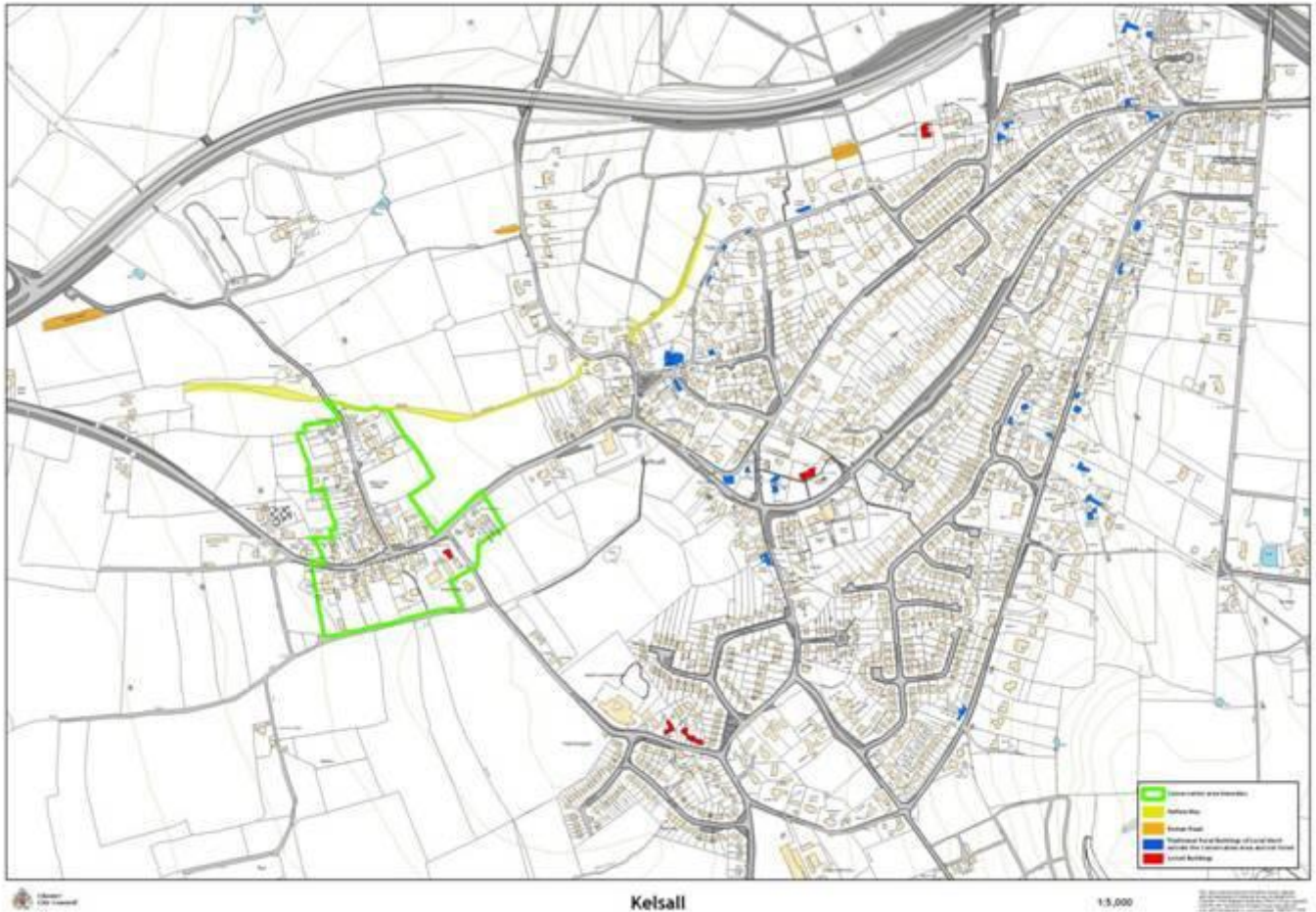
APPENDIX 5

TRADITIONAL RURAL BUILDINGS OF LOCAL MERIT OUTSIDE THE CONSERVATION AREA AND NOT LISTED (LOCAL LIST)

Brooms Lane	Lavender Cottage
Chapel Bank	Nos. 1, 2, 3 Methodist Chapel
Grub Lane	Hope Cottage Stanmore Cottage Dewsbury Cottage Rose Cottage
Chester Road	Church Villa
Church Street	Nos. 6, 8, 10, 12
Church Street North	No. 2 Winnett Cottage The Old Parsonage
Old Coach Road	Old School The Smithy The Nook The Cottage
Hall Lane	Nos. 4, 6, 8, 10
Dingle Lane	Dingle House
Dingle Crescent	1, 2, 3, 4
Quarry Lane	Durrows Barberry Cottage Half Acre Barn Carters Barn Harewood House Bryn Jasmine Cottage Honeysuckle Cottage Harewood Farmhouse Barn Cottage Stone Cottage Stone House The Cottage Sandquay Fir Tree Cottage Rose Cottage
Orchard Way	Black Hatch The Cottage Fairhaven Cottage Laurel Cottage
Green Lane	Croft Cottage

The recent sensitive restoration of The Cottage in Quarry Lane is noted. The re-use of local sandstone and introduction of a native species hedgerow is an example of good practice.

Map illustrating the properties identified in the Local List and Hollow Way



APPENDIX 6

LISTED BUILDINGS

- Rookery Farm
- Hallowsgate
- Kelsall Hall and
- Kelsall Church.

Chester City Council Local Development Framework

Sustainability Appraisal

Kelsall Village Landscape and Design Statement Supplementary Planning Document (SPD):

Non-Technical Summary July 2007

1. Introduction

- 1.1 The Sustainability Appraisal is to ensure that the planning policies and proposals developed by Chester City Council contribute towards achieving sustainable development. This involves an assessment of the environmental, social, economic and natural resources effects of all the Council's planning policies. Chester City Council are in the process of undertaking a Screening exercise for Appropriate Assessment of all the Council's Local Development Documents in accordance with the European Habitats Directive.
- 1.2 The task of preparing the *Kelsall Parish Landscape & Design Statement* was delegated by the Parish Council to a working group consisting of local residents, facilitated by Cheshire Landscape Trust with support and assistance from Planning Officers from Chester City Council. Two community consultation events were held during the period to seek the views of residents and other interested parties. The Kelsall Parish Landscape and Design Statement will be adopted by the Council as a Supplementary Planning Document (SPD). Supplementary Planning Documents will form part of the Council's Local Development Framework for the District.
- 1.3 Following recent changes to the planning system, all Supplementary Planning Documents that the Council adopt are required to undergo a Sustainability Appraisal. This report sets out the non technical summary of the Sustainability Appraisal that has been undertaken by the Council on the draft *Kelsall Parish Landscape & Design Statement*, in line with current government guidance and in partnership with Kelsall Parish Council.
- 1.3 The Sustainability Appraisal of the Kelsall Parish Landscape and Design Statement has informed the preparation of the SPD through an assessment of the following options;
- § **Option 1:** No change – rely on existing national, regional, sub-regional and local planning policies to guide development proposals in Kelsall Parish.
 - § **Option 2:** Provide additional guidance on Kelsall Parish Landscape and Design to supplement adopted Chester District Local Plan

2. Key findings

- 2.1 The Sustainability Appraisal has found that option 2 is the most sustainable option. The preparation of the SPD will have a significant beneficial impact in contributing towards the following sustainability objectives within Kelsall:
- § To protect and enhance biodiversity, geodiversity and local environmental quality
 - § To protect and maintain the quality of inland water resources
 - § To reduce the risk of flooding and the threat to people and property

- § To protect and enhance historic, cultural and archaeological value
- § To promote high quality building design
- § To protect and enhance the quality of landscape and townscape
- § To ensure access to goods, services and amenities
- § To deliver rural / urban renaissance
- § To safeguard and improve the viability and vitality of the village
- § To provide opportunities for growth and competitiveness in the rural area
- § To protect and improve land quality

2.2 The uncertain effects identified are in relation to the air quality objectives. Whilst the Kelsall Parish Landscape and Design Statement promotes alternative modes of travel (i.e. pedestrian routes and cycling facilities), uncertain effects on air quality are identified as a result of traffic and transport emissions from car travel.

2.3 Further justification / explanation for the assessment is contained in the Matrix in Appendix B to the full Sustainability Appraisal Report.

3. Contacts

3.1 Copies of the Sustainability Appraisal report of the Kelsall Parish Landscape and Design Statement can be obtained from the Council's Offices at:

Chester City Council
Forward Planning
The Forum
Chester
CH1 2HS

Telephone: 01244 402286 / 402287 / 402479

Email: forwardplanning@chester.gov.uk

3.2 Alternatively, the document will be available to view at libraries in the District or on the Council's website at www.chester.gov.uk

APPENDIX 8

GLOSSARY OF TERMS

Annual Monitoring Report	A document produced each year by Chester City Council showing progress in achieving both Local Plan policies and the timetable set out in the Local Development Scheme and setting out revisions to the Local Development Scheme.
Biodiversity	The diversity of plant and animal life in a particular habitat
Chester District Local Plan	Adopted Local Plan setting out the planning policies, proposals and allocations of land for the District. This is a statutory document and is used to guide the determination of planning applications in the District.
Commuted Sum	Money collected from developers on developments to contribute towards improvements in open space, transport measures or other environmental improvement which must be in proportion and related to the impact of the proposal. This is done through a legal agreement as part of the planning permission.
Conservation Area	An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by Chester City Council under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Consultation Statement	Statement detailing the consultation that has taken place during the preparation of the Local Development Document, before it is adopted by the Council.
Countryside Agency	The Countryside Agency was the statutory body working to make: <ul style="list-style-type: none"> • the quality of life better for people in the countryside; • the quality of the countryside better for everyone. The access and recreation functions of the Agency have now been incorporated in the successor body, Natural England.
DCLG	Department for Communities and Local Government (formerly the Office of the Deputy Prime Minister).
DEFRA	Department for Environment, Food and Rural Affairs
Environmental Stewardship	An agri-environment scheme run by the Department for Environment, Food and Rural Affairs in England . The scheme, which replaces the older Countryside Stewardship and Environmentally Sensitive Area schemes, is composed of two levels - the Entry Level Scheme (ELS), or Organic Entry Level Scheme (OELS) for Organic farms, and the Higher Level Scheme (HLS).
Geo-diversity	The diversity of minerals, rocks, fossils, soils, landforms and geological processes that form the landscape and topography of an area.
Green Belt	A defined area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development

	by permanent and severe restrictions on building. The emphasis is on restricting sprawl of urban areas, preventing the coalescence of neighbouring towns and preserving the individual character of settlements, although a green belt may provide suitable locations for recreational development.
Higher Level Stewardship Scheme	See Environmental Stewardship (above)
Hydrobrake	Regulates water flow through water sewage systems
Listed Building	A building included in a list compiled by the Secretary of State for the Environment as being of special architectural or historic interest.
Local Development Framework	The collective name given to all those policies and documents forming the planning framework for the District.
Local Development Scheme	A project management document setting out what the Local Development Framework will contain a timetable for its production, proposals for monitoring and review.
Local Distinctiveness	This is concerned with what makes a place special – it is key to the attractiveness of towns and villages and is the essential component of the economic competitiveness of a place.
Local Nature Reserve	An area recognized for its nature conservation value.
Neighbourhood Hub	Existing centres in the rural areas that have access to a range of services which can be improved by concentrating activity in recognized hubs. These centres are essential to creating a thriving community providing valuable facilities such as local shops, businesses and other community facilities.
Open Countryside	That part of the rural area outside the green belt and excluding settlements.
Parish Plan	Parish Plans were announced in the 2000 “Rural White Paper” which set out the Government’s plans for the countryside. They set a framework for communities to plan their own futures and set out a vision for how the community wants to develop, and identify the action needed to achieve it. They can include everything that is relevant to the people who live and work in the community, from employment and playgrounds to the design of new buildings and protection of hedges and ponds. They can include any social, environmental or economic issues.
Planning Policy Statement	Planning Policy Statements are statements of national planning policy that replace Planning Policy Guidance following the 2004 Planning and Compulsory Purchase Act. These will need to be taken account by the Council in producing the Local Development Framework.
Regional Spatial Strategy	Overarching strategy produced by the North West Regional Assembly with broad land use, transport and other policies to inform the Local Development Framework and forming part of the

	statutory development plan.
Safer Routes to School	A scheme to provide children with safer routes to school.
Shelterbelt	Rows of trees and vegetation planted along roads and field borders to protect open fields from wind / sun. They also benefit wildlife by providing habitat corridors for their movement between habitats.
Site of Biological Importance (SBI)	A non-statutory designation referring to areas which are considered by Cheshire County Council and Cheshire Wildlife Trust to contain important habitats.
Site of Nature Conservation Value	These are sites designated by Chester City Council for their important nature conservation value.
Solar Gain	The positive contribution made by solar energy to the heating of a building's interior through appropriate siting and other design considerations.
Statement of Community Involvement	The document that sets out how the Local Planning Authority will involve and consult the public in the production of the Local Development Framework and on planning applications.
Supplementary Planning Document	A document which expands or supplements policy in Development Plan Documents or the Local Plan.
Sustainability Appraisal	An appraisal of the impacts of policies and proposals on economic, social and environmental issues. This also covers the range of issues covered by the Strategic Environmental Assessment.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems (SuDS)	Technique for dealing with problems of flooding and surface water quality
Sustainable Environmental Education Network (SEEN)	Aims to involve local school children in the processes of planning, regeneration and design which will shape the future of their own communities. SEEN was established by Chester City Council, Cheshire County Council and local architectural and design professionals in 1997. It has recently been recognised as an example of good practice in an EU White Paper on Youth Policies.
Tree Preservation Order	An order made by the Council to prevent the felling, lopping or willful destruction of a single tree, group of trees or substantial woodland specified in the order without the consent of the Council.
Village Design Statement	Document prepared by the local community setting out local aspirations for the future development and conservation of the village. This may include information on landscape character, protection of open spaces or important views.

APPENDIX 9

INFLUENCES TO DATE

1. The draft Landscape Character Assessment for the valley and scarp was used at Appeal to defend refusal of a Persimmon Application for infilling with large detached properties. The decision by the Planning Board was counter to the officer recommendation based on Local Plan policies alone. The Planning Inspector supported refusal.
2. The Parish Council has used the wording in the draft Village Landscape and Design Statement in its objections to a proposed householder extension which would have reduced the open views enjoyed by the public.
3. A draft Landscape Character Recommendation seeking public access onto Longley Hill was used to support a Higher Stewardship Application which had been initially refused by DEFRA. The Higher Stewardship Scheme with public access onto Longley Ridge is now in place.
4. The extensive Hollow Way is being considered for inclusion in the review of Kelsall Conservation Area. A review of the Kelsall Conservation Area is currently being undertaken by Chester City Council. The sandstone banks within the Conservation Area will be included as notable boundary features.
5. The recommendations for addressing sewage surges at the bottom of the village will result in more detailed discussion with United Utilities.

Support for identifying sites for affordable housing has resulted in one scheme for 14 dwellings now being put forward.

APPENDIX 10

Sources of Further Information and Useful Publications

- North West Regional Assembly (June 2006) North West Best Practice Design Guide available at: http://rpg.nwra.gov.uk/documents/index.php?group_id=140
- DCLG (December 2006) The Code for Sustainable Homes available at: <http://www.communities.gov.uk/index.asp?id=1506120>
- DCLG (December 2006) Building a Greener Future available at: <http://www.communities.gov.uk/index.asp?id=1505157>
- DCLG (November 2006) Delivering Affordable Housing available at: <http://www.communities.gov.uk/index.asp?id=1504795>
- Natural England Planning Position Statement on Sustainable Design and Construction available at www.naturalengland.org.uk