SIGNIFICANT VIEWS IN THE PARISH OF INCE MAY 2022

The purpose of this document is to highlight important and significant views, and where possible - in accordance with national, local and NDP policies - protect them.

Whilst the majority of the Parish enjoys beautiful views over fields, including towards the estuary, it is proposed that only a selection of views should be given extra protection through the Neighbourhood Plan process due to their public accessibility and very special nature.

Why are Views and Vistas Important?

Views and vistas of special landscapes are not exclusive in being important. Local views play an important role in shaping our appreciation and understanding of our environment, at both liminal and subliminal levels. The existence of particular and familiar views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. In this sense they are locally cherished. Whilst views can become cherished because of the presence of distinctive and important buildings and landscapes, they can also be cherished because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur. This 'attachment to the ordinary landscape' has important implications for psychological and thereby to social well-being and must therefore be seen as an essential element in sustainable development. It means that landscapes and views do not have to be special to justify protection.

Town and Country Planning and the legislative/policy framework with which it is delivered tends to emphasise the special in a national or county-wide perspective, and thus many ordinary landscapes tend to be disregarded in the development of planning policies and the assessment of development proposals. Neighbourhood Plans, rooted to community self- determination and localism, provide the opportunity to redress this imbalance as part of their task in delivering sustainable developments.

As a guide, the local meaning of a view might be derived from:

- Principles of townscape and landscape quality, which underpin the area's varied character and appearance. These include: - *Views of specific buildings from specific view-points;
- *Panoramas from specific viewpoints encompassing a broad vista containing many objects of interest. Prospects often giving 180 degree or wider visibility.
- · A sense of permanence and continuity: from a human perspective, many elements of the landscape are fixed or change very slowly providing a strong sense of place and reassurance, sometimes referred to as being 'timeless'.
- Memories and associations: Individuals and communities may associate certain landscapes with particular experiences, for example childhood play (the North Hills ,The Cricket field), social encounters (Kinsey's Lane , first Kisses), happy times (walks with a lost loved one) etc.
- Diversity and character: The distinctiveness and character of a landscape helps define a sense of place at both local and wider levels.

- · National identity: All landscapes are part of our national identity, but some project a special sense of local identity.
- · Local cultural activity: for example local fetes on Wood Farm field and Donkey Derbies on the Cricket Field.

No restriction is given to the width or 'arc' of a view or vista, as sometimes the view is in the form of a 'glimpse' of something in the landscape that looms large in terms of setting or context.

Our Definition of a View

A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition:

- 1. **The Viewer** the person who sees and determines that a view exists and gives it meaning. This is a personal and subjective experience of a view, although others may share this experience.
- 2. **The Viewing Place** the location determines what is seen, how it is experienced, and it may also give it meaning. This location is defined with each protected view and the features of the view are usually consistently visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.
- 3. The Landscape of the View this is formed from a number of different elements including the foreground, middle and long distance, any focal points, and distinguishing historical/very special features.

Criteria for a Protected View

To ensure consistency and protection of the most significant views the criteria proposed are detailed below:

| Criterion | Reason | | |
|---|--|--|--|
| The view must be accessible from a public road or public community space. | To ensure inclusion of the majority of residents and visitors including drivers, cyclists, horse riders and walkers. | | |
| There must be a specific reason for selecting the view i.e., overreaching far view, view to an historical or public interest building/monument. | To ensure that there is a valid reason for protecting the view rather than blanket protection, which may be too restrictive. | | |

Survey

A survey was carried out in June 2021 asking residents to comment on whether each potential view should be protected. There was a 62% return of the surveys with no view getting less than 90% in favour of protection and the majority receiving over 95% in favour of protection. It was therefore decided that we would include the full list of views in this document

Views assessed

View 1: View over Wood Farm field towards Monastic Grange Description:

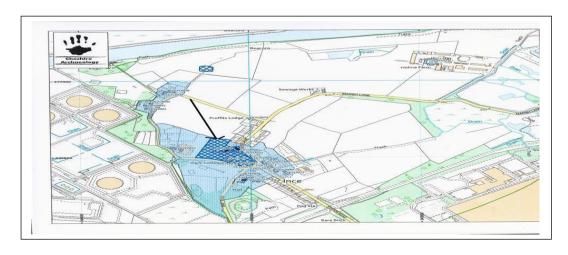
The view is taken from Kinsey's Lane North over Wood Farm field which is in the Conservation area. The field is adjacent to Wood Farm, a grade 2 listed building. This is a significant view towards the Medieval Monastic Grange which is a Scheduled Monument. The view takes in the Old Hall and the Monastic Cottages and the site of the Monastic Fishpond and ancient burial ground.

This view can be accessed by those who walk along Kinsey's Lane to Ince Marshes.

Photograph



Map



| Grid reference : | Easting | Northing | OS Grid Ref |
|------------------|-----------|-----------|---------------|
| | 344827 | 376890 | SJ44827 76890 |
| | Longitude | Latitude | |
| | -2.829043 | 53.286093 | |

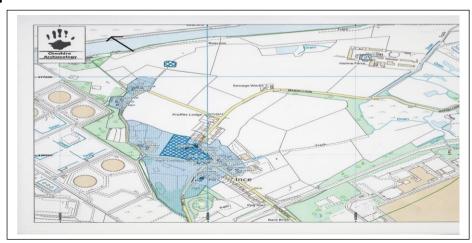
View 2: View from the North Hills over the Manchester Ship Canal and Estuary

Description:

This is a beautiful view from the North Hills field looking over the Manchester Ship canal. The view has historical significance in that the canal was built in 1894 and was opened by Queen Victoria. The view takes in the estuary which takes on a varied appearance depending upon the tides. On a high tide there will be water as high as the far banks of the canal and on a low tide there will be a vast sea of sand with only a hint of water in the distance. It is possible to see both Liverpool Cathedrals and the iconic grade 2 listed Runcorn Railway Bridge from this viewpoint on a clear day. It is a significant view out of the Conservation area which provides a sense of place and local character. The view can be accessed by walkers on the North Hills.

Photograph:





Grid Reference: Easting Northing OS Grid Ref

344841 377135 SJ 44841 77135

Longitude Latitude

-2.8288810 53.288296

View 3: View from field behind Smithy Farm towards estuary

Description:

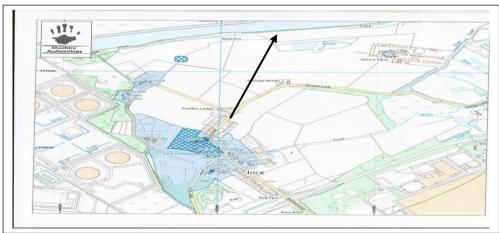
This view can be seen by anyone frequenting the Beer Garden at the Duke of Wellington Pub on Marsh Lane. It can also be seen by residents of the 8 bungalows on Marsh Lane. Considering that some of the residents only have the gardens to observe from makes this a particularly important view.

This view allows extensive panoramic views out of the Conservation area over the estuary, which is a principal site for waterbirds and is listed as 12^{th} in importance in the UK.

The general absence of development on higher ground means that visually dominant elements, such as the iconic grade 2 listed Runcorn Railway Bridge, exert a strong influence upon the landscape character.

Photograph.





Grid Reference: Easting Northing OS Grid ref

34505 376687 SJ45005 76687

Longitude Latitude

-2.8263434 53.284287

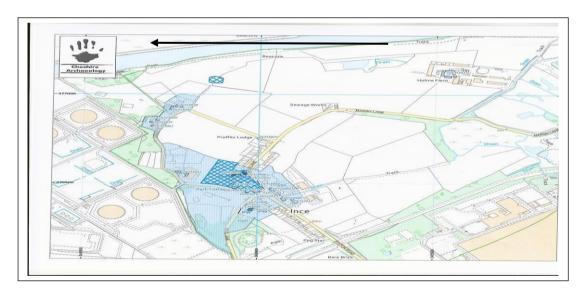
View 4: View along the Manchester Ship Canal from the banks near Holme Farm

Description

This view is taken from the banks of the Manchester Ship Canal and looks out towards Liverpool. It is taken from the site of the old Ince Ferry which would have taken passengers to and from Liverpool before the canal was built.

Photograph:





Easting Northing OS Grid Ref

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Longitude Latitude

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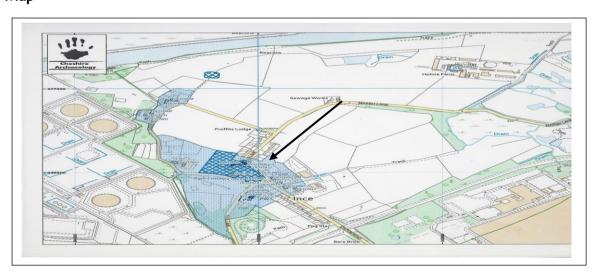
View 5: View towards higher part of village from Fens Wood across Village Green field

Description:

This view, taken from Fens Wood looking up towards the Manor House, changes with the seasons, being green in the spring, golden in the summer with the swaying corn and russet in the autumn as it is ploughed ready for sewing. Its particular interest lies in view of the village church which is the highest part of the village. The view is taken looking into the Conservation area.

Photograph:





Easting Northing OS Grid Ref

345245 376915 SJ 45245 76915

Longitude Latitude

-2.8227834 53.286361

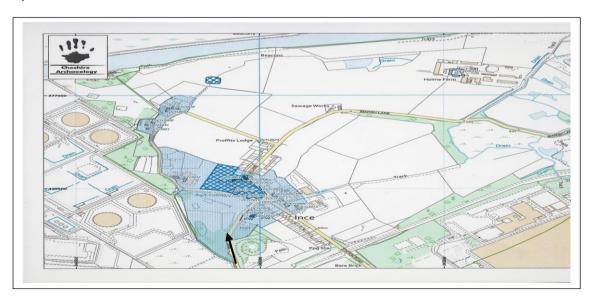
View 6: View entering Ince village from Pool Lane

Description:

This view is important as it provides a beautiful entrance to the village with the low sandstone wall which runs all along Pool Lane. To the left is the parkland which once was a part of Ince Hall Estate, giving the viewer a sense of place. This land contains many old and beautiful trees, many with TPOs attached. To the right is the area of land known as the Reservoir which is used by villagers for walking their dogs.

Photograph:





Easting Northing OS Grid Ref

344912 376241 SJ 44912 76241

Longitude Latitude

-2.8276607 53.280269

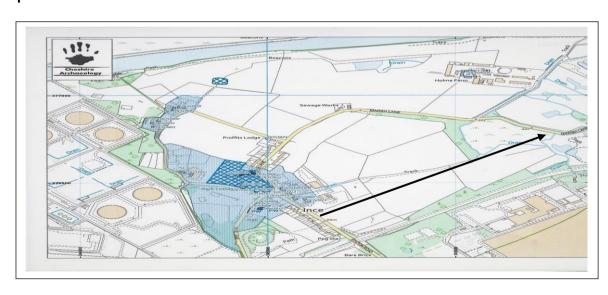
View 7: View of Cricket Field from Station Road towards Ince Marshes

Description:

The view takes in the former village cricket field which is opposite the site of the old vicarage. The flat, long view contributes to a large scale, exposed landscape. The distant hills, prominent on the skyline, give the viewer a sense of place. The southern boundary of the field is marked by a line of mature trees, including oaks which are covered by TPOs. These offer a texture to the landscape. In the distance one can see over towards Ince Marshes with more mature trees to the right.

Photograph:





View 7: View of Cricket Field from Station Road towards Ince Marshes Description:

Grid reference:

Easting Northing OS Grid Ref

345256 376214 SJ 45256 76214

Longitude Latitude

-2.8224974 53.280062

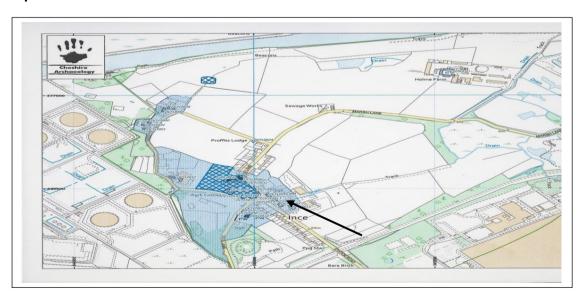
View 8: View towards Cricket Field and The Square from lower Station Road path Description:

This beautiful autumnal view looks across King's Croft field towards the Cricket field.

It is a very picturesque view looking into the Conservation area and the grade 2 listed Lower Green farm . The view across the two fields marks the entrance to the village making it a visually sensitive landscape.

Photograph:





Easting Northing OS Grid Ref

345256 376214 SJ 45256 76214

Longitude Latitude

-2.8224974 53.280062

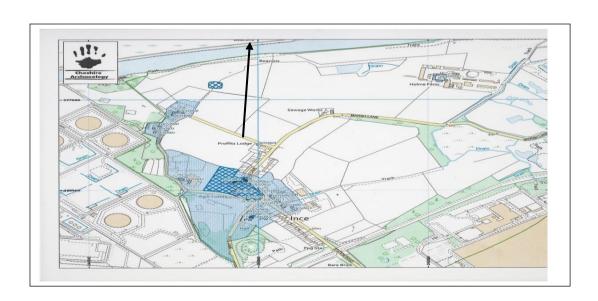
View 9: View from Kinsey's Lane over maize field towards Manchester Ship Canal

Description:

This view takes in the surrounding fields and beyond to the Estuary towards Liverpool. The Estuary is of national and international importance for its breeding wintering and passage birds which add movement to the landscape. With the village being almost surrounded by industry it offers a wonderful view into the distance with only fields and water meeting the eye. The view changes with the seasons and with the tides offering a variety of views. The iconic grade 2 Runcorn Railway Bridge can also be seen from this viewpoint.

Photograph:





Easting Northing OS Grid Ref

344959 376798 SJ 44959 76798

Longitude Latitude

-2.8270526 53.285280

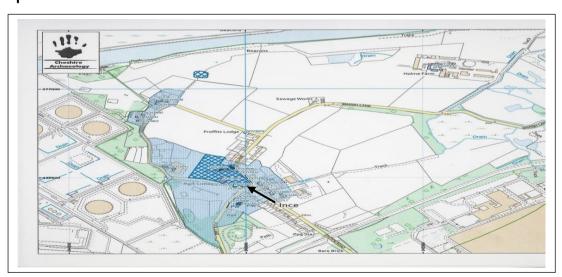
View 10: View towards the Square from Station Road

Description:

This view looks towards the centre of the village, and into the Conservation area, from Station Road. It takes in several listed assets: Lower Green Farmhouse (grade 2 early 19th century), outbuildings of Village Green Farm (grade 2 17th century single sandstone building), 6 early Georgian houses (grade 2), The Coronation lamppost and lantern (grade 2 erected in 1902) and part of the medieval sandstone wall (grade 2).

Photograph:





Easting Northing OS Grid Ref

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Longitude Latitude

-2.8266602 53.283601

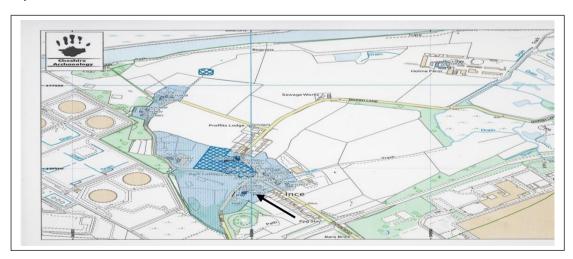
View 11: View from the bottom of the Parish field towards the church

Description:

This view , which is within the Conservation area, is taken from the Parish Field looking north towards the village church of St James the Great. It is a beautiful view signifying the heart of the village. The church is grade 2^* with the tower dating from the 15^{th} century. The trees in the churchyard form a crucial element of the wooded part of the village.

Photograph:





Easting Northing OS Grid Ref

345098 376240 SJ 45098 76240

Longitude Latitude

-2.8248713 53.280279

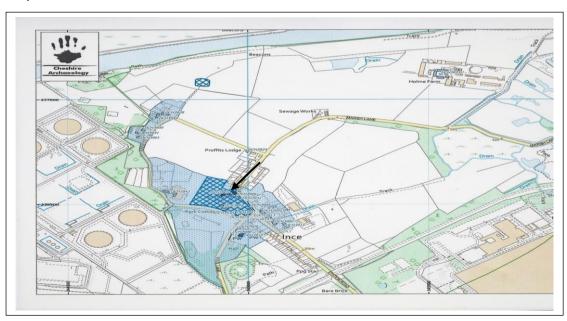
View 12: View of the Manor House from Marsh Lane

Description:

The view, taken from within the Conservation area, is looking SE from Marsh Lane towards the Old Hall of Ince Manor, part of the former Grange which is a Scheduled Monument.

Photograph:





Easting Northing OS Grid Ref

345264 376916 SJ 4526476916

Longitude Latitude

-2.8224986 53.286372

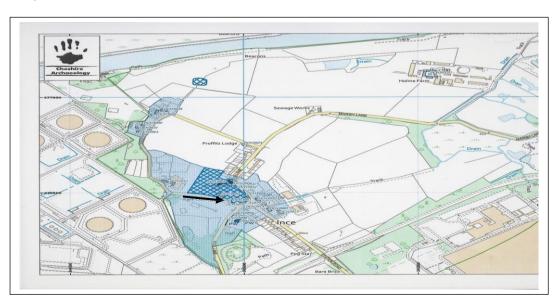
View 13: View from Kinsey's Lane towards Pool Lane

Description:

This view, which is within the Conservation area, is looking from the bottom of Kinsey's Lane up towards the centre of the village. The lane is flanked by beautiful mature trees which give shade in the summer and a lovely outline against the sky in the winter. Either side of the lane are sandstone walls, some of which are grade 2 listed. The historical road layout is largely unchanged. Cobbles can still be seen on the edges of the tarmac hinting at the former appearance of the lane.

Photograph:





Easting Northing OS Grid Reference

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Longitude Latitude

-2.8290096 53.282542

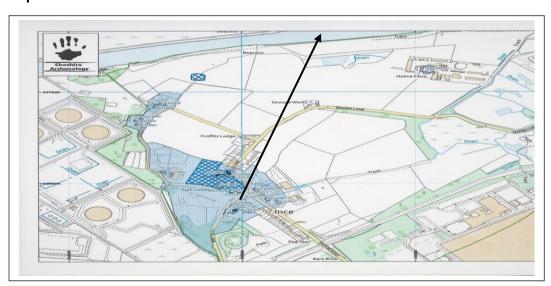
View 14: View towards the estuary over The Square

Description:

This view is taken from the churchyard looking out of the Conservation area.. The church is the highest point in the village, so the view looks down onto the marshes and the Estuary which gives the viewer the opportunity to look to the farthest parts of the Parish without having to go very far. The changing colours of the land over the year and the changing tides make this a spectacular view and a visually sensitive landscape.

Photograph:





Easting Northing OS Grid Ref

344974 376383 SJ 449774 76383

Longitude Latitude

-2.8267556 53.281551

