

9. A Functioning Community

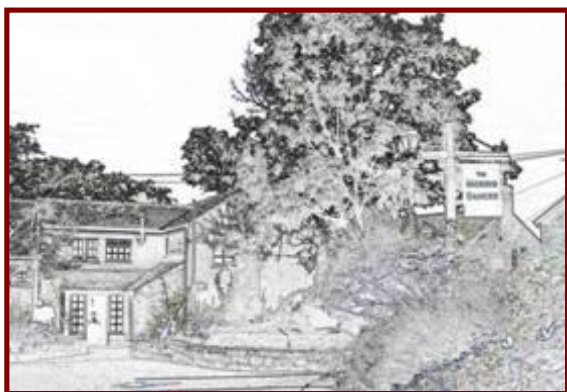
a) A Neighbourhood Hub

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

SPD Recommendation 10:

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

(Local Plan RET12, RET13, EC11, HO10)



b) Drainage

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

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

SPD Recommendation 11:

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

(Local Plan GE4-6, PPS25)

SPD Recommendation 12:

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

(Local Plan GE4-6, PPS25)

d) Parish Footpaths and Bridleways

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



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