

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.