

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.

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	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.

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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,

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		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
Policy SR3	Sport and Recreation	Allocates the land to the rear of

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		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>		