Kelsall & Willington

Neighbourhood Development Plan Appendices

Referendum Version

January 2017

Appendix 1.   Kelsall Parish Landscape and Design Statement Summary

The Kelsall Parish Landscape and Design Statement, adopted as a supplementary planning document in 2007, was regarded as a model of its kind, with its only shortcoming being that this type of document did not carry the weight of statutory guidelines. Bearing this in mind, the NDP group regards the Landscape and Design Statement as a starting point for community consultation. This Appendix lists the most salient points to be carried into the NDP. The original document is available from the Kelsall Parish website.

1.1   Key Planning Issues

From the Kelsall Parish Landscape and Design Statement 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 are respected and supported.

- Kelsall celebrates a diversity of buildings with no single dominant vernacular. Therefore additional buildings should be individual in design while 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 the 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 run-off. All development should therefore include roofwater catchment and driveway interceptors to minimise the risk of further run-off 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 flooding, with native species planting where appropriate.

- All development will be expected to contribute to the local infrastructure such as playareas, sports fields, safer routes to school, drainage, and pedestrian safety.

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.

Summary of Consultation

The above key issues were based on the following views expressed by residents.

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 28th January 2006. In both sessions residents were asked what they especially valued about Kelsall, and what aspirations they had for its future development.

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, 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.

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.

1.2   Extracts Relevant to Landscape & Environment Policies

The following five Landscape Types are taken from the 2007 Kelsall Parish Landscape and Design Statement 2007.

The table below lists and describes all Landscape Character Areas identified for each Landscape Type.

Type	Landscape Character Area	Key characteristics	Description
1. Ridge Top / Upper Scar	Longley Hill	Regular fields – hawthorn hedges. Farm settlement. Disused quarry – hilltop. Orchards. Grazing land Grade 3 Agricultural land. [DEFRA]	Ridge top with upper slopes dipping to Woodside. Remains of field system. Dip slope E to stream valley forming parish boundary. One public footpath crossing SW end of scarp. No public access onto Longley Hill. One of Kelsall's pre-enclosure Commons
2. Scarp	Waste Lane/Kelsborrow Castle	Private housing with large gardens. Small/medium fields, hawthorn hedges. Pasture; grazing-cattle. Grade 3 Agricultural land [DEFRA]	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.
	Longley Wood/Dodd's Rough	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 Agricultural land [DEFRA].	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. South end crossed by bypass. Housing into village.
	Quarry Lane	Steep scarp slope. Disused quarry. Commanding views to NW linear settlement	Diversity of housing styles including sandstone cottages, substantial residences with large mature gardens and more recent individual infill development.
3. Valley	Kelsall Village	Asymmetric valley-NNE/SSW. Built up, diverse styles, little open space. Distinct nucleated form, shape determined by valley topography.	Largest of three valleys in W side of Sandstone 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.
4. Scarp Foot Terrace	Common Lane/Flat Lane	Gentle slope (elevation between 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	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.
5. Plain	Lower Kelsall, Hollands Lane	Gentle slope 90 -55m. Mix of fields, largely rectangular. Land use as above	Location of Lower Kelsall. Design includes Conservation Area. Open W aspect from Hollands Lane. Views along ridge.
	Parish Plain	Gently undulating plain below 55m. Larger more rectangular fields, hawthorn hedges and standard trees. Heavy clay based soils. Pasture & arable fodder crops. Ponds. Five farms located on this area.	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.

Policy Recommendations Included:

- 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:

  a. Any proposed development on the Ridge should harmonise with and not detract from the panoramic setting.

  b. The views from the Scarp should 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 should be sustained and its elements enhanced.

- Locally distinctive important buildings in Kelsall Parish, that are not statutorily designated and fall outside the Conservation Area, should be preserved and / or enhanced. (These buildings are identified in the Local List in Appendix 5 of the Landscape and Design Statement)

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

- 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.

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

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

1.3   Sections Relevant to Housing

Policy Recommendations Included:

- Proposals for affordable, sheltered, and supported accommodation will be encouraged to support family stability in the community.

1.4   Sections Relevant to Design

Policy Recommendations included:

- 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.

- Within Kelsall Parish proposals that contribute towards local distinctiveness will be encouraged.

- New developments in Kelsall should implement features to minimise rainwater run-off

- 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.

- 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.

- 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.

- 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.

1.5   Village Centre

Policy Recommendation Included:

- Existing premises with a social and / or economic function within Kelsall Parish should be retained for commercial activity contributing towards the neighbourhood hub. Proposals for new neighbourhood hub facilities will be encouraged.

1.6   Aspirations

In addition to the policy recommendations above, the Kelsall Parish Landscape and Design Statement included a number of aspirations by the local community, which could not be adopted by the Council within a Supplementary Planning Document (SPD) under existing
planning regulations at the time.

The aspirations included:

Land uses / Green Belt

In Kelsall, Green Belt is only on the north-west fringe of the existing settlement and is fragmented by the construction of the by pass. While 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 of the Landscape and Design Statement. These sites deserve detailed consideration as potential contributions to meeting the needs of the whole community (a sustainable settlement).

Aspirations

- Land should be allocated to meet special needs in the community - affordable housing, sheltered, and special-care housing.

- The whole of the "green heart of the village' (the land between the Morris Dancer (*now the Lord Binning*) 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 *(This was partly realized by the acquisition of Kelsall Green and development of the existing play area. The remaining land between the school and Kelsall Green was granted planning permission for housing development in 2013)*

Housing

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 [1] (LDF) to encourage a balance of property types and ownership to support a sustainable community which remains rural in character.

Aspirations

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

• That sustainable locations are identified for Affordable housing AND for sheltered and supported accommodation to meet local need.

Bio-diversity and Green Space

The land off Pasture Close is owned by Chester City Council *(at the time of writing - now Cheshire West and Chester) 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[2] 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, or 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.

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

• 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.

Infrastructure

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

---

[1] Most text in this section are extract from the Kelsall Landscape and Design Statement, therefore some designations were appropriate at the time this document was written but are now obsolete: the Local Development Framework has been replaced by the Local Plan, Chester City Council is now CWAC, and the term "Greenspace" previously used in policies is no longer current. It can be referred to as Public Open Space or more generically, green spaces.

[2] See previous footnote.

footway, provide a cycleway and discourage speeding would be particularly welcome. Similarly village street lighting would now be appropriate for Chester Road.

Aspirations

- a network of safe pedestrian and cycling routes within the village is needed.
- That a strategy and action plan is formulated to develop the proposed cycle route to enhance safer routes to school (Local Plan TR5).
- Improved pedestrian safety is a priority consideration at the Hollands Lane/Chester Road/Morris Dancer *(now Lord Binning)* junction.

Historical and Archeological Features

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 Doomsday only 9 residents are recorded. 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.

Aspiration

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

Burials

There is a serious shortage of graveyard space for burials. The community needs space for scattering of ashes, woodland burial, and other requirements in a discrete location within the parish.

Aspiration

- 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 2.   Kelsall Housing Density Calculation Method

2.1   Introduction

The CWAC density assumption and developable area figures, as stated in Table 2.3 of the Strategic Housing Land Availability Assessment 2013, are based on a net density of 30 dwellings per hectare. In order to maintain the character, feeling of spaciousness and the views in and around Kelsall we require densities that apply specifically to Kelsall.

In 2015 the NDP group commissioned a survey to determine the housing densities within Kelsall in order to compare these with the density assumptions used by CWAC. This work was undertaken with the assistance of North West Design Associates.

2.2   Density Calculation Method

1. Measure size of area in hectares per site from DWG files.
2. Count number of properties per site.
3. Calculate Gross Density = No. of properties divided by size of area.
4. Calculate Sum of size of areas.
5. Calculate Sum of No. of properties.
6. Calculate Average Gross Density = sum of area divided by sum of No. of properties
7. Look up Developable area % as per CWAC density estimates (see Table below)
8. Average Net Density = Average Gross Density divided by Developable area %

2.3   Summary

The overview map below and the detailed tables list the sites used for this survey. These were limited to sites that were first built as one development. They happen to be the most recent developments in Kelsall, taking place from the 1960s onwards.

The map clearly shows that those sites exhibit a higher density than the other areas of the village, where building took place in more piecemeal fashion. As a result, the densities measured a much higher than that of the built-up area as a whole. However we recognize that it would be unrealistic to expect new development to achieve a similar character as that of 70 years ago and previously.

Therefore the measured densities of the more recent, more tightly built sites have been used as a guideline for the density policies in this Plan.
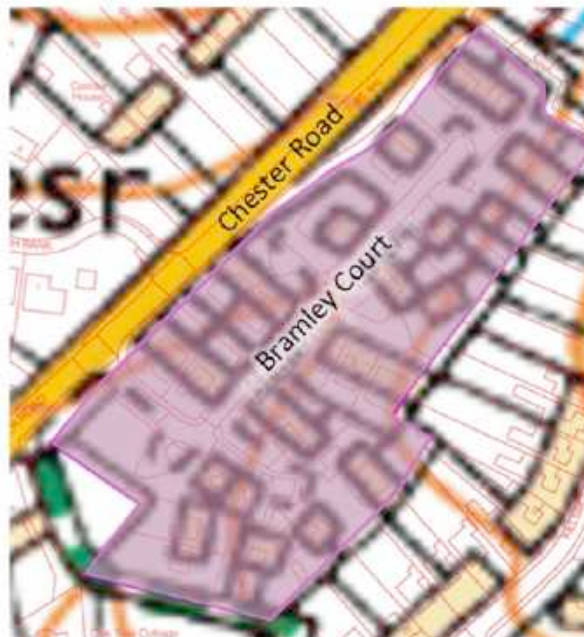
CWAC Developable Area Table

Gross Site Area (Ha)	Assumed Developable Area
0.4 to 0.9	90%
1.0 to 9.9	80%
10.0 to 19.9	75%
20.0 +	70%
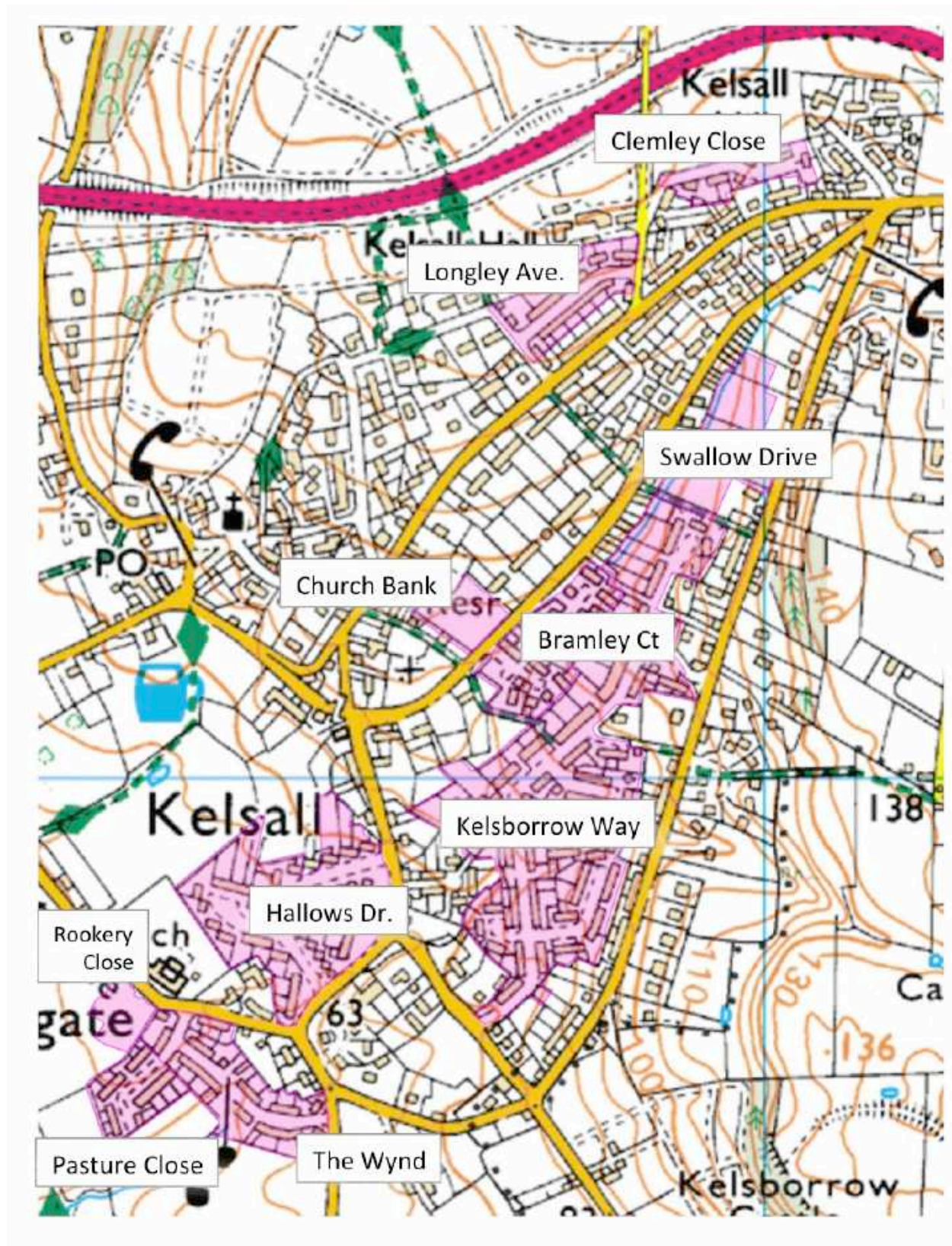
2.4   Sites used in Density Calculations

Bramley Court

Site Area	1.527 Ha
No. of dwellings	31
Density	20

Church Bank

Site Area	0.5986 Ha
Number of dwellings	8
Density	13.3
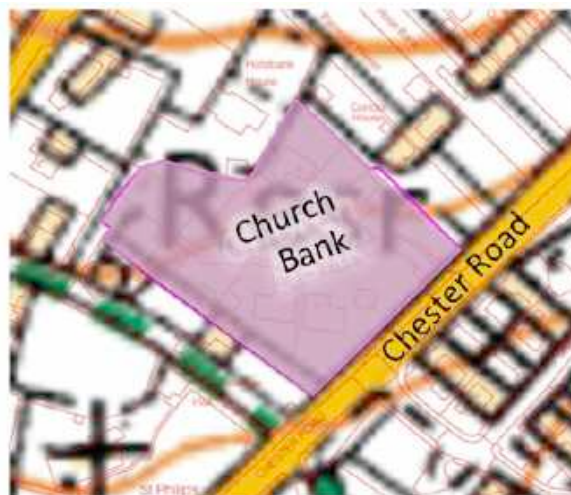
Clemley Close

Site Area	0.719 Ha
Number of dwellings	12
Density	16.7
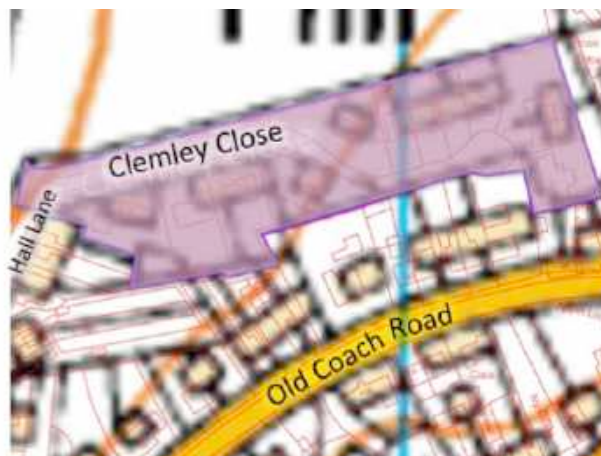
Kelsborrow Way

Site Area	8.386 Ha
Number of dwellings	151
Density	18

Reliance Court

Site Area	0.2966 Ha
Number of dwellings	7
Density	23.6
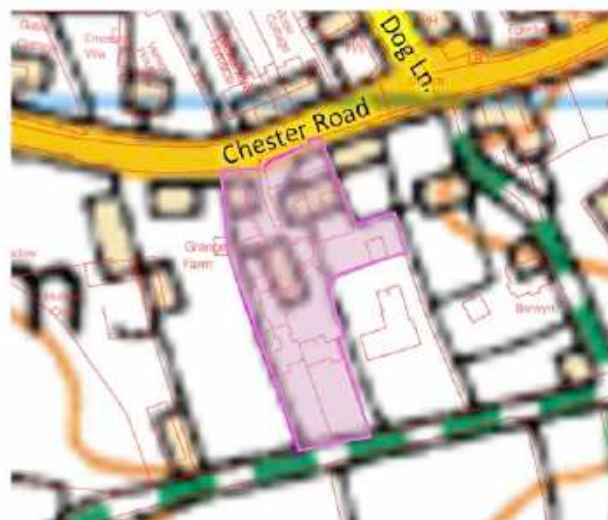
Rookery Close, The Wynd, Pasture Close
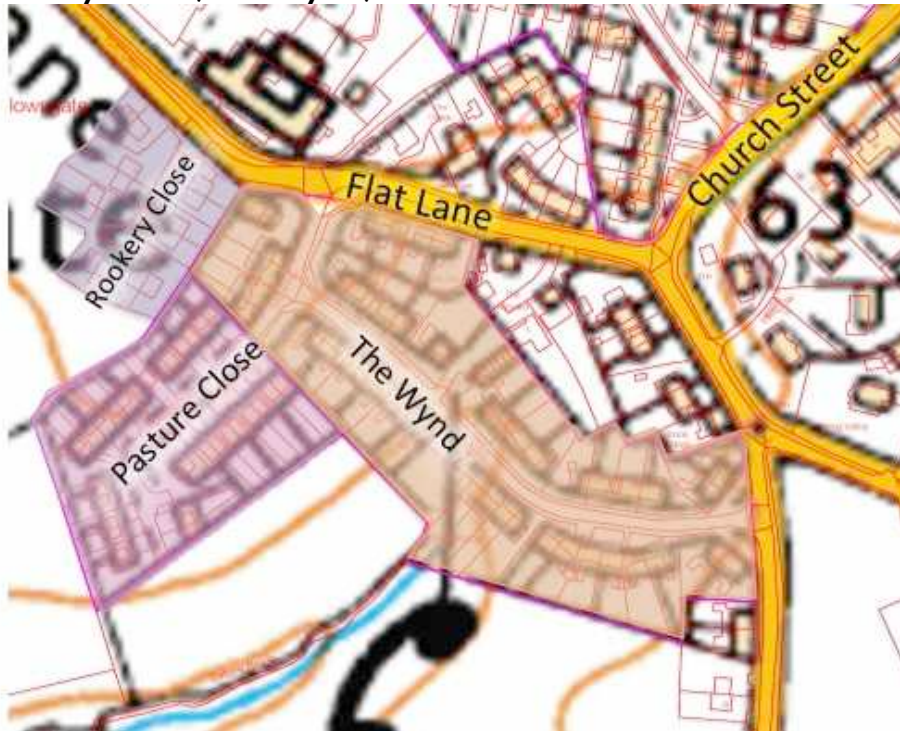
Rookery Close

Site Area	0.4190 Ha
Number of dwellings	14
Density	33

Pasture Close

Site Area	0.855 Ha
Number of dwellings	32
Density	37

The Wynd

Site Area	1.924 Ha
Number of dwellings	49
Density	25.5

Longley Avenue

Site Area	1.186 Ha
Number of dwellings	25
Density	21.1
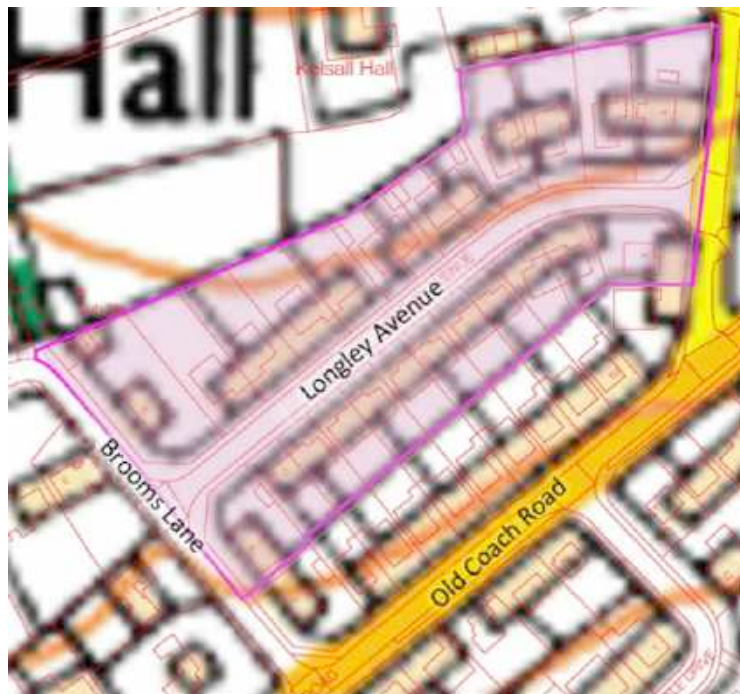
Swallow Drive & Deepdene

Swallow Drive

Site Area	1.291 Ha
Number of dwellings	13
Density	10

Deepdene, Quarry Lane

Site Area	0.276 Ha
Number of dwellings	2
Density	7.2
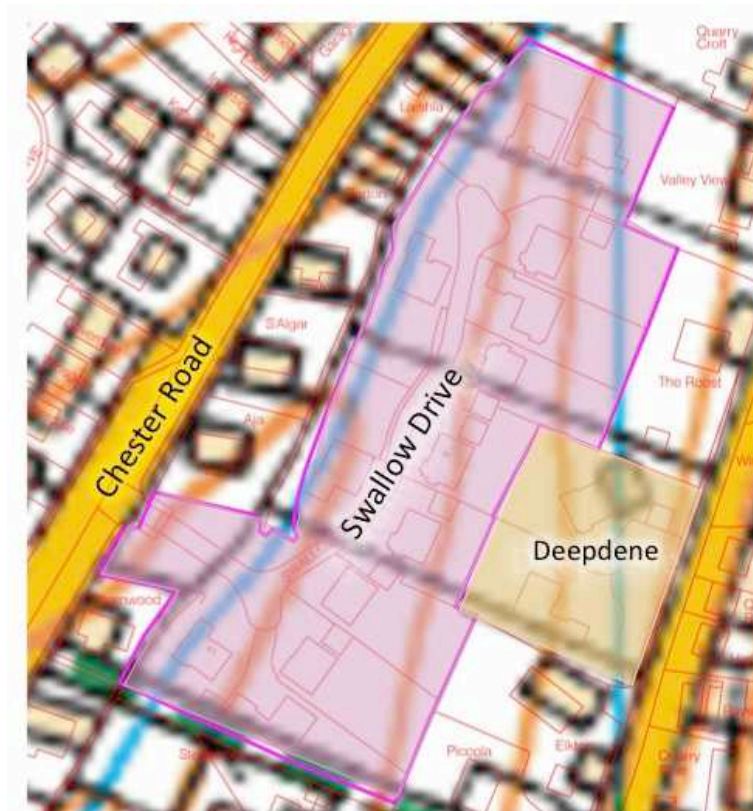
Hallows Drive & Hallows Close

Site Area	3.750 Ha
Number of dwellings	62
Density	16.5

2.5   Kelsall Average Gross and Net Density Calculations

Gross site Area (Ha)	Site	Area	No. of properties	Gross Density	Developable area	Average Net density
0.0 to 0.3	Reliance Court	0.2966	7	23.60		
	Deepdene, Quarry Lane	0.276	2	7.25		
0.4 to 0.9	Church Bank	0.5986	8	13.36		
	Rookery Close	0.4190	14	33.41		
	Pasture Close	0.855	32	37.43		
	Clemley Close	0.719	12	16.69		
	Sum	*3.1642*	*75*	*23.70*	*90%*	*26.33*
1.0 to 9.99	Bramley Court	1.527	31	20.30		
	Swallow Drive	1.291	13	10.07		
	Kelsborrow Way	8.386	151	18.01		
	Hallows Drive & Close	3.750	62	16.53		
	The Wynd	1.924	49	25.47		
	Longley Avenue	1.186	25	21.08		
	Sum	*18.064*	*331*	*18.325*	*80%*	*22.90*

There were no sites larger than 10ha.

Appendix 3.   Housing Baseline

The numbers in the following table make up the baseline to assess whether the minimum of 200 dwellings for the Local Plan period has been reached. This currently shows permissions granted as of end of November 2015; at time of writing the latest figures are still being compiled by Cheshire West and Chester, and this appendix will be updated as soon as they are available.

	Total (Net)	Afford -able	Date Approved	Status/Notes
Reliance Court	7		May 2012	Last house on site 12/02423, (brownfield site) Completed
Castle Hill Farm, Waste Lane	6		May 2010	10/00543/FUL (barn conversions) Completed
Thistle Close (Bloor Homes)	33(31)	11	June 2013	12/03551/FUL (Completed)
Quarry Lane	4(3)		May 2012	11/04343/OUT (Completed)
Flat Lane (Taylor Wimpey)	89	31	Nov 2013	12/01880/OUT Under construction.
Chester Rd (former nursery)	10	2	May 2014	13/03294/OUT (brownfield site)
Willington Lane (Elan)	13	4	Early 2014	14/00331/FUL (Under construction)
Montrose, Chester Road	7	2	June 2014	14/01308/OUT (brownfield site)
Waste Lane, adj Forest Way	2		Oct 2014	14/02581/FUL
Waste Lane, Rear of the Cottage	1		July 2014	14/02408/FUL (Completed)
Waste Lane, Farmers Arms	1		Feb 2014	13/05069/FUL
Quarry Lane, Bryn	1		July 2014	14/01812/OUT (under construction)
18 Old Coach Road	1		Nov 2013	13/04058/FUL Completed
Chester Road, Rosemead	2(1)		Jan 2015	14/04496/FUL (under construction)
Chester Road, Arden Place	2		Jan 2015	14/04497/FUL (under construction)
Hollands Lane, adj Nether Watling	2		Dec 2014	14/03995/OUT
Hollands Lane, adj Corn Riggs	2		July 2014	13/02171/OUT, (under construction)
18 Brooms Lane	2(1)		June 2015	15/00939/FUL
Beech House, Chester Rd	1		July 2015	15/01929/ FUL
Four Winds, Waste Lane	2	0	Nov 2015	15/00049/OUT
Castle View, Willington Lane	1		Dec 2015	15/03370/OUT
Kelsall Hall, the Old Dairy	1		Jan 2016	15/03078/FUL
The Beeches, Waste Lane	2		March 2016	15/04844/FUL
Foxwood (Waste Lane)	2 (1)		Feb 2016	15/05090/FUL
Hollands Lane, Adj Corn Riggs	1		March 2016	16/00176/FUL (extra dwelling on plot of 13/02171/OUT)
Total (net)	**189**	**50**		

Appendix 4.   Housing Need Survey Summary

This Appendix summarises the main findings of the Housing Need Survey carried out in November 2014. The complete survey report can be found in the Consultation Statement appendices.

The survey went to all 1250 households in the Plan area, in Kelsall and Willington. 375 surveys were returned, which is a response rate of 30%. The age distribution of respondents broadly reflected that of the area's population.

There were 83 responses to the Housing Need section of the survey (which also covered the options for site allocation and green spaces).

All 83 respondents identified a housing need within the next five years.

Housing Need For the Elderly

There were at least 39 households in need where respondents were over 65 years old.

This could be as much as 44, due to a few respondents who indicated their ages were over 65, but identified themselves as "adult" rather than "elderly", and a few under 65 who ticked the elderly category.

Reasons for wanting to move were:

Need smaller accommodation	26
Need permanent accommodation	5
Need to live independently	12
Need to be closer to a parent or dependent	3

The type of accommodation needed was:

	1 bed	2 bed	3 bed	Total	Tenure
Bungalows	3	20	7	**30**	Private: 22, rented 6, shared-ownership 2
Flat	1	4		**5**	All private
House		2	2	**4**	All private
Total	**4**	**26**	**9**	**39**	

Affordable Housing need:
Between 2 and 8 (only one of the respondents in this age group indicated that their reason for moving was the need for cheaper accommodation). This need should be met by the retirement housing expected to be delivered by the NDP site allocation, which would be subject to the 30% requirement for Affordable Housing.

Among elderly respondents:

- 11 indicated they had mobility problems,

- 10 households require communal facilities,

- 8 need warden assisted accommodation,

- 7 need care at home and

- two need residential care.

None of the 31 Affordable dwellings coming forward on Flat Lane as part of the Taylor Wimpey scheme is designed for elderly residents or conforms to the Lifetime Homes Standards.

Housing need for residents under 65

Tenure	Private owned				Shared Ownership			Rented	**Total**
Size	2 bed	3 bed	4 bed	Total	1 bed	2 bed	Total	2 bed	
Bungalow	6	5	0	11	0	1	1	0	**12**
Flat	1	0	0	1	1	2	3	1	**5**
House	9	11	3	23	0	1	1	2	**26**
Total	**16**	**16**	**3**	**35**	**1**	**4**	**5**	**3**	**43**

This result shows an outstanding need for Affordable housing of eight units for the under 65s for the next five years.

At the time the survey was conducted, several developments had been given outline planning permission but had not yet submitted their detailed planning permission, meaning that their Affordable dwellings had not yet been allocated. These total 35 units, including Taylor Wimpey.

This confirms that the local need for affordable Housing is adequately met by existing planning permissions granted since 2010.

Appendix 5.   Building For Life 12

Integrating Into the Neighbourhood

1 Connections
Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Facilities and services
Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport
Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements
Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

5 Character
Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context
Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces
Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around
Is the scheme designed to make it easy to find your way around?

Street and Home

9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space
Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Appendix 6. Surgery Supporting Statement

The NDP group has been liaising with the representatives of the doctors' surgery to understand both their needs and the options available to meet those needs. This appendix contains the statement supporting the relevant policies and evidence in the main body of the Plan.

Protecting the future of the GP Surgery in Kelsall

In days gone by, the single-handed GP coped in one room with a nurse and a receptionist. Between them they managed the patients who were frequently sent off to hospital for various tests and procedures. As time has moved on, more and more procedures are carried out in the GP surgery and the space required and the number of staff has steadily grown. The building we are now in originally accommodated approximately 5 members of staff including the GPs. We now have between 10-20 members of staff working in the building at one time. The surgery cannot extend any further.   A new surgery would allow us to move to a more community based operation in a purpose built environment for the benefit of the whole community. In 1994 an extension was added to the building increasing the capacity for consulting and administration rooms. We do not have disabled access to upstairs which has limited the use of the building. The older surgeries are now finding it difficult to manage the extra demand put on general practice from the NHS. As regulations are constantly reviewed and tightened, and with CQC looking over one shoulders, it is impossible to say what the life span of our current building is, but do we want to take that risk? If we don't have an eye to the future, we may well find our patients registering with other modern practices for improved access and quality of care. There will come a point where the housing developments currently being built and discussed will mean Kelsall Medical Centre will not have the appropriate facilities to deal with the increasing demand.   63 patients registered with the practice in the last quarter. If this rate continues we will reach 5000 patients by early next year.

We currently only have two GP clinical rooms and two nurse clinical rooms (the second nurse clinical room being extremely small)

Same Staff, Same Great Care, Better Facilities

We know from the many surveys conducted over the years that our patients really appreciate the personal care they receive here. A new surgery will only enhance this great care by giving us up-to-date modern facilities. The doctors, staff and patients who you know, and who know you, will be the same people looking after you in the new surgery. Historically patients registered with Kelsall Medical Centre outside our boundary area because they had been recommended by friends or family. Unfortunately we have had to make the difficult decision to now only register patients within our boundary area as the demand from new registrations from new housing developments has significantly increased. Even though we have had a dramatic increase in patients registering over the past 2 years we do not have the capacity to expand the clinical rooms.

The dimensions of our nurse room is extremely small and the Practice Managers room is open to the server, kitchen and staff room as well as regular meetings, there is insufficient storage space for patients notes and limited general storage. We don't have enough rooms to dedicate one to each doctor. The two nurse clinical rooms we have downstairs must be juggles between the nurse and health care assistant, making the booking of appointments fairly complicated as only certain procedures can be carried out

concurrently. Two rooms with the same facilities would effectively increase the number of appointments available by increasing the flexibility of appointments. The HCA/Nurse room where bloods are taken and patients reviewed is like a cupboard. We would have room for the community nursing team, integrated team, counsellors, chiropodists, and a host of other healthcare professionals working from the premises, leading to a more collaborative working that will enhance patient care. We have unfortunately had to make the decisions to no longer let the Psychogeriatrician and chiropodist use a clinical room. Patients with long-term and complex needs, especially those close to the beginning or end of life, will be more easily managed with better facilities closer to home.

Accessibility

In order to cater for all our patient's needs, we need all ground floor facilities with disabled access. For a disabled person in a wheelchair to maneuver around the entrance of the current surgery can be extremely difficult and challenging only having access to certain clinical rooms.
Car parking is becoming increasing difficult due to the Veterinary Surgery recently opening. We now have no allocated car parking spaces for patients and staff. We only have two allocated spaces in front of the surgery for GP's. The car park next to the surgery is a council car park which currently is full to capacity during working hours.

Training Practice

The GPs are keen to develop into teaching, training and research, which we have never been able to do in our current premises. This would help to ensure the future succession of GPs in this location as there is a general trend of growing shortages of GPs nationally.

West Cheshire Clinical Commissioning Group

WCCCG have undertaken a refresh of the five year strategy. In sharing this with key stakeholders it became apparent that there is a need to work together on developing a shared blueprint of how we see the local health economy transforming during the next five years and how it will feel different to patients, their carer's and those working within it.

It has been agreed that the starting point for a new system needs to be more transformational and holistic in its language, to move away from a pure focus on the medical model and clinical pathways of care, to include reference to the underlying causes of ill health (e.g. poverty and poor education), mental wellbeing and a greater focus on supported self-care.

Key principles going forward include:

- Care is **always** about the whole person.

- Care will **always** be delivered in partnership with the individual.

- Care is **always** delivered within the community setting unless not possible to be delivered in that setting due to the need to access very specialist technology or skills which cannot either be economically or safely delivered in the community setting.

The model of care will be based on the GP practice registered list.

It is proposed that the aim should be that wherever the patient accesses the system they can expect the same care ('the West Cheshire way') in a way that transcends primary and secondary care or organisational boundaries. We aspire to a single delivery system for pathways of care, not necessarily one service provider but integration so that to patients it feels as though there is one provider.

To achieve the West Cheshire Way it is essential Kelsall Medical Centre has facilities to provide a single delivery system for pathways of care and is able to work as an integrated team.

What can we do?

Talks are already underway with NHS Property Services and the CCG as to how we can move forward and collaboratively work towards a project for approval to build a new surgery.

The new surgery needs the capacity to be able to provide the integrated working that the WCCCG and NHS England want primary care to provide.

Appendix 7.   Cheshire Wildlife Trust: "Protecting and Enhancing Kelsall's Natural Environment"

Protecting and Enhancing Kelsall's Natural Environment

May 2015

Introduction

Neighbourhood Planning has provided an important opportunity for communities to shape their local environment for future generations. Identifying and evaluating opportunities and constraints will mean that communities are in an informed position and therefore better able to protect their valuable natural assets.

In 2011 the government published their Biodiversity 2020 *'strategy for England's Wildlife and Ecosystem services'* which built on the recommendations of the earlier Natural Environment white paper. The mission of the Biodiversity 2020 strategy is to *'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.'*

The NPPF, published in 2012 drew on these principles and protecting and enhancing biodiversity and creating ecological networks are central to this framework. Indeed 'biodiversity' is mentioned 15 times in the NPPF with protection and improvement of the natural environment as core objectives of the planning system.

According to Biodiversity 2020 there are numerous ways to work towards achieving these aims, with landowners, conservation charities and individuals playing a part. However the planning system has a central role in achieving the aims of Biodiversity 2020, particularly strategic planning, but also development control. At a local level Neighbourhood Planning has the potential to be a key factor in determining whether the aims of Biodiversity 2020 are realised, by identifying local priorities for nature conservation and ensuring these are taken into consideration in the planning process.

Objectives of the study

The first stage to protecting and enhancing the natural environment is to identify the natural assets that exist in the neighbourhood. This report aims to identify the core, high ecological value (high distinctiveness) sites for nature conservation in Kelsall as well as sites deemed to be of medium value (semi-natural habitat). The high value sites are recommended for protection through the neighbourhood planning process and the medium value sites could be considered as biodiversity opportunity areas subject to further evaluation. Medium and high value sites should also act as an alert in the planning system triggering full evaluation should they be proposed for future development.

The report also aims to identify key local and regional ecological networks within the neighbourhood planning area and recommends that these are protected through the neighbourhood plan. It also identifies key characteristics associated with the landscape character of the Kelsall area so these can be referenced in planning policies.

Background – ecological networks

In 2010 Professor Sir John Lawton submitted a report to DEFRA entitled 'Making Space for Nature:

A review of England's Wildlife Sites and Ecological Network'. The report identified that we need a step change in our approach to wildlife conservation from trying to hang on to what we have, to one of large-scale habitat restoration and recreation, under-pinned by the re-establishment of ecological processes and ecosystem services, for the benefits of both people and wildlife. The report also identified that this vision will only be realised if we work at local scales in partnership with local people.

The natural environment is fundamental to our well-being, health and economy and provides us with a range of ecosystem services such as food, water, materials, flood defences and carbon sequestration – and biodiversity underpins most, if not all, of them. The pressures on our land and water are likely to continue to increase and we need to learn how to manage these resources in ways which deliver multiple benefits, for example, achieving profitable and productive farming while also adopting practices which enhance carbon storage, improve flood water management and support wildlife.

England's wildlife habitats have become increasing fragmented and isolated, leading to declines in the provision of some ecosystem services, and losses to species populations. Ecological networks have become widely recognised as an effective response to conserve wildlife in environments that have become fragmented by human activities.

Ecological networks generally have five components (see Figure 1) which reflect both existing and potential ecological importance and function.

- *Core areas*

These are areas of high nature conservation value which form the heart of the network. They contain habitats that are rare or important because of the wildlife they support or the ecosystem services they provide. They generally have the highest concentrations of species or support rare species. They include protected wildlife sites and other semi-natural areas of high ecological quality.

- *Corridors and stepping stones*

These are spaces that improve the functional connectivity between core areas, enabling species to move between them to feed, disperse, migrate or reproduce. Connectivity need not just come from linear, continuous habitats; a number of small sites may act as 'stepping stones' across which certain species can move between core areas.

- *Restoration areas*

These are areas where measures are planned to restore or create new high value areas (which will ultimately become 'core areas') so that ecological functions and species populations can be restored. They are often situated so as to complement, connect or enhance existing core areas.

- *Buffer zones*

These are areas that closely surround core areas, restoration areas, 'stepping stones' and ecological corridors, and protect them from adverse impacts from the wider environment.

- *Sustainable use areas*

These are areas within the wider landscape focussed on the sustainable use of natural resources and appropriate economic activities, together with the maintenance of ecosystem services. Set up appropriately, they help to 'soften the matrix' outside the network and make it more permeable and less hostile to wildlife, including self-sustaining populations of species that are dependent upon, or at least tolerant of, certain forms of agriculture. There is overlap in the functions of buffer zones and sustainable use areas, but the latter are less clearly demarcated than buffers, with a greater variety of land uses.
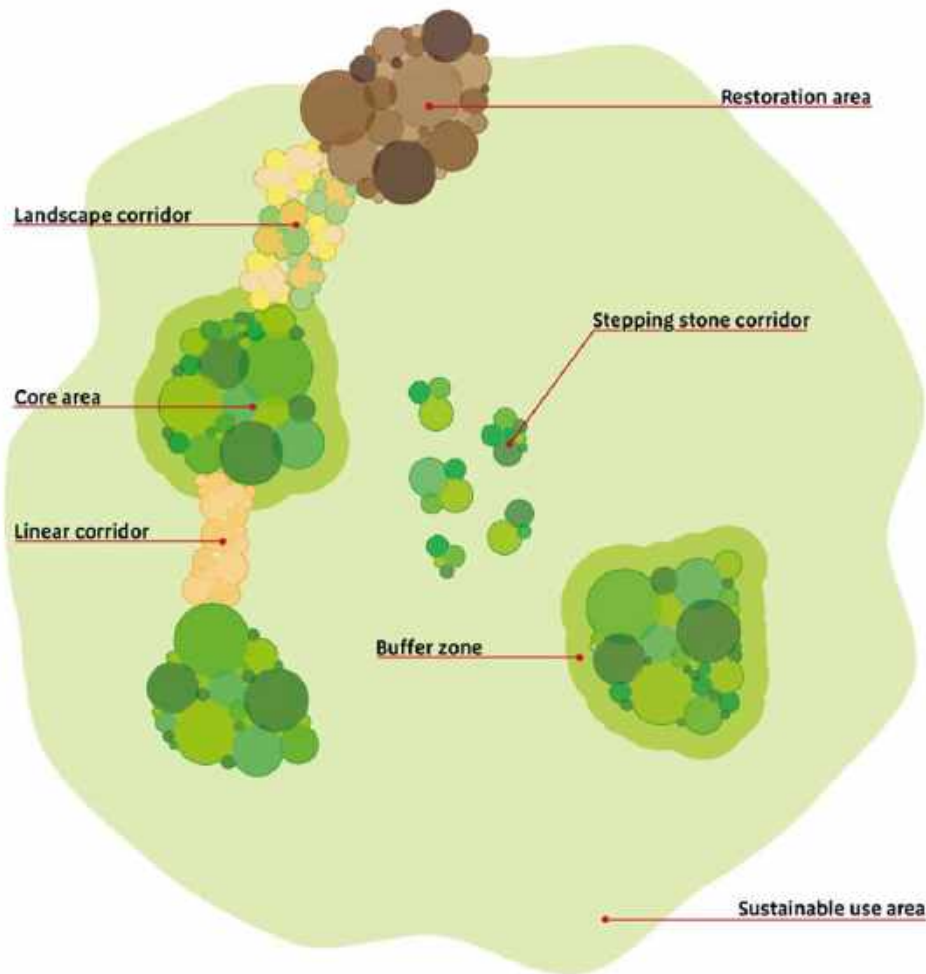

**Figure 1.** The components of ecological networks (Making Space for Nature report)

The principles of creating a coherent ecological network have since been embedded within many planning and policy documents. The Natural Environment White Paper 'The Natural Choice' which was published in 2011 reiterated a Government commitment to move from net biodiversity loss to net gain, by recognising the importance of supporting healthy, well-functioning ecosystems and establishing more coherent ecological networks.

The National Planning and Policy Framework published in 2012 also includes the establishment and conservation of a coherent ecological network as a core principle including:

- The planning system should contribute to and enhance the natural and local environment by establishing coherent ecological networks that are more resilient to current and future pressures.
- Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- To minimise impacts on biodiversity planning policies should identify and map components of the local ecological networks, including the hierarchy of sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; and promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.

Landscape Character Assessment for the Cheshire region

On a national level Kelsall lies within National Character area 61 Shropshire Cheshire and Staffordshire Plain, a pastoral area of rolling plain which is particularly important for dairy farming. More locally the Cheshire Landscape Character Assessment of 2008 identifies recognisable patterns in the landscape and classifies the Cheshire Landscape into 20 broad Landscape Character Types (LCTs). Different aspects such as geology, landform, soils, vegetation and landuse have been used to identify character areas. The assessment is intended to be used as a basis for planning and the creation of future landscape strategies as well as raising public awareness of landscape character and creating a sense of place.
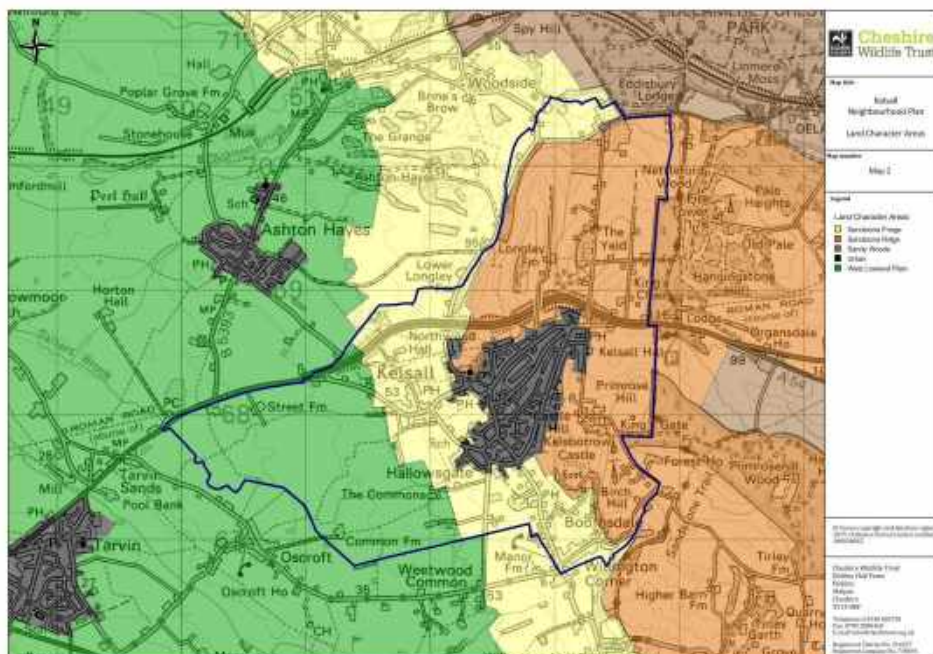
The Landscape Character Assessment identifies three recognisable character types (LCTs) within the Kelsall Neighbourhood planning area. These are further refined and subdivided into Landscape Character Areas (LCAs):

Type 2 – Sandstone Ridge
Type 3 – Sandstone Fringe
Type 6 - West Lowland Plain

Type 2 – Sandstone Ridge Subtype SR2: Eddisbury Character Area incorporating Kelsborrow Castle, Birch Hill, The Waste, Primrose Hill, Kelsall Hill, Longley/The Yeld,

Key characteristics of Type 2
- Sandstone ridge- a distinctive landmark with outcrops and upstanding bluffs above 100m
- Spectacular outstanding view across Cheshire and beyond into North Wales, the Peak District and Shropshire
- High density of woodland compared with the rest of Cheshire comprising post medieval conifer plantations as well as areas of ancient woodland
- The largest surviving area of lowland heath in Cheshire
- Low density dispersed farms
- Sandstone buildings, boundary walls and sunken lanes
- Cluster of Iron Age hill forts
- Historic halls e.g. Utkinton Hall and Peckforton Castle
- Industrial archaeology (sandstone quarries, copper mines)

Subtype SR2: Eddisbury Character Area
This area was once part of the extensive Royal hunting Forest of Mara (Delamere), although common grazing land was to be found adjoining the townships of Kelsall and Willington. There is a high density of archaeological monuments in this area, including iron-age forts at Kelsborrow and Eddisbury. The topography is undulating with striking panoramic views in the vicinity of Kelsall. This area is now dominated by regular rectangular fields and straight hawthorn hedges. Large regular blocks of plantation woodland were established in the nineteenth century but there are occasional pockets of semi-natural woodland in elevated areas.

Type 3 – Sandstone Fringe subtype SF1: Kelsall Character Area incorporating Kelsall village, Hallowsgate Willington Corner

Key Characteristics of Type 3
- Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape
- Strong visual elements including the sandstone outcrops of Helsby Hill and Beeston Crag
- Extensive views across Cheshire and beyond to Merseyside, North Wales and Shropshire
- Deciduous and mixed woodland on the steepest slopes
- Remnants of acid grassland
- Pasture and some arable on the flatter land

- Fields enclosed by hedgerows and some sandstone walls
- Combination of nucleated villages and dispersed farms and halls

SF1: Kelsall Character Area

Deciduous woodland is an important component of this landscape and is most abundant on the steeper slopes rising up to the Sandstone Ridge. Post medieval plantation woodland is present in regular enclosures within the wider field system. This area is notable for its intact hedges with large numbers of mature hedge trees. Areas such as Willington and Kelsall common were enclosed by an act of parliament thus creating a landscape of regular fields with straight hawthorn hedges. Fruit farms growing apples and summer fruits are located in Kelsall and Willington.

Type 6 – West Lowland Plain subtype WLP1: Manley Character Area incorporating Upper and Lower Street Farm, Common Farm, Salters Brook

Key Characteristics
- Flat and almost flat topography
- Irregular and semi-regular small and medium fields (up to 8ha) used mainly for pasture
- Hawthorn hedgerow boundaries and hedgerow trees, mainly oak
- Low density dispersed settlement
- Low woodland cover
- Black poplar trees
- Large number small water bodies
- Scattered species rich grasslands

WLP1: Manley Character Area

This flat agricultural plain with fine textured soils is ideally suited to grass, a major factor in the development of the Cheshire Dairy Farm industry. Although the fields are small to medium sized the area has been particularly prone to loss of hedgerows; however many of the hedgerow trees still remain, giving the impression of a lightly wooded landscape. In fact woodland is particularly sparse, restricted to small copses, shelter beds and river sides. Despite the fact that a high number of villages have undergone modern expansions and several major transport routes cross this area, it still has a rural character with winding lanes linking hamlets and farmsteads.

Econet – Integrated vision of the Cheshire County Ecological Network

Between 1999 and 2003 the then Cheshire County Council were a partner within the Life ECOnet Project. A project supported by the Life-Environment Programme of the European Commission to demonstrate in Cheshire and in Emilia-Romagna and Abruzzo (Italy) how ecological networks can help achieve more sustainable land use planning and management, as well as overcome the problems of habitat loss, fragmentation and species isolation.

The Econet study is an integrated vision of a Cheshire County Ecological Network of ecological cohesion. The vision acts as a framework for nature conservation in the region by identifying areas of strategic importance for wildlife. It is intended as a guideline for making decisions in local and strategic planning in relation to biodiversity.

The 2003 study identified numerous core areas of key importance for wildlife. It also identified development areas which were assessed as having the greatest potential to contribute to the viability of the core areas through habitat restoration and creation schemes. The aim of any future work should be to expand the core areas and to create habitat connectivity (wildlife corridors) in order to create an ecological network in Cheshire. The guidance provided by the Econet project has been incorporated into the conclusions of this report created for the Kelsall Neighbourhood Plan.
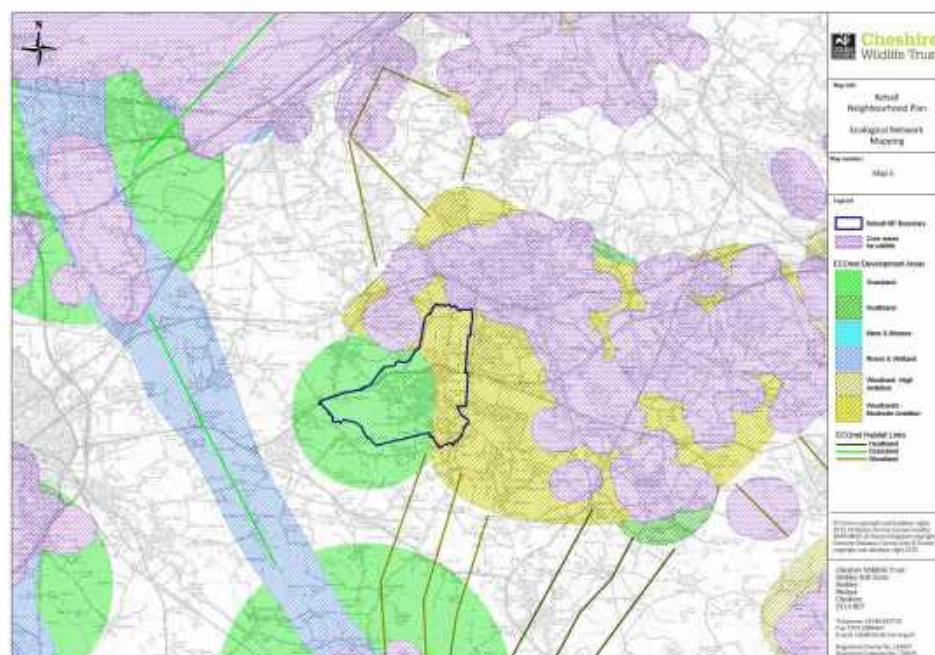
There are two distinct Econet development areas within the Kelsall Neighbourhood Planning area. The higher Sandstone Ridge was identified as an area where woodland is particularly important to either restore or re-create. The lower land below the ridge was identified as an area where grassland restoration or recreation would provide most environmental gain.

Methodology

Creating a habitat distinctiveness map

In line with current Defra methodologies to determine 'no net loss' habitat data from the sources listed below was attributed to one of three categories listed in the table:

Habitat type band	Distinctiveness	Broad habitat type covered	Colour on map
High	High	Priority habitat as defined in section 41 of the NERC Act	Red
Medium	Medium	Semi-natural	Orange
Low	Low	E.g. Intensive agricultural but may still form an important part of the ecological network in an area.	n/a

Habitat type bands (Defra March 2012)

1. Four published data sets were used to produce the habitat distinctiveness maps.
   - BAP habitat Natural England– coded as high distinctiveness
   - Protected sites (SSSI, LWS), Natural England, CWT/CE Local Authority – coded as high distinctiveness
   - Agricultural land classification Natural England - grade 4 medium distinctiveness, grade 5 high distinctiveness
   - Landcover data Centre for Ecology and Hydrology 2007. Priority habitats coded as high distinctiveness, semi-natural habitats coded as medium distinctiveness (data in appendix 1)

2. In addition habitat data from recent planning applications in Kelsall was used in the analysis.

3. Aerial photography (Microsoft Bing ™ Imagery) was used to validate the results by eye.

4. The Kelsall NP area Land Character Assessment and Econet categories were mapped and the results were used to inform the conclusions.
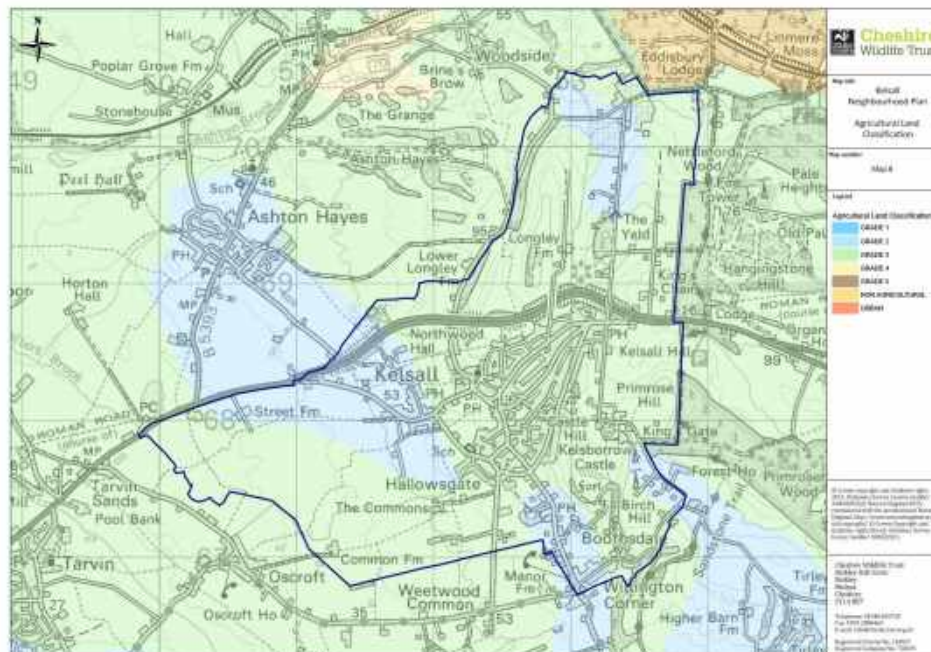
Mapping

Priority habitat – Natural England
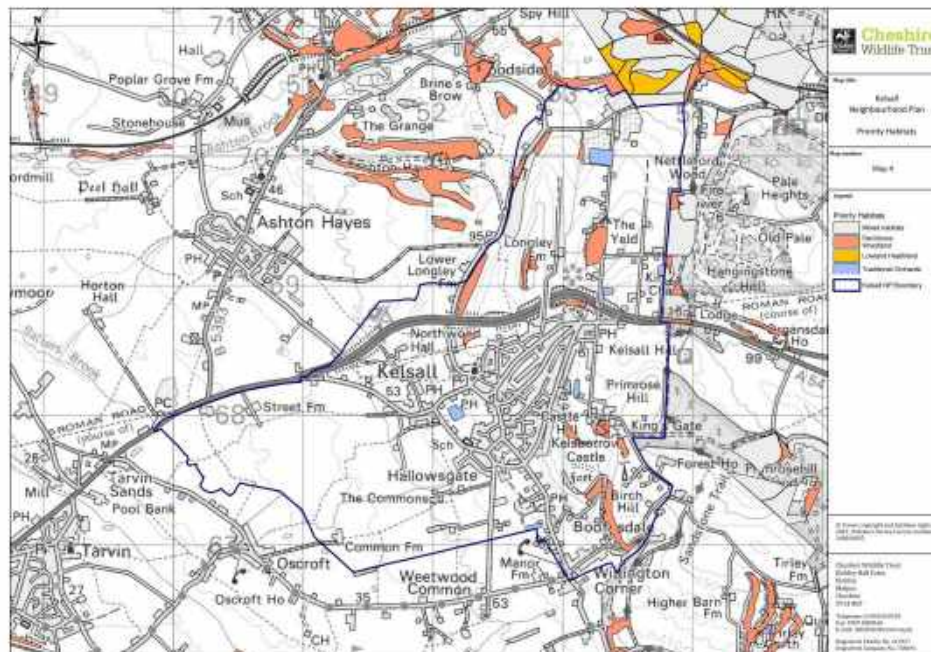
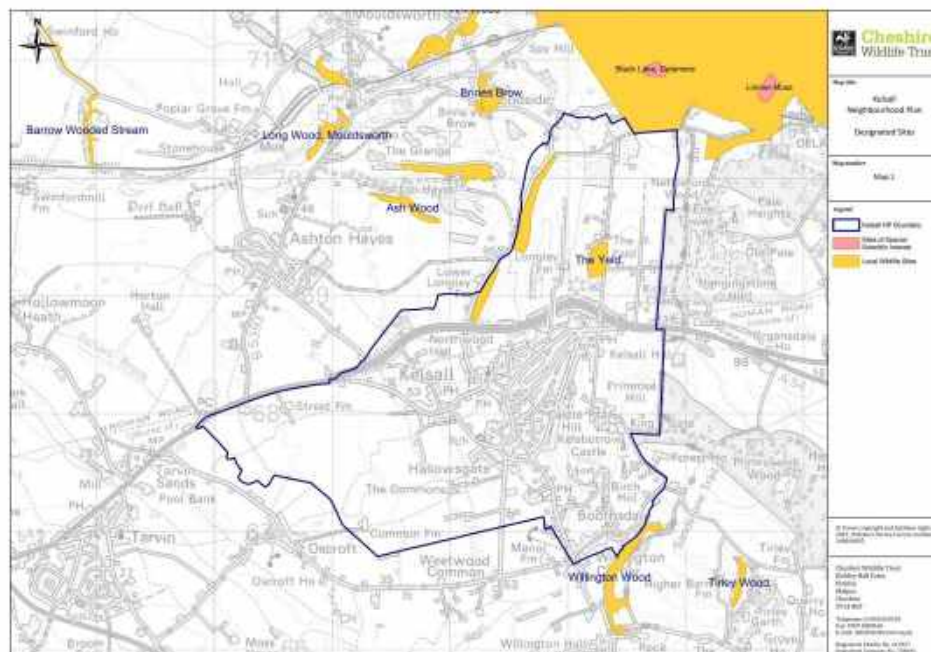**Land Cover Map 2007** (LCM2007) is a parcel-based classification of satellite image data showing land cover for the entire United Kingdom derived from a computer classification of satellite scenes obtained mainly from the Landsat sensor
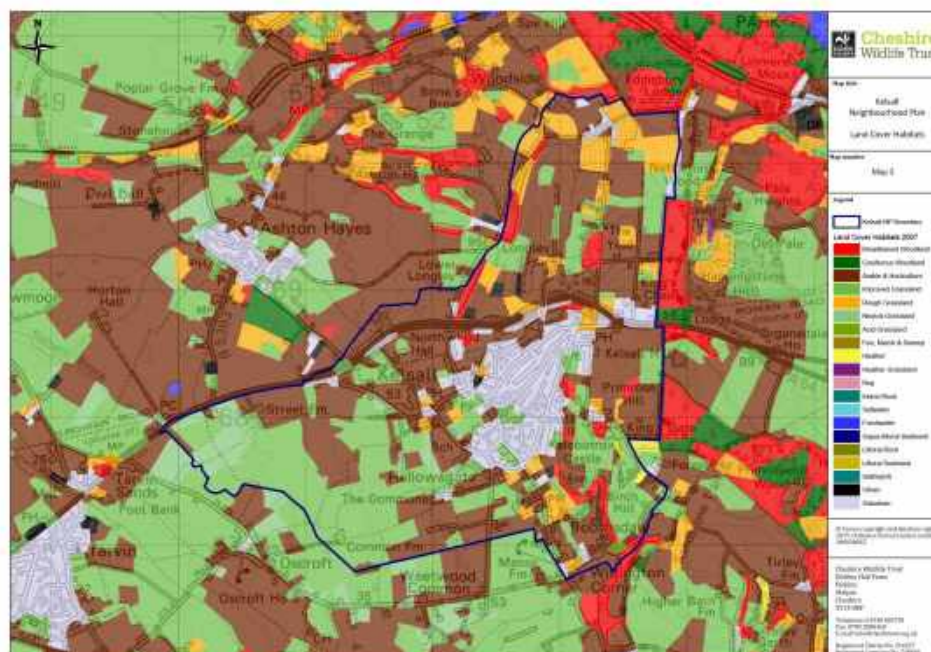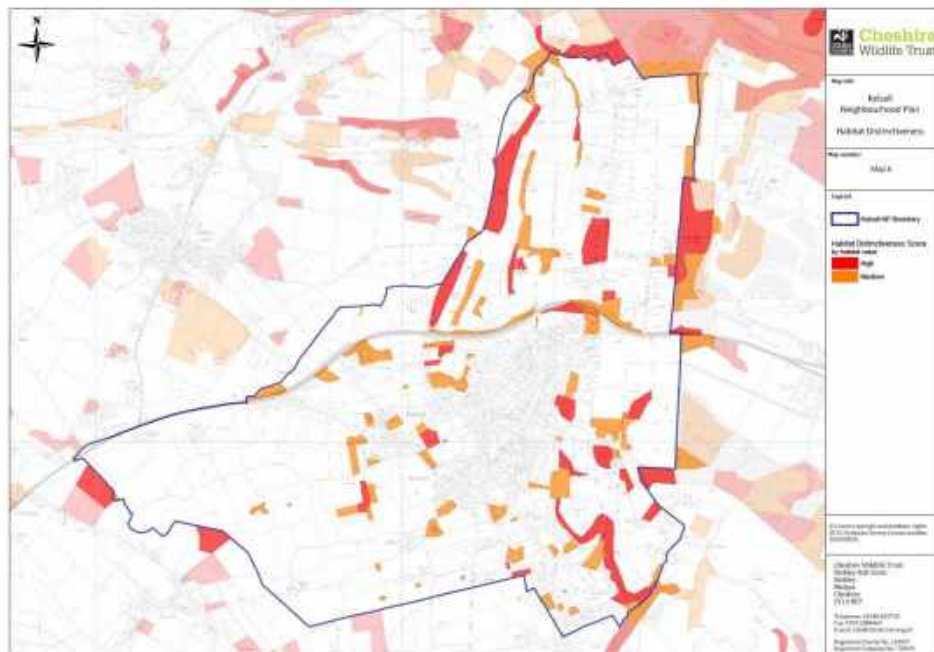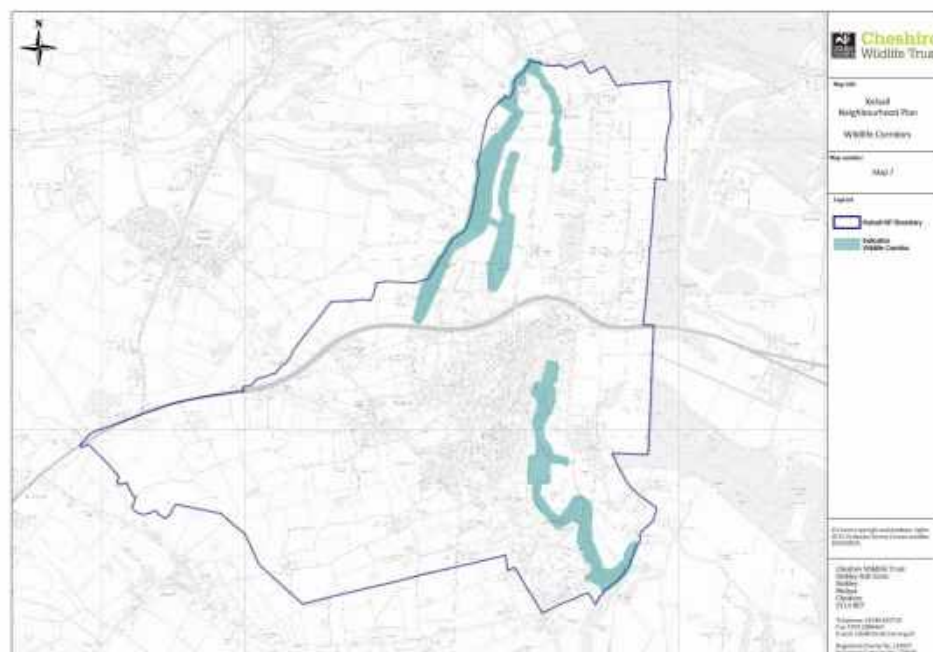
Agricultural land grading

Protected sites including Sites of Special Scientific Interest, Local Wildlife Sites

Habitat distinctiveness map

Indicative wildlife corridors

Results

This study has identified areas of high value (distinctiveness) habitat in the Kelsall NP area. These are shown on map 6 and include three areas designated as Local Wildlife Sites: Longley Wood, Dodd's Rough and The Yeld. Upper Boothsdale has recently been designated as a Local Wildlife Site although does not yet appear on the map of designated sites. Further areas of undesignated high distinctiveness land were identified at Castle Hill, Longleyhill Covert, The Orchards, Rookery Farm Orchard and Manor Farm Cottage.

Several land parcels were identified as 'medium habitat distinctiveness' these may support semi-improved or species rich grassland or other semi-natural habitat. Most of these land parcels are scattered throughout the neighbourhood planning area and may correspond to difficult-to-farm areas or small non-agricultural plots.

Discussion

The results of this study can be used as a guide for future decisions regarding planning policy and development control. The analysis has identified two 'wildlife corridors' (identified in map 7) with high ecological connectivity within and beyond the Kelsall Neighbourhood Planning area.

One corridor lies north of the A54 and incorporates two previously designated Local Wildlife Sites at Longley Wood and Dodd's Rough, together with connecting habitat comprising semi-natural grassland, hedges, further areas of woodland and a brook.

South of the A54 is a further area of high ecological connectivity which has been identified as a 'wildlife corridor'. This corridor runs along the steep ridge above the village and comprises areas of woodland and moderately species-rich acid/neutral grassland. This corridor connects with Willington Wood Local Wildlife Site to the southeast and includes an area of grassland at Upper Boothsdale which has recently been designated a Local Wildlife Site.

It is highly recommended that the two wildlife corridors, north and south, are identified and protected in the Neighbourhood Plan so that the guidance relating to ecological networks set out in the NPPF may be implemented at a local level.

Wildlife corridors are a key component of local ecological networks as they provide connectivity for species to move to and from core areas of high wildlife value/distinctiveness. For this reason habitat enhancement along the corridor is likely to achieve significant improvements in the long term viability of the core high value areas. Enhancement of the corridor may be facilitated by opportunities arising through the planning process (e.g. S106 agreements, biodiversity offsetting/compensation) or through the aspirations of the local community.

This study has also identified additional areas of high or medium 'habitat distinctiveness' (map 6) which, although sit outside the wildlife corridors, nevertheless may provide important wildlife

habitats acting as ecological stepping stones. These areas comprise semi-natural or species-rich grassland, old orchards, semi-natural woodlands and ponds.

If areas of medium distinctiveness are subject to planning proposals it is crucial that a thorough evaluation of biodiversity value is undertaken using approved methodologies. In order to achieve no net loss of biodiversity, compensation may be required should these areas be lost to development when avoidance and mitigation strategies have been applied in line with the guidance set out in the local plan.

From an ecological perspective Kelsall is important because its remaining semi-natural habitats have been identified as contributing to the County Ecological Network. The upper Sandstone Ridge lies within the woodland development zone where restoration and/or recreation of woodland is a priority. The lower land below the ridge (incorporating the Sandstone Fringe) has been identified as a grassland development zone where restoration of the surviving semi-natural grasslands is a priority. The areas supporting semi-natural grasslands are identified as 'medium distinctiveness' on the habitat distinctiveness map (map 6); however if they are found to support species-rich grassland they should be re-classified as 'high distinctiveness' (priority) habitat.

Conclusion

By bringing together all the available information relating to land use and habitats in the Kelsall NP area this study has identified the areas of high and medium 'habitat distinctiveness' as described in the Defra Biodiversity Offsetting metric. By attributing habitat distinctiveness values to different land parcels the results of this study should act as a guide when planning decisions are made. We strongly recommend that further (phase 1) habitat survey work is undertaken at the appropriate time of year, in particular to verify that 'medium value' habitats have not been over or under valued.

Most notably the analysis has identified two wildlife corridors 'Kelsall Wildlife Corridor North' and 'Kelsall Wildlife Corridor South' both of which largely follow the steep slopes on the Sandstone Ridge. We recommend that the corridors are identified in the Neighbourhood Plan and protected from development. Map 7 shows an indicative boundary for the wildlife corridors, however this is likely to require refinement following detailed survey work. The corridor should be wide enough to protect the high and medium distinctiveness areas identified in map 7 and we suggest that an adjacent non-developable buffer zone is identified. The buffer may be in the region of 15 metres in order to fully protect high value habitats.

Furthermore we advise that measures to mitigate possible ecological impacts are included in any development adjacent to buffer zones and high/medium distinctiveness areas identified in map 7. An example of this may be that bat sensitive lighting is recommended for use on the outside of buildings or in carparks/pathways. Surface drainage water from developed areas should always be directed away from sensitive areas due to the risk of pollution.

To summarise, future development of Kelsall village should respect the natural environment. The most intact landscapes, in terms of biodiversity, landform and historic/cultural associations should be valued highly when planning decisions are made. Protection and enhancement of Kelsall's natural assets is of crucial importance to nature conservation but it is also important for the enjoyment of future generations.

Recommendations for improving and protecting habitat in order to create a coherent ecological network

Following adoption of the neighbourhood plan CWT advises that the following recommendations should be actioned:

1. **Improve the quality of the 'Kelsall Wildlife Corridors, North and South' and assess against Local Wildlife Site selection criteria**

The 'Kelsall Wildlife Corridors North and South' incorporate three designated Local Wildlife Sites, Longley Wood, Dodd's Rough and Upper Boothsdale, however it is highly likely that other land within the wildlife corridors would meet the criteria for Local Wildlife Site selection. These areas should be designated if the criteria are met, as LWS designation is likely to provide a greater level of protection within the planning system.

The wildlife corridor should be in 'favourable condition'[1] to provide breeding, foraging and commuting habitat for the species that live there. Ideally the corridor should be surveyed by a qualified ecologist and management recommendations should be implemented where this is possible. Recommendations may include habitat restoration/creation work to enhance connectivity and may also suggest invasive species control is undertaken. Woodland expansion is a priority on the Sandstone Ridge, however tree planting should only occur on species-poor grasslands and professional advice should always be sought.

2. **Protect, enhance and connect areas of high/medium value which lie outside the wildlife corridor**

Opportunities should be explored to restore or create more wildlife friendly habitat especially where connectivity with other areas of high or medium value habitat can be achieved or where valuable sites can be buffered. Larger areas of better connected habitat support larger and healthier species populations and help prevent local extinctions.

---

[1] The definition of 'favourable condition' for Local Wildlife Sites is provided in appendix 2

The Yeld Local Wildlife Site provides an important core site which lies outside of the proposed wildlife corridors due to poor habitat connectivity. This site would particularly benefit from work to improve its connectivity as well as management/restoration of its species rich grassland.

Ways to enhance connections or to buffer sites may include restoring hedgerows, creating low maintenance field margins and sowing locally sourced wildflower meadows. Professional advice should <u>always</u> be sought when creating new habitat.

3. **Phase 1 habitat mapping**

It is strongly recommended that the Kelsall Neighbourhood Planning area is phase 1 habitat mapped. This will provide a high level of detail and could be used to verify the results of the habitat distinctiveness mapping (map 6). Phase 1 mapping may identify further areas of medium or high distinctiveness (priority) habitat. Areas identified as having medium value habitat in this report should be targeted for survey as a priority. Phase 1 mapping should also be used to determine the exact position of the Kelsall Wildlife Corridor.

Habitats, LCM2007 classes and Broad Habitat subclasses for LCM2007 CEH

LCM2007 class	LCM2007 class number	Broad Habitat sub-class	Broad habitat sub-class code	Habitat Score
Broadleaved woodland	1	Deciduous	D	High
		Recent (<10yrs)	Dn	Medium
		Mixed	M	Medium
		Scrub	Sc	Medium
'Coniferous Woodland'	2	Conifer	C	Low
		Larch	Cl	Low
		Recent (<10yrs)	Cn	Low
		Evergreen	E	Low/Medium
		Felled	Fd	Medium
'Arable and Horticulture'	3	Arable bare	Aba	Low
		Arable Unknown	Aun	Low
		Unknown non-cereal	Aun	Low
		Orchard	O	High/medium
		Arable barley	Aba	Low

		Arable wheat	Aw	Low
		Arable stubble	Ast	Low
Improved Grassland'	4	Improved grassland	Gi	Low
		Ley	Gl	Low
		Hay	Gh	Low
Rough Grassland	5	Rough / unmanaged grassland	Gr	Medium/High
'Neutral Grassland'	6	Neutral	Gn	High
'Calcareous Grassland'	7	Calcareous	Gc	High
Acid Grassland	8	Acid	Ga	High
		Bracken	Br	Medium
'Fen, Marsh and Swamp'	9	Fen / swamp	F	High
Heather	10	Heather & dwarf shrub	H	High
		Burnt heather	Hb	High
		Gorse	Hg	High
		Dry heath	Hd	High
Heather grassland	11	Heather grass	Hga	High
'Bog'	12	Bog	Bo	High

		Blanket bog	Bb	High
		Bog (Grass dom.)	Bg	High
		Bog (Heather dom.)	Bh	High
'Montane Habitats'	13	Montane habitats	Z	High
Inland Rock'	14	Inland rock	Ib	High
		Despoiled land	Ud	Medium
Salt water	15	Water sea	Ws	High
		Water estuary	We	High
Freshwater	16	Water flooded	Wf	High
		Water lake	Wl	High
		Water River	Wr	High
'Supra-littoral Rock'	17	Supra littoral rocks	Sr	Medium?
'Supra-littoral Sediment'	18	Sand dune	Sd	High
		Sand dune with shrubs	Sds	High
		Shingle	Sh	Medium?
		Shingle vegetated	Shv	High
'Littoral Rock'	19	Littoral rock	Lr	High?
		Littoral rock / algae	Lra	High?

Littoral sediment	20	Littoral mud	Lm	High?
		Littoral mud / algae	Lma	High?
		Littoral sand	Ls	High?
Saltmarsh	21	Saltmarsh	Sm	High
		Saltmarsh grazing	Smg	High
Urban	22	Bare	Ba	Low
		Urban	U	Low
		Urban industrial	Ui	Low
Suburban	23	Urban suburban	Us	Low

In order for a Local Wildlife Site to be recorded as in positive management all four of the following should be met:

- The conservation features for which the site has been selected are clearly documented.
- There is documented evidence of a management plan/management scheme/advisory document which is sufficiently targeted to maintain or enhance the above features.
- The management requirements set out in the document are being met sufficiently in order to maintain the above features. This should be assessed at 5 year intervals (minimum) and recorded 'not known' if the interval is greater than 5 years.
- The Local Sites Partnership has verified the above evidence.