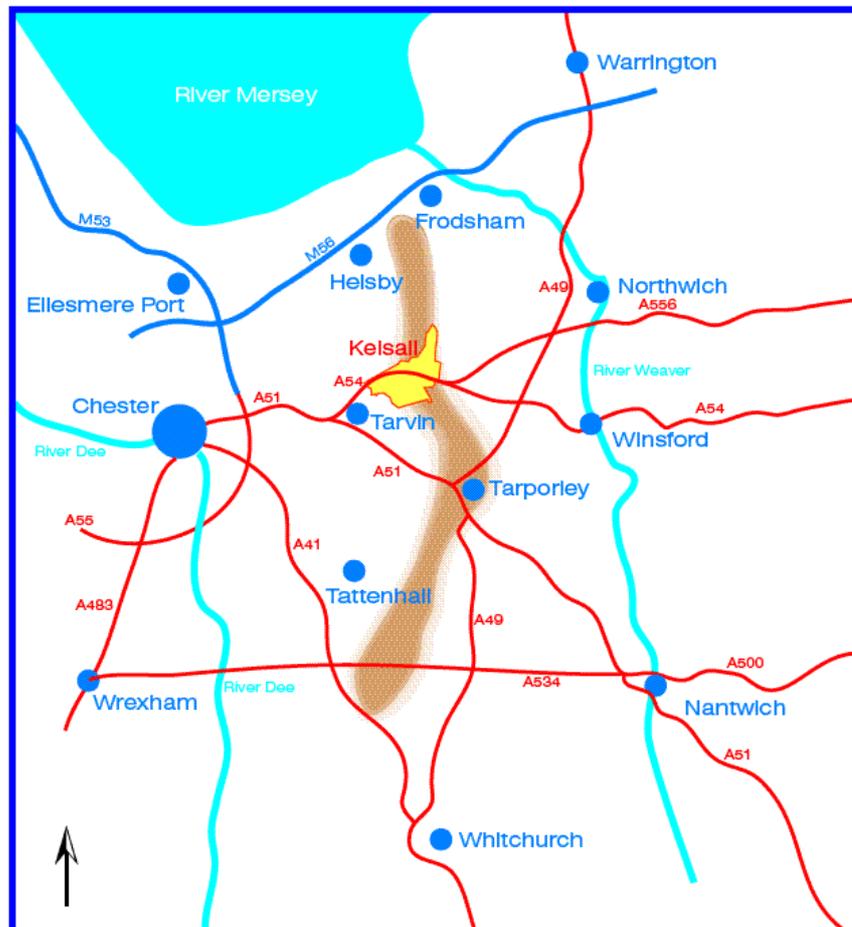


1. Introduction

- 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



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- 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;

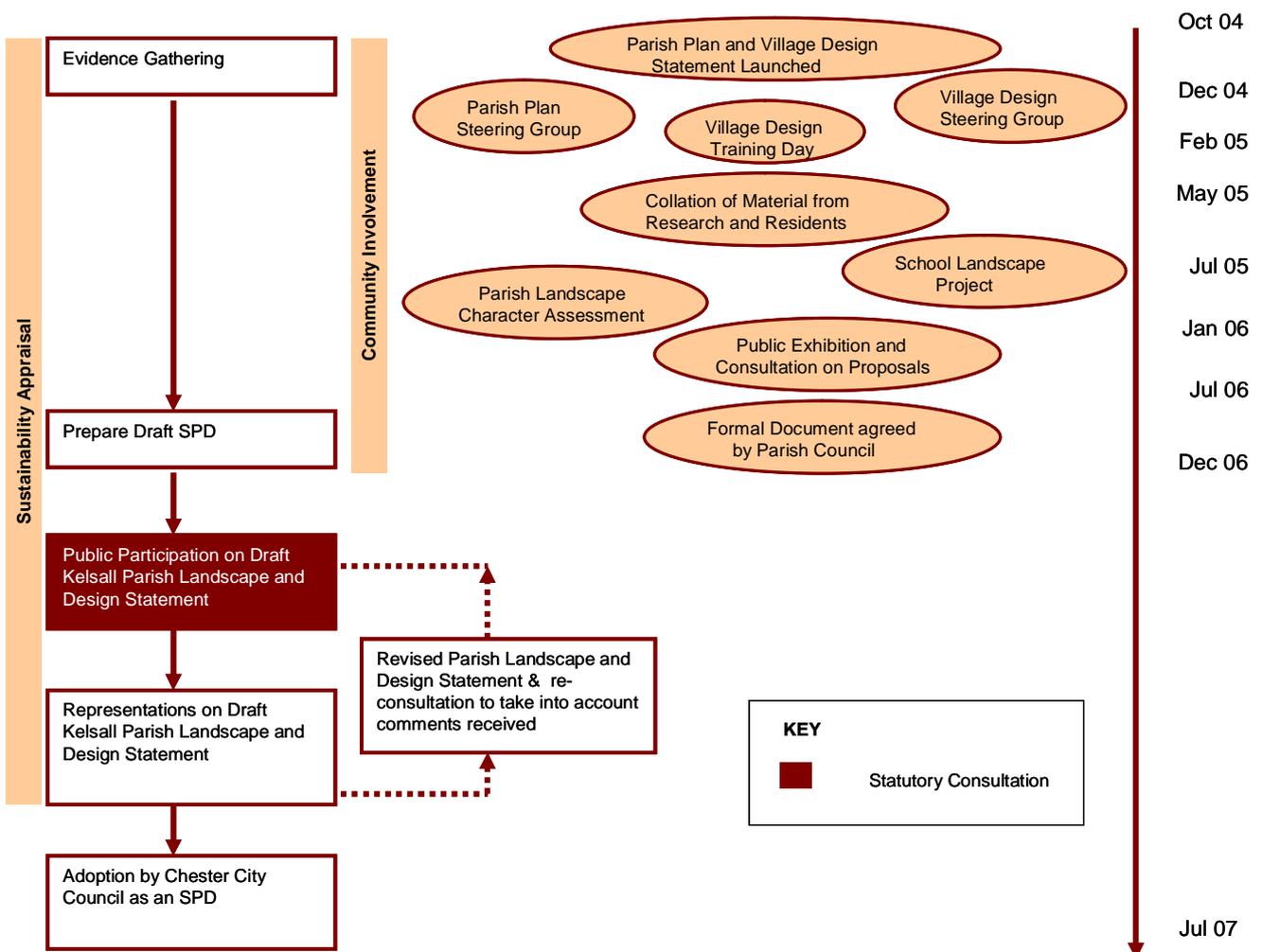
¹ This refers to the Submission Draft Regional Spatial Strategy (January 2006). These policies are subject to change depending on the outcome of the recent Examination in Public and the publication of the Panel Report

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

Community Involvement and Consultation

- 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.
- 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.
- 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.